



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, January 3, 2017
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Approval of the December 6, 2016 Planning and Zoning Commission meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Resolution No. 2017-01
Calvary Chapel

Request for a conditional use permit to allow for a church in the C-2 General Commercial zoning district located at 194 N. Highway 27.

Item 2 - Resolution No. 2017-02
790 W. Minneola Avenue

Request for a conditional use permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space located at 790 W. Minneola Ave.

Item 3 - Ordinance No. 2017-04
The Addison

Request to change the zoning from C-2 General Commercial to Planned Unit Development for property located at the northwest corner of Hooks Street and Citrus Tower Boulevard.

Discussion of Non-Agenda Items

ADJOURN

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

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, January 3, 2017
City Hall – 685 W. Montrose Street, Clermont, FL

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 6, 2016**

Page 1

The meeting of the Planning and Zoning Commission was called to order Tuesday, December 6, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Cuqui Whitehead, Tony Hubbard and Jack Martin. Also in attendance were Shannon Schmidt, Economic Development Director, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held November 1, 2016 were approved as written.

PRESENTATION

Richard Levey, Levey Consultants, presented to the Commission the downtown density comprehensive plan amendment presentation and explained what makes a downtown thrive economically.

Commissioner Whitehead stated that her concern is the lack of income-producing jobs in Clermont to allow for the density presented.

Mr. Levey stated that by creating a self-sustaining community, it will bring jobs.

Commissioner Martin stated that he hears from his community that Winter Garden and Mount Dora have great downtowns, but you never hear about downtown Clermont. He stated that the word doesn't get out to the community about downtown events.

Ms. Schmidt stated that the City has to work on creating awareness and critical mass in the downtown area. She stated that it is difficult to recruit people to work in Clermont when they have downtowns such as Orlando and Winter Garden. She stated that they enjoy the vibrancy and walkability, with entertainment, food, and beverage close by. She stated that 70% of our workforce leave Clermont to work. She stated that jobs and opportunity are mission critical for the City of Clermont. She stated that increasing the downtown density, encourages people who want to live in walkable communities, where they have amenities close by at their fingertips.

Commissioner Martin stated that Lake Minneola preservation is an asset for Clermont. He stated that Clermont does not control all of it.

Mr. Levey stated that his concentration is the land and shoreline of Lake Minneola. He stated that the land development along Lake Minneola will fall under the City and county. He stated that the City is looking to utilize the old police station as an employment opportunity.

Commissioner Proli stated that her community wants Clermont's downtown to be similar to Winter Garden. She suggested providing trolleys for transportation in the downtown area.

Commissioner Whitehead stated that she would rather see condos verses apartments.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 6, 2016**

Page 2

REPORTS

Commissioner Whitehead stated that Doris Bloodsworth will be leaving the City and she has been a great asset to the City.

Commissioner Solis stated that his band will be playing at the Garden Theater in Winter Garden on January 6, 2017.

Chairman Jones stated that the Christmas concert played by the Florida Lakes Symphony will be playing in Mount Dora at the community center on December 22, 2016. He stated that they are looking for sponsors in the community to help them to be able to come back to Clermont.

1. REQUEST FOR REZONING

REQUEST: To change the zoning to Planned Unit Development

PROJECT: Kings Crossing Commercial

Senior Planner Kruse presented the staff report as follows:

The owner, South Lake Connector, LLC is requesting to rezone 80.45 acres to Planned Unit Development zoning. Of the total project acreage, approximately 11 acres is actually usable for development. The remaining portion will be retained in open space and water body, Lake Felter. The property is located at the southeast corner of Citrus Tower Blvd. and US Hwy 27. The property currently has two zoning designations, C-1 Light Commercial, on the southern portion, and a conditional use permit for a Planned Unit Development on the northern portion, which is part of the Lost Lake DRI. The northern portion of the property, approximately 44 acres, is currently used for an existing stormwater pond and open space. The remaining southern portion is about 37 acres and is vacant with where a majority of the developable area is located. The owner is requesting a Planned Unit Development 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 Planned Unit Development with C-1 Light Commercial uses.

The owner has provided a Planned Unit Development Conceptual Master Plan for the project, as prepared by McCoy and Associates, indicating the layout of the project. Resulting from this proposed layout and dealing with the existing site characteristics, seven waivers to the Land Development Code were identified. These have been reviewed by staff and are included in the Planned Unit Development 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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 6, 2016**

Page 3

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 Land Development Code, except for any waivers approved by Council contained in the Planned Unit Development.

Staff has reviewed the applicant's request for a rezoning from the existing conditional use permit for a Planned Unit Development of the Lost Lake Development of Regional Impact and C-1 Light Commercial use to Planned Unit Development zoning with C-1 Light Commercial uses. Staff has received confirmation from the State reviewing agency having jurisdiction over the proposal that the unification of the parcels into one project would not pose additional impacts. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a Planned Unit Development. Therefore, staff recommends approval of Ordinance 2017-02 for a Planned Unit Development with C-1 Light Commercial uses.

Rick McCoy, 732 Fourth Street, stated that he was present to answer any questions.

Commissioner Proli asked about the elimination of the interior landscape buffer.

Mr. McCoy stated that the landscape buffer in between the lots within a development is not necessary since the separate parcels will be one development. He stated that they will still have a 20-foot landscape buffer along the frontage road that will be included within the development.

Commissioner Proli asked about the reduction of the parking stalls.

Mr. McCoy stated that it will still be 20 feet, but rather than having 20 feet of pavement, a portion will be grass in order to reduce pavement and help with better stormwater management.

Commissioner Martin stated that there does not seem to be very many trees on the property.

Mr. McCoy stated that there are pines and oaks along the waterfront which aren't visible from the road.

Commissioner Proli asked if all of the area will be C-1 Light Commercial zoning.

Mr. McCoy stated that the development will C-1 Light Commercial zoning use.

Commissioner Martin asked if the parcel was 11 acres.

Mr. McCoy stated that there are actually about 10 acres that can be developed.

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

Commissioner Whitehead recognized the boy scouts that were present at the meeting.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 6, 2016**

Page 4

Tyler Drone introduced himself and stated that he was attending the meeting to receive his Communication merit badge.

Aaron Drone, Tyler's dad, stated that he was present to support his son.

Mr. Kruse presented a status update on the applications that were brought before Planning and Zoning Commission in 2015.

There being no further business, the meeting was adjourned at 7:41 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 3, 2017		
Agenda Item Name		
Resolution No. 2017-01 Calvary Chapel		
Requested Action		
Recommend approval of Resolution 2017-01.		
Staff Report		
The applicant is requesting a conditional use permit (CUP) to establish a church in the C-2 General Commercial zoning district. Under Section 122-224 (12) of the land development code, churches are a conditional use in the C-2 zoning district with a CUP. The location is in the existing Towerview office complex located at 194 US Highway 27. The church proposes to occupy the rear building within the plaza, which is approximately 3,700 square feet. The building will have a sanctuary, several offices, classrooms, storage areas, and restrooms. The space was previous used by a media production company, and if the CUP is approved, interior renovations will be required to accommodate the church's space needs. Calvary Chapel Clermont currently has a congregation of approximately 30 people, and it plans to have evening meetings Wednesday through Friday, 7-9 p.m. and on Sundays. The church is not proposing an educational component or daycare. Since the church is in an established plaza and the hours of operation do not appear to occur at peak business hours for a majority of the other tenants, parking does not seem to be an issue. The parking provided for the overall project exceeds code with a ratio of 1 space for every 175 square feet. However, if parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP for Calvary Chapel Clermont. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the request for a church in the C-2 General Commercial zoning district with the conditions contained in Resolution 2017-01.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	CUP RES 2017-01.doc	
2. Map and Exhibit	Calvary Chapel Exhibits 2017.pdf	
3. Site plan	Site plan.pdf	
4. Application	CUP application.pdf	

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A CHURCH IN THE C-
2 GENERAL COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 3, 2017 recommended approval of this Conditional Use Permit to allow for a church in the C-2 General Commercial zoning district; at the following location:

LOCATION:

194 North Highway 27
Towerview Office Complex
AK 1109949

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

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

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

This application for a Conditional Use Permit to allow for a church in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

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.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business, including non-profit, can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. If, at a future date, parking at this site proves inadequate, the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
12. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.
13. Should any business; existing or future, that sells alcoholic beverages for on- or off-site consumption wish to locate within 500 feet of the church, the church would not contest such use.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

Section 2 – Land Use

1. 194 North Highway 27, building 2 only, which is 3,800 square feet, may be used as a church in addition to any permitted C-2 General Commercial uses. The facility shall not be used as a private school without amending the Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 17th day of January, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

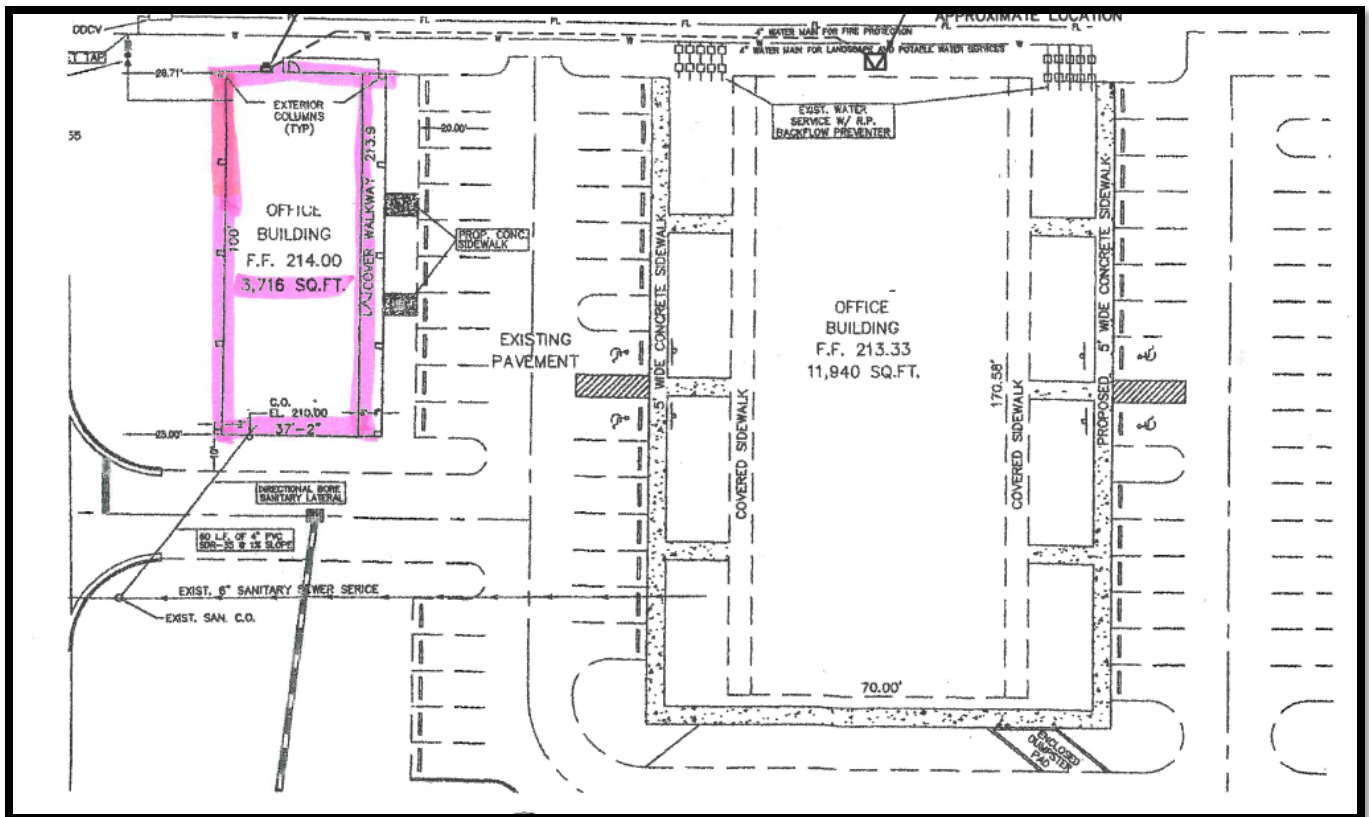
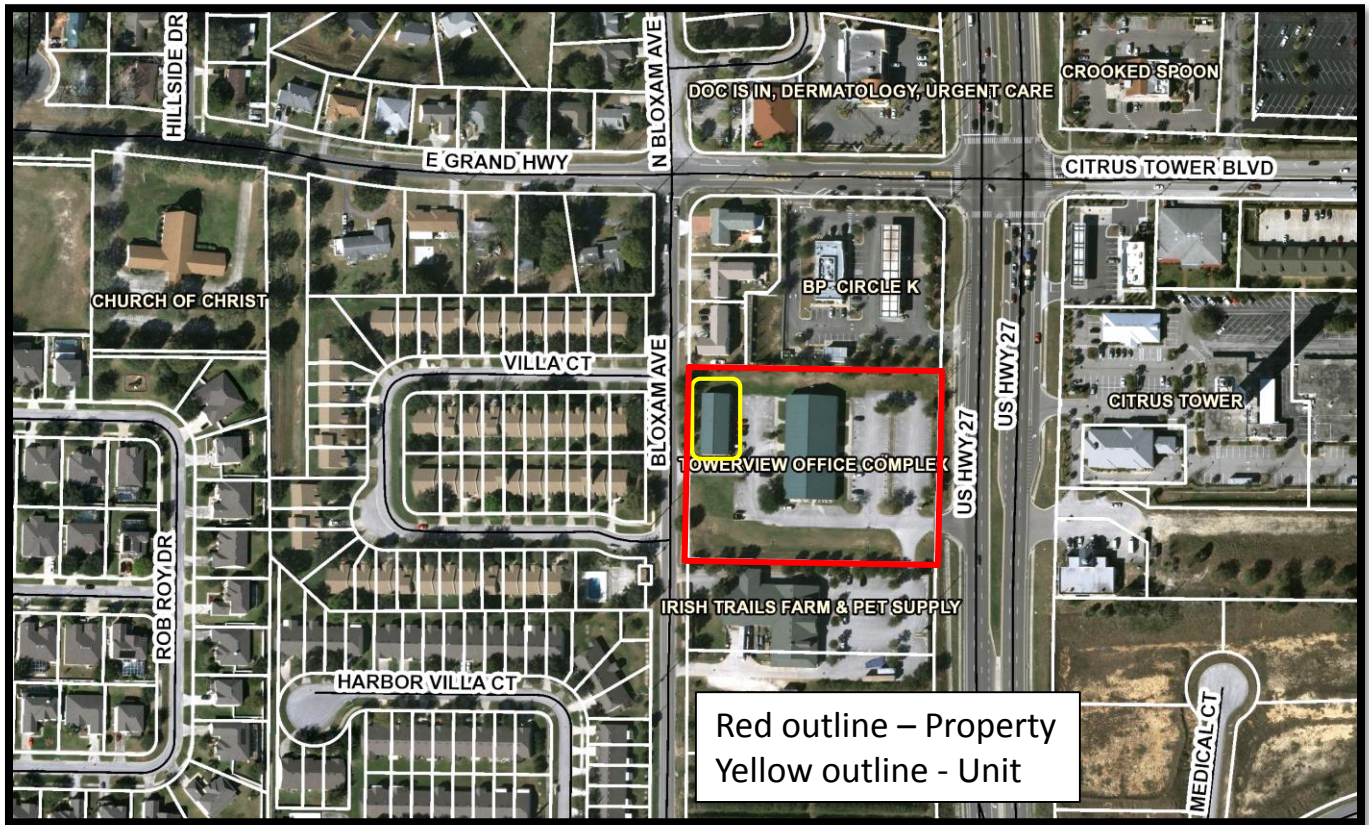
ATTEST:

Tracy Ackroyd Howe, City Clerk

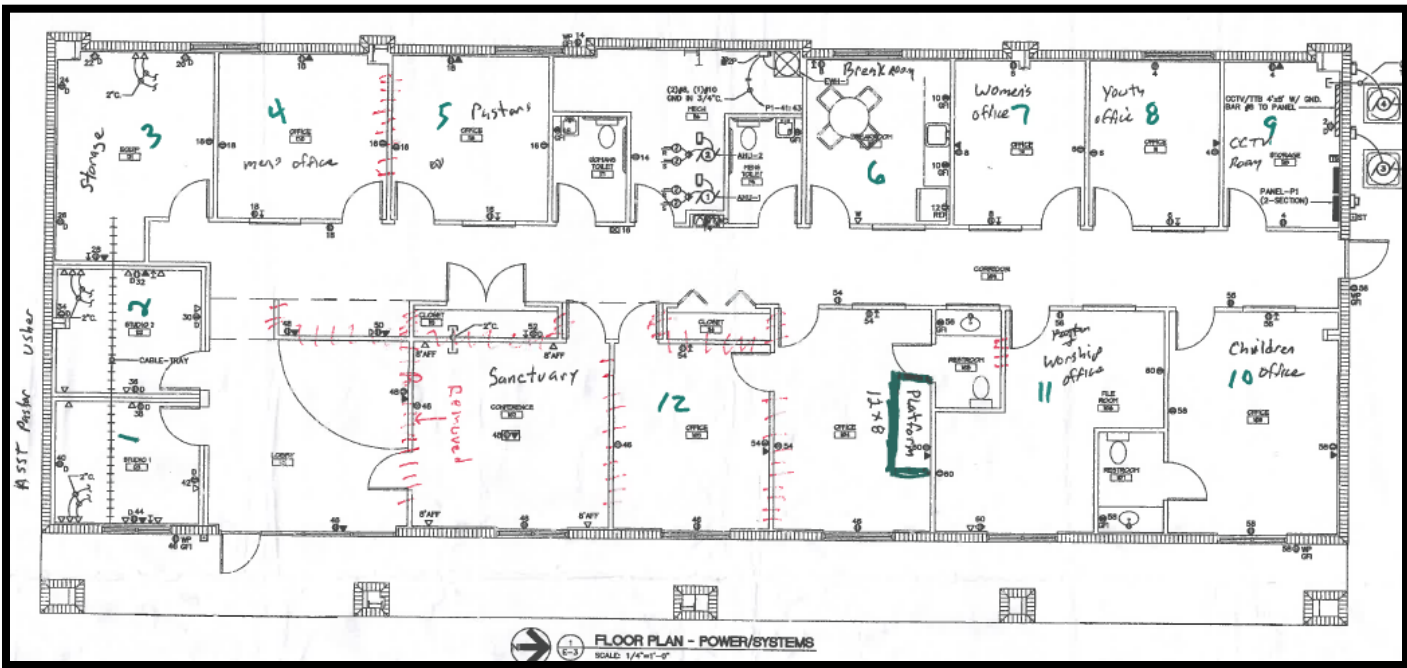
Approved as to form and legality:

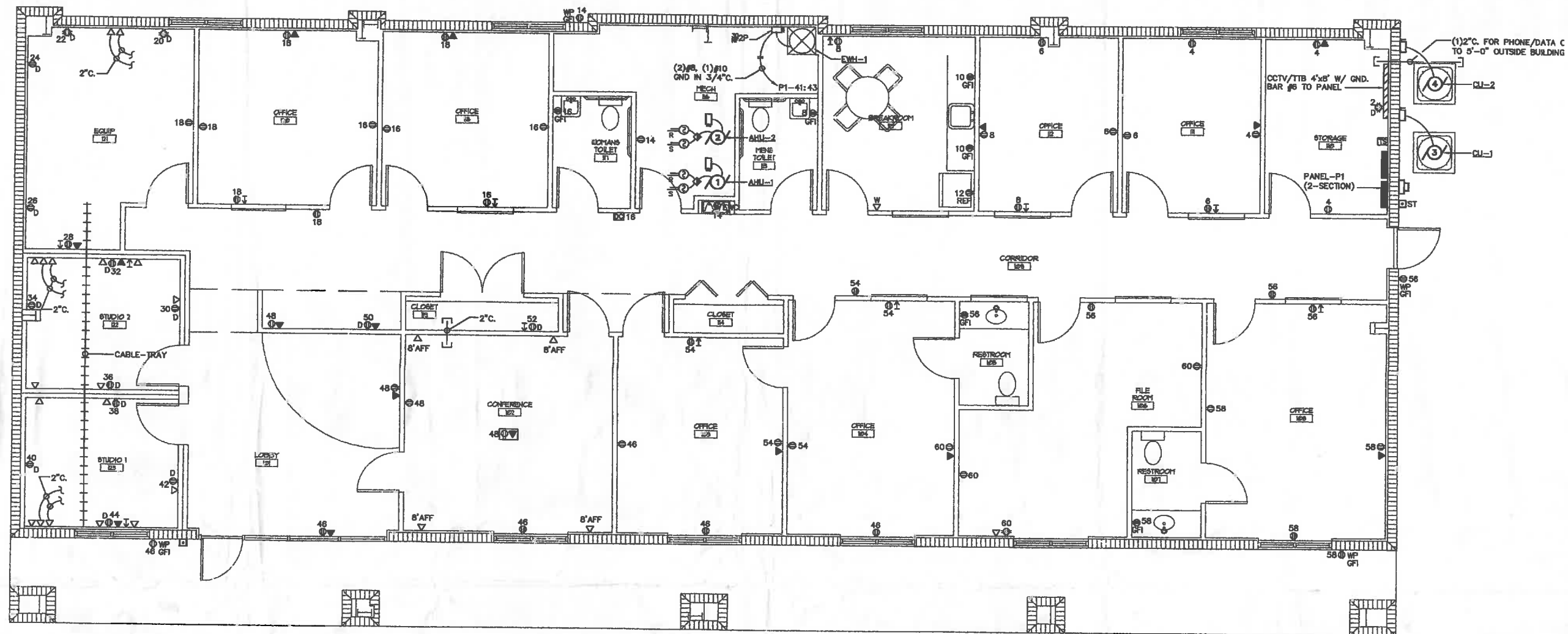
Daniel F. Mantzaris, City Attorney

Calvary Chapel Clermont



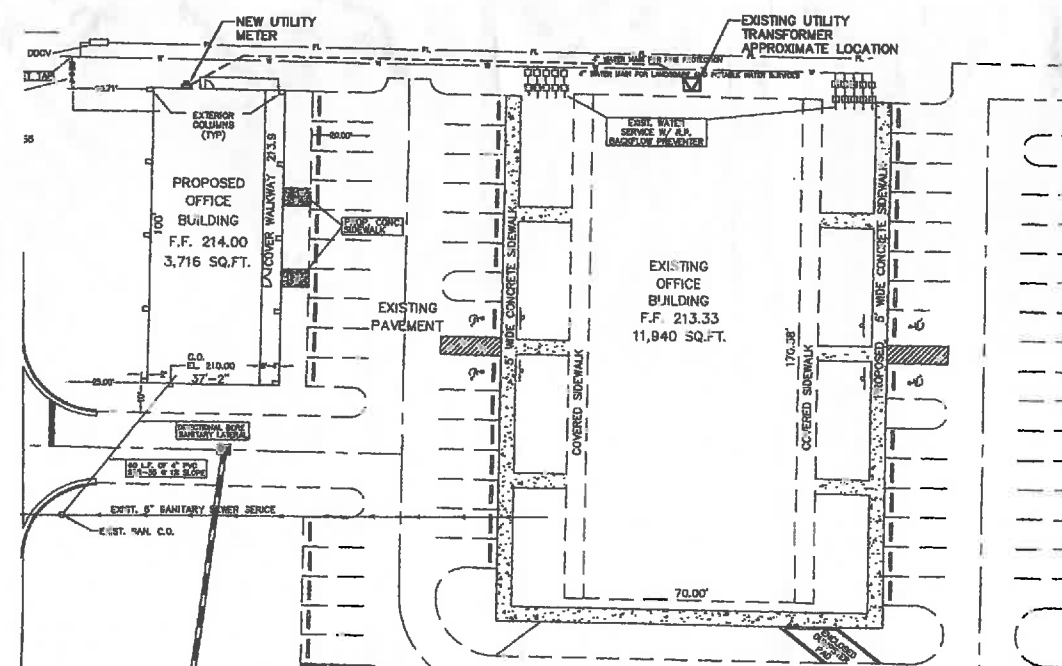
Calvary Chapel Clermont





FLOOR PLAN - POWER/SYSTEMS
 SCALE: 1/4"=1'-0"

NOTE:
 ALL CIRCUIT NUMBERS INDICATED ARE
 FED FROM PANEL-P1.



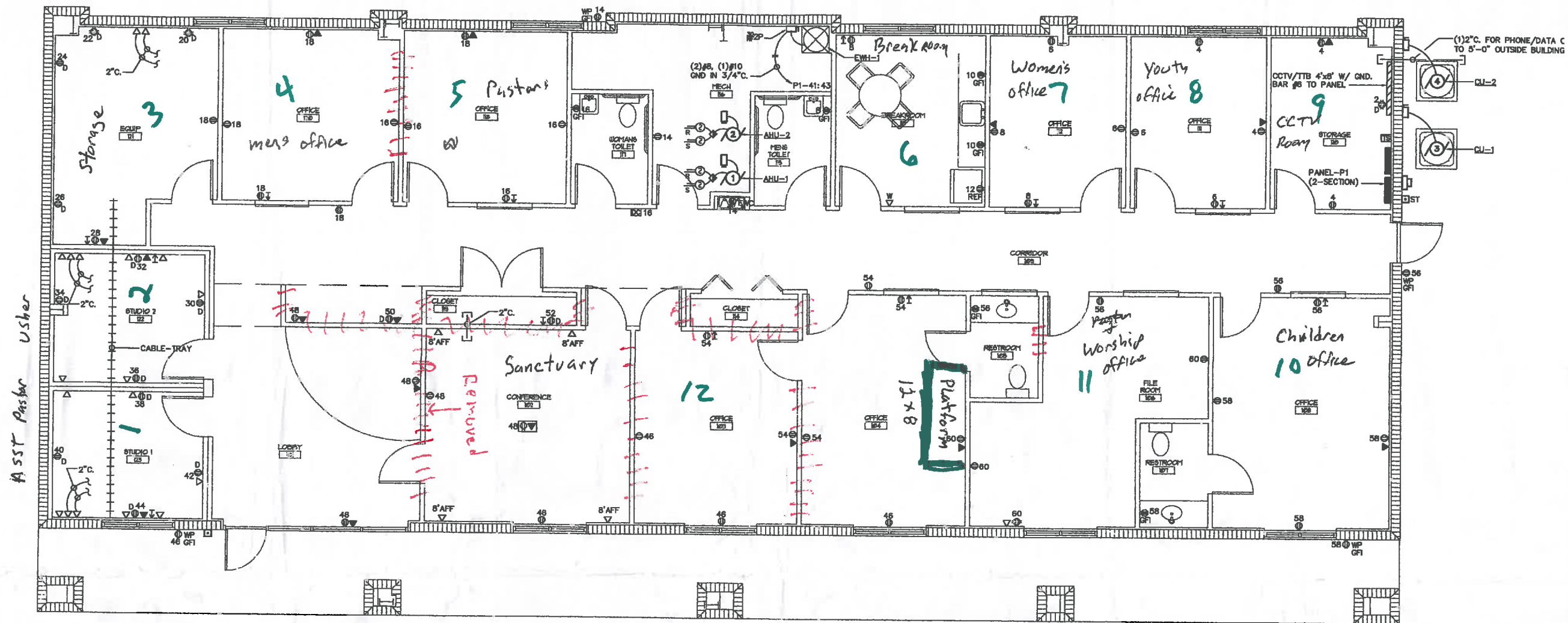
PARTIAL SITE PLAN - ELECTRICAL
 SCALE: 1"=30'-0"

By	Description	Date	Rev
WTB	OWNER CHANGES	11/22/04	1

Electric Services, Inc.	1745 East Main Street Lombard, IL 60148-7665 (708) 352-7874 (708) 352-7875 E.S. #353 JOB #247201
Blankenship Architects Incorporated	440 N. State Street Chicago, IL 60610 TEL: 407-331-8868 TEL: 407-444-3842 FAX: 407-444-3842

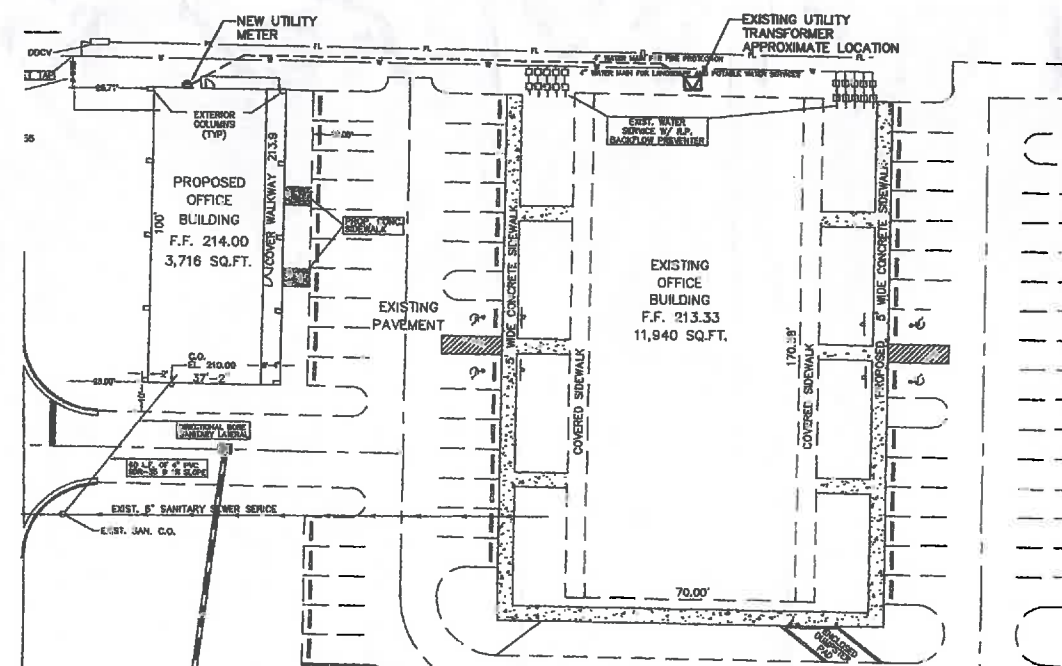
TOWERVIEW OFFICES PHASE 2	STRONG BROTHERS PARTNERSHIP
US HWY 27 (NEAR GRAND HWY) CLERMONT, FLORIDA	
FLOOR PLAN - POWER/SYSTEMS	

DRAWN	CHECKED
JEN	WTB
CAD FILE E4020.01E-3	
PROJECT NUMBER 0415	
DRAWING NUMBER E-3	
DATE 11-5-04	



FLOOR PLAN - POWER/SYSTEMS
 SCALE: 1/4"=1'-0"

NOTE:
 ALL CIRCUIT NUMBERS INDICATED ARE
 FED FROM PANEL-P1.



PARTIAL SITE PLAN - ELECTRICAL
 SCALE: 1"=30'-0"

By	WTB
Description	OWNER CHANGES
Date	11/22/04
Rev	1

Electric Services, Inc.
 1746 East Main Street
 Leeburg, FL 34748-7888
 (P) 352-767-1322
 (F) 352-767-1871
 E.S. #353 JOB #2000001

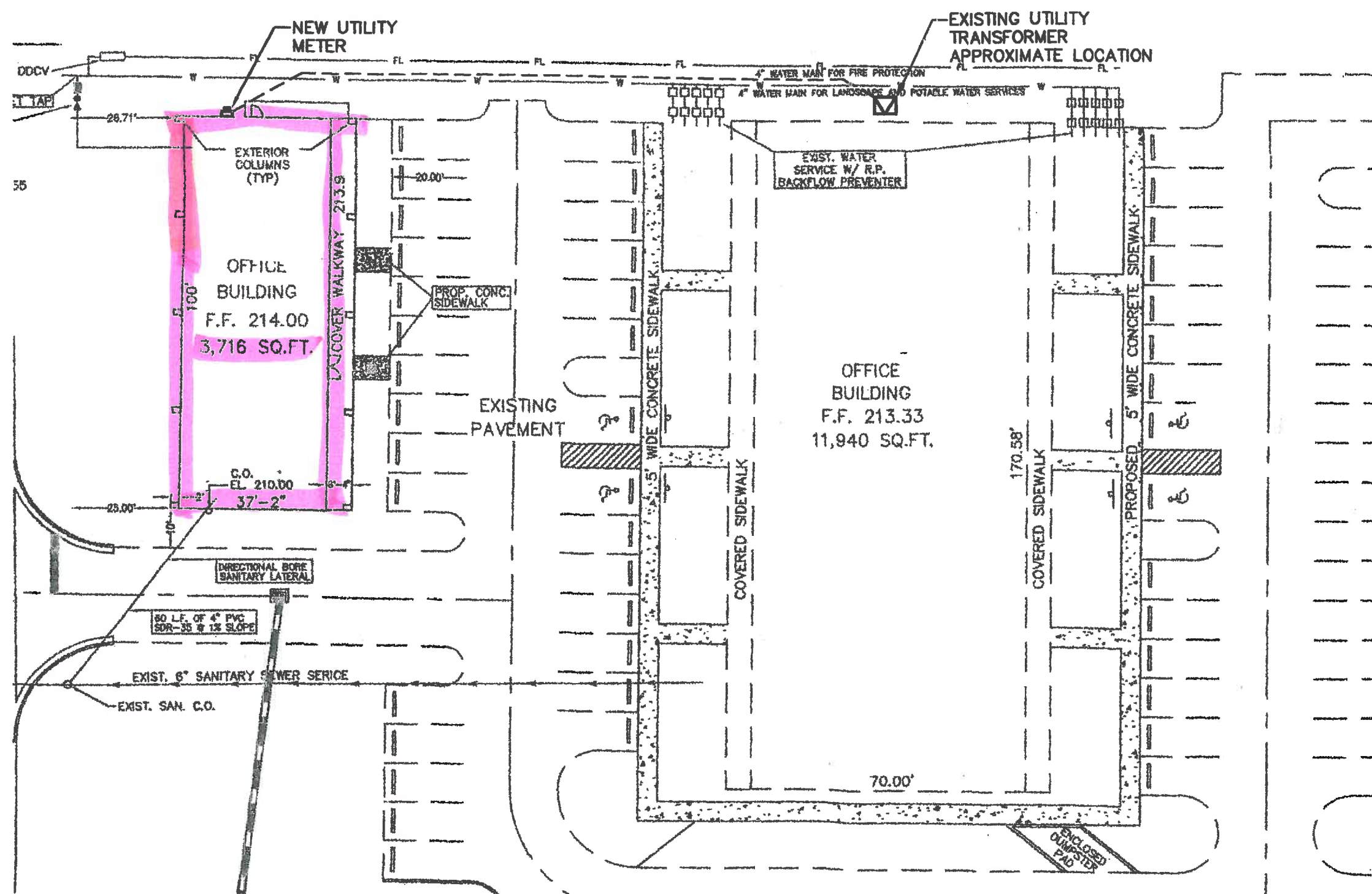
Blankenship Architects Incorporated
 440 STATE STREET
 TAMPA, FL 33602
 TEL. 407-331-8848
 TEL. 407-444-3182
 FAX 407-444-3182

TOWERVIEW OFFICES PHASE 2
 STRONG BROTHERS PARTNERSHIP
 US HWY 27 (NEAR GRAND HWY) CLERMONT, FLORIDA

FLOOR PLAN - POWER/SYSTEMS

DRAWN	CHECKED
JEN	WTB
CAD FILE	
E4020.01E-3	
PROJECT NUMBER	
0415	
DRAWING NUMBER	
E-3	
DATE	
11-5-04	

R/SYSTEMS



1
E-3

PARTIAL SITE PLAN - ELECTRICAL

SCALE: 1" = 30' - 0"



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

DATE: 12-1-16

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Calvary Chapel Clermont, Inc.

CONTACT PERSON: Carlos Aviles, Jr.

Address: P.O. Box 120366

City: Clermont State: FL Zip: 34712

Phone: 352-536-4592 Fax: _____

E-Mail: CCclermontfl@gmail.com

OWNER: JAWAD Clermont, LLC.

Address: 3238 OPEN Meadow Loop

City: OVEDO State: Florida Zip: 32766

Phone: _____ Fax: _____

Address of Subject Property: 194 HWY 27, Clermont, FL 34711

General Location: Citrus Tower Blvd & US HWY 27

Legal Description (include copy of survey): # 1109949

Land Use (City verification required): Commercial

Zoning (City verification required): C-2 General Commercial



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.

Premises will be use for Biblical Studies on the following
Days and Times: Sundays 10:30am and 1:00pm, Wednesdays at
7:00pm - 8:30pm, Thursday 7:00pm - 8:30pm, Fridays 7:00pm - 8:30pm
the following offices will be use for ministry overseers;
Office 1- Pastors office, 2- Ushers, 3- Storage, 4- men's, 5- Pastor,
6- Breikroom, 7- Womens, 8- Youth, 9- CCTV, 10- Children, 11-
Worship, 12- Sanctuary.

Carlos Aviles, Jr for ^{Caring} ~~Chapel~~
Applicant Name (print)

x
Applicant Name (signature)

Owner Name (print) Ali Jawad

x
Owner Name (signature)

***** NOTICE *****

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

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

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility in the C-2 General Commercial zoning district, at the following location:

LOCATION

194 Highway 27
Towerview Office Complex
AK 1109949

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, January 3, 2017 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, January 17, 2017 at 6:30 P.M.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
December 27, 2016 and January 10, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																	
Tuesday, January 3, 2017																	
Agenda Item Name																	
Resolution No. 2017-02 790 W. Minneola Avenue																	
Requested Action																	
Recommend approval of Resolution 2017-02.																	
Staff Report																	
The applicant is requesting a conditional use permit (CUP) to allow a building to occupy more than 3,000 square feet of total floor area at 790 West Minneola Avenue in the Central Business District (CBD). Under Sec. 122-243 of the land development code (LDC), the CBD zoning district allows a variety of uses, but buildings 3,000 square feet or greater require a CUP. The applicant desires to construct a new 7,200-square-foot building for use as a restaurant and brewery. Restaurants and breweries are permitted uses within the CBD zoning district. Currently, 790 West Minneola Avenue is an older, elevated building that will be demolished to make room for the proposed new building. The proposed building will feature an interior overlook into the brewery's lower production area housing the vats used for beer production. On the outside, the building will feature a large 80'x20' outdoor patio adjacent to West Minneola Avenue. Additional parking stalls will be added on site. However, the applicant will be seeking a variance for a reduced overall parking count, as well as for a reduced landscape buffer around the proposed parking area. The applicant has been through site plan review with staff and multiple items have been addressed up to this point. The applicant and staff believe the project meets the intent of LDC except for the CUP requirement. Therefore, staff recommends approval of this CUP request.																	
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>Resolution</td><td>CUP RES 2017-02.doc</td></tr><tr><td>2.</td><td>Location Map</td><td>790 Map.docx</td></tr><tr><td>3.</td><td>Site plan</td><td>Site plan.pdf</td></tr><tr><td>4.</td><td>Application</td><td>CUP application.pdf</td></tr><tr><td>5.</td><td>Legal ad</td><td>790 W Minneola legal ad.docx</td></tr></table>			1.	Resolution	CUP RES 2017-02.doc	2.	Location Map	790 Map.docx	3.	Site plan	Site plan.pdf	4.	Application	CUP application.pdf	5.	Legal ad	790 W Minneola legal ad.docx
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3.	Site plan	Site plan.pdf															
4.	Application	CUP application.pdf															
5.	Legal ad	790 W Minneola legal ad.docx															

CITY OF CLERMONT
RESOLUTION NO. 2017-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN ONSITE BREWERY, FOOD SERVICE ESTABLISHMENTS, AND OTHER RETAIL USES TO OCCUPY MORE THAN 3,000 SQUARE FEET OF FLOOR SPACE IN THE CENTRAL BUSINESS DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 3, 2017 recommended approval of this Conditional Use Permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space in the Central Business District; at the following location:

LOCATION:
790 W. Minneola Avenue
AK 1614392

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

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

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

This application for a Conditional Use Permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space in the Central Business District; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No 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,

CITY OF CLERMONT
RESOLUTION NO. 2017-02

obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

3. 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.
4. 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.
5. 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.
6. 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.
7. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
8. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. 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.
10. Residential uses shall not be permitted.

Section 2 – Land Use

1. Permitted uses shall include a 7,250 square foot building. Other permitted uses in the CBD zoning district are also permitted.

CITY OF CLERMONT
RESOLUTION NO. 2017-02

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 17th day of January, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

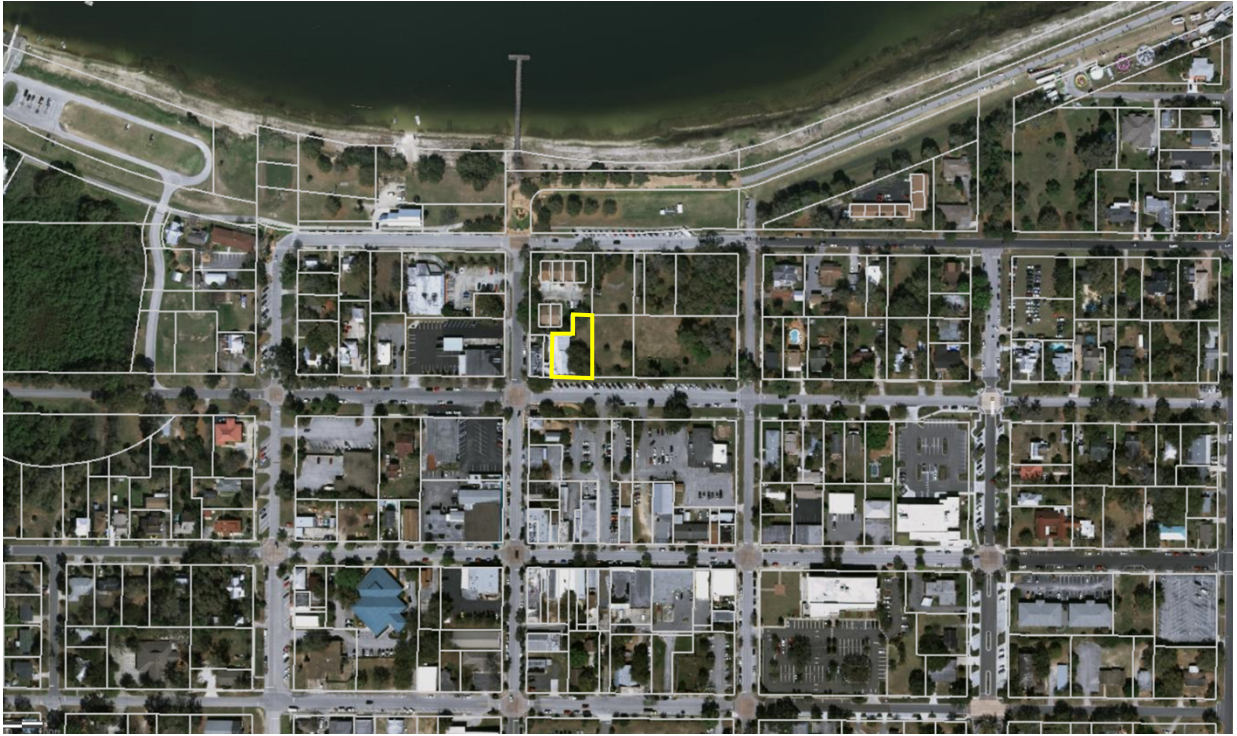
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

790 West Minneola Avenue





New Custom Home for:

790 WEST BUILDING
790 W. MINNEOLA AVENUE
CLERMONT FL 34711



Design and Construction, Inc.

SCALE: As Noted

DRAWN BY: PAUL FALLMAN

DATE: Monday, November 28, 2016



APPROVED:

CHECKED BY:

PAUL FALLMAN

PAGE:

1

RENDERING

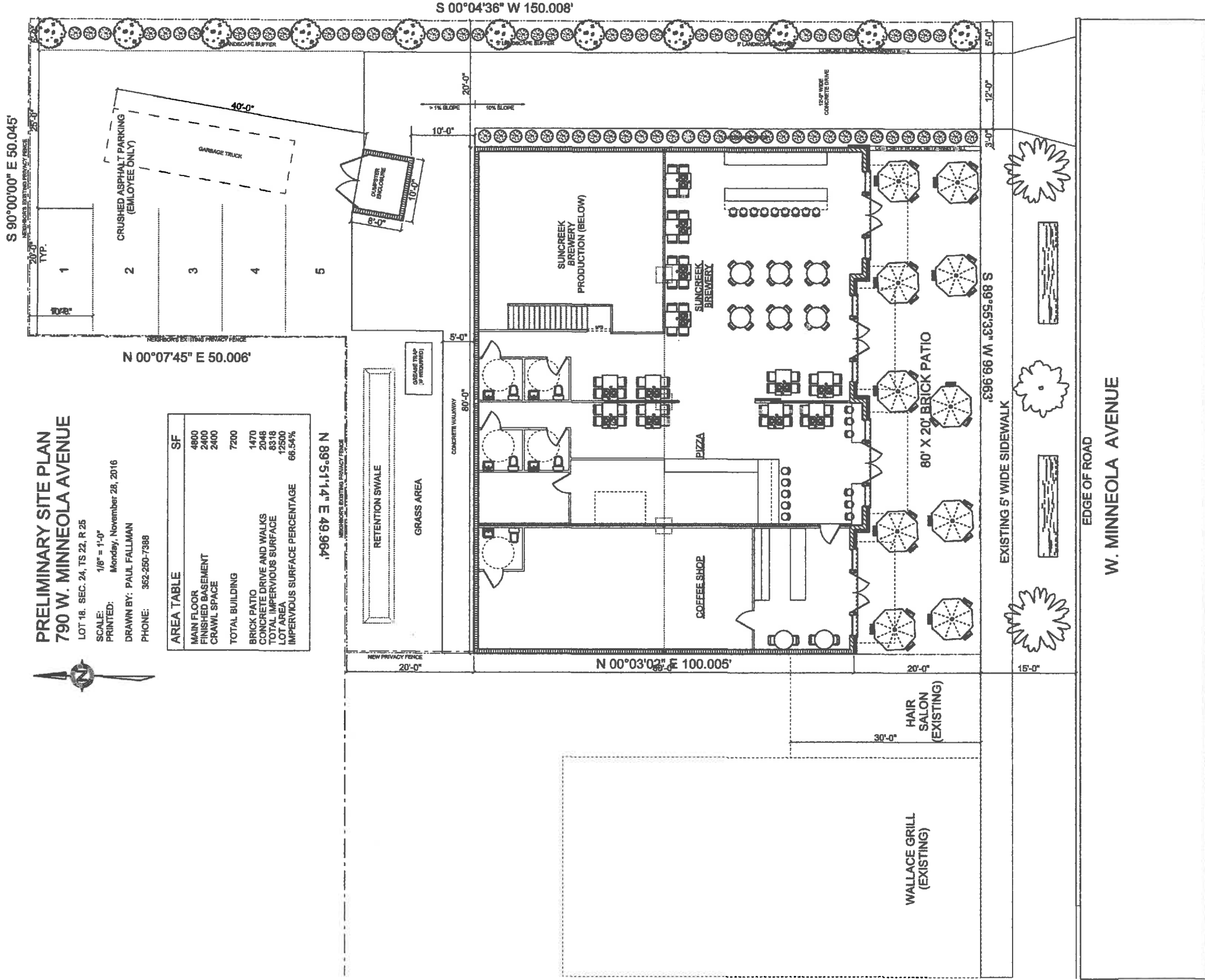


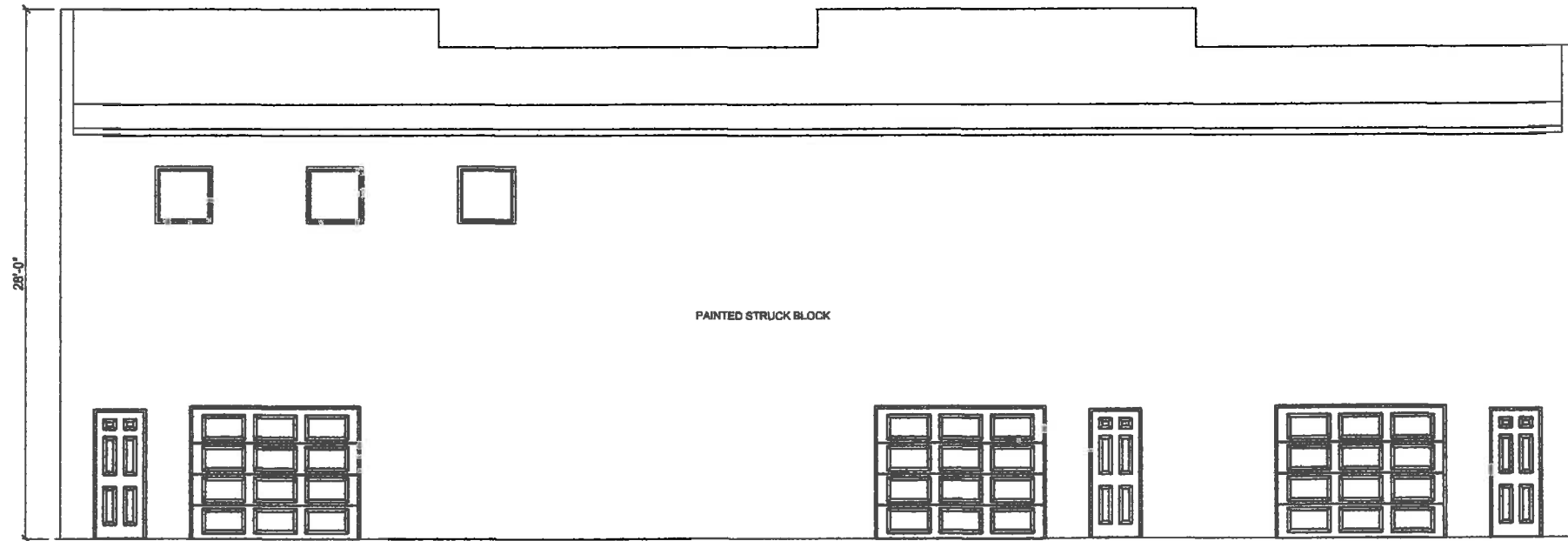
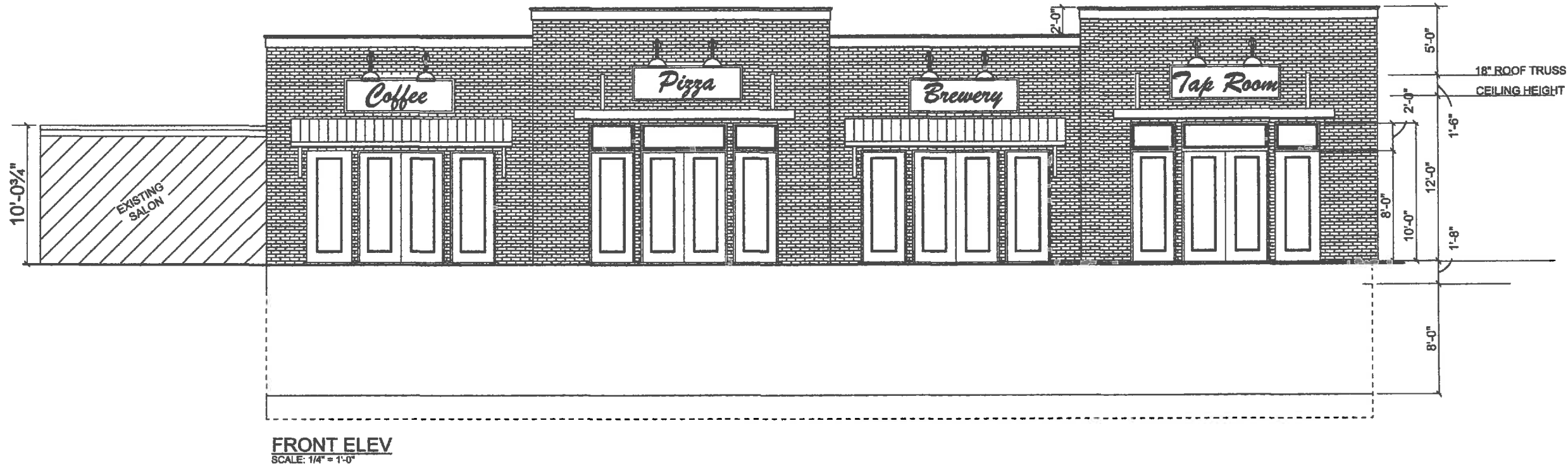
PRELIMINARY SITE PLAN
790 W. MINNEOLA AVENUE

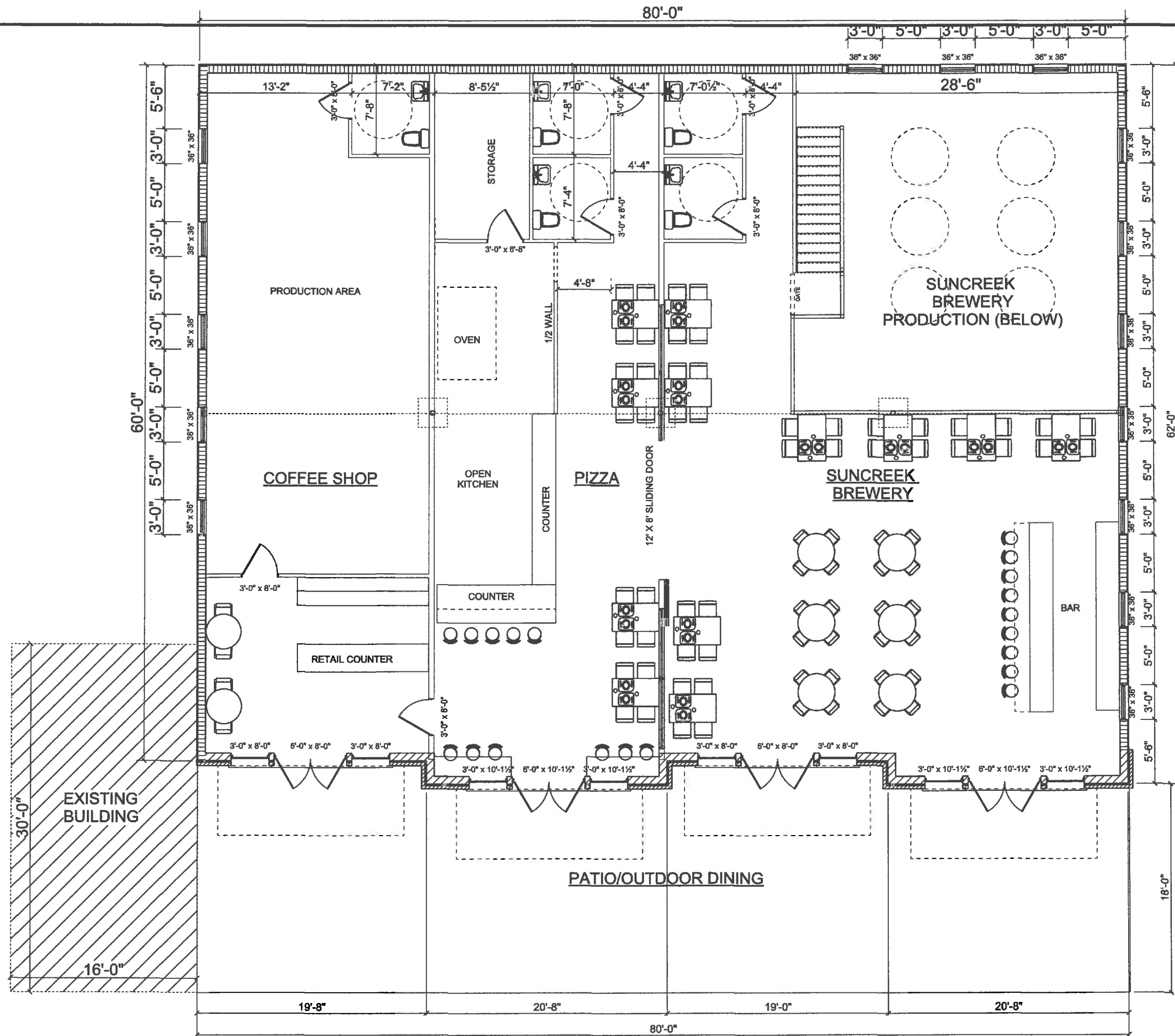
LOT 18, SEC. 24, TS 22, R. 25
SCALE: 1/8" = 1'-0"
PRINTED: Monday, November 28, 2016
DRAWN BY: PAUL FALLMAN
PHONE: 352-250-7388

AREA TABLE	SF
MAIN FLOOR	4800
FINISHED BASEMENT	2400
CRAWL SPACE	2400
TOTAL BUILDING	7200
BRICK PATIO	1470
CONCRETE DRIVE AND WALKS	2048
TOTAL IMPERVIOUS SURFACE	8318
LOT AREA	12500
IMPERVIOUS SURFACE PERCENTAGE	66.54%

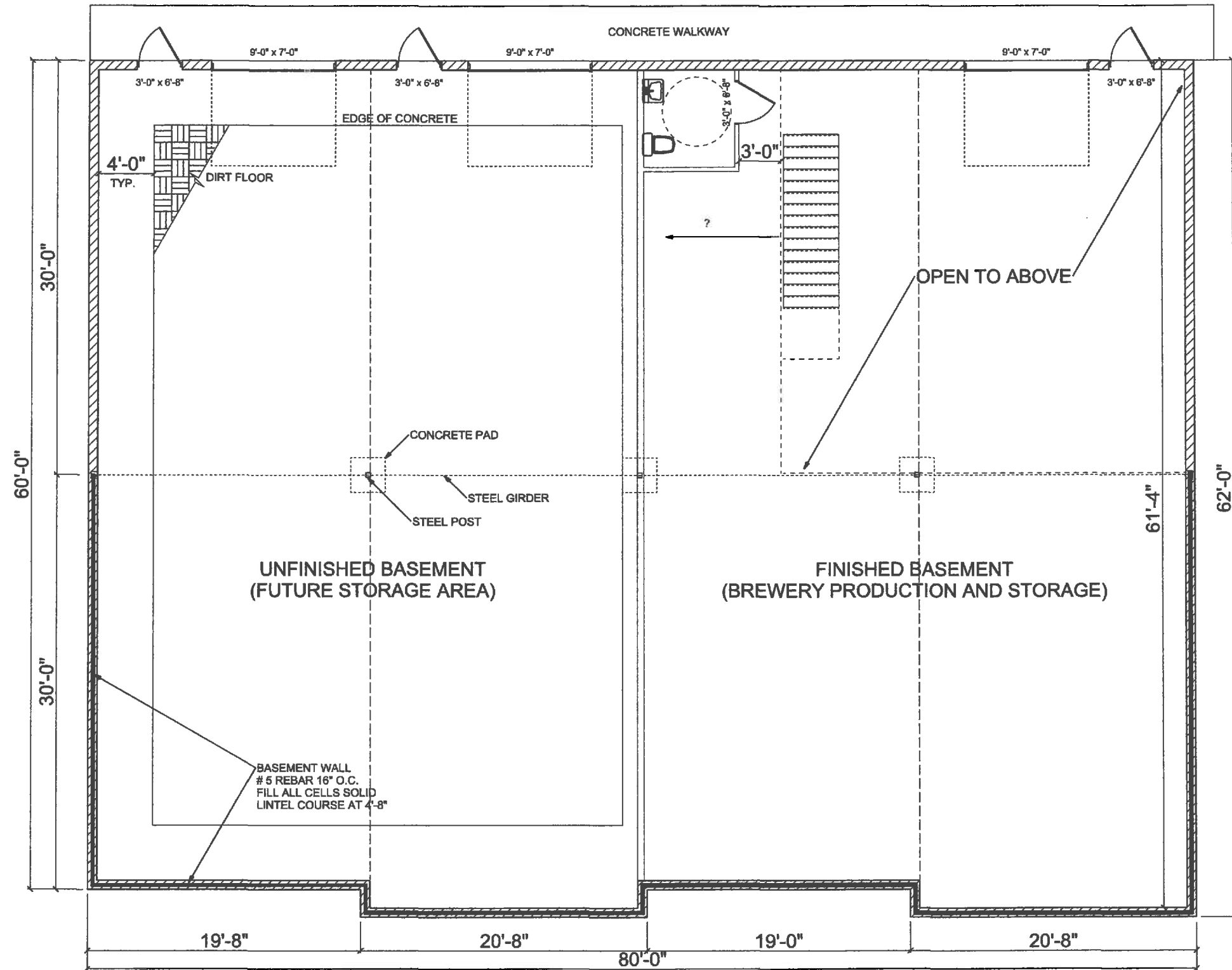
N 89°51'14" E 49.964'



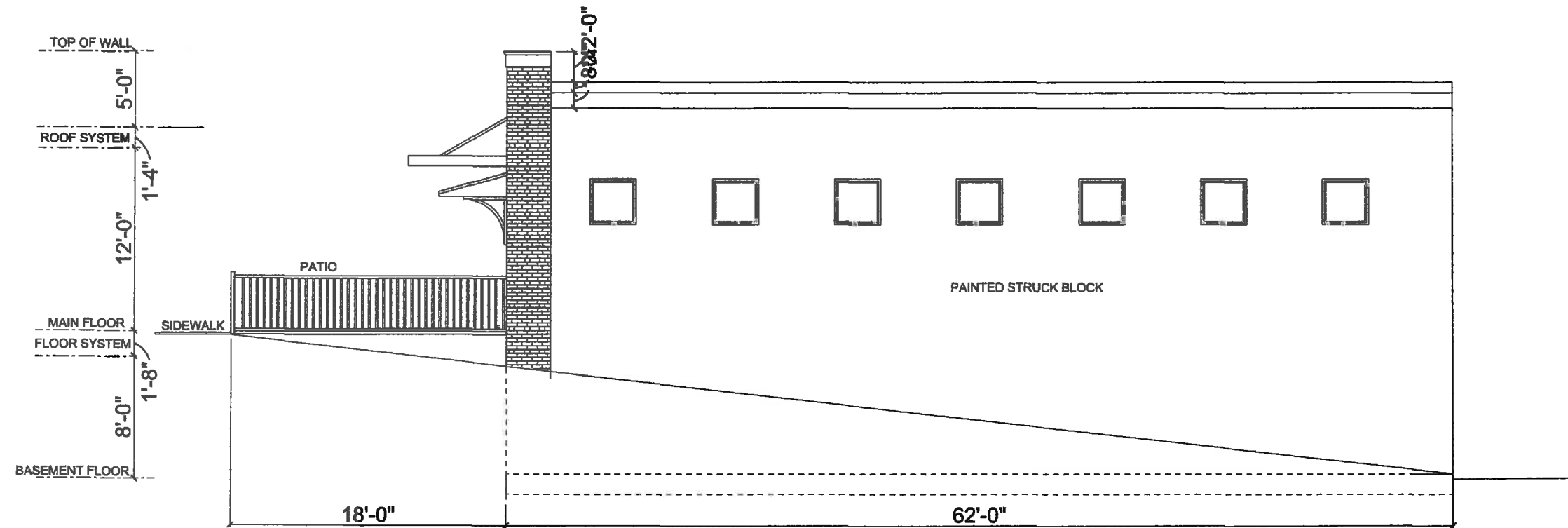




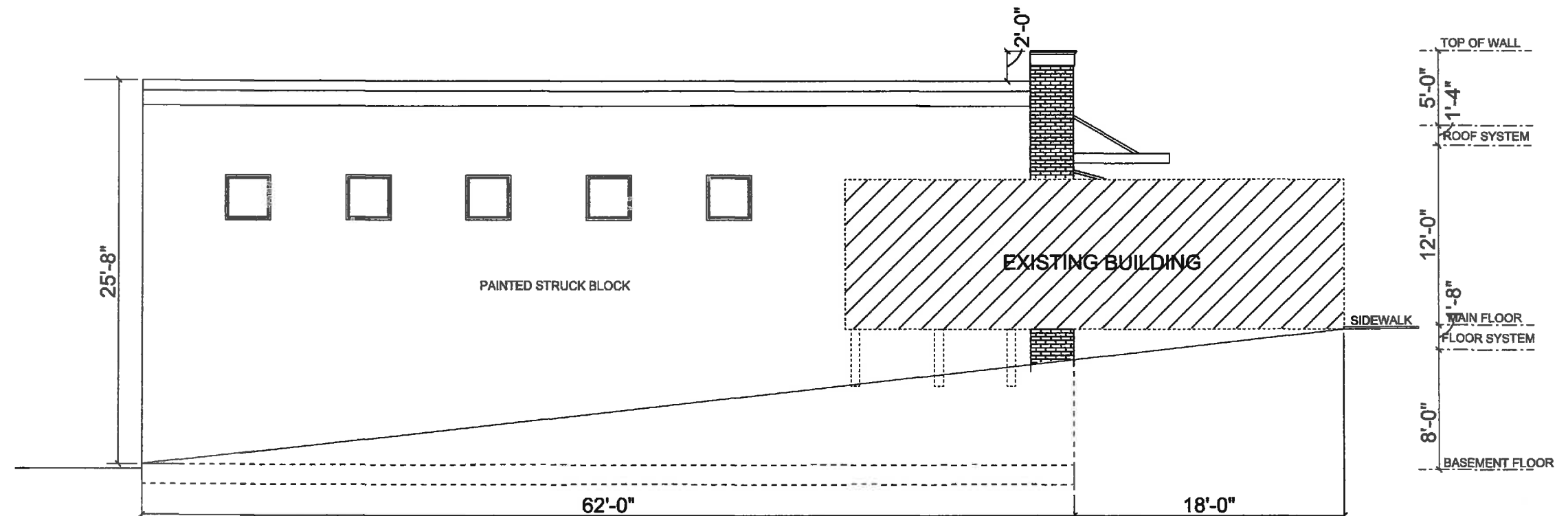
FLOOR PLAN - for Occupant Load
SCALE: 1/4" = 1'-0"



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



RIGHT ELEV
SCALE: 1/4" = 1'-0"



LEFT ELEV
SCALE: 1/4" = 1'-0"



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Nov 28, 2016

FEE: _____

PROJECT NAME (if applicable): 790 West Minneola

APPLICANT: Paul Fallman

CONTACT PERSON: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

OWNER: Paul Fallman

Address: PO Box 121746

City: Clermont State: FL Zip: 34712

Phone: 352-394-5555 Fax: _____

Address of Subject Property: 790 West Minneola Avenue

General Location: _____

Legal Description (include copy of survey): CLERMONT LOT 16, S 100 FT
OF LOT 18, BLK 79 PB 8 PG 17 |
ORB 4575 PG 1574

Land Use (City verification required): _____

Zoning (City verification required): _____

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

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for an onsite brewery, food service establishments, and other retail uses to occupy more than 3,000 square feet of floor space in the Central Business District (CBD).

LOCATION

790 W. Minneola Ave.
Alternate Key 1614392

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, January 3, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 17, 2017 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
December 27, 2016 and January 10, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, January 3, 2017	
Agenda Item Name	
Ordinance No. 2017-04 The Addison	
Requested Action	
Recommend approval of Ordinance 2017-04.	
Staff Report	
The applicant, B&S Engineering Consultants, is requesting a rezoning from C-2 General Commercial to Planned Unit Development (PUD) to develop The Addison, an apartment community (formerly known as Palisades at Clermont). The 19.17-acre property is located at the northwest corner of Hooks Street and Citrus Tower Boulevard and extends west towards Oakley Seaver Drive. The property has been previously altered with mining activities and is currently vacant. The applicant desires to develop the site for a multi-family development with up to 12 units per acre, or a total of up to 230 units. The applicant has provided a conceptual site plan, prepared by B&S Engineering Consultants, dated 12-01-16, showing the layout of the buildings and parking on the site. The project will consist of 16 multi-story buildings with a clubhouse and other amenities for the residents. The proposal is for multi-family use only with no commercial development proposed. Because the site has been previously disturbed, the applicant is requesting several waivers to deal with the existing conditions. The applicant is requesting cut and fill up to 25 feet over the project area. This is due to the existing man-made holes on the site from the mining activity and stock piling of roadway material (spoils) from Hooks Street and the surrounding road construction activities. This was permitted under the current St. Johns River Water Management District (SJRWMD) Permit 89835. The applicant is requesting 4:1 grades to assist with transitioning the grade over the site. The 4:1 slope is also being requested in the landscape buffers, where needed. The applicant is requesting a maximum retaining wall height of 13 feet. When two wall segments are required, the applicant is requesting a 3-foot terrace instead of a 5-foot terrace. The applicant is requesting that the development be gated with private streets. The applicant is requesting that driveway access and parking be allowed to be constructed below the centerline of adjoining roads, with the City's engineer's approval. The applicant has indicated that they can serve the entire development with one central compactor for solid waste collection and is seeking a waiver to the land development code (LDC) for dumpsters. Staff acknowledges that the site has been disturbed and the original topography has been altered, as evident from historical aerial photography and from the SJRWMD permit. Staff understands that the site will be challenging to develop and the very nature of the PUD zoning allows waivers to the LDC. The traffic report indicates that the proposed development will not require additional improvements to the surrounding roadway systems. The impact on the Lake County School District by the proposed development is still being evaluated, and the applicant acknowledges that they will be required to participate in any mitigation that may be warranted for school concurrency. Staff has reviewed the applicant's request for a rezoning from C-2 General Commercial to PUD zoning. Staff believes the proposal meets the standards with regard to Section 122-315, Review Criteria for a PUD. Therefore,	

staff recommends approval of Ordinance 2017-04.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------|-------------------------------|
| 1. | Ordinance | REZ ORD 2017-04.docx |
| 2. | Maps | The Addison Maps.pdf |
| 3. | Site plan | Site plan.pdf |
| 4. | Elevation | Elevations.pdf |
| 5. | Application | REZ application.pdf |
| 6. | Legal ad | The Addison PUD legal ad.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-04

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 A

Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 26 East, also described as Tract 32 of Section 29, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, filed January 10, 1914, and recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, less and except a strip of land 15 feet wide along the East and also along the South side thereof, reserved for one-half of roadway, as shown on said plat of Lake Highland Company. Also Less and Except the land described in the Statutory Warranty Deeds in favor of Lake County recorded in Official Records Book 2360, Page 706 and Page 714 and Official Records Book 2646, Page 47, Public Records of Lake County, Florida.

AND

PARCEL B

A portion of the Northeast one-quarter (NE 1/4) of Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at a one-half inch iron rod (LS# 2142) monumenting the Southwest corner of Lot 51, Summit Subdivision, recorded in Plat Book 8, Page 7 of the Public Records of Lake County, Florida; thence North 86°18'10" East along the monumented South line of said Summit Subdivision, 640.06 feet; thence South 04°06'36" East along a line 15.00 feet West of and parallel with the East line of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 116.58 feet; thence South 87°08'43" West along the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 643.56 feet; thence North 04°06'48" West along the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 107.12 feet; thence North 86°18'10" East, 3.36 feet to the Point of Beginning.

CITY OF CLERMONT
ORDINANCE No. 2017-04

Less and Except the land described in the Corrective Quit Claim Deed recorded in Official Records Book 2926, Page 2335, Public Records of Lake County, Florida.

PARCEL C

Tract 31, Section 29, Township 22 South, Range 26 East, Lake Highlands County, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida.

Less and Except the land described in the Corrective Deed recorded June 23, 2008 in Official Records Book 3643, Page 2021, Public Records of Lake County, Florida.

Together with that certain non-exclusive storm water drainage easement by and between Sandhill Commons Property Owners' Association and Dewitt Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

Containing 19.17 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

LOCATION

Northwest corner of Hooks Street and Citrus Tower Blvd
AK 3771657, 1114985, 1112192

FROM: C-2 GENERAL COMMERCIAL
TO: PLANNED UNIT DEVELOPMENT

SECTION 2 - General Conditions:

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; 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 12-01-16, Palisades at Clermont, LLC, 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

CITY OF CLERMONT
ORDINANCE No. 2017-04

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 230 multi-family dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. Setbacks for Multi-family
 - From Hooks Street: 25 feet from the property line
 - From Oakley Seaver: 25 feet from property line
 - From Citrus Tower: 25 feet from property line
 - Rear: 25 feet from the property line
3. The multi-family project will have private gated streets that will be maintained by the developer or designated party.
4. Driveway access and parking for the project may be below the centerline of adjoining roads and will be subject to the approval of the City Engineer.
5. The project may have elevation changes of up to 25 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.
6. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site. A 3-foot terrace between walls can be utilized where two wall segments are required.
7. The project may have slopes of 4:1 on the pervious areas of the site, including the landscape buffer.
8. A trash compacter may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project. If this cannot be demonstrated, then one dumpster per 25 units shall be provided.
9. The project shall be developed according to the C-2 General 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.

CITY OF CLERMONT
ORDINANCE No. 2017-04

SECTION 5:

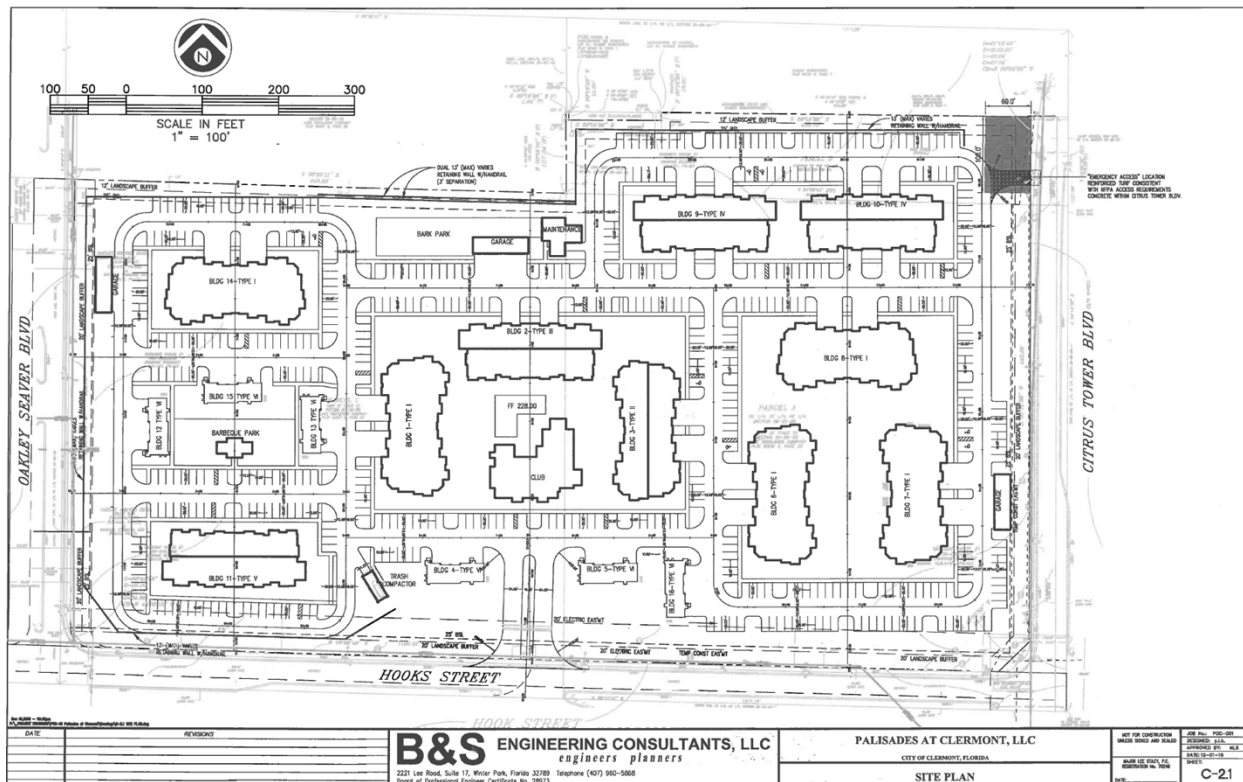
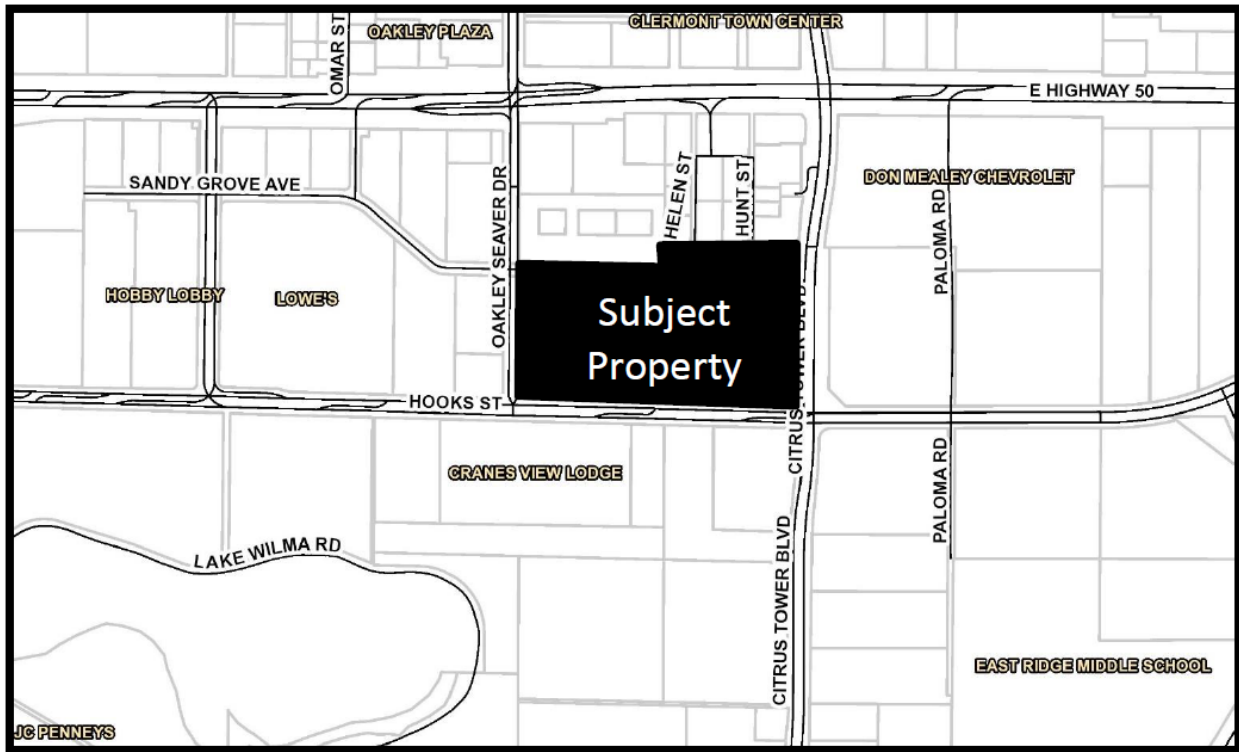
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from 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. 2017-04

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-04

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 17th 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 The Addison

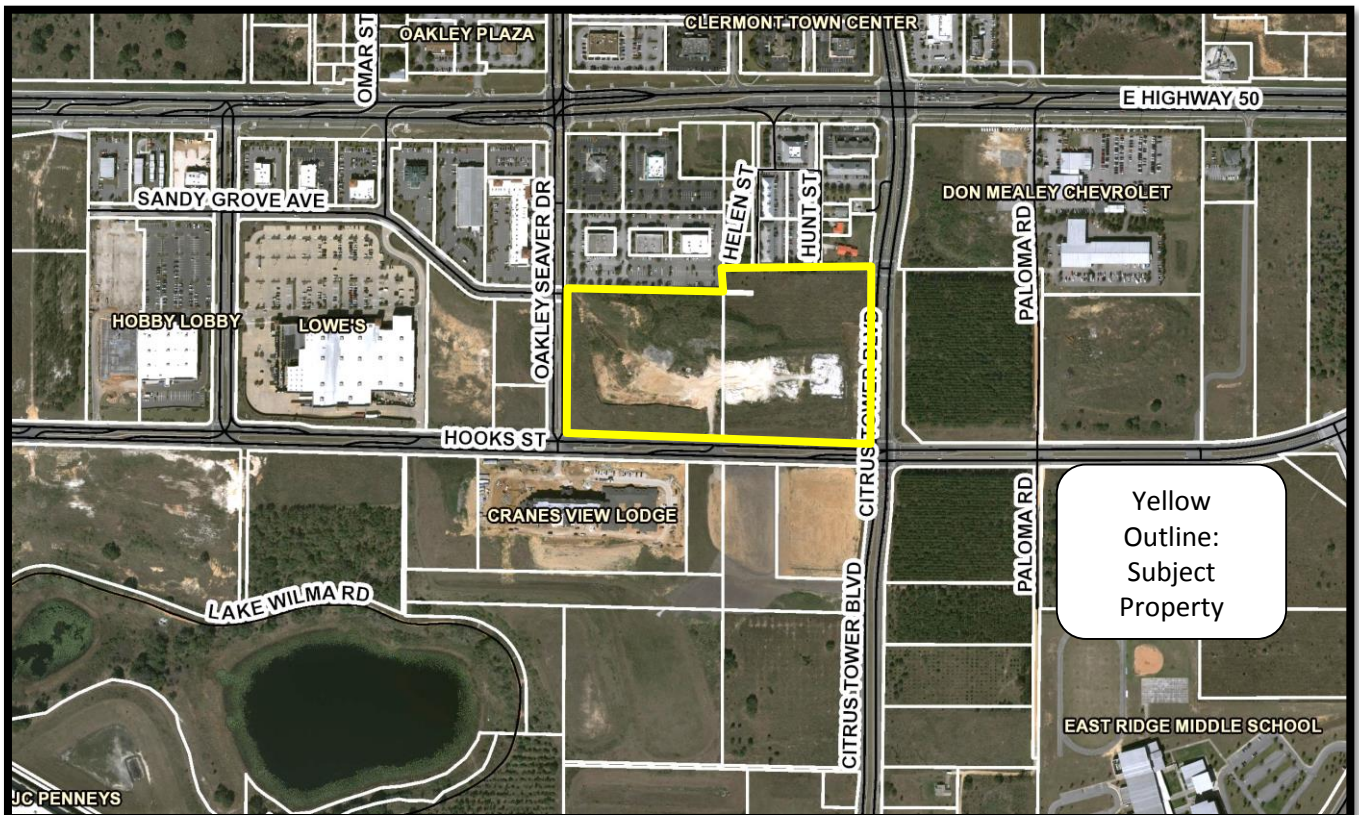
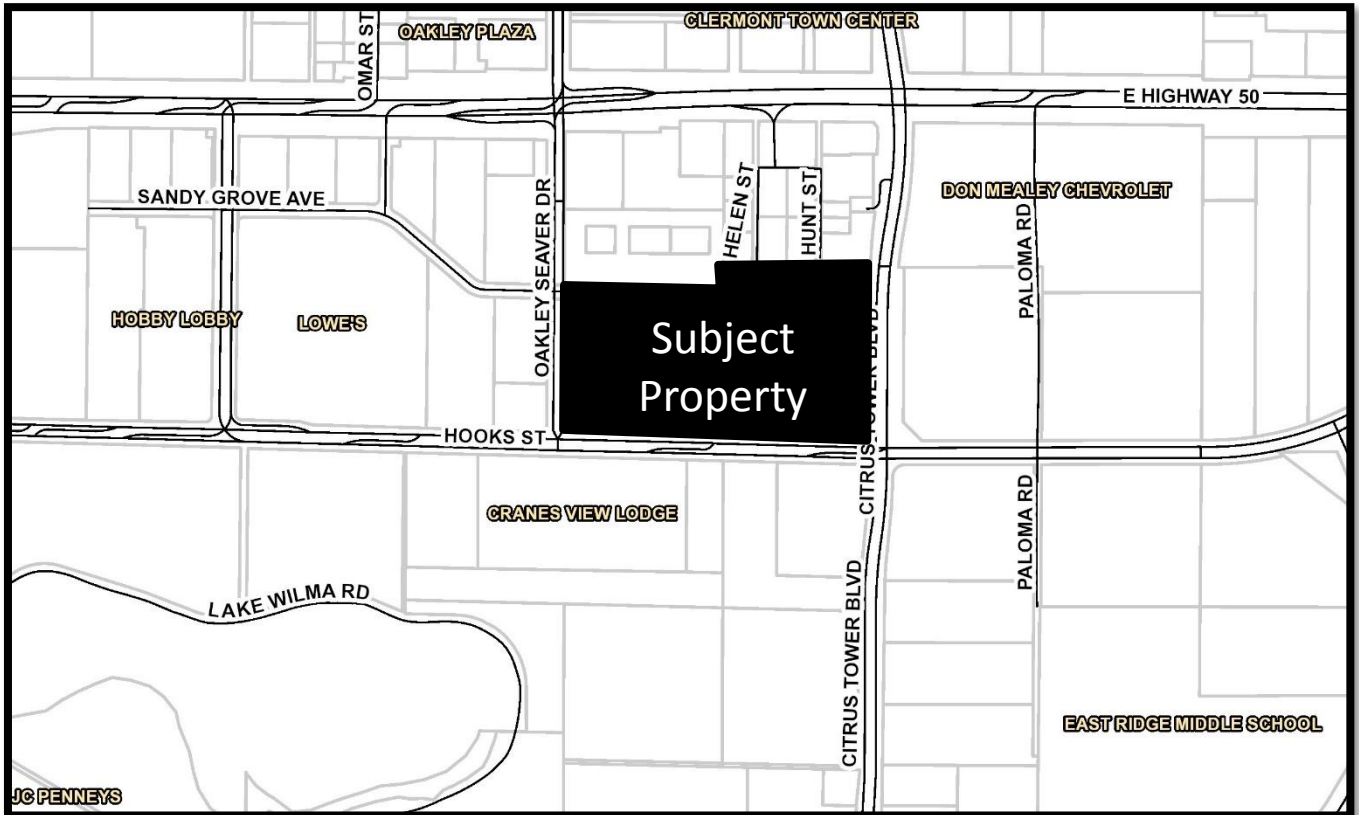
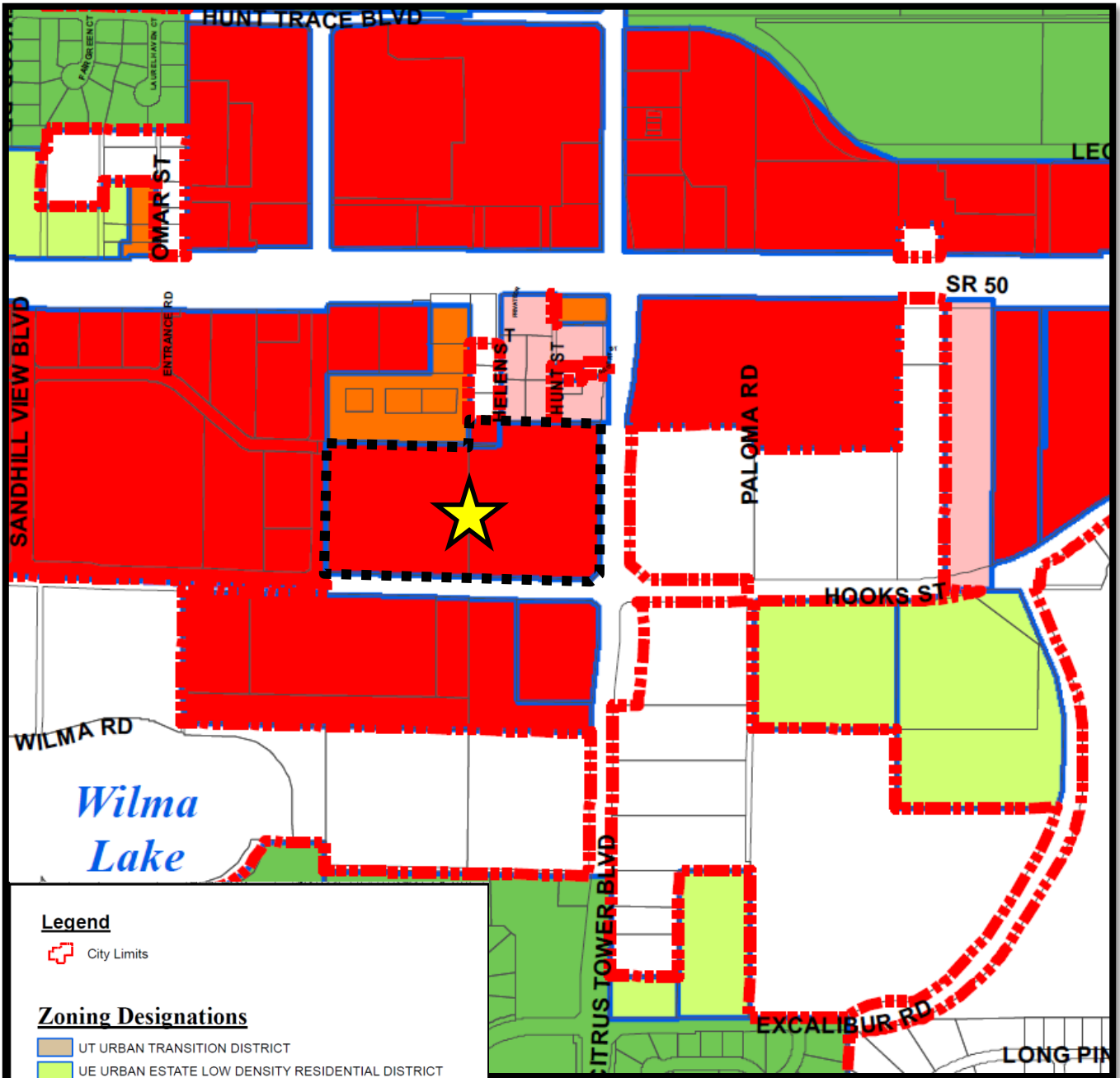


Exhibit – Zoning The Addison



Legend

City Limits

Zoning Designations

- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS

Boundary Survey

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

PARCEL A

Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 26 East, also described as Tract 32 of Section 29, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, filed January 10, 1914, and recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, less and except a strip of land 15 feet wide along the East and also along the South side thereof, reserved for one-half of roadway, as shown on said plat of Lake Highlands Company.

Also Less and Except the land described in the Statutory Warranty Deeds in favor of Lake County recorded in Official Records Book 2360, Page 706 and Page 714 and Official Records Book 2646, Page 47, Public Records of Lake County, Florida.

AND

PARCEL B

A portion of the Northeast one-quarter (NE 1/4) of Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at a one-half inch iron rod (LS# 2142) monumenting the Southwest corner of Lot 51, Summit Subdivision, recorded in Plat Book 8, Page 7 of the Public Records of Lake County, Florida; thence North 86°18'10" East along the monumented South line of said Summit Subdivision, 640.06 feet; thence South 04°06'36" East along a line 15.00 feet West of and parallel with the East line of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 116.58 feet; thence South 87°08'43" West along the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 643.56 feet; thence North 04°06'48" West along the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 107.12 feet; thence North 86°18'10" East, 3.36 feet to the Point of Beginning.

Less and Except the land described in the Corrective Quit Claim Deed recorded in Official Records Book 2926, Page 2335, Public Records of Lake County, Florida.

PARCEL C

Tract 31, Section 29, Township 22 South, Range 26 East, Lake Highlands County, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida.

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Together with that certain non-exclusive stormwater drainage easement by and between Sandhill Commons Property Owners' Association and Dewitt Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: Deion Lowery;

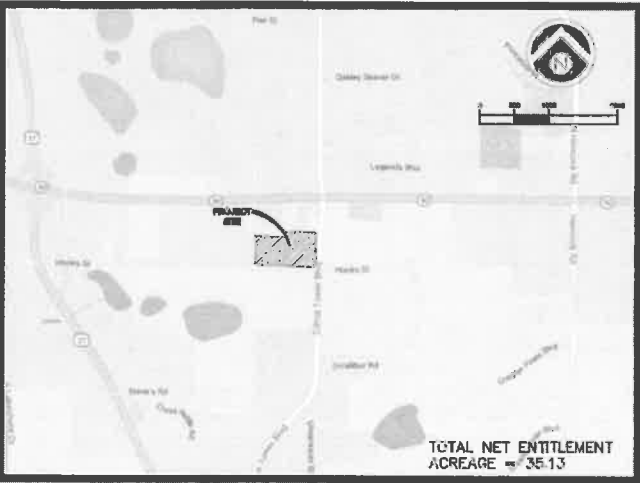
SOILS MAP

SCALE: 1"=400'



SOIL TYPE	SOIL NAME	HYDROLOGIC GROUP
8	CANDLER, 0 TO 5 PERCENT	A
9	CANDLER, 5 TO 12 PERCENT	A
37	CANDLER, 12 TO 40 PERCENT	A

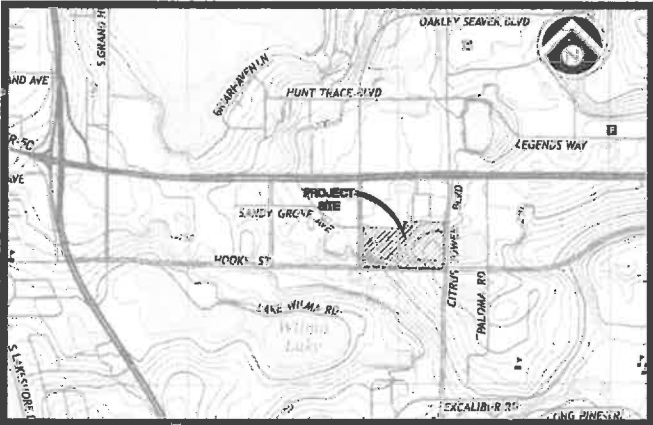
LOCATION MAP



SECTION 9 TOWNSHIP 22S RANGE 26E LATITUDE 28° 32' 43"N LONGITUDE 81° 42' 54"W

USGS MAP

SCALE: 1"=1500'



PLANNED UNIT DEVELOPMENT

PALISADES AT CLERMONT

PARCEL ID # 9-22-26-130501700000

& 09-22-26-1305031000000

PREPARED FOR

PALISADES AT CLERMONT, LLC

1556 LAKE WHITNEY DRIVE

WINDERMERE, FLORIDA 32786

PROJECT TEAM

OWNER

DEWITT ENTERPRISES, INC.
14463 W. COLONIAL DRIVE
WINTER GARDEN, FL 34787

APPLICANT

PALISADES AT CLERMONT, LLC
LAKE WHITNEY DRIVE
WINDERMERE, FLORIDA 32786

ENGINEER

B&S ENGINEERING CONSULTANTS, LLC
MAJOR STACY, P.E.
2221 LEE ROAD SUITE 17
WINTER PARK, FLORIDA 32789
PHONE: 407-960-5868

ARCHITECT

CHARLAN BROCK AND ASSOCIATES
1770 FENNELL ST.
MAITLAND, FL 32751
PHONE: 407-660-8900

ENVIRONMENTALIST

UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504

UTILITY SERVICE PROVIDERS

WATER

CITY OF CLERMONT
685 W. MONTROSE STREET
CLERMONT, FL 34711
PHONE: 352-241-7335

PHONE

CENTURY LINK
280 CITRUS TOWER BOULEVARD
CLERMONT, FL 34711
PHONE: 800-672-6242

SEWER

CITY OF CLERMONT
685 W. MONTROSE STREET
CLERMONT, FL 34711
PHONE: 352-241-7335

CABLE

BRIGHT HOUSE NETWORKS, LLC
602 HWY 50
CLERMONT, FL 34711
PHONE: 352-245-2408

ELECTRIC

DUKE ENERGY
P.O.BOX 120069
CLERMONT, FL 34712
PHONE: 352-241-7335

NOTES:

1. PROPOSED FFE AND GRADING SHOWN AS CONCEPTUAL.
2. THE FINAL ENGINEERING PLANS WILL BE CONSISTENT WITH NFPA AND CITY OF CLERMONT CODE. THIS INCLUDES CUL-DE-SACS AND HAMMERHEADS FOR ANY DEAD END EXCEEDING 150 FEET.
3. LANDSCAPE ISLAND WILL BE A MINIMUM OF 300 S.F. AT FINAL ENGINEERING.
4. A SECONDARY EMERGENCY ACCESS POINT WILL BE PROVIDED AT FINAL ENGINEERING THIS ACCESS MAY CONSIST OF STABILIZED REINFORCED GRASS PAVERS AND CRASH GATES.

SHEET INDEX

Sheet Number	Sheet Title	Rev
C-0.0	COVER SHEET	
C-1.1	VARIANCE REQUESTS	
C-1.2	EXISTING CONDITIONS	
C-2.1	SITE PLAN	
C-3.1	UTILITY PLAN	
C-3.2	AUTOTURN EXHIBIT	
C-4.1	DRAINAGE PLAN	
PP-1	STREETS A & B PROFILE	
PP-2	STREET C PROFILE	
PP-3	STREET D PROFILE	
PP-4	STREETS E & F PROFILE	
PP-5	STREET G PROFILE	
PP-6	SITE SECTION 100	
PP-7	SITE SECTION 200	
PP-8	SITE SECTION 300	

SITE DATA

SECTION/TOWNSHIP/RANGE:

PROPERTY AREA:

EXISTING ZONING:

EXISTING USE:

PROPOSED ZONING:

PROPOSED USE:

MAX BUILDING HEIGHT:

VEGETATION:

SETBACKS:

FRONT (HOOKS STREET) 25'
SIDE (CITRUS TOWER BLVD)
(OAKLEY SEAVER BLVD) 25'
REAR 25'

VARIANCES:

PARKING AS PROPOSED:

MINIMUM PARKING REQ	TOTAL
TOTALS	
1 BED - 96 (1.5)	84
2 BED - 122 (2)	244
3 BED - 52 (2.5)	130
REQUIRED	458
HANDICAP REQUIRED	9
PROVIDED	
STANDARD 18'x20'	444
HANDICAP 12'x20'	24
GARAGE	63
TOTAL	531

9/22S/26E

±19.17 AC

C-2

BORROW PIT/MINE

PLANNED DEVELOPMENT

MULTI FAMILY / SENIOR'S DENSITY:

12 DU/AC MAX = 230 UNITS

3 STORIES

EXISTING BORROW PIT

APPLY TO ENTIRE PROPERTY AS
DETAILED ON SHEET C-1.1

PER CITY CODE



NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

DESIGNED: p.l.s.

APPROVED BY: M.L.S.

DATE:12-01-16

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

SHEET:

C-0.0

Potential Variance Requests:

Sec. 54-78. - Driveway construction standards.

(a) Driveways constructed below street grade must rise to an elevation at least to the top of the curb height on city rights-of-way before reaching the owner's property line. Driveways constructed above the street grade should not exceed a grade of three-fourths of an inch per foot from the top of the curb to provide for vehicular clearance, unless otherwise approved by the city engineer.

Waiver Requests: We are requesting a variance from this code and defer to the city engineer to approve proposed grading to ensure adequate outfall and protection of the FFE.

Sec. 94-195. - Clearing and grading review criteria. (b){3}

The maximum depth of cut or fill for construction of any roadway shall be 15 feet, as measured at the centerline of the roadway.

Waiver Requests: The site is an existing borrow pit and not in-situ soil. Due to the heavily modified topography over time, this site does not meet the intent of code to preserve natural elevation contouring.

Sec. 94-195. - Clearing and grading review criteria. (d){4, 5, 7}

(4) Elevation changes in topography shall be limited to 15 feet.
(5) Transitions between multi-level construction shall be accomplished using slopes of no greater than 5:1 or with retaining walls not to exceed six feet in height.

(7) Terraces shall include a minimum five-foot landscape buffer along the boundary.

Waiver Requests: It is not until all final architectural, landscape and civil engineering design that the final grades and miscellaneous small retaining walls are located. Due to the historic use of the property, extensive geotechnical analysis will be performed and non-suitable soil layers or debris may need to be removed at varying depths. In addition, retaining walls will be required exceeding 6' in height. We are requesting a variance removing the 15' restriction of elevation change (the subsurface conditions can vary) and requesting a maximum wall height of 13' without a terrace throughout the development. A 3' terrace will be utilized where two wall segments are required. A waiver is also requested allowing the use of 4:1 grading on all pervious areas of the site as needed.

Sec. 110-192 Gated development

Waiver Request: The proposed development will be gated and include emergency access in an easement coordinated with the City of Clermont and Lake County Public Works.

Waiver Request: The proposed development will utilized a central compactor for solid waste collection.

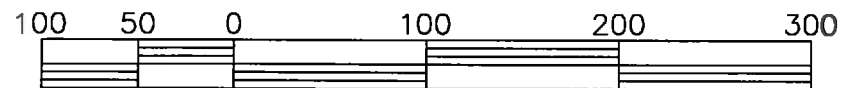
Sec. 122-126 Yards

Minimum yard requirements for the C-2 district are as follows:

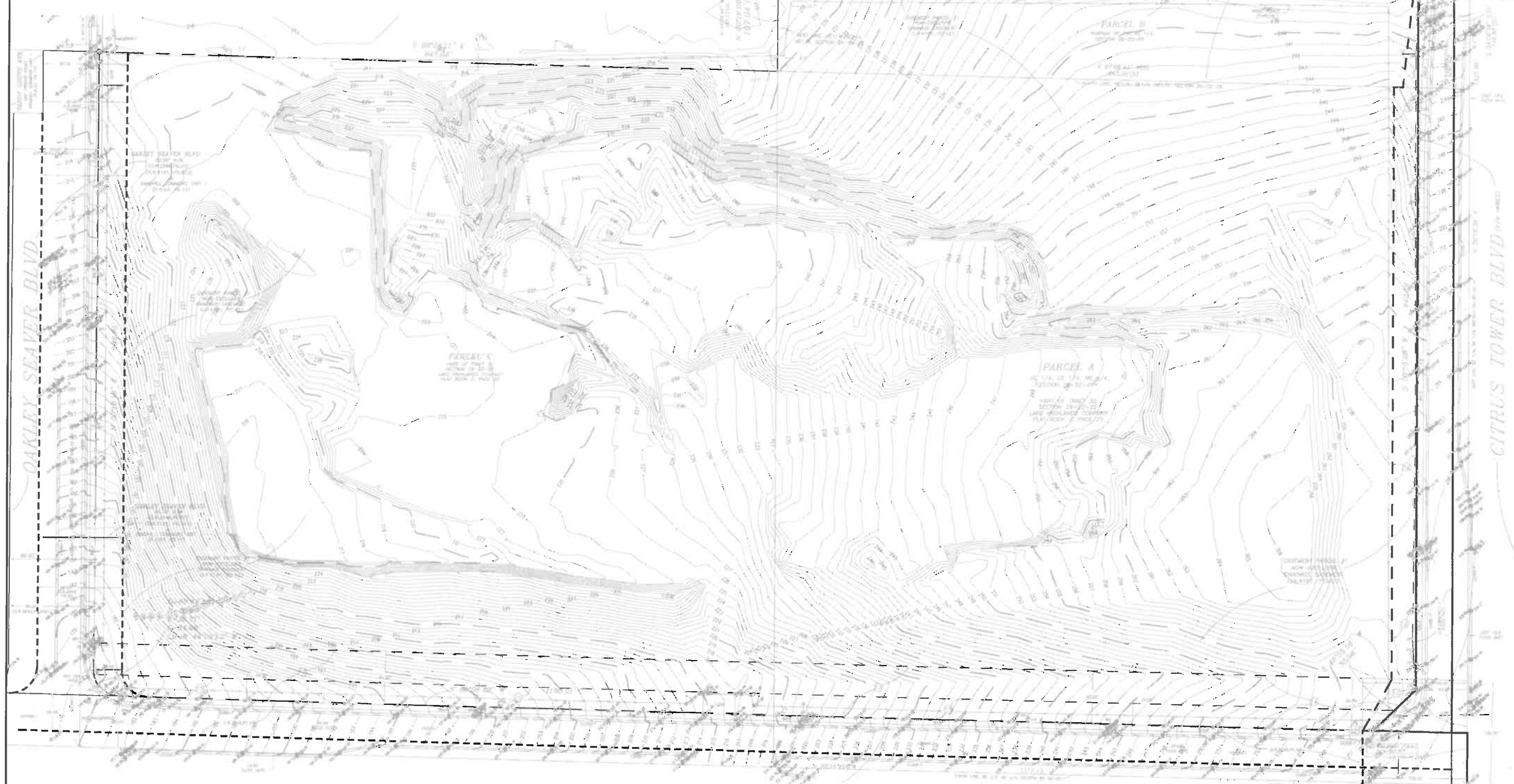
- (1) Front Yard. Property adjacent to Hartwood Marsh Road, SR 50 and U.S. 27 shall maintain a 50-foot setback. The setback on all other streets shall be 25 feet.
- (2) Side Yard. The minimum side yard setback is 12 feet. On corner lots where a side yard setback of 50 feet shall be maintained on Hartwood Marsh Road, State Road 50 and U.S. Highway 27 and a side yard setback of 25 feet shall be maintained from all other streets and 12 feet on the interior side yard. However, a side setback of 25 feet shall be maintained on the side adjacent to property that is either zoned or used as residential.
- (3) Rear Yard. The minimum rear yard setback is 25 feet except where a rear yard abuts Hartwood Marsh Road, SR 50 or U.S. 27, a setback of 50 feet shall be maintained. The rear building line of lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.
- (4) Buffer Strip. When a conditional or commercial use abuts a residential use, the conditional or commercial use shall provide a landscaped buffer strip along the abutting property line.
- (5) Other Setbacks. All yard setbacks for principal buildings shall be a minimum of 25 feet from established high-water marks. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

Waiver Request: It is possible areas in the landscape buffer will need to be graded at a 4:1 slope to transition to existing grades.

DATE	REVISIONS		B&S ENGINEERING CONSULTANTS, LLC engineers planners 2221 Lee Road, Suite 17, Winter Park, Florida 32789 Board of Professional Engineer Certificate No. 28973 Telephone (407) 960-5868	PALISADES AT CLERMONT, LLC		NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: POC-001
							DESIGNED: p.l.b.
							APPROVED BY: MLS
							DATE: 12-01-18
							MAJOR LEE STACY, P.E. REGISTRATION No. 70249
				CITY OF CLERMONT, FLORIDA	VARIANCE REQUESTS	DATE: _____	SHEET: C-1.1



SCALE IN FEET
1" = 100'



Dec 01, 2016 - 12:25pm
P:\PROJECT DRAWINGS\POC-01 Palisades at Clermont\POC-01 EXISTING CONDITIONS.dwg

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

PALISADES AT CLERMONT, LLC

CITY OF CLERMONT, FLORIDA

EXISTING CONDITIONS

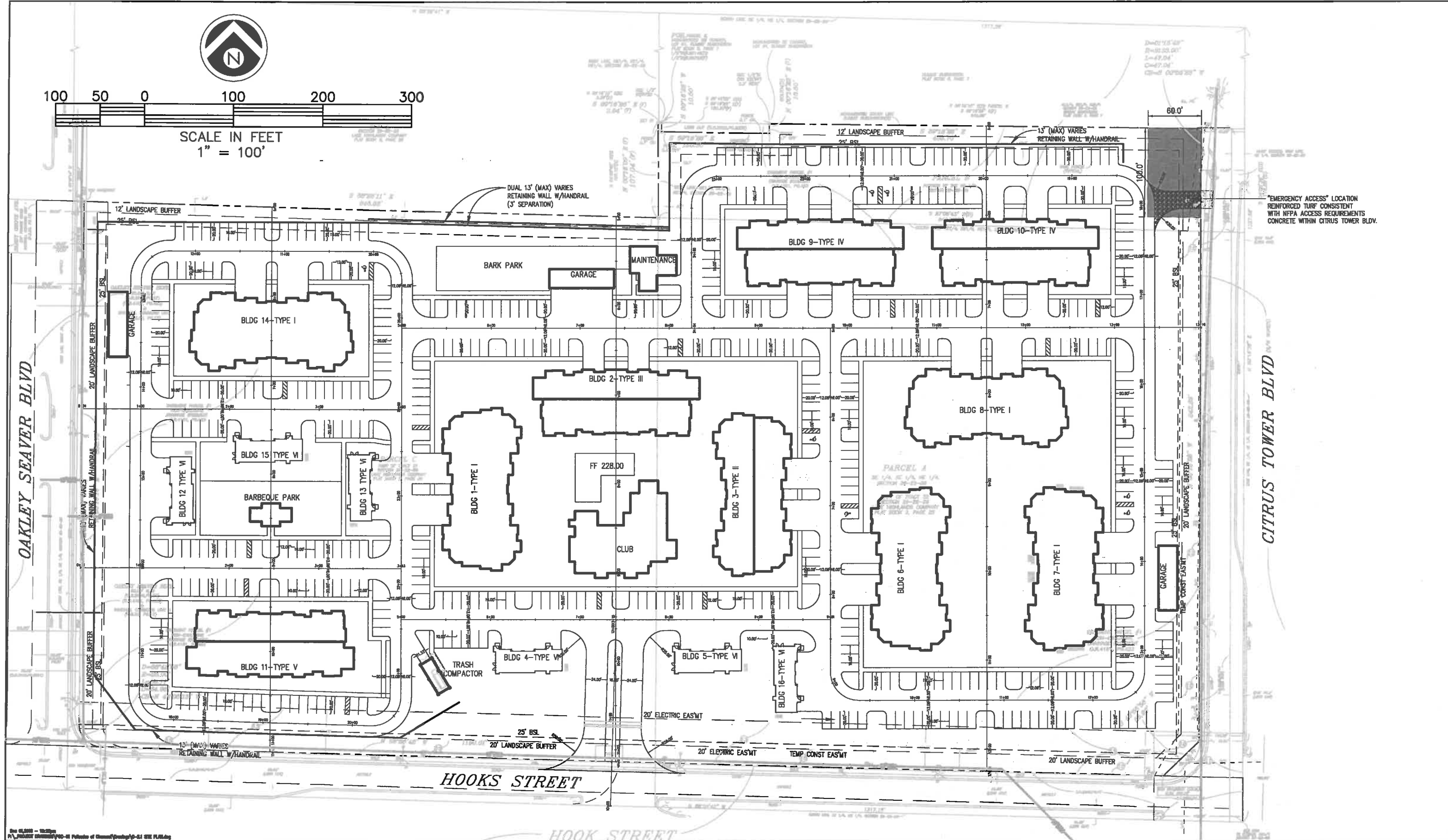
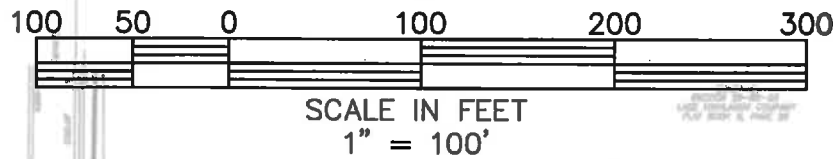
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

DATE: _____

JOB No.: POC-001
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 12-01-16
SHEET:

C-12



See 02-000 - 10-000
IN PROJECT CHARTER/02-01 Palisades at Clermont/02-01 SITE PLAN.dwg

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

PALISADES AT CLERMONT, LLC

CITY OF CLERMONT, FLORIDA

SITE PLAN

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: POC-001 DESIGNED: p.l.s. APPROVED BY: M.L.S. DATE: 12-01-16 SHEET:
MAJOR LEE STACY, P.E. REGISTRATION No. 70249	C-21
DATE: _____	

The Palisades of Clermont, LLC
1556 Lake Whitney Drive - Windermere FL 34786.

THE PALISADES

Preliminary Design- December 01, 2016



MEP ENGINEER
MiGre Engineers, LLC
1200 West S.R. 434, Suite 301
Longwood, Florida 32750
PH. 407-636-7999, x122
www.migre-eng.com
CONTACT: Pat Rance
E-MAIL: Prance@migre-eng.com

ARCHITECT
c b a
charlan • brock • associates
architects • planners

1770 Fennell Street
Maitland, Florida 32751
PH. 407-660-8900
www.cbaarchitects.com
CONTACT: Jody Kizelewicz
E-MAIL: jody@cbaarchitects.com

STRUCTURAL ENGINEER
Structural Concepts & Design
2989 West S.R. 434, Suite 300
Longwood, Florida 32779
PH. 407-682-2086
FAX. 407-682-2386
CONTACT: Robert C. Scroggins, P.E.
E-MAIL: CScroggins@StructuralConcepts-Design.com



THE PALISADES
The Palisades of Clermont, LLC
1556 Lake Whitney Drive - Windermere FL 34786.

c b a
charlan • brock
associates
architects planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f: 407 675 9948
www.cbaarchitects.com

PROJECT
COVER SHEET

date: 12-01-16
job no: 3859.16
drawn by: JK
reviewed by: CBA
file: 3859A0.01
issue history:

A0.01

PRELIMINARY - NOT FOR CONSTRUCTION

charlan, brock & associates, inc. hereby reserves all rights in this preliminary design and other property rights in their plans, specifications and designs. these ideas, designs and plans are not to be used for any other purpose without the express written permission from cba, inc. written dimensions shall have precedence over scale dimensions.

ELEVATION KEY NOTES

1. CONCRETE ROOF TILE ON SELF ADHERED #10 MIL WATERPROOFING MEMBRANE ON ROOF SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES
2. 4" Reveal fiber cement lap siding over building wrap, over exterior wall per manufacturer's recommendations
3. 10" reveal fiber cement lap siding over building wrap, over exterior wall per manufacturer's recommendations
4. Fiber cement panel vertical siding over rainscreen, over building wrap, over exterior wall per manufacturer's recommendations
5. STONE VENEER OVER 2-COAT STUCCO ON METAL LATH, OVER LAYER OF 30# BUILDING PAPER OVER BUILDING WRAP, INSTALL PER STONE MANUFACTURER'S RECOMMENDATIONS
6. Standing seam metal roofing with continuous hip and ridge vents, typical.
7. Light fixture
8. Aluminum railing
9. Aluminum coving
10. Aluminum screen enclosure
11. Meter bank. Actual location may vary. Verify which end meters shall be located on with electrical plans / transformer layout.
12. Decorative bracket. See Detail S/A7.35.
13. METAL DRIP EDGE ON ALUMINUM WRAPPED 1X3 ON 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN.
14. Water diverter kickout flashing at slope roof to vertical wall intersection
15. Building signage

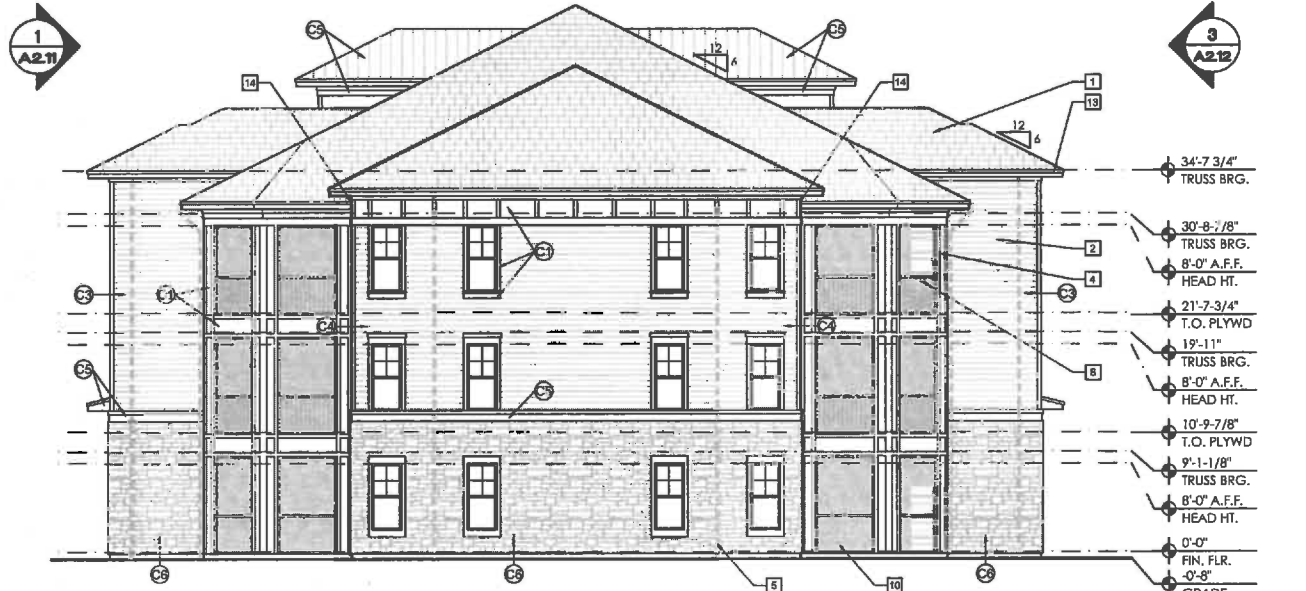
TYPICAL ELEVATION NOTES

1. Typical exterior cladding: Combination of cementitious lapped siding, cementitious panel siding and cultured stone veneer. Entire building to be wrapped with building wrap. Inside and outside corners to be pre-wrapped with self-adhered membrane for 6" each side of corner. Stone veneer to be installed over stucco base with metal lath and 30# felt over building wrap.
2. All exterior trim to be 5/4" cementitious trim.
3. All penetrations must be properly flashed and/or sealed. Attachments through exterior skin shall be set in bead of sealant. Refer to sheets A7.41 & A7.42 for penetration details.
4. All building mounted equipment, panels, etc. shall be mounted after exterior finish is applied and painted. If sequencing of construction requires mounting prior to this, contractor shall submit method of mounting and waterproofing to architect for approval.
5. All unit balconies to have structural floor system sloped away from unit for drainage.
6. All exterior balcony rails to be factory finished aluminum.
7. All finish grade shall be minimum 8" below finish floor and slope away from building.
8. Provide urethane sealant at all inside corners.
9. Provide urethane sealant with bond breaker (to prevent 3-sided adhesion) at top and bottom of horizontal building bands.
10. Provide sealant joints of interface between dissimilar substrates, such as balcony ceilings, balcony exterior edges, exterior wall to soffit and ceiling conditions etc.
11. Provide positive slope 1:2 at top of trim bands, typical.
12. All attachment and penetration thru the exterior cladding system must be sealed against potential water intrusion.
13. Exterior walls to be painted prior to installation of downspouts. All downspouts to be 3"x5" factory finished aluminum.
14. All roof to wall intersections to have "L" flashing with vertical leg extending minimum 6" up the wall. All roof to wall eave terminations must have kick-out flashing.

COLOR SCHEDULE

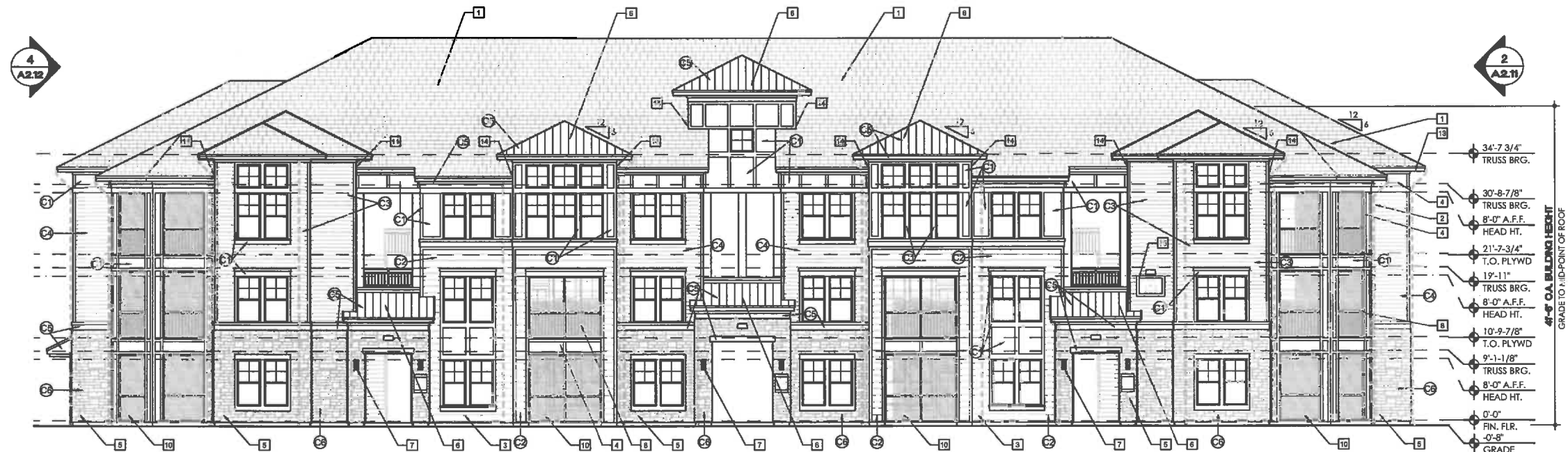
Paint Scheme A	Paint Scheme B
(1) Pure White SW7005	(1) Pure White SW7005
(2) Network Gray SW7073	(2) Network Gray SW7073
(3) Special Gray SW6277	(3) Refuge SW6228
(4) Underspace SW6214	(4) Underspace SW6214
(5) Cyberspace SW7076	(5) Cyberspace SW7076
(6) Country LedgeStone, Echo Ridge Cultured Stone (Boral)	

NOTE: All corbels, gutters, screen enclosure, metal roofs and fascias to be color: Cyberspace, SW7076



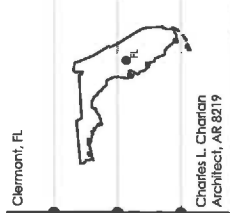
2 Building Type I - Right Elevation

SCALE: 1/8"=1'-0"



1 Building Type I - Front Elevation

SCALE: 1/8"=1'-0"



THE PALISADES
The Palisades of Clermont, LLC
1535 Lake Whitney Drive - Windermere, FL 34786

cba
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architects planners
1778 fennell street
maitland florida 32751-7208
407 660 8900 F: 407 875 9940
www.cbaarchitects.com

Building Type I
Exterior Elevations
Front and
Right Side

date: 12-01-16
job no: 3859.16
drawn by: RR
reviewed by: CBA
file: 3859A2.11
issue history:

A2.11

PRELIMINARY - NOT FOR CONSTRUCTION

charlan, brock & associates, inc., hereby represents and warrants that the design and construction documents prepared by it for the project described, including all drawings, specifications, and plans are not to be reproduced, altered, or used for any other purpose without the prior written consent of charlan, brock & associates, inc. All dimensions and notes are in feet and inches unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the center of the member unless otherwise noted.

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- 6 Standing seam metal roofing with continuous hip and ridge vents, typical.
- 7 Light fixture
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- 9 Aluminum awning
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- 11 Meter bank. Actual location may vary. Verify which end meters shall be located on with electrical plans / transformer layout.
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- 13 METAL DRIP EDGE ON ALUMINUM WRAPPED 1X3 ON 2X8 FASCIA BOARD WITH ALUMINUM GUTTER PER ROOF PLAN.
- 14 Water diverter kickout flashing at slope roof to vertical wall intersection
- 15 Building signage

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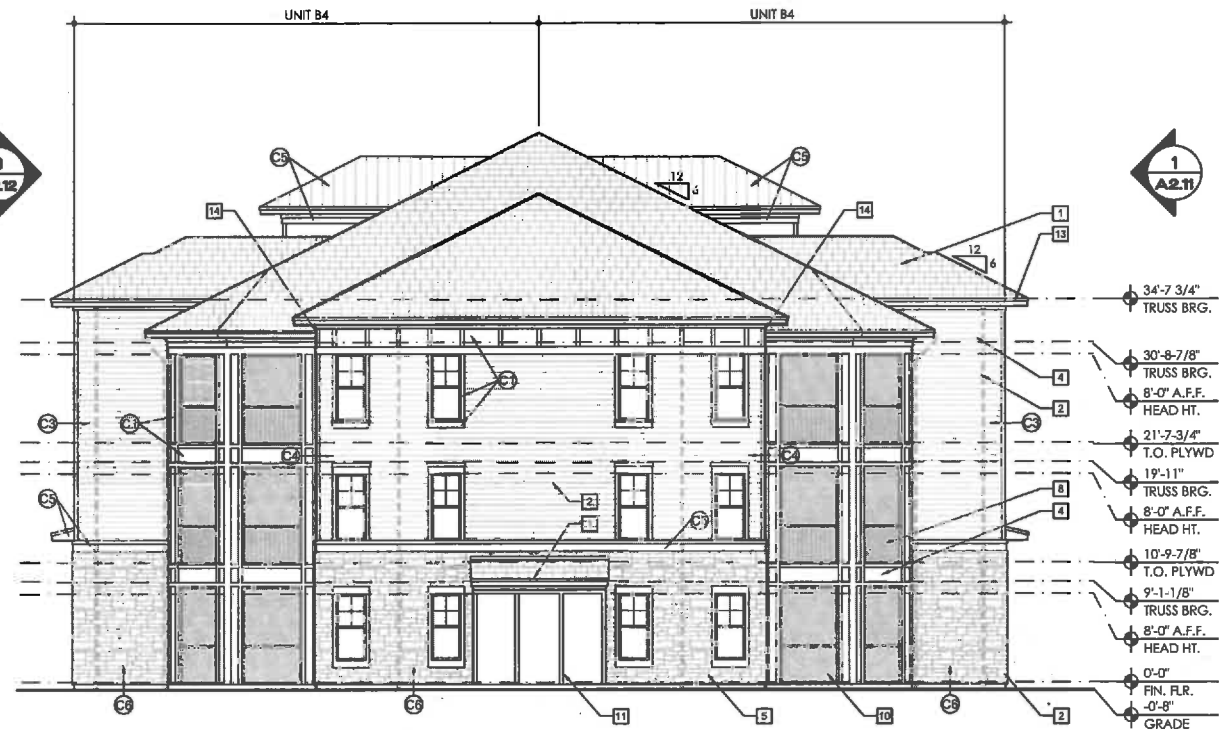
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(C2) Network Gray SW7073	(C2) Network Gray SW7073
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(C4) Underscas SW6214	(C4) Underscas SW6214
(C5) Cyberspace SW7076	(C5) Cyberspace SW7076

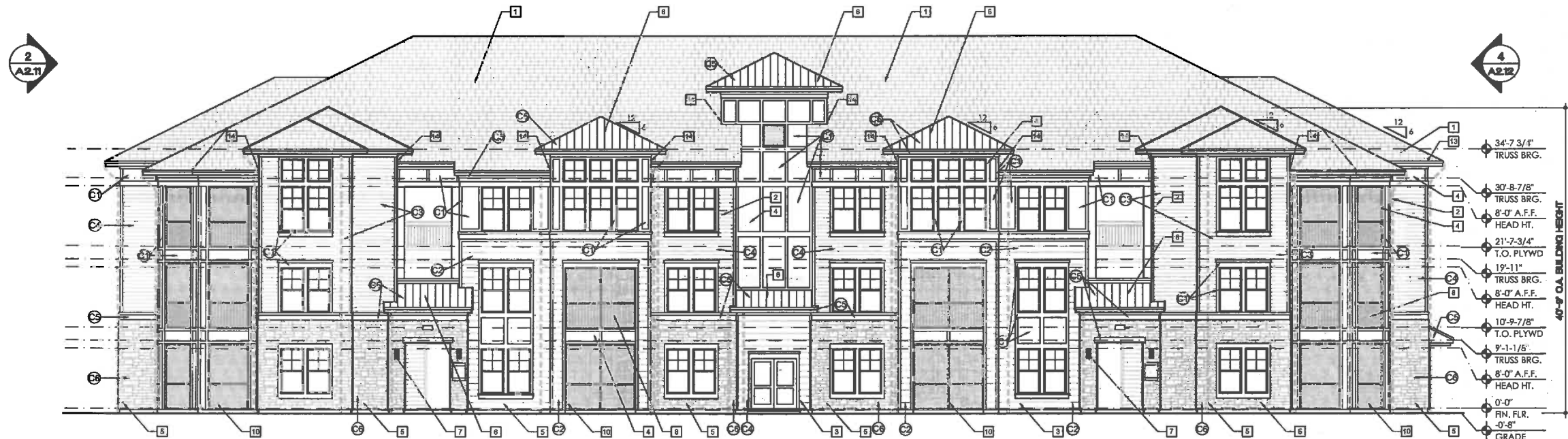
(C6) Country LedgeStone, Echo Ridge Cultured Stone (Boral)

NOTE: All cornices, gutters, screen enclosure, metal roofs and fascias to be color: Cyberspace, SW7076



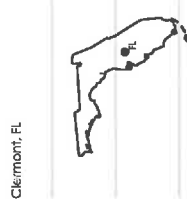
4 Building Type I - Left Elevation

SCALE 1/8"=1'-0"



3 Building Type I - Rear Elevation

SCALE 1/8"=1'-0"



Clermont, FL

Charles L. Chilton
Architect, AIA 8219

THE PALISADES

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cba
charlan • brock
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architects planners

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maitland florida 32751-7208
407 660 8900 • 407 675 9948
www.cbaarchitects.com

Building Type 'I'

Exterior Elevations

Rear, and
Left Side

date: 12-01-16
job no: 3859.16
drawn by: RR
reviewed by: CSA
file: 3859A2.12
issue history:

PRELIMINARY - NOT FOR CONSTRUCTION

A2.12

Charlan Brock & cba associates, Inc. hereby reserves its common law copyright and other proprietary rights in these plans, specs, and designs. These plans, specs, designs, and drawings are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from cbaa, Inc. All other dimensions shall have precedence over scale dimensions.



CITY OF CLERMONT
REZONING
APPLICATION

DATE: Nov 18, 2016

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): The Addison (FKA Palisades)

APPLICANT: B&S Engineering Consultants, llc Attention: Major Stacy, P.E.

CONTACT PERSON: Major Stacy, P.E.

Address: 2221 Lee Road Suite 17

City: Winter Park State: FL Zip: 32789

Phone: 407-960-5868 Fax: _____

E-Mail: mstacy@bandseng.com

OWNER: Dewitt Enterprises, Inc.

Address: 14463 W Colonial Dr

City: Winter Garden State: FL Zip: 34787

Phone: 407-656-1799 Fax: 407-656-0552

Address of Subject Property: North of Hook East of Oakley Seaver West of Citrus Twr

Legal Description (include copy of survey): _____

09-22-26-130501700000 & 09-22-26-1305031000000

Acreage: +/-19.17 Land Use: Commercial
(City verification required)

Present Zoning: Commercial Proposed Zoning: PD
(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?

Convert an existing borrow pit into a multi-family development at 12 DU/AC. The existing
borrow pit will require substantial grading as well as variances as this is not in-situ soil.
Variances requested include removing a minimum or maximum elevation change, up to 4:1
grades throughout all previous areas, 13' maximum wall height with a 3' terrace between
segments, gated community with a secondary emergency access and a single compactor for
solid waste collection.

Major Stacy
Applicant Name (print)

X [Signature]
Applicant Name (signature)

DEWitt Enterprises Inc. X [Signature]
Owner Name (print) Ann L Severns Secy 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

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. 2017-04

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

Northwest corner of Hooks Street and Citrus Tower Blvd
AK 3771657, 1114985, 1112192

LEGAL DESCRIPTION

PARCEL A

Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 22 South, Range 26 East, also described as Tract 32 of Section 29, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, filed January 10, 1914, and recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, less and except a strip of land 15 feet wide along the East and also along the South side thereof, reserved for one-half of roadway, as shown on said plat of Lake Highland Company. Also Less and Except the land described in the Statutory Warranty Deeds in favor of Lake County recorded in Official Records Book 2360, Page 706 and Page 714 and Official Records Book 2646, Page 47, Public Records of Lake County, Florida.

AND

PARCEL B

A portion of the Northeast one-quarter (NE 1/4) of Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows: Begin at a one-half inch iron rod (LS# 2142) monumenting the Southwest corner of Lot 51, Summit Subdivision, recorded in Plat Book 8, Page 7 of the Public Records of Lake County, Florida; thence North 86°18'10" East along the monumented South line of said Summit Subdivision, 640.06 feet; thence South 04°06'36" East along a line 15.00 feet West of and parallel with the East line of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 116.58 feet; thence South 87°08'43" West along the South line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 643.56 feet; thence North 04°06'48" West along the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 29, a distance of 107.12 feet; thence North 86°18'10" East, 3.36 feet to the Point of Beginning.

Less and Except the land described in the Corrective Quit Claim Deed recorded in Official Records Book 2926, Page 2335, Public Records of Lake County, Florida.

PARCEL C

Tract 31, Section 29, Township 22 South, Range 26 East, Lake Highlands County, according to the map or plat thereof as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida.

Less and Except the land described in the Corrective Deed recorded June 23, 2008 in Official Records Book 3643, Page 2021, Public Records of Lake County, Florida.

Together with that certain non-exclusive storm water drainage easement by and between Sandhill Commons Property Owners' Association and Dewitt Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

Containing 19.17 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

FROM C-2 General Commercial
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, January 3, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, January 17, 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
December 27, 2016 and January 3, 2017