



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, March 7, 2017
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Approval of the February 7, 2017 Planning and Zoning Commission meeting.

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2017-23
The Addison Rezoning

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.

Item 2 - Resolution No. 2017-14 *Table to April 4,*
2017
Weatherbee CUP

Request to table Conditional Use Permit
to allow for an automotive service center
in the Central Business District located at
898 W. Desoto Street.

Discussion of Non-Agenda Items

Nomination for Chair

Nomination for Vice-Chair

ADJOURN

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

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

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

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The meeting of the Planning & Zoning Commission was called to order Tuesday February 7, 2017 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carol Thayer, Herb Smith, Cuqui Whitehead, Tony Hubbard, and Jack Martin. Also in attendance were Shannon Schmidt, Economic Development Director, Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

Chairman Jones introduced and welcomed Commissioner Thayer to the Planning and Zoning Commission.

MINUTES of the Planning and Zoning Commission meeting held January 3, 2017 were approved as written.

REPORTS

Chairman Jones stated that Hungarian Rhapsody from the Florida Lakes Symphony Orchestra would be here February 23, 2017 at 7:30 pm at the First United Methodist Church.

Commissioner Whitehead thanked Chairman Jones and Ms. Schmidt for attending the local high schools program for Job Readiness. She stated that there were 550 students at East Ridge and Lake Minneola high schools and 400 students at South Lake High School.

1. REQUEST FOR LAND DEVELOPMENT CODE AMENDMENT

REQUEST: To amend the Land Development Code by adding section 122-249 Density Bonus Criteria.

APPLICANT: Staff

Development Services Director Hollerand presented the staff report as follows:

At its Dec. 13, 2016 meeting, the Council approved the transmittal of Ordinance 2016-40, a proposed amendment to the future land use element of the comprehensive plan that would increase the maximum allowed density in the Downtown Mixed Use district from 12 units per acre to up to 25 units per acre. This proposed amendment also provided for a bonus density up to a maximum of 40 units per acre through a Community Benefit Agreement that would be detailed in the land development code (LDC).

At the December hearing, the Council directed staff to prepare density bonus criteria for consideration at the Feb. 28, 2017 meeting along with the final adoption of Ordinance 2016-40, the related comprehensive plan amendment.

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Several criteria for receiving bonus density consideration were discussed at the December hearing, including fee simple ownership and quality building materials. These criteria, as well as others that address pedestrian improvements, trail connections and urban design/architecture, are proposed as mandatory requirements to be met when considering any densities exceeding the currently allowed 12 units per acre.

Eight additional criteria are outlined in the proposed new code Section 122-249 Density Bonus Criteria that would provide a basis for consideration of additional density up to the maximum 40 units per acre. These criteria are streetscape elements, transit facilities, parking structures, public parking, environmental sustainability, public open space, public art/cultural facilities and enhanced landscaping.

The LDC language also outlines a compatibility review process for projects proposing to use the bonus that would assess whether the projects have the potential to negatively impact adjacent properties abutting the CBD.

Finally, Section 122-249 describes the Community Benefit Agreement (CBA) that would be required for final Council approval. The CBA is also referenced in the future land use element amendment.

The City's consultant, Richard Levey, Levey Consulting, LLC, stated that this ordinance was constructed based on comments from the Planning and Zoning Commission and from the testimony from the public. He stated that they met with developers and builders of higher density housing to make sure the criteria being proposed is appropriate for the industry standards.

Mark Graff, 1944 Brantley Circle, stated that this should have been done sooner. He stated that he is in full support of the Density Bonus Criteria.

Commissioner Martin asked about criteria 7 and if the fund has been established.

Ms. Hollerand stated the fund has not been created at this time.

Commissioner Whitehead stated that she agrees with the limitations with the Density Bonus Criteria.

Commissioner Smith asked about rentals in the area.

Mr. Levey stated that they did not evaluate every parcel. He stated that it would be up to the developer to make a decision if it's market appropriate for that parcel.

Chairman Jones stated that this is long overdue. He asked about criteria 2 and providing a building that meets the National Building Code.

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Mr. Mantzaris stated that the developer could still build, however they would be restricted to 12 units or less. He stated if they wanted over 12 units, they would need to adhere to the criteria.

Commissioner Whitehead moved to recommend approval of the land development code amendment; seconded by Commissioner Hubbard. The vote was unanimous to recommend approval.

2. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Medium Density Residential to Downtown Mixed Use

APPLICANT: Staff

3. REQUEST FOR REZONING

REQUEST: To change the zoning from R-3 Residential/Professional to Central Business District

APPLICANT: Staff

Senior Planner Kruse presented the staff report as follows:

The City is requesting a small-scale comprehensive plan amendment for City property located south of W. Minneola Avenue known as West Lake. The property is approximately one acre in size. The City is in the process of developing the property into Victory Pointe, the regional stormwater pond and park.

The small-scale comprehensive plan amendment would change the future land use from Medium Density Residential to the Downtown Mixed Use designation. The Downtown Mixed Use designation adjoins this property on three sides. Since this property is a part of the Victory Pointe project that will serve the downtown area, it is a logical extension of downtown. In addition, the change would promote the expansion of the Downtown Mixed Use future land use in the area.

The City is requesting a change from the R-3 Residential/Professional District to CBD Central Business District. The property is approximately one acre in size, and the City is in the process of developing the property into Victory Pointe, the regional stormwater pond and park. The Central Business District adjoins this property on three sides. The Victory Pointe project would be permitted under Section 122-243 (5) of the land development code. The rezoning also promote the expansion of the Central Business District in the area.

Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use and approval of the rezoning to CBD Central Business District.

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Commissioner Whitehead moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Thayer. The vote was unanimous to recommend approval.

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

4. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Medium Density Residential to Downtown Mixed Use

APPLICANT: Paul Gaynor

5. REQUEST FOR REZONING

REQUEST: To change the zoning from R-3 Residential/Professional to Central Business District

APPLICANT: Paul Gaynor

Senior Planner Kruse presented the staff report as follows:

The applicant, Paul Gaynor, is requesting a small-scale comprehensive plan amendment to develop the subject property, located south of West Lake and north of 10th Street. The property is currently vacant and is approximately a half acre in size.

The small-scale comprehensive plan amendment would change the future land use from Medium Density Residential to the Downtown Mixed Use designation. This property adjoins the City's West Lake property and would be a continuation of the Downtown Mixed Use district. This property will be adjacent to Victory Pointe, the City's regional stormwater pond and park.

They are also requesting a change from the R-3 Residential/Professional District to CBD Central Business District.

The requested rezoning will promote the expansion of the Central Business District in the area. Although the Downtown Mixed Use future land use district currently allows for a maximum density of 12 units per acre, the Council approved transmittal of a comprehensive plan amendment in December 2016 that would increase the base density in the Downtown Mixed Use future land use district to a maximum of 25 units per acre and allow for a density bonus up to 40 units per acre if specific development criteria was met. The adoption of that proposed future land use change will be considered at the Feb. 28, 2017 Council meeting.

The applicant has indicated that they would like to construct single-family condominiums at a density of up to 10 units, which is approximately 25 units per acre.

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Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use and approval of the rezoning to CBD Central Business District.

Mark Graff, 1944 Brantley Circle, stated that he is looking to be the first project to make use of the Density Bonus Criteria.

Commissioner Whitehead moved to recommend approval of the small-scale 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 Hubbard. The vote was unanimous to recommend approval.

6. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

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

APPLICANT: Anderson Hill Commercial/AVID Group

7. REQUEST FOR REZONING

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

APPLICANT: Anderson Hill Commercial/AVID Group

8. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow for a structure more than 20,000 square feet in the C-2 General Commercial zoning district.

APPLICANT: Anderson Hill Commercial/AVID Group

Senior Planner Kruse presented the staff report as follows:

The applicant, Avid Group, is requesting a small-scale comprehensive plan amendment for the subject property. This request is being heard concurrently with requests for annexation, rezoning 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 Commercial designation. The property's physical characteristics and its U.S. Highway 27 frontage support the Commercial designation. The property is adjacent to a major arterial roadway and has existing commercial uses to the north and across U.S. Highway 27 to the east.

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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 9.5-acre property as a multi-tenant retail/commercial shopping center. Under Section 122-223 of the land development code, retail businesses and shopping centers are a permitted use in the C-2 General Commercial district.

Staff believes commercial uses at this location are compatible with the uses in the area. The single-family residential to the west is approximately 15 feet higher than the proposed development and will be buffered by the landscaping on top of the retaining walls. The stormwater pond will also be located in the western portion of the site. The property along U.S. Highway 27 is currently zoned Planned Commercial in Lake County, and the City's C-2 General Commercial is very similar to this use.

The applicant also has applied for a conditional use permit, since one of the buildings will occupy more than 20,000 square feet of floor space. The overall development will have up to 58,000 square feet of C-2 General Commercial use, of which approximately 3,500 square feet will be for outdoor patio use. Section 122-223 (b) of the land development code requires a conditional use permit for any building structure that occupies more than 20,000 square feet. The applicant is proposing one building with 20,400 square feet. The other proposed buildings will be under the 20,000-square-foot threshold.

The site will be developed to meet the City's architectural standards and will be in substantial accordance with the preliminary site plan prepared by Avid Group, revision date January 27, 2017.

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 building with more than 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution 2017-04. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Urban Low to Commercial and approval of the rezoning to C-2 General Commercial.

Peter Pensa, Avid Group, stated that the idea is to create a pedestrian-oriented location for various shops and services. He stated they anticipate five restaurants on the parcel including a drive-thru.

Carol Colvin, 12815 Katherine Circle, stated that she lives directly behind this project. She stated that she is concerned that the property is being rezoned from Urban Low to Commercial. She stated that there would be noise issues. She stated that there is no way to prevent people from gaining access to their neighborhood from the shopping center. She stated that the access from Anderson Hill Road would greatly impact their neighbor. She stated that there is already plenty of vacant retail space in Clermont. She stated that she disagrees with the annexation and rezoning request.

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Rose Farrell, 13215 Maria Ave., stated that she is opposed to the C-2 General Commercial zoning. She is concerned with the increased traffic.

Jennifer Cotch, 12522 Valencia Dr., stated that her main concern is the traffic. She stated she is asking that the access to Anderson Hill Road be removed from the development. She stated that she would like to see the landscape buffer expanded. She stated that she wants the lighting and hours of operation for the commercial site regulated, and she does not want the drive-thru approved.

Hector Serrano, 13106 Tamarack Blvd., stated that he is the president of the HOA. He stated that they already have issues with lighting, noise and people crossing through their yards.

Commissioner Whitehead asked about the lighting.

Mr. Kruse stated there is standard language in the code that restricts lighting to the site only. He stated that when developers come in for site review, they are required to submit a photometric plan.

Commissioner Martin asked about the height of the light pole.

Mr. Kruse stated he believes the height limit is 12 to 15 feet.

Commissioner Whitehead stated that she is concerned about the landscape buffer and people having access to the residents' properties.

Mr. Kruse stated that at this time the developer meets code.

Mr. Mantzaris stated that the Commission could request a condition for additional buffering.

Commissioner Smith asked if commercial would be allowed if the property stayed in the County.

Mr. Kruse stated that the parcels are Lake County Urban Low, which is the same as Kohl's zoning.

Commissioner Smith stated that he suggests closing the access to and from Anderson Hill Road.

Mr. Kruse stated that the access would be determined by Lake County.

Mr. Pensa stated that FDOT would not allow two entrances from U.S. Highway 27 because it does not meet the spacing requirements. He stated that they would be providing sidewalks along Anderson Hill Road in front of the development out to U.S. Highway 27.

Commissioner Martin asked about the retaining walls.

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Mr. Pensa stated that the retaining wall will be a six-foot wall along Anderson Hill Road and would be about three feet tall closer to U.S. Highway 27. He stated that on the rear and western side of the property there will be a double retaining wall.

Commissioner Hubbard asked about acquiring access from Gerber Collision since they already have an entrance on U.S. Highway 27.

Mr. Pensa stated that if each building was developed independently, then FDOT would have to allow access if you could not obtain access from your neighbor.

Chairman Jones stated that his concerns is the loading zone for Commercial F.

Mr. Pensa stated that the loading zone is next to Commercial E. He stated that the idea is that the user for Commercial F will not receive deliveries.

Carole Campbell, 13112 Tamarack Blvd., stated that she lives directly across the road from the proposed development. She stated that she can hear the noises from Walmart and Harley Davidson.

Commissioner Whitehead moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Thayer. The vote was unanimous to recommend approval.

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

Commissioner Hubbard moved to recommend approval of the conditional use permit with the elimination of the access to Anderson Hill Road; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

9. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

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

APPLICANT: Tommy's of Clermont/Matt Borisch

10. REQUEST FOR REZONING

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

APPLICANT: Tommy's of Clermont/Matt Borisch

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11. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow for a retail boat dealership and service center with up to 28,000 square feet of building space in the C-2 General Commercial zoning district.

APPLICANT: Tommy's of Clermont/Matt Borisch

Senior Planner Kruse presented the staff report as follows:

The applicant, MKB Florida Holdings, LLC, is requesting a small-scale comprehensive plan amendment for the subject property. The vacant property is approximately 9.8 +/- acres in size. This request is being heard concurrently with requests for annexation, rezoning 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 Regional Commercial to the City's Commercial designation. The Commercial designation is supported by the physical characteristics of the site and its location adjacent to S.R. 50. The property fronts a major arterial roadway and has existing commercial uses to the north and industrial uses to the west. The City's Commercial designation is very similar to Lake County's Regional Commercial future land use category.

Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to C-2 General Commercial under Section 122-224 of the land development code. A retail boat dealership and service center are a conditional use in the C-2 General Commercial district.

Staff has reviewed the applicant's proposal and believes commercial uses at this location are compatible with the uses in the area. The property fronts S.R. 50 and has industrial uses to the west and multi-family uses to the east. The adjacent multi-family project has its stormwater system adjacent to this parcel, and the buildings are more than 100 feet from the property line. In addition, the subject property is currently zoned Planned Commercial in Lake County, and the City's C-2 General Commercial is very similar to this use.

The applicant is requesting a conditional use permit for a retail boat dealership and service center with up to 28,000 square feet of building space in the C-2 General Commercial district. The site will be developed to meet the City's architectural standards and land development code. The site shall be developed in substantial accordance with the conceptual master site plan prepared by McCoy & Associates, dated December 2016.

Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City and approval of the rezoning to C-2 General Commercial.

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

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recommends approval of the request for a retail boat dealership and service center with up to 28,000 square feet of building space in the C-2 zoning district with the conditions contained in Resolution 2017-05.

Attorney Jimmy Crawford stated that he is representing Tommy's of Clermont.

Commissioner Whitehead moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Thayer. The vote was unanimous to recommend approval.

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

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

12. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planned Unit Development

APPLICANT: The Shoppes at WaterBrooke/Paul "J.J." Johnson, Jr.

Senior Planner Kruse presented the staff report as follows:

The applicant, UP Fieldgate US Investments – Clermont Hills, LLC, is requesting a rezoning for the subject property that consists of 18.38 acres. The property is south of SR 50 at the intersection of Emil Jahna Road and SR 50. The property has over 1,500 lineal feet of frontage on SR 50. The subject property consists of the existing FDOT stormwater pond and a portion of the applicant's property. If the zoning is approved, the applicant will relocate the existing stormwater pond to the rear of the property. FDOT is aware of the applicant's proposal and has not objected. The applicant is requesting the northern portion of their site along with FDOT's parcel to be rezoned to Planned Unit Development (PUD) for a commercial shopping center consisting of retail and restaurant uses. The proposed uses would be limited to the uses permitted under the C-2 General Commercial zoning.

The applicant is proposing a total building area of 107,000 square feet for the project. The submitted plot plan, as prepared by Thomas L. Knight, P.E. dated 12/31/2016, has several buildings that are greater than 20,000 square feet. The plan has a 42,000 sf building (Retail B), 35,000 sf building (Retail A), 25,000 sf building (Retail C-1/C-2), and a 5,000 sf building (Retail D). Not included in this total is the development that may occur on the 2.58 +/- acre future parcel indicated on the plot plan. The required number of parking spaces have been indicated on plan.

The applicant has identified six waivers to the land development code in order to develop the site. The waivers to be considered are: (1) a reduction in the required number of dumpster pads

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from 15 to 7, (2) a reduction in the required number of loading zones from 11 to 6, (3) increase in the maximum number of parking spaces without a landscape break from 10 to 11, (4) maximum grade change from 15 feet to 30 feet, primary due to the filling of the existing FDOT pond and relocation, (5) elimination of the 10 foot interior landscaping buffer between abutting property boundaries, and (6) allowing buildings to occupy more than 20,000 square feet of floor space, up to a maximum building floor space of 42,000 square feet.

Staff understands that the very nature of the PUD zoning allows waivers to the LDC for flexible development purposes. Staff has reviewed the waivers and agrees that a majority of the waivers presented have been granted in the past with previous developments. However, staff believes landscaping between the interior property boundaries should be done, such as sharing a buffer between properties or a clustering of the landscaping within the lot.

Staff has reviewed the applicant's request for a rezoning from Urban Estate to PUD zoning. The future land use is Commercial and the applicant's proposal reflects uses appropriate in this future land use. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2017-21 for a PUD.

JJ Johnson representing UP Development stated that he was present to answer any questions.

Commissioner Thayer stated that the landscape needs to be included rather than eliminated.

Commissioner Whitehead stated that she does not agree with all the waivers included in the planned unit development.

Commissioner Whitehead moved to recommend approval of the rezoning with removing the landscape waiver; seconded by Commissioner Thayer. The vote was unanimous to recommend approval.

There being no further business, the meeting was adjourned at 8:27 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



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AGENDA ITEM

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Meeting Date	
Tuesday, March 7, 2017	
Agenda Item Name	
Ordinance No. 2017-23 The Addison Rezoning	
Requested Action	
Recommend approval of Ordinance 2017-23.	
Staff Report	
<i>The Planning & Zoning Commission previously heard a request from the applicant for this rezoning at its Jan. 3, 2017 meeting. The application was withdrawn by the applicant at the City Council meeting on Jan. 17, 2017. The applicant has resubmitted the request, which must be re-heard by the Planning & Zoning Commission before being considered again by the City Council. The specifics of the proposed rezoning request remain unchanged from January.</i> 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 2-14-17, 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 applicant will be required to participate in any mitigation that is warranted by the Lake County School District 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 2017-23.

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
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1.	Ordinance	2017 REZ ORD 2017-23.docx
2.	Maps	The Addison Maps.pdf
3.	Elevation	Elevations.pdf
4.	PUD Site Plan	02-15-17 PALISADES AT CLERMONT Packet.pdf
5.	Colored Schematic Site Plan	Colored Schematic Site Plan.pdf
6.	Addison Photos	The Addison at Universal__ Photos.pdf
7.	Application	Application - March.pdf
8.	Legal ad	2017 The Addison PUD legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2017-23

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.

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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, Sheet C-2.1, prepared by B&S Engineering Consultants, LLC, dated 2-14-17, Palisades at Clermont, LLC. 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.

CITY OF CLERMONT
ORDINANCE No. 2017-23

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. 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.

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.

CITY OF CLERMONT
ORDINANCE No. 2017-23

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. 2017-23

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of March, 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

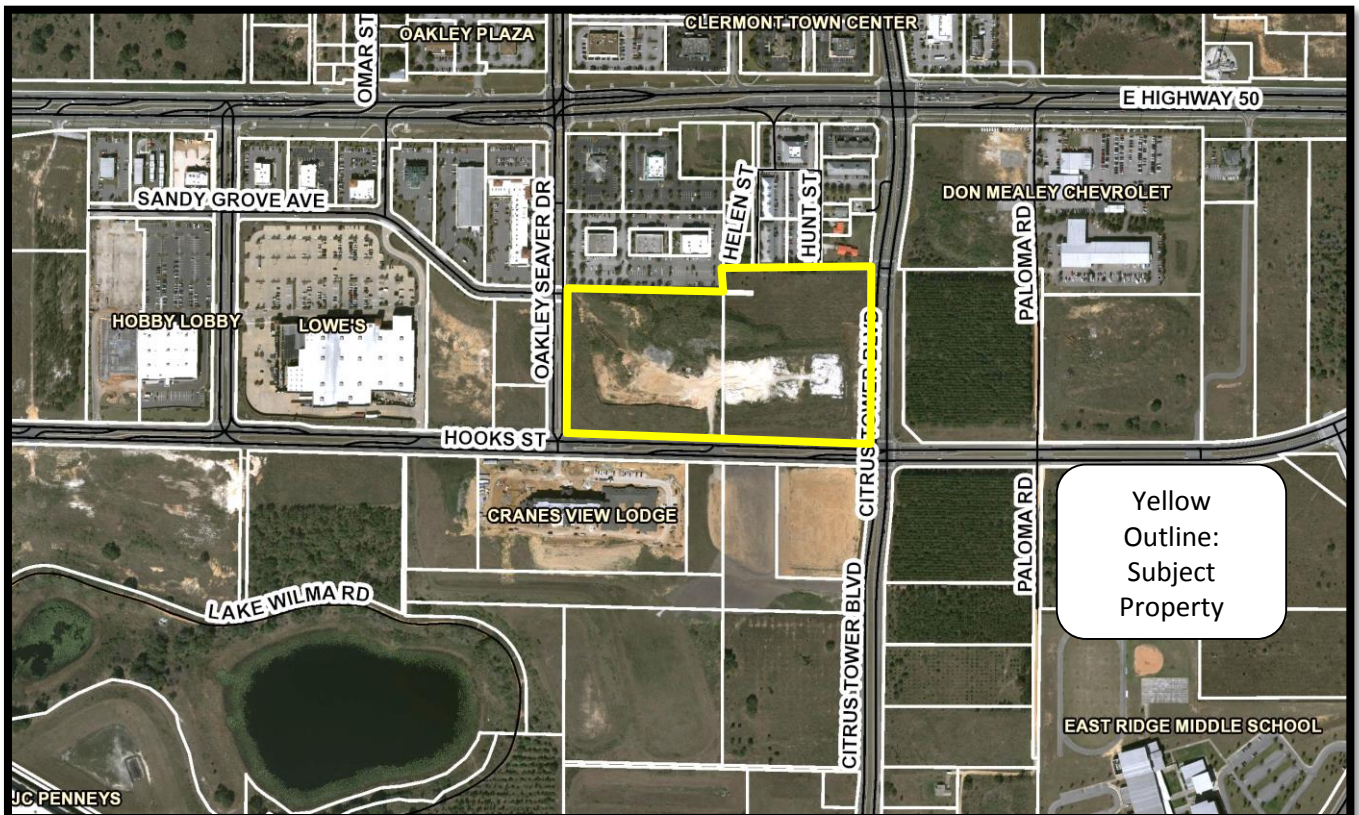
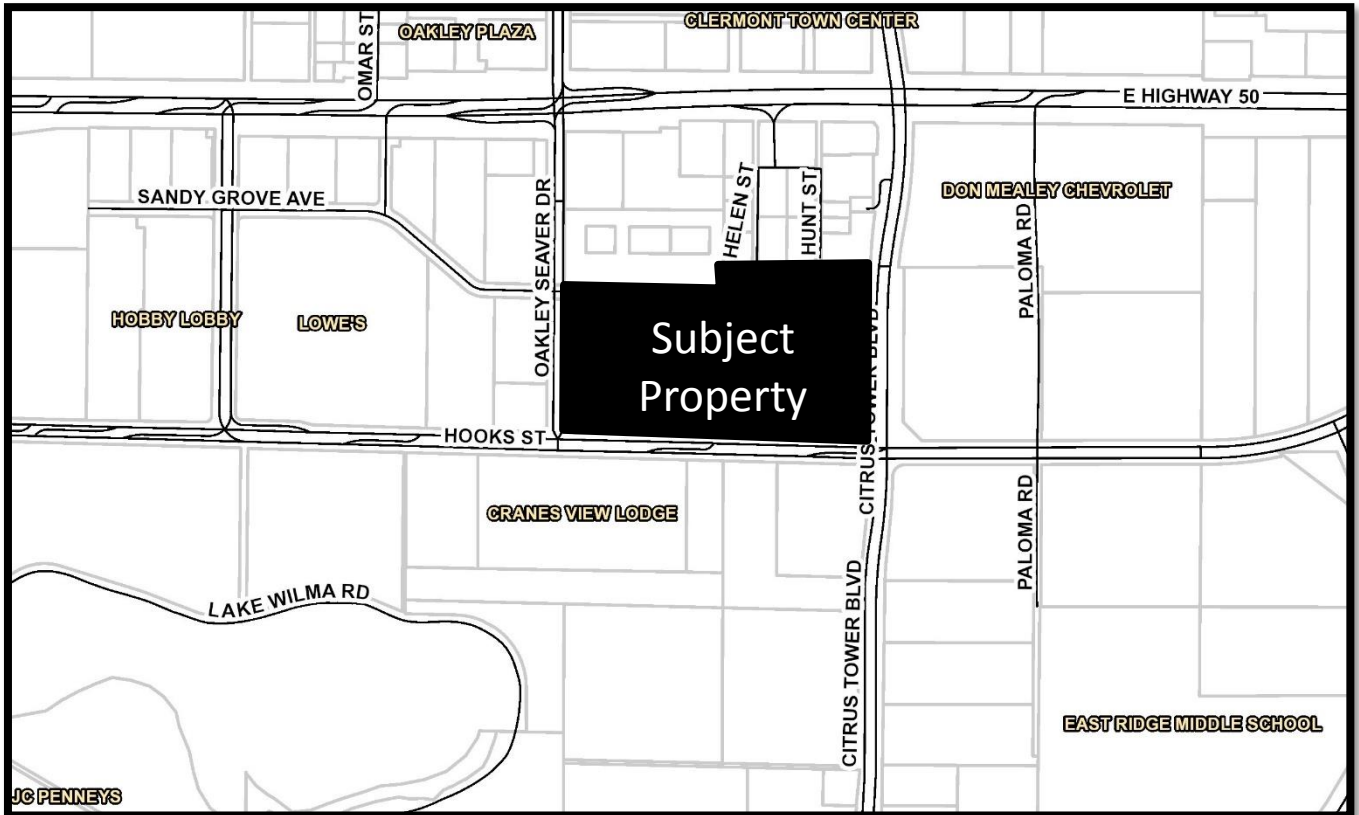
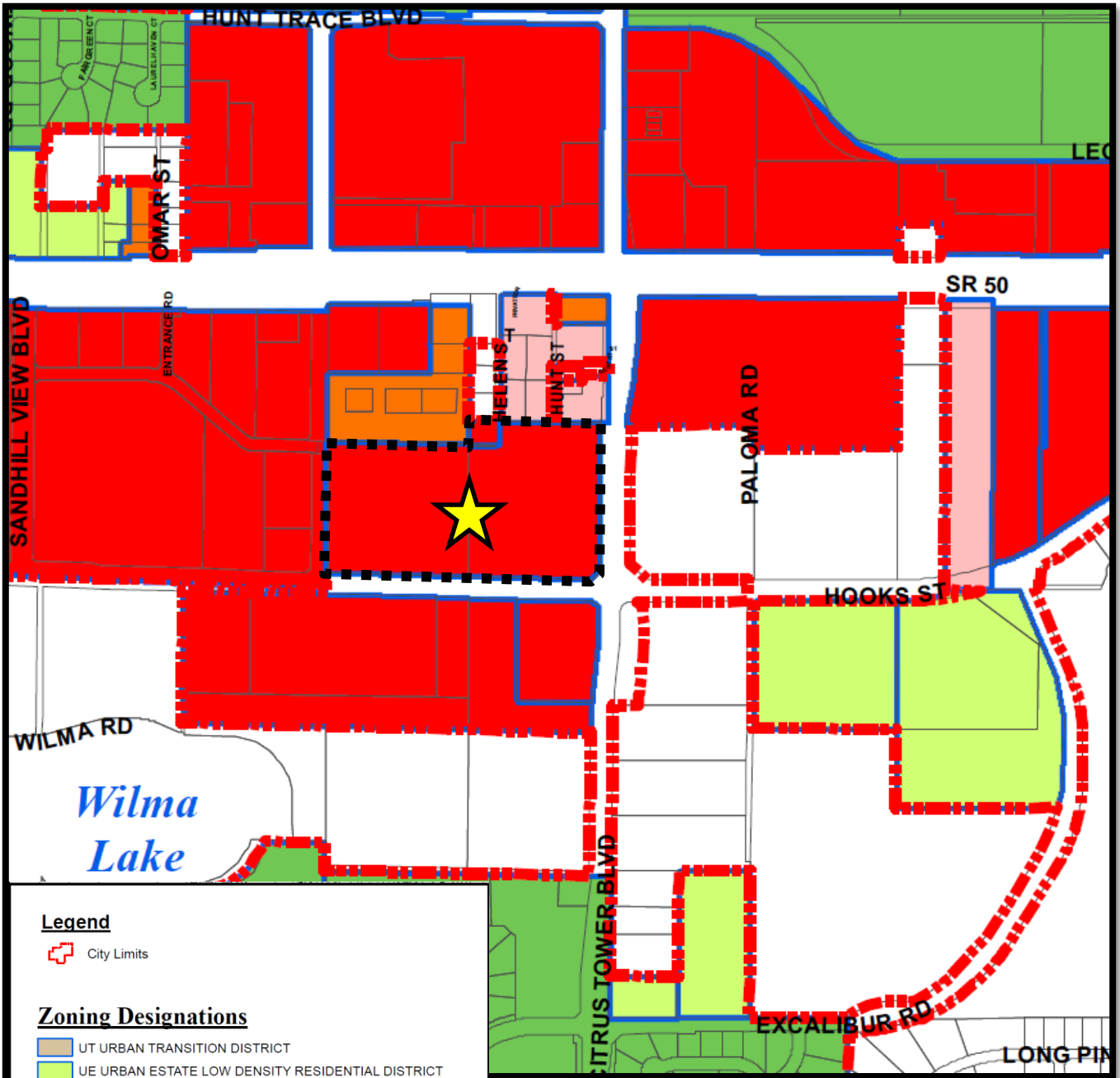


Exhibit – Zoning The Addison



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

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

THE PALISADES

Preliminary Design- December 01, 2016

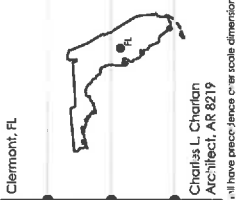


MEP ENGINEER
MiGre Engineers, LLC
1200 West S.R. 434, Suite 301
Longwood, Florida 32750
PH. 407-636-7999, x122
www.migre-eng.com
CONTACT: Pat Rance
E-MAIL: Prance@migre-eng.com

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
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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

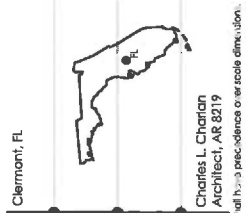
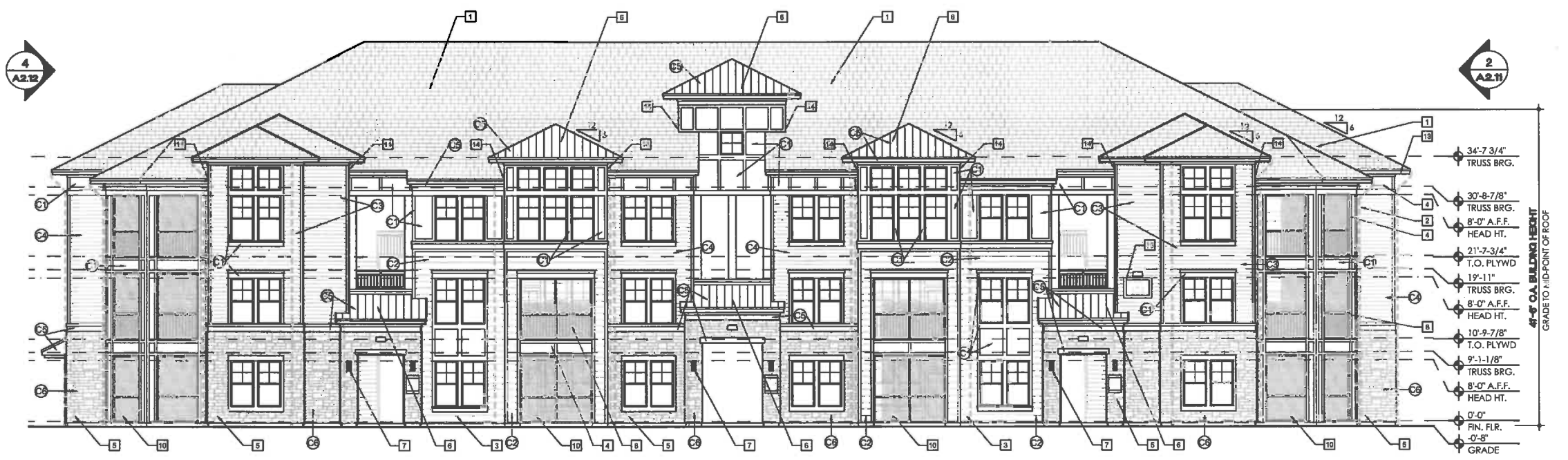
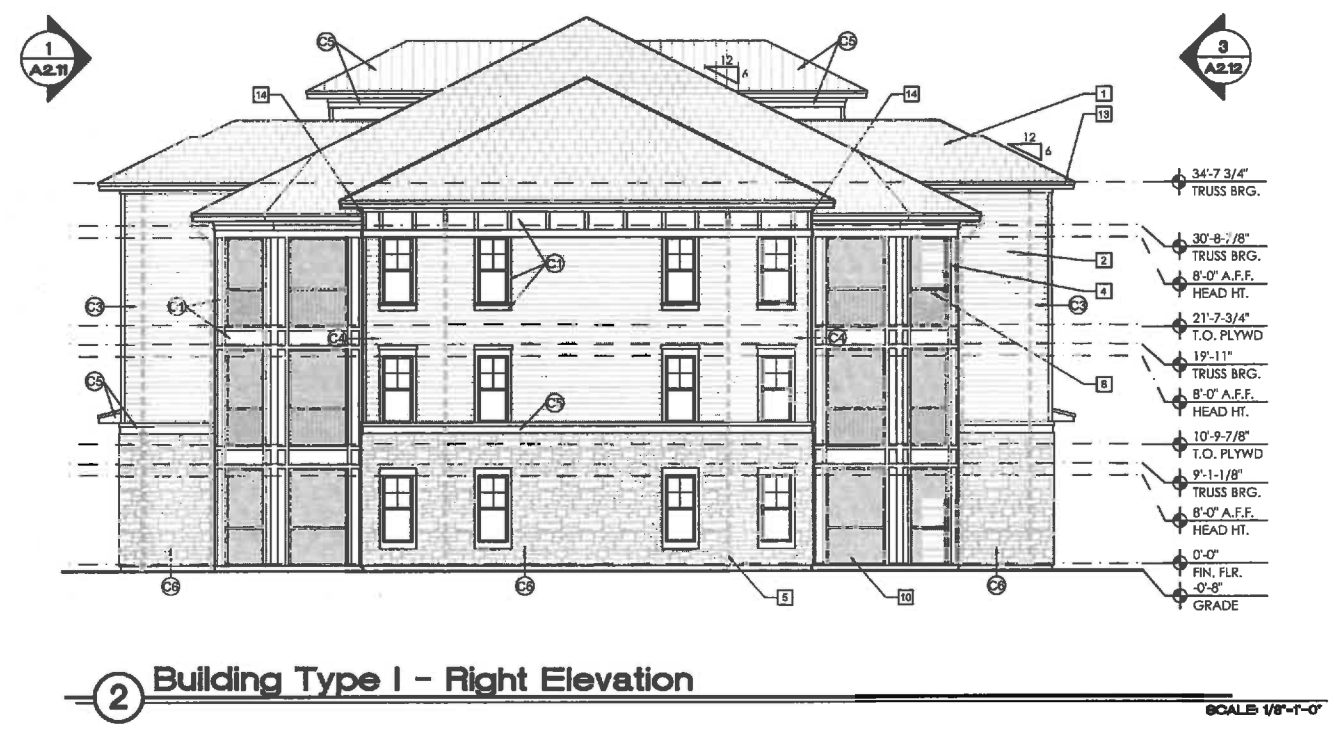
1. CONCRETE ROOF TILE ON SELF ADHERED #10 MIL WATERPROOFING MEMBRANE ON ROOF SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES
2. 4" Reveal fiber cement lap siding over building wrap, over exterior wall per manufacturer's recommendations
3. 10" reveal fiber cement lap siding over building wrap, over exterior 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	



THE PALISADES

The Palisades of Clermont, LLC
1536 Lake Whitney Drive - Wintermere FL 34786.

cba
charlan • brock
associates

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

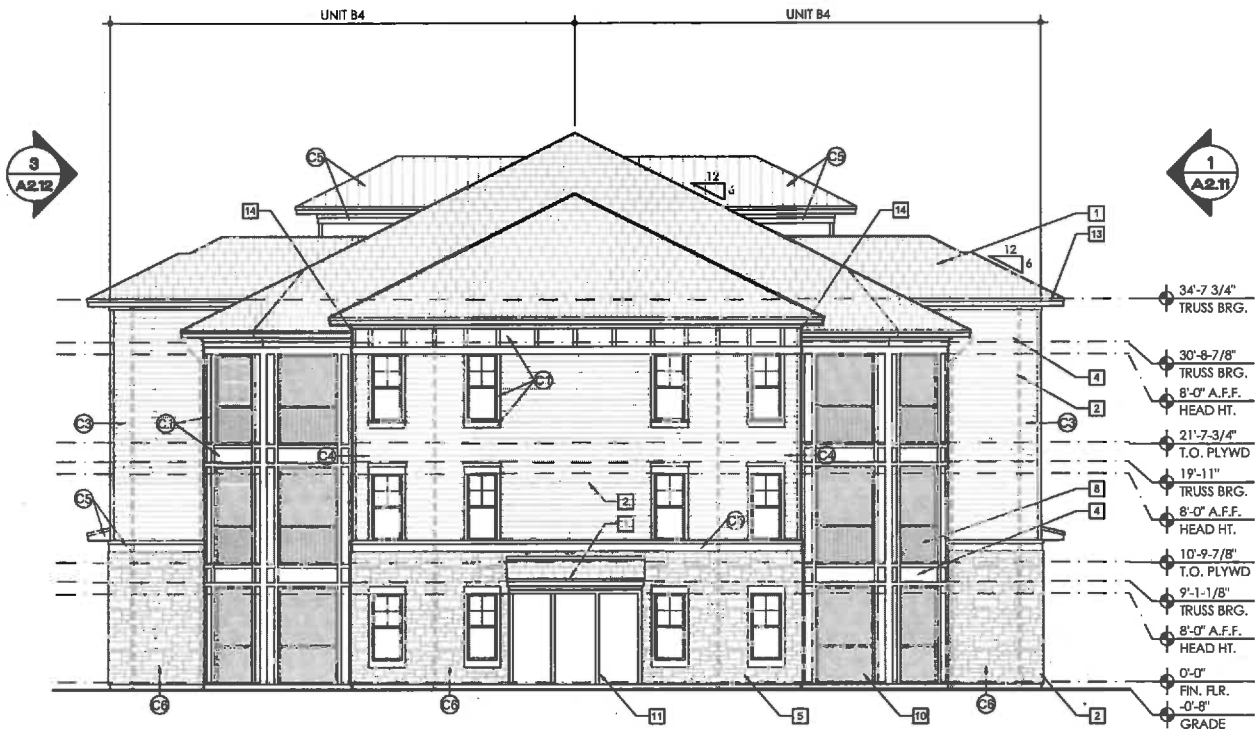
charlan, brock & associates, llc, hereby represents and warrants that the information contained herein is true and correct to the best of our knowledge and belief, and that the information is not intended to be used for any purpose other than that for which it was prepared. charlan, brock & associates, llc, shall not be responsible for any errors or omissions in this document, and shall not be responsible for any consequences arising from the use of this document. charlan, brock & associates, llc, shall not be responsible for any damages, including reasonable attorneys' fees, arising from the use of this document. charlan, brock & associates, llc, shall not be responsible for any damages, including reasonable attorneys' fees, arising from the use of this document.

- ELEVATION KEY NOTES**
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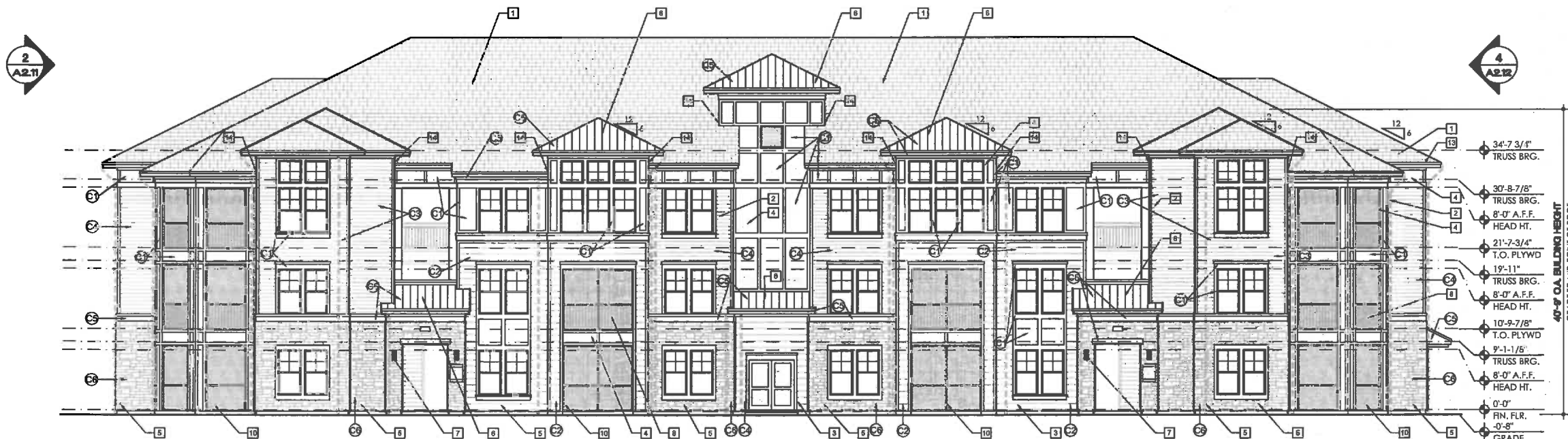
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NOTE: All cornices, gutters, screen enclosure, metal roofs and fascias to be color: Cyberspace, SW7076



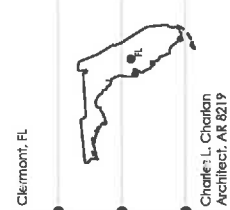
4 Building Type I - Left Elevation

SCALE 1/8"=1'-0"



3 Building Type I - Rear Elevation

SCALE 1/8"=1'-0"



THE PALISADES

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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 without the express written permission from cbaa, Inc. Violation of these provisions shall have jurisdiction over scale dimensions.

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.

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

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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°05'36" 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°08'45" 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 640.56 feet; thence North 04°05'36" East 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 2966, 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 2061, 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 Jewett Enterprises, Inc. recorded June 29, 2012, in Book 4181, Page 423, Public Records of Lake County, Florida.

PD EXHIBITS FOR

PALISADES AT CLERMONT

**PARCEL ID # 9-22-26-130501700000,
09-22-26-1305031000000 & 09-22-26-1305032000001**

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 FENNEL ST.
MAITLAND, FL 32751
PHONE: 407-660-8900

ENVIRONMENTALIST

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

SITE DATA

SECTION/TOWNSHIP/RANGE:

PROPERTY AREA:

EXISTING ZONING:

EXISTING USE:

PROPOSED ZONING:

PROPOSED USE:

MAX BUILDING HEIGHT:

VEGETATION:

SETBACKS:

FRONT (HOOKS STREET)

SIDE (CITRUS TOWER BLVD)

(OAKLEY SEAVAR BLVD)

REAR

9/225/26E

±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

25'

25'

25'

VARIANCES:

PARKING AS PROPOSED:

MINIMUM PARKING REQ.	
TOTALS	REQ.
1. RD - 56 (1.5)	84
2. RD - 102 (1.0)	102
3. RD - 52 (0.5)	150
REQUIRED	236
HANDICAP REQUIRED	9
PROVIDED	
STANDARD 15'x30'	438
HANDICAP 12'x20'	24
GARAGE	63
TOTAL	525

APPLY TO ENTIRE PROPERTY AS
DETAILED ON SHEET C-1.1

PER CITY CODE

UTILITY SERVICE PROVIDERS

WATER

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

PHONE

CENTURY LINK
260 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 NPFA 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 PAVEMENT AND CRASH GATES.



B&S
ENGINEERING, INC.

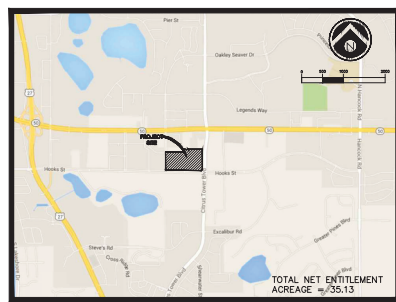
2221 Lee Road, Ste. 17
Winter Park, FL 32789
(407) 960-5868

Board of Professional Engineers
Certificate No. 28973

JOB No.: POC-001
DRAWN BY: JLB
APPROVED BY: MLS

DATE: 02-14-17
SHEET:
C-0.1

LOCATION MAP

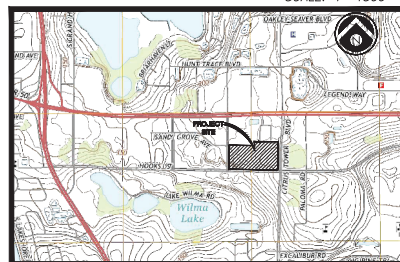


SECTION 9 TOWNSHIP 22S RANGE 26E LATITUDE 28° 32' 43"N LONGITUDE 81° 42' 54"W

Feb 15, 2017 - 7:00am
P:\PROJECTS\B&S\POC-001 Palisades at Clermont\Drawings\C-00 COVER SHEET.dwg

USGS MAP

SCALE: 1"=1500'



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

Sec. 54-78. - Driveway construction standards.

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.

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

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

(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.

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 previous areas of the site as needed.

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.

Sec. 122-126 Yards

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

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.

PD EXHIBITS

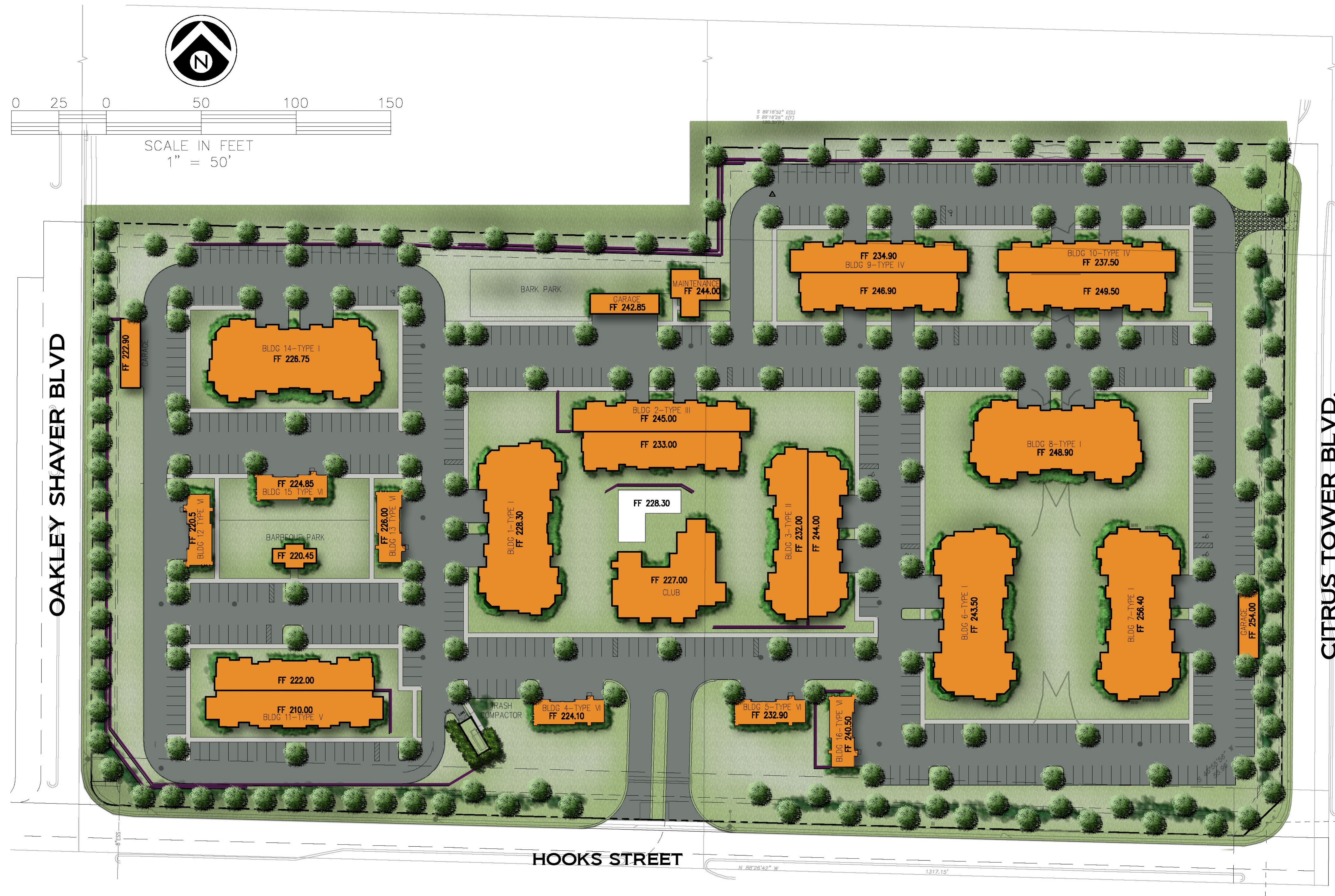




SCHEMATIC PROPOSED BUILDING TYPE I



SCHEMATIC PROPOSED CLUBHOUSE



SCHEMATIC SITE PLAN



THE ADDISON
AT UNIVERSAL BOULEVARD









**CITY OF CLERMONT
REZONING
APPLICATION**

FEE \$542 plus
advertising costs

~~FEE \$350.00~~

DATE: February 10 2017

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 & 09-22-26-130503100000

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. 2017-23

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, March 7, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, March 28, 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
February 28 and March 14, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, March 7, 2017			
Agenda Item Name			
Resolution No. 2017-14 <i>Table to April 4, 2017</i> Weatherbee CUP			
Requested Action			
Recommend tabling Resolution 2017-14.			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Legal ad	2017 CUP legal ad.docx		

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for an automotive service center in the Central Business District.

LOCATION

898 West Montrose Street
Alternate Key 1615062 & 2512971

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, March 7, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, March 28, 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
March 1 and March 21, 2017