



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Monday, September 18, 2017
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Approval of the July 6, 2017 Planning and Zoning Commission meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2017-34
*Anderson Hill Small-Scale Comprehensive Plan
Amendment*

Consider ordinance to change the future land use from Lake County Urban Low Density to Commercial for 9.47 +/- acres located west of U.S. Highway 27 and north of Anderson Hill Road.

Item 2 - Ordinance No. 2017-35
Anderson Hill Rezoning

Consider ordinance for a Planned Unit Development to allow 58,000 square feet of C-2 General Commercial uses on 9.47 +/- acres west of U.S. Highway 27 and north of Anderson Hill Road.

Item 3 - Resolution No. 2017-39
Clermont Hillside Terrace Conditional Use Permit

Consider resolution to amend the conditional use permit to eliminate additional tree mitigation for Clermont Hillside Terrace.

Item 4 - Ordinance No. 2017-29
*Clermont Ridge Senior Villas Comprehensive Plan
Amendment*

Consider ordinance to change the future land use designation for 6.35 +/- acres from Lake County Urban Medium to High Density Residential for property located north of Hunt Trace Boulevard and west of Oakley Seaver Drive.

Item 5 - Ordinance No. 2017-30
Clermont Ridge Senior Villas Rezoning

Consider ordinance to change the zoning from Urban Estate to Planned Unit Development for an age-restricted senior housing project on 6.35 +/- acres located north of Hunt Trace Boulevard and west of Oakley Seaver Drive.

Item 6 - Resolution No. 2017-49
Barn Brewery Conditional Use Permit

Consider resolution to allow a building to occupy more than 3,000 square feet of total floor area at 750 West DeSoto Street.

Item 7 - Ordinance No. 2017-27
*Land Development Code Chapter 102- Signs
Table to October 3, 2017*

Consider ordinance to repeal and replace Chapter 102-Signs in the Land Development Code to create content-neutral regulations that regulate signs based on their function and not on content.

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Monday, September 18, 2017
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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
MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2017

Page 1

The meeting of the Planning & Zoning Commission was called to order Thursday, July 6, 2017 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carol Thayer, Judy Proli, and Jack Martin. Curt Henschel, Planning Manager, Regina McGruder, Senior Planner, Jack Morgeson, Legal Counsel for the City, and Jane McAllister, Planning Specialist, were also in attendance.

Commissioner Thayer moved to approve the minutes of the June 6, 2017 meeting as written; seconded by Commissioner Proli.

Planning Manager Henschel presented the staff report as follows:

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To amend a conditional use permit (Resolution No. 2016-09) for a planned unit development to remove a condition requiring sidewalks along Hartwood Marsh Road.

APPLICANT: Lennar Homes, LLC

The applicant is requesting to amend the existing conditional use permit (Resolution No. 2016-09) to allow for the elimination of the public sidewalk on Hartwood Marsh Road. This is condition number 5, under Section 6, Transportation Improvements in Resolution No. 2016-09.

In April 2016, the applicant requested the removal of the public sidewalk requirement along with other requests for Phase 7 of the project. The request to eliminate the sidewalk was denied at that time, and after waiting the required one-year time limit to reapply, the applicant is now back for the same sidewalk request.

The existing resolution requires a public sidewalk to be constructed along the north side of Hartwood Marsh Road right-of-way. This is a typical requirement for any development within the City. When this requirement was included as part of the resolution, it was assumed the right-of-way for Hartwood Marsh Road would remain as is. The Lake County Engineering Office has informed City staff that this is not the case anymore. Lake County is working with the Center Lake Sand mine to relocate Hartwood Marsh Road to the eastern side of their property. This would leave a cul-de-sac just to the west of the Heritage Hills entrance on Hartwood Marsh Road. For this reason, the applicant is again requesting not to construct the sidewalk in this area. Lake County has also included a letter that states that this sidewalk will be of no use because of the internal connectivity of the existing development.

Chairman Jones opened the floor to the public.

Duane Booth, of Booth, Ern, Straughan & Hiott, Inc., 902 N. Sinclair Ave., Tavares, FL, said he is the engineer for Lennar on this project. He said that Lennar is returning with the same request they had last year. He said there is an existing internal sidewalk that they wish to use which would eliminate the need for an external sidewalk.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2017

Page 2

Mr. Booth showed a site plan where south Hartle Road (CR 455) connects with Hartwood Marsh Road at a point south of the development.

Mr. Booth said there is a county road within the city limits in Tavares, and that city is required to maintain the sidewalk along the road even though it is a county road. Unless there is a maintenance agreement between the City and County for the County to maintain the sidewalk, it will be the City's responsibility. He said that in this case there is no such agreement.

Rob Bonin, Lennar Homes, 1244 Suzanna Blvd., Orlando, FL, said they wish to eliminate approximately 1,200 feet of sidewalk which will actually lead to nowhere.

Commissioner Martin asked if the internal sidewalk would be available for the public to use.

Mr. Booth said it is a gated community so the internal sidewalk would not be accessible to the public.

Commissioner Martin then asked if the proposed sidewalk, that they do not wish to build, would be available for public use. The answer was yes.

Mr. Booth said the County is actually under contract for the extension of Hartle Road.

Mr. Bonin added that the sidewalk would end in a cul-de-sac.

Chairman Jones asked why the City wouldn't give the developers a year to see how things work out without the sidewalk. He said the sidewalk will cost a substantial amount, and he would not like to see it built if it would not be useful.

Mr. Henschel replied that there is no timeline from the County. The proposed Hartle Road extension could come very soon or not for several years. He said the developer wants to wrap things up and get their final certificates of occupancy.

Mr. Bonin said they are closing out the building of Heritage Hills. He said there is no need for the sidewalk with either alignment of Hartle Road and that it is going to be a dead end either way. He said the only reason you would use that sidewalk would be to get into Heritage Hills, and if you were a resident there you could use the internal sidewalk.

Stuart Kinniburgh, 3736 Serena Lane, Heritage Hills, said that as a resident, he wanted to know if the sidewalk is not built, and a year down the road if someone decides that there is a need for the sidewalk can the Homeowners Association then be responsible for providing the sidewalk. He said he would like to support Lennar, however if it is going to cost the HOA in the future, he is not for eliminating the requirement.

Chairman Jones asked Mr. Morgeson if this was an issue that could come up in the future.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2017

Page 3

Mr. Morgeson, legal representative for the City of Clermont, said that it could be an issue in the future.

Debra Renning, 3649 Corcica Lane, Heritage Hills, said that people who are using the sidewalk could gain access to the Heritage Hills community. She said there are a lot of people in her community who want to have the external sidewalk built.

Ms. Renning stated that she wants the sidewalk built. She said that all the other communities along Hartwood Marsh Road have a sidewalk, and that it would look more professional if it was consistent with the surrounding communities. She said the City should stick to the requirement.

Harry Mason, 3667 Caladesi, Heritage Hills, said the builder wants the requirement removed so they can get their certificates of occupancy and move on. He said some money should be set aside to eventually build the sidewalk when the County does bring Hartle Road down.

Eric Sorkin, 3948 Sanibel St., Heritage Hills, said that the required sidewalk will not go anywhere and he would hate to see City taxpayer money going to maintain such a sidewalk. He said further that it is safer for the residents of the community to use the internal sidewalk. Mr. Sorkin asked for clarification as to removing the requirement from the CUP.

Mr. Morgeson said that if the requirement is removed, then no one will be required to build the sidewalk. If at a later date the sidewalk is required, it will not be Lennar's responsibility to install it.

Rob Bonin, said that Lennar is not trying to get their final certificates of occupancy and leave. He reiterated that the sidewalk is unnecessary and will go nowhere.

Chairman Jones closed the public portion of the meeting.

Commissioner Proli said she is thinking about the future and all the growth. She asked if there is a school near this property.

Mr. Henschel said there is a charter school about a mile away.

Commissioner Proli said she is concerned with safety of children going to and from school without a sidewalk in place.

Commissioner Thayer said there is a question about when the configuration of this road will be changed. She said it could be changed next year or in five years. Commissioner Thayer said that with all the growth, and not knowing what will be built in the future, a sidewalk is necessary.

Commissioner Martin said there is a traffic problem along Hartwood Marsh Road and that a lot of people walk along Hartwood Marsh Road. He said the sidewalk is necessary. Commissioner

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2017**

Page 4

Martin also shared his concern that if you eliminate the requirement here it could set a precedent, and others will want to eliminate that requirement in the future.

Chairman Jones said that 1,200 feet of sidewalk will be quite an expense for something that appears that it will not service many people. He would like to find a way to compromise, but doesn't know how that will happen.

Chairman Jones said that there are many places in the City of Clermont where sidewalks should have been put in place and weren't.

Commissioner Martin made a motion to deny the request to eliminate the requirement for an external sidewalk, seconded by Commissioner Proli.

The vote to approve denial of the request was unanimous.

2. REQUEST FOR A CONDITIONAL USE PERMIT

REQUEST: To allow for a shopping center within the Lost Lake Reserve PUD.

APPLICANT: CTV3, LLC

Senior Planner McGruder presented the staff report as follows:

The applicant is requesting a Conditional Use Permit (Resolution No. 2017-29) to allow for a commercial shopping center over 20,000 square feet in the Lost Lake Reserve PUD.

The Conditional Use Permit is for a commercial shopping center that will consist of multiple office and retail buildings for a total of 56,325 building square feet for the project site. The multiple buildings will allow a variety of retail and service uses consistent with the C-1 Light Commercial zoning district. Any commercial lot splits must go through the commercial subdivision platting process. The subject property is identified as Parcel "L" designated as Town Center in the Lost Lake Reserve PUD. The subject property is currently vacant and located at the northeast corner of Citrus Tower Boulevard and Johns Lake Road. The parcel consists of 7 +/- acres.

The Lost Lake Reserve PUD Master Plan (Resolution No.1294) land use conditions require each parcel be developed with the directives of the DRI and in accordance with the approved Master Plan. The subject property, Parcel "L," requires a CUP for shopping center use. The proposed development is consistent with the intent of the approved PUD Master Plan for this parcel. Staff recommends approval of the Conditional Uses Permit.

Chairman Jones asked if the elevations show entrances on both front and rear of the buildings.

Ms. McGruder exhibited the north and south elevations, and then the east and west elevations.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2017

Page 5

Chairman Jones asked how much of the site would be professional office and how much would be retail.

Jennifer Koch, of Langley, Nagel, Crawford & Modica, 1201 W Highway 50, representing Citrus Tower Park, said that it would be heavily medical office use.

Chairman Jones opened the floor to the public. No one wanted to speak, so he closed the public portion.

Commissioner Thayer asked if the majority was going to be medical.

Ms. Koch replied that is their understanding right now.

Commissioner Proli asked about the slope. She suggested that they not make steep cuts and flatten the land or have high walls as it takes away from the aesthetics.

Mr. Henschel assured her that all the grading will be done to code.

Commissioner Martin asked if sidewalks will be available on both Citrus Tower Boulevard and on Johns Lake Road.

Mr. Henschel said there will be sidewalks on both streets.

Commissioner Thayer made a motion to approve the request, seconded by Commissioner Martin. The vote for approval was unanimous.

There being no further business, the meeting was adjourned at 7:28 p.m.

Nick Jones, Chairman

ATTEST:

Jane C. McAllister – Planning Specialist



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Monday, September 18, 2017		
Agenda Item Name		
Ordinance No. 2017-34 <i>Anderson Hill Small-Scale Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance 2017-34.		
Staff Report		
<i>Due to Hurricane Irma closings, the Planning and Zoning Commission and City Council meetings moved out from Sept. 11 and Sept. 12, 2017 to Sept. 18 and Sept. 19, 2017, respectively.</i> The applicant, Avid Group, is requesting a small-scale comprehensive plan amendment for the subject property. The request was before the Council earlier this year for consideration, but it was withdrawn in April by the applicant to further refine the development plan. The property is approximately 9.5 +/- acres in size. This request is being heard concurrently with requests for annexation and rezoning. The applicant wishes to develop the property and use City services. The small-scale comprehensive plan amendment would change the future land use from Lake County's Urban Low within a major commercial corridor to the City's Commercial designation. The property fronts a major six-lane arterial roadway encouraging commercial use and has existing commercial uses to the north and across U.S. Highway 27 to the east. The Commercial designation is supported by the proximity of the property to U.S. Highway 27 and the existing development pattern of comparable intensity in the area. In addition, Lake County's comprehensive plan, Policies I-1.3.2 & I-1.3.10.6, permits the proposed commercial activities and encourages infill development within commercial corridors. The City's Commercial future land use would be comparable with Lake County's Urban Low within the major commercial corridor designation. The Commercial future land use is the most appropriate based on the development pattern of the surrounding area, which is primarily commercial along the U.S. Highway 27 corridor. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Urban Low to Commercial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Ordinance 2017-34	CPA ORD 2017-34.doc
2.	Location map	Anderson Hill 9-17 Sm Sc location map.pdf
3.	Maps and Exhibits	Anderson Hill Retail Maps 9-17.pdf
4.	Neighboring property owners letter	Neighbors letter_Aug 24 2017.pdf
5.	Application	Anderson Hill 9-17 Small Scale app.pdf
6.	Legal Ad	CPA Anderson Hill legal ad 9-17.docx

CITY OF CLERMONT
ORDINANCE No. 2017-34

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION

Tract 27 together with a portion of Tract 22, as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, Plat Book 3, Page 24, public records of Lake County, Florida. Being more particularly described as:

Begin at the Southwest corner of Tract 22 as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida; thence along the West line of Tract 22 N00°31'25"E, a distance of 61.46 feet; thence N63°34'33"E, a distance of 393.00 feet to

CITY OF CLERMONT
ORDINANCE No. 2017-34

a point on the West Right-of-Way line of US Highway 27; thence along said West Right-of-Way line, S24°35'30"E, a distance of 269.86 feet to a point on the South line of Tract 22; thence continue along said West Right-of-Way line S24°35'30"E, a distance of 366.85 feet; thence S00°27'49"W, a distance of 266.03 feet to a point on the North Right-of-Way line of Anderson Hill Road; thence N89°03'43"W along the said North Right-of-Way line of said Anderson Hill Road, a distance of 620.93 feet to a point on the West line of Tract 27 as shown on said the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East; thence along said West line of said Tract 27, N00°31'46"E, a distance of 598.50 feet to the Southwest corner of said Tract 22 and the Point of Beginning.

Containing a total of 9.47 acres, more or less.

Alternate Key 1453496, 3828239, and 2826541.

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM COUNTY URBAN LOW DENSITY
TO CITY OF CLERMONT COMMERCIAL

Section 2.

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

Section 3.

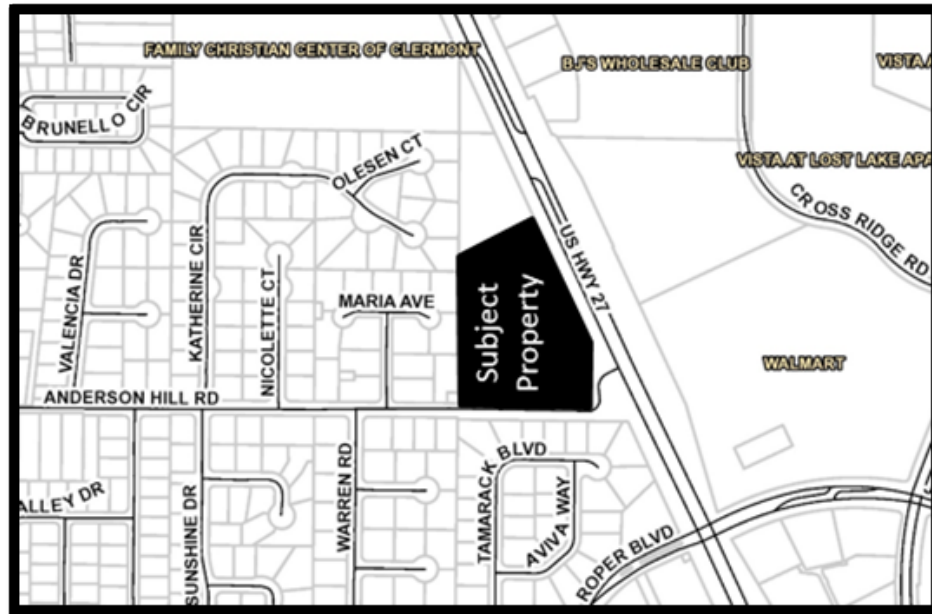
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4.

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

CITY OF CLERMONT
ORDINANCE No. 2017-34

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of September, 2017.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



July 27, 2017



County Boundary

Street Names

Local Streets

Subdivision Lot Numbers

Property Name

Tax Parcels Alternate Key



Tax Parcels



Surrounding Counties

1:5,000

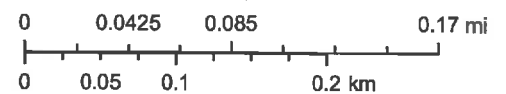


Exhibit - Location Map – Anderson Hill Retail

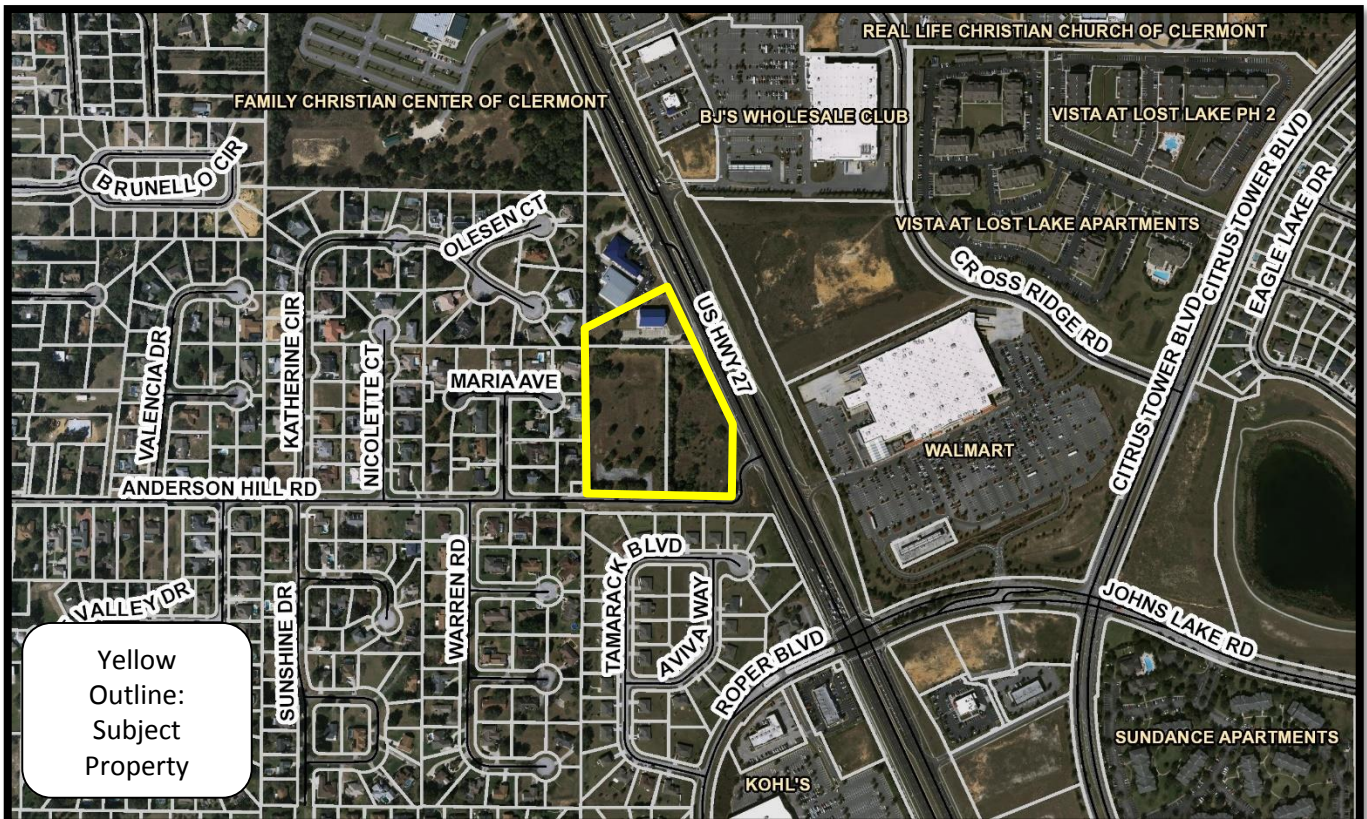
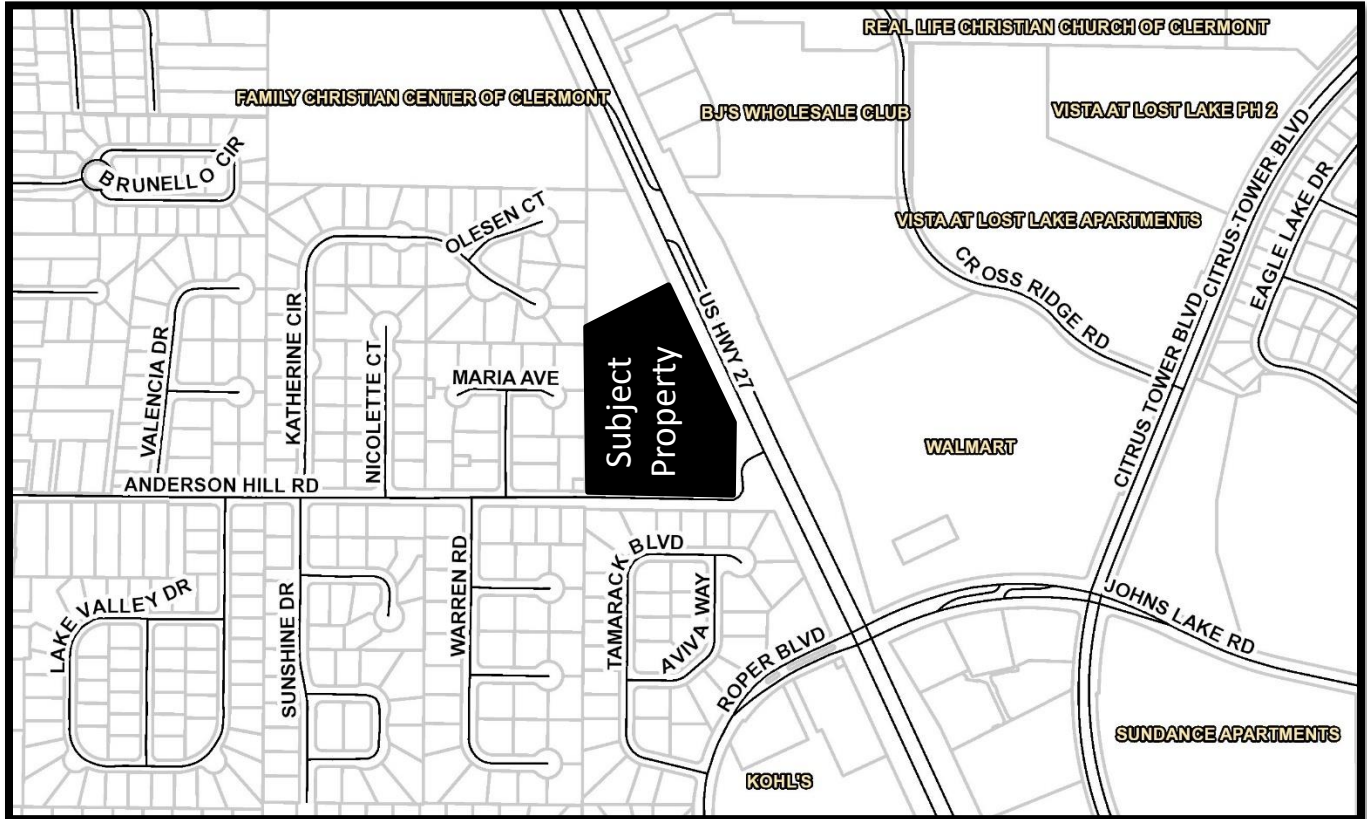


Exhibit – Future Land Use Map – Anderson Hill Retail

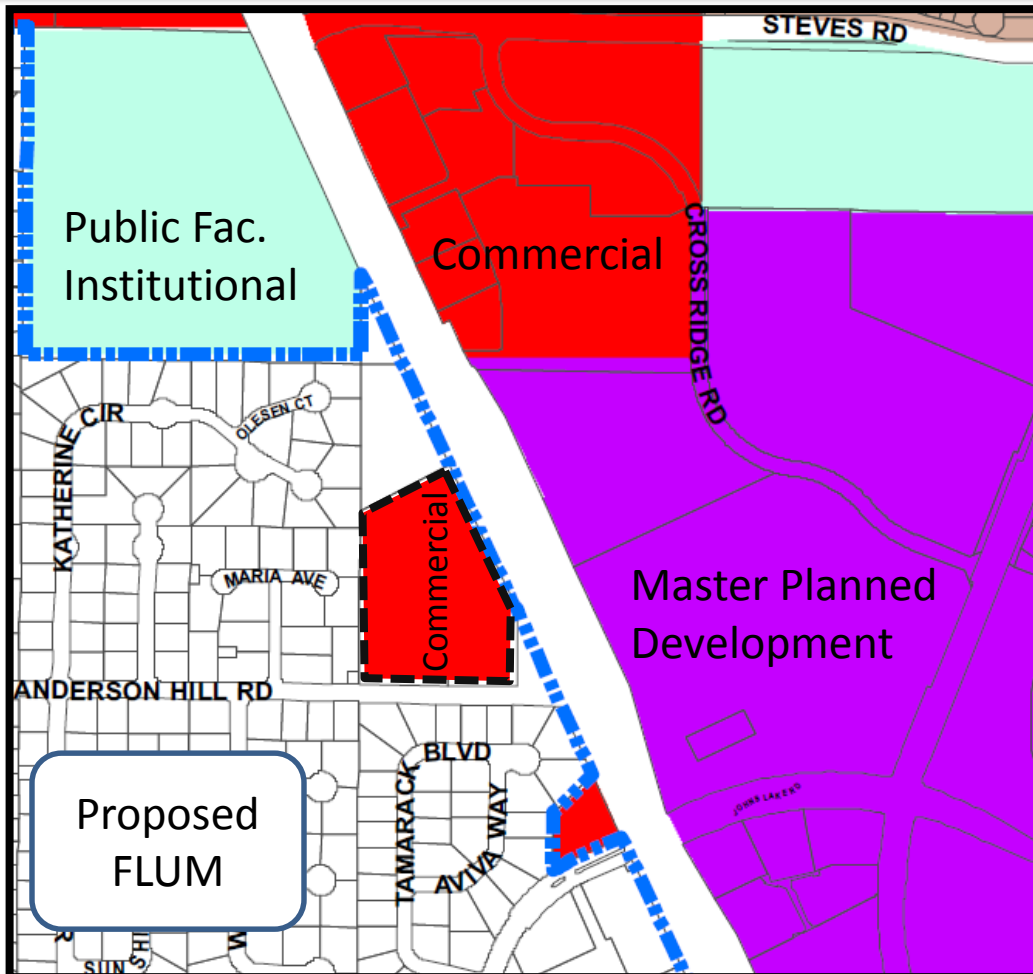


Exhibit – Zoning Map – Anderson Hill Retail

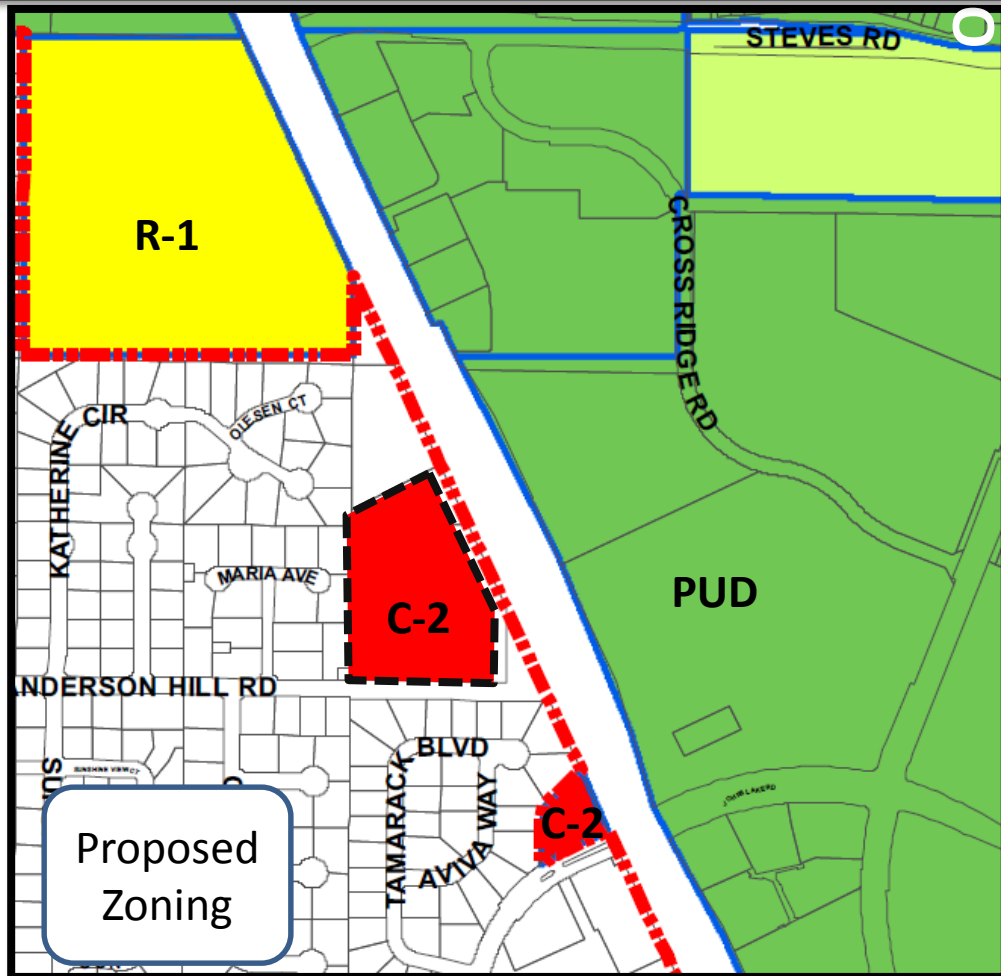
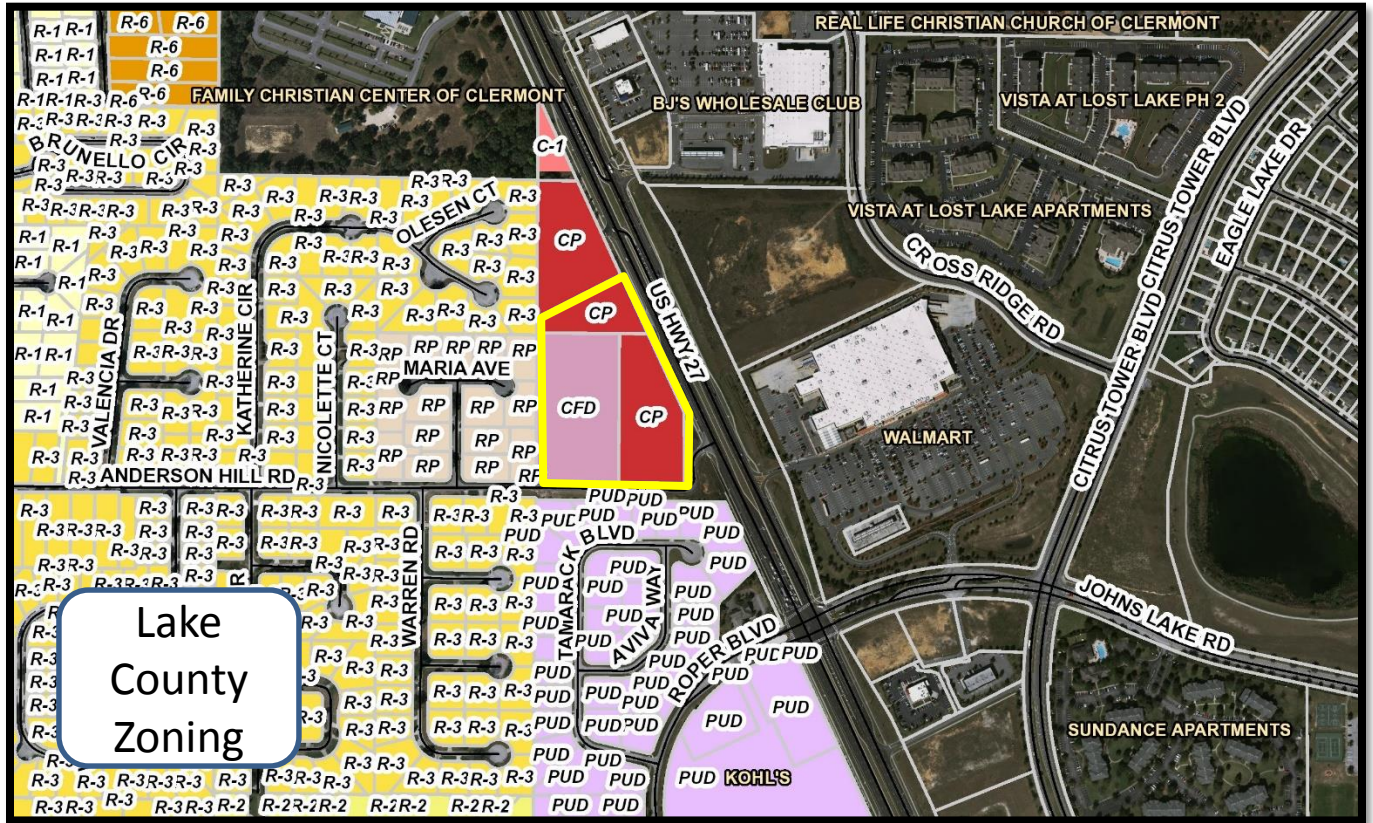


Exhibit - Annexation Map – Anderson Hill Retail

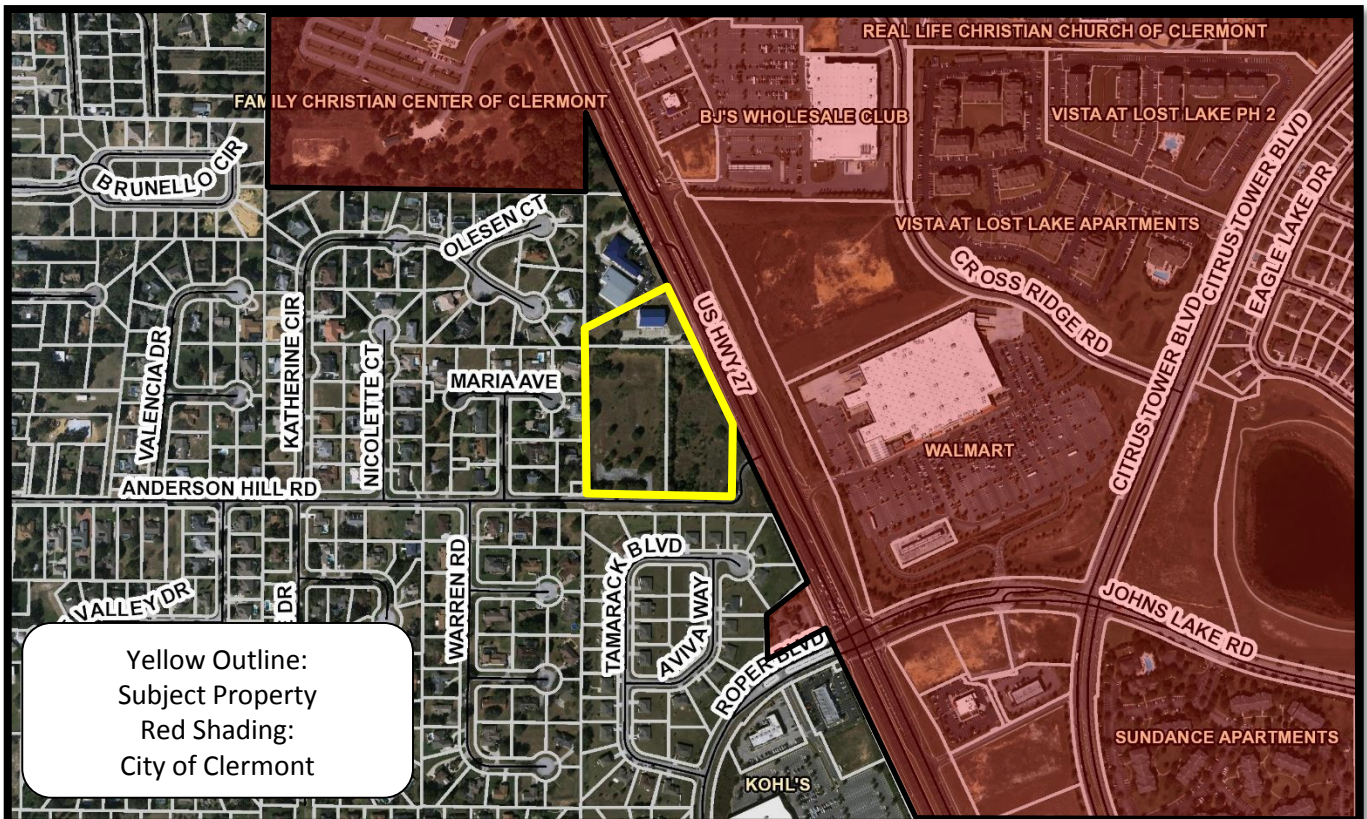
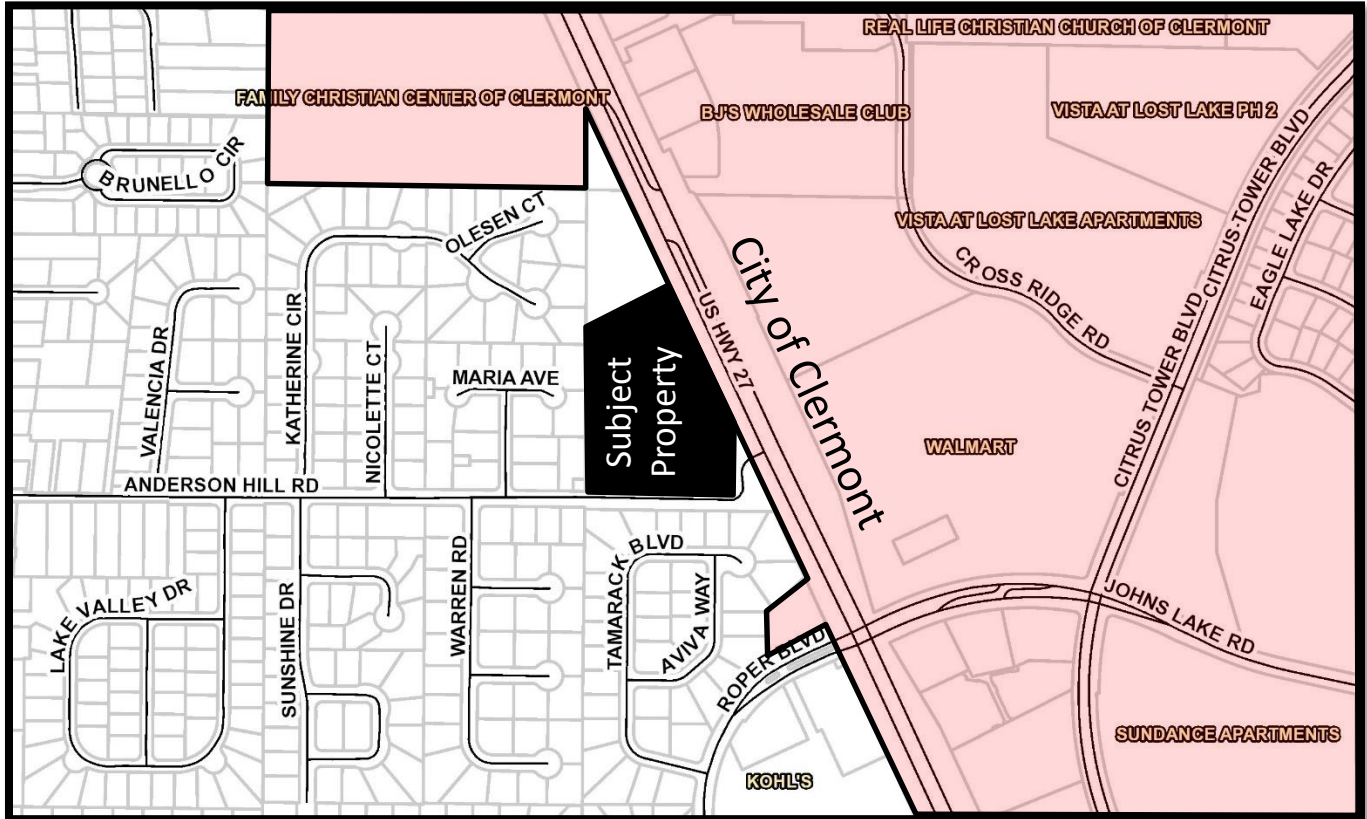
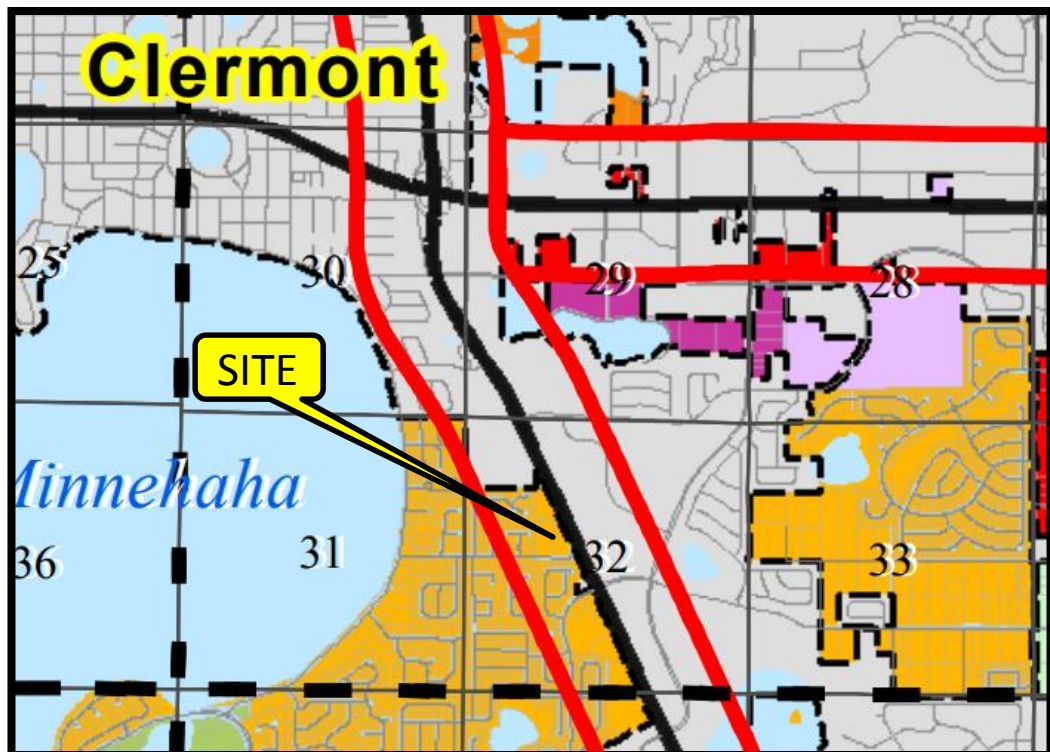
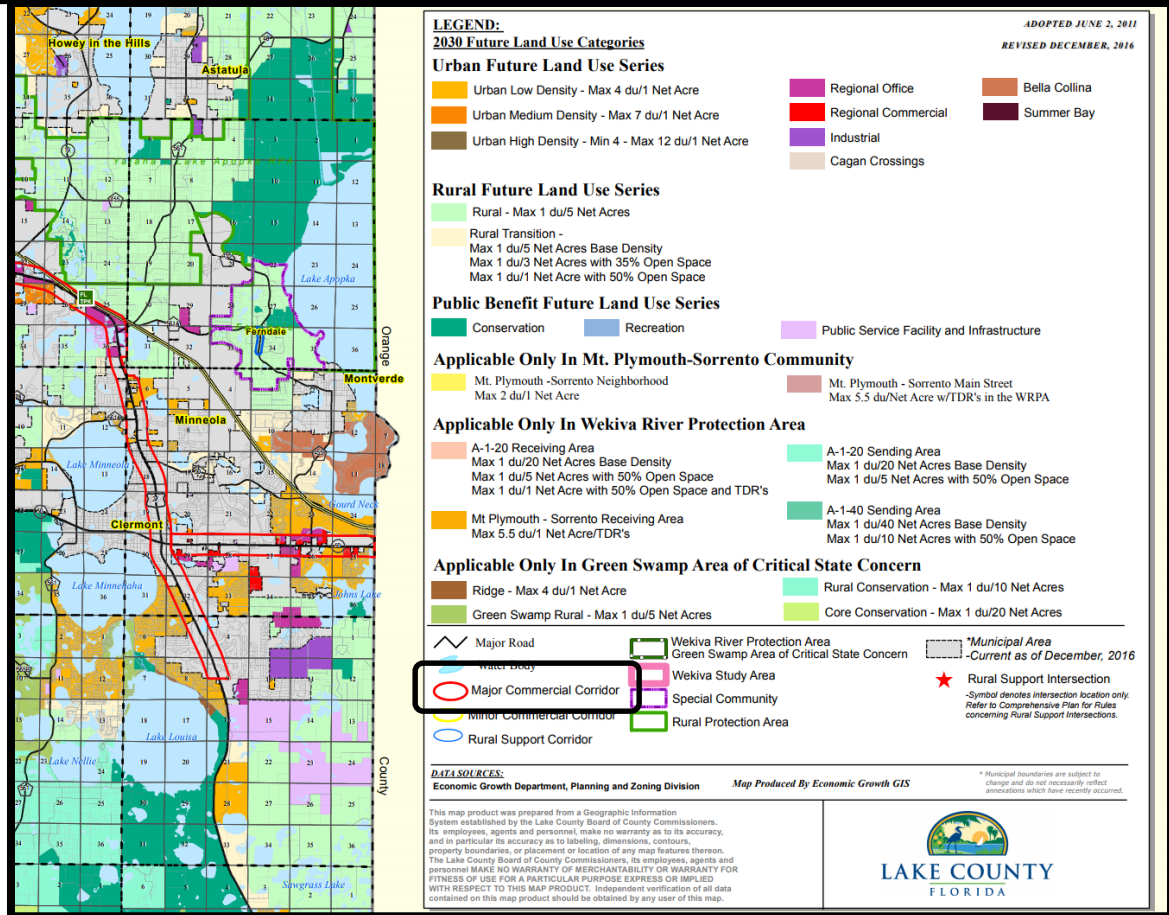


Exhibit – Lake County Future Land Use Map 2030 Anderson Hill Retail



August 24, 2017

VIA E-MAIL CORRESPONDENCE

Re: Anderson Hill Commercial Project – Avid Group

Dear Mayor Ash and Members of Clermont City Council:

As you are aware, immediately prior to the April 11 Clermont City Council Meeting, Avid Group withdrew its applications for annexation, comprehensive plan amendment, rezoning and conditional use permit on the 9.5 acres located at the intersection of Anderson Hill Road and US Highway 27. Many residents contacted you via e-mail, letters and calls expressing concern about Avid Group's development plans. Their withdrawal letter noted the Applicant will "continue to engage the residents and to work with them on a proposal which deals with their concerns."

On June 30, 2017 Avid Group resubmitted their applications for annexation, comprehensive plan amendment, rezoning and conditional use permit with the City of Clermont. **Included in these applications and modified plans is language that may wrongly lead the City Council to believe that the concerns and issues the residents have with the proposed development have been addressed – they have not.**

We, the residents, wish to avoid any misrepresentation by the Applicant and/or its legal counsel. Therefore, we respectfully offer the following conditions and uses that would make development of this property **safe and compatible** with the surrounding area:

1. No access from Anderson Hill Road
2. Acceptable Uses:

Residential	• Single-family detached and attached units • Multi-family not to exceed 2-story (35-ft.)	
Community Facility Development	• Churches • K-12 schools	• Day care • Assisted Living Facility
Professional Offices (operating hours limited to 8 am to 8 pm)	• Law Offices • Executive Offices	• Travel Agent • Real Estate Offices

3. Install Stop signs at Katherine Circle, creating a 4-way stop (~half way down Anderson Hill Road)
4. Install sidewalks from Lakeshore Drive to US Highway 27 along at least one side of Anderson Hill Road
5. Along the western side of the site that abuts existing residential property:
 - a. Maintain a 40-foot wide buffer from the residential property lines to be landscaped with viburnum hedge to be maintained at no less than 6-ft in height – and trees to create privacy screen (per each resident request)
 - b. Construct an 8-foot masonry wall along entire existing grade, to be finished in real or faux stone on residence side, to be erected along the property line prior to beginning construction – including site preparation – to minimize noise, dust, etc.
 - c. Keep and maintain the existing mature landscape
6. Along the southern property line (along Anderson Hill Road):
 - a. Maintain a minimum 30-foot wide landscaped buffer – within the buffer, install and maintain a 4- ft. high viburnum hedge

We appreciate your consideration and believe you will find these requests are fair to ensure the safety and compatibility of the existing (decades old) residential environment with the development of the property.

Regards – Anderson Hill Area Homeowners

cc: Darren Gray, City Manager
Lake County Commissioner Sean Parks
Lake County Commissioner Leslie Campione
Lake County Commissioner Timothy Sullivan
Lake County Commissioner Wendy Breeden
Lake County Commissioner Josh Blake
Lake County Engineer Fred Schneider

NAME	ADDRESS	SIGNATURE
Keith McFarland	13117 Sunshine Cir Clermont, FL 34711	Keith McFarland
Elaine McFarland	13117 Sunshine Cir, Clermont	Elaine McFarland
TOM ENGLISH	12307 WARREN RD	TOM ENGLISH
ROSE FARRELL	13215 Maria Ave	Rose Farrell
Andrew D. Gilliam	13222 Palmer Dr.	Andrew D. Gilliam
SANDRA MARTIN	11925 ONE JUDK DA	Sandra Martin
Richard Pendergast	12708 Linda Rd., C.	Richard Pendergast
FERNANDO L. WATSON	12816 Katherine Cir	Fernando Watson
YOSHIE MATEL	12816 Katherine Cir	Yoshie MATEL
James Roberts	13205 Plaza Ave	James Roberts
Patricia Roberts	13205 Plaza Ave.	Patricia Roberts
Mary C. Battersby	12535 El Viento St.	Mary C. Battersby
Rebecca B. Newsome	12211 Lake Valley Dr Clermont, FL 34711	Rebecca B. Newsome
David Hopkins	12100 Garnet Dr. Clermont FL 34711	David Hopkins
Alison Hopkins	12100 Garnet Dr. Clermont 34711	Alison Hopkins
PAUL BEIRNES	12340 LAKE VALLEY DR	PAUL BEIRNES
Lynne P. Beirnes	12340 Lake Valley Dr.	Lynne P. Beirnes
Vince Johnson	13145 PALMER Drive	Vince Johnson
Kelli Johnson	13145 Palmer Dr	Kelli Johnson
Nancy Srodes	12339 Warren Rd.	Nancy Srodes

Name	Address	Signature
Mary L. Ivanoff	12435 Lake View Clermont FL 34711	Mary Louise Ivanoff
Pat Colvin	12435 Lake Valley Dr Clermont FL 34711	Pat Colvin
Allen E. Colvin	12435 Lake Valley Dr Clermont FL 34711	Allen E. Colvin
Carol Colvin	12435 Kathleen Ave Clermont, FL 34711	Carol Colvin
Karen Albritton	12230 Lake Valley Dr Clermont FL 34711	Karen E. Albritton
JIM ALBRITTON	✓	James D. Albritton
CHRISTINE WHEELER	12580 Nicolette Ct 34711	Christine Wheeler
Scott Wheeler	12580 Nicolette Ct 34711	Scott Wheeler
Matthew Ledridge	1312 Anderson Hill Rd Clermont 34711	Matthew Ledridge
GARY CLARICE E YENOR	12200 Lake Valley Dr Clermont, FL 34711	Clarice E. Yenor
CHARLES & DIANNE RUSS	12512 LAKE SHORE CLERMONT, FL	Dianne Russ
BARBARA THOMPSON	12930 Amber Ave Clermont, FL	Barbara Thompson
Sharon Nichols	13728 Olsen Ct Clermont 34711	Sharon Nichols
Megan Jones	12303 Sunshine Drive Clermont, FL 34711	Megan Jones
Robin Cotch	12558 Nicolette Ct Clermont 34711	Robin Cotch
JACK FARRELL	13215 MARIA AVE CLERMONT 34711	Jack Farrell
Jennifer Cotch	12522 Valencia Dr Clermont FL 34711	Jennifer Cotch
Tim Snodes	12239 Warren Rd Clermont FL	Tim Snodes
Gunny Calfee	12811 Amber Ave	Gunny Calfee
David Calfee	12811 Amber Ave	David Calfee
Richard Newsome	12211 Lake Valley Pl	Richard Newsome



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: Jun 30, 2017

FEE: \$755.00

Project Name (if applicable): Anderson Hill Commercial

Applicant: AVID Group

Contact Person: Peter Pensa, AICP

Address: 2300 Curlew Road, Suite 201

City: Palm Harbor State: FL Zip: 34683

Phone: 727-789-9500 x181 Fax: n/a

E-Mail: peter.pensa@avidgroup.com

OWNER: Anderson Hill DLSU, LLC

Address: 625 State Road 100

City: Palatka State: FL Zip: 32177

Phone: 386 329-4000 Fax: _____

E-Mail: qrobertscpi@yahoo.com

General Location: NWC of US Hwy 27 & Anderson Hill Rd
 (no address - Parcel# 09-22-26140002700000; 13301 Anderson Hill Rd - Parcel#
09-22-26140002700001; & 12629 US Hwy 27 - Parcel# 09-22-26140002200001)

Legal Description (include copy of survey): See attached legal description

Property size (in acres or square feet): 9.47 +/-

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

Existing (Actual) Land Use: Commercial

Existing Zoning: CP & CFD (County)

Existing Future Land Use: Urban Low Density (County)

Proposed Future Land Use: Commercial (City)

Type of development proposed: Commercial





Proposed density (dwelling units/acre) or intensity: Approx. 0.14 FAR

Proposed Zoning District: PUD (Planned Unit Development)

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

See attached project description and justification statement.

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

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

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

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

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Quintus I. Roberts, Sr., who being

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

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

Quintus I. Roberts, Sr.

Affiant - Applicant Name (print)

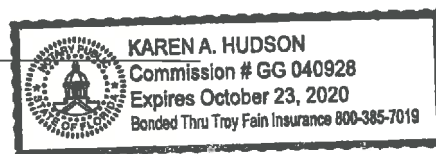
X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30th day of June, 20 17.

X Karen A. Hudson
Notary Public, State of Florida at Large

My Commission Expires:





APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Peter R. Pensa, who being

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

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

Peter R. Pensa

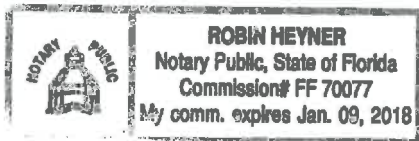
Affiant - Applicant Name (print)
Director of Planning
AVID Group

X

[Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 27 day of July, 2017.



X

Robin Heyner
Notary Public, State of Florida at Large

My Commission Expires: 1/9/18

Anderson Hill Retail

Overall Legal Description:

Tract 27 together with a portion of Tract 22, as shown on the Lake Highland Company Plat of Section 32, Township 22 South, Range 26 East, Plat Book 3, Page 24, Public Records of Lake County, Florida. Being more particularly described as:

Begin at the Southwest Corner of Tract 22 as shown on the Lake Highland Company Plat of Section 32, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida; thence along the West line of Tract 22, N00°31'25"E, a distance of 61.46 feet; thence N63°34'33"E, a distance of 393.00 feet to a point on the west right-of-way line of US Highway 27; thence along said west right-of-way line, S24°35'30"E, a distance of 269.86 feet to a point on the south line of Tract 22; thence continue along said west right-of-way line S24°35'30"E, a distance of 366.85 feet; thence S00°27'49"W, a distance of 266.03 feet to a point on the north right-of-way line of Anderson Hill Road; thence N89°03'43"W along the said north right-of-way line of said Anderson Hill Road, a distance of 620.93 feet to a point on the west line of Tract 27 as shown on said the Lake Highland Company Plat of Section 32, Township 22 South, Range 26 East; thence along said west line of said Tract 27, N00°31'46"E, a distance of 598.50 feet to the Southwest corner of said Tract 22 and the Point of Beginning.

Containing a total of 9.47 acres more or less.

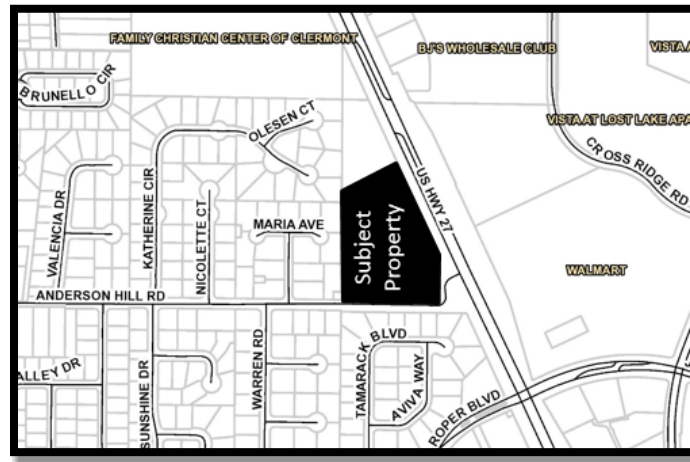
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2017-34

The City of Clermont will hold public hearings on Monday, September 11, 2017 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, September 12, 2017 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, September 26, 2017 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 9.47 +/-acre parcel below from Lake County Urban Low Density to City of Clermont Commercial. Alternate Key 1453496, 3828239, and 2826541.



Location:

West and Northwest of the intersection of US Hwy 27 and Anderson Hill Rd
Ordinance #2017-34:

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 1, 2017 & September 12, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Monday, September 18, 2017	
Agenda Item Name	
Ordinance No. 2017-35 <i>Anderson Hill Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2017-35.	
Staff Report	
<i>Due to Hurricane Irma closings, the Planning and Zoning Commission and City Council meetings moved out from Sept. 11 and Sept. 12, 2017 to Sept. 18 and Sept. 19, 2017, respectively.</i> The applicant, Avid Group, is requesting a rezoning of the subject property. The property is approximately 9.5 +/- acres in size. The project was before the Council earlier this year for consideration, but was withdrawn by the applicant to further refine the development plan. This request is being heard concurrently with requests for annexation and a small-scale comprehensive plan amendment. Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to Planned Unit Development (PUD) zoning with C-2 General Commercial uses. The owner wishes to develop the property as a multi-tenant commercial shopping center with typical uses consisting of retail businesses, personal service establishments, fitness center, restaurants, office, and bank/ATM facilities. These uses are all permitted uses in the C-2 General Commercial district. The overall development will have up to 58,000 square feet of C-2 General Commercial use, including approximately 1,400 square feet for outdoor patio use. One of the buildings, the proposed fitness center, will occupy more than 20,000 square feet of floor space but not more than 22,000 square feet. This structure is identified as "Commercial F" on the PUD site development plan prepared by Avid Group, dated 6/30/17. The overall floor area ratio (FAR) of the development is 14%, well under the maximum amount allowable of 25% under the Commercial future land use. The site will be developed to meet the City's architectural standards and will be developed in a manner that closely resembles the architectural style and elevations as presented in the design concepts prepared by Empad Architecture and Design. The applicant has requested PUD zoning for the subject property to include permitted uses in the C-2 General Commercial zoning district with a request for a few waivers to the Land Development Code (LDC) that allows for a flexible development plan tailored to the site. The waivers requested by the applicant include the following: 1. A six-foot high decorative masonry or brick wall to be constructed as an integral part of the top tier of the retaining wall along the western property line. 2. A modified western landscape buffer that allows clustering of four canopy trees and two understory trees and the omission of these trees along the shared property line at 13220 Maria Avenue. 3. One structure greater than 20,000 square feet but not more than 22,000 square feet. Staff has reviewed the applicant's proposal and believes general commercial uses at this location are compatible with the uses in the area. The four single-family residential homes to the west are approximately 15 feet higher than	

the proposed development. Adjacent to the homes will be a 10-foot landscape buffer, a six-foot high decorative masonry or brick wall on top of the retaining wall, stormwater pond and the majority of the parking. This transition will keep the buildings pushed toward the front of the property along U.S. Highway 27. The existing building on the northern portion of the property will be the nearest building to the western property line, which is more than 200 feet away.

The applicant has submitted a traffic impact analysis and it has been reviewed by the Lake-Sumter MPO. The Lake-Sumter MPO is satisfied with the responses provided and is requesting monitoring of two intersections in the area to determine if the project causes the level of service of the intersections to deteriorate below acceptable standards. A condition has been placed in the ordinance that requires monitoring and the developer's proportionate fair-share for improvements if it becomes warranted.

Under previously approved ordinances and site plans granted by Lake County, development utilizing approximately 68,000 square feet of floor area could be constructed on the subject property. The St. Mathias Episcopal Church project was approved for approximately 26,000 square feet, the Pointe at Lost Lake was approved for approximately 33,000 square feet, and the existing building is approximately 9,000 square feet. The applicant is proposing 58,000 square feet under the terms of the PUD, or approximately 10,000 square feet less.

Staff has reviewed the application and believes that the proposed uses 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. Staff believes the proposed PUD meets the review criteria in Section 122-315. Staff recommends approval of the request for a Planned Unit Development with C-2 General Commercial uses with the conditions outlined in Ordinance 2017-35.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|-----|--|--|
| 1. | Ordinance 2017-35 | 2017-35 Anderson Hill Rezone.docx |
| 2. | Maps and Exhibits | Anderson Hill Retail Maps 9-17.pdf |
| 3. | Elevation Board | Anderson Hill Color Elevation Board.pdf |
| 4. | Site Map | 3188001-PUD Site Development Plan 6-30-17.pdf |
| 5. | Lake-Sumter MPO Comment Letter | Lake Co Retail Proj TIA_MPO Comments_6-20-17.pdf |
| 6. | Lake Co - St Mathias Episcopal Site Plan | St Mathias Episcopal Church site plan Pg 1.pdf |
| 7. | Lake Co - Pointe at Lost Lake Site Plan | Point at Lost Lake Site Plan Pg 1 and 3.pdf |
| 8. | Neighboring property owners letter | Neighbors letter_Aug 24 2017.pdf |
| 9. | Exhibit A - Utilities Inc letter | Anderson Hill 9-17 rezoning exhibit A.pdf |
| 10. | Application | Anderson Hill 9-17 Rezoning app.pdf |
| 11. | Legal Ad | REZ Anderson Hill legal ad 9-17.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-35

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

Tract 27 together with a portion of Tract 22, as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, Plat Book 3, Page 24, public records of Lake County, Florida. Being more particularly described as:

Begin at the Southwest corner of Tract 22 as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida; thence along the West line of Tract 22 N00°31'25"E, a distance of 61.46 feet; thence N63°34'33"E, a distance of 393.00 feet to a point on the West Right-of-Way line of US Highway 27; thence along said West Right-of-Way line, S24°35'30"E, a distance of 269.86 feet to a point on the South line of Tract 22; thence continue along said West Right-of-Way line S24°35'30"E, a distance of 366.85 feet; thence S00°27'49"W, a distance of 266.03 feet to a point on the North Right-of-Way line of Anderson Hill Road; thence N89°03'43"W along the said North Right-of-Way line of said Anderson Hill Road, a distance of 620.93 feet to a point on the West line of Tract 27 as shown on said the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East; thence along said West line of said Tract 27, N00°31'46"E, a distance of 598.50 feet to the Southwest corner of said Tract 22 and the Point of Beginning.

Containing a total of 9.47 acres, more or less.

LOCATION

West and Northwest of the intersection of US Highway 27 and Anderson Hill Road
Alternate Keys 1453496, 3828239 & 2826541

From: Urban Estate (UE)
To: Planned Unit Development (PUD)

CITY OF CLERMONT
ORDINANCE No. 2017-35

SECTION 2 - General Conditions:

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Planned Unit Development Site Development Plan prepared by Avid Group, dated June 30, 2017. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

1. The project may consist of up to 58,000 square feet of C-2 General Commercial uses with one structure greater than 20,000 square feet but no more than 22,000 square feet. This structure is identified as "Commercial F" on the Planned Unit Development Site Development Plan prepared by Avid Group, dated June 30, 2017.
2. Setbacks
From US Highway 27 50 feet from the property line
From Anderson Hill Road 25 feet from the property line
North property line: 12 feet from the property line
West property line: 50 feet from the property line
3. Maximum building height will be 35 feet, measured at the highest point.
4. Driveway access and parking may be below the centerline of US Highway 27 or Anderson Hill Road and will be subject to the approval of the City Engineer.
5. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
6. Individual retaining wall heights up to 6 feet in height are allowed to deal with the changing grades on the site and may be stair stepped, not to exceed 15 feet of elevation change.

CITY OF CLERMONT
ORDINANCE No. 2017-35

7. A modified landscape buffer along the western property line is requested as a result of meeting with the adjoining property owners on Maria Avenue. The landscape buffer shall be a minimum of 10 feet in width and shall consist of a six-foot high decorative masonry or brick wall that may be incorporated onto the top of the retaining wall. In addition, the property owner at 13220 Maria Avenue has requested no trees to be planted along the property line due to an existing pool enclosure. The four canopy trees and two understory trees will be clustered within the rest of the western landscape buffer.
8. The existing billboard will be removed prior to building permit issuance on either parcel Alternate Key 1453496 or 2826541.
9. The developer will construct safety upgrades to improve the shoulders along the curved section of Anderson Hill Road just west of US Highway 27. In addition, the developer will add striping along Anderson Hill Road extending from US Highway 27 to the western property line and will construct a 5 foot pedestrian sidewalk along the north side of Anderson Hill Road the length of the property. Off-site improvements shall be eligible for transportation impact fee credits to the extent allowed pursuant to Lake County Code.
10. The developer shall submit an annual report to the City of Clermont, no later than February 15 of each year, on the monitoring of the intersections of US Highway 27 at John's Lake Road and Citrus Tower Boulevard at John's Lake Road. The results of the monitoring will be to see if the southbound left turns and eastbound left turns; respectively, cause the Level of Service (LOS) of the intersection to deteriorate below acceptable standards. If it is determined that additional traffic improvements are warranted, the developer will assist in the improvements through their proportional share. This annual report shall conclude two years after final build out of the development.
11. The buildings shall be constructed in a manner that closely resembles the architectural style and elevation as presented in the Anderson Hill Color Elevation Board labeled "Design Concepts" prepared by Empad Architecture and Design, dated February 6, 2017 and shall meet the City of Clermont's Architectural Standards.
12. 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:

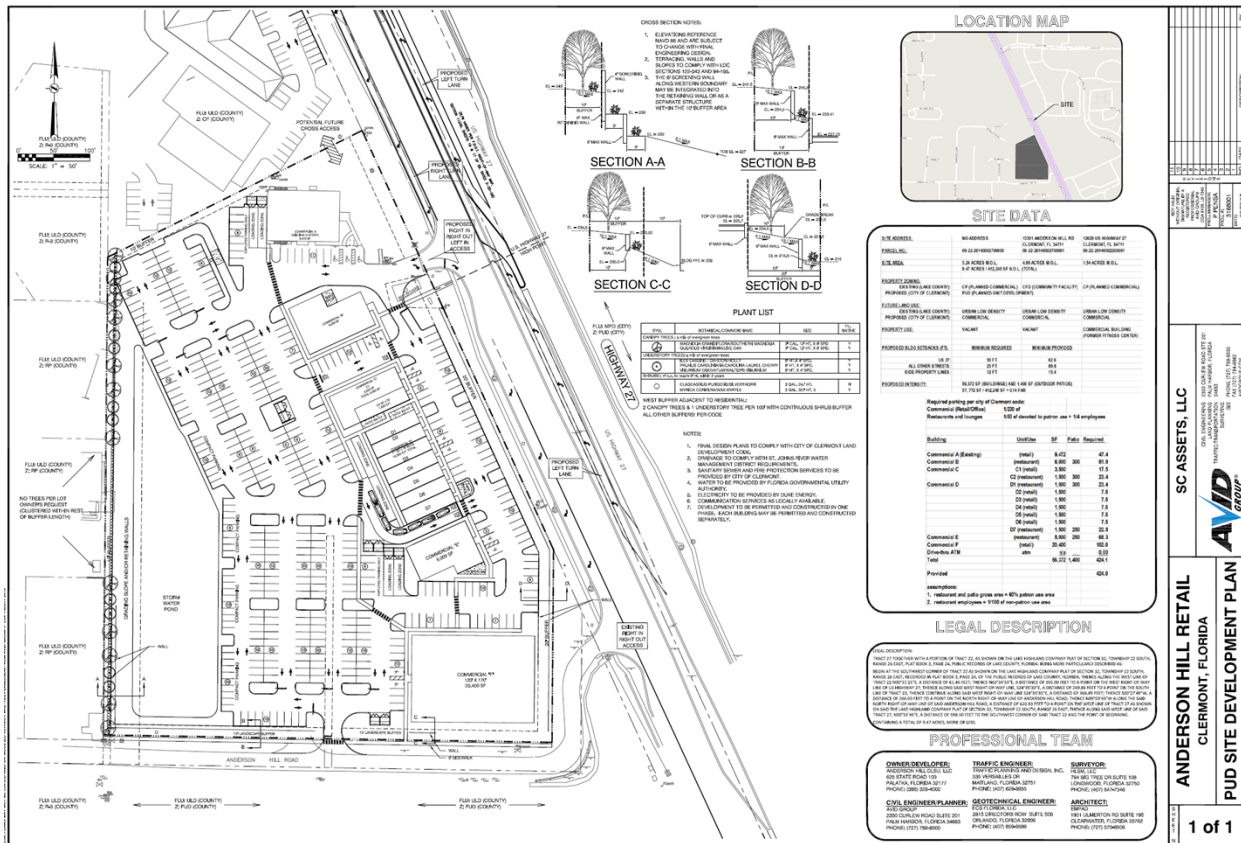
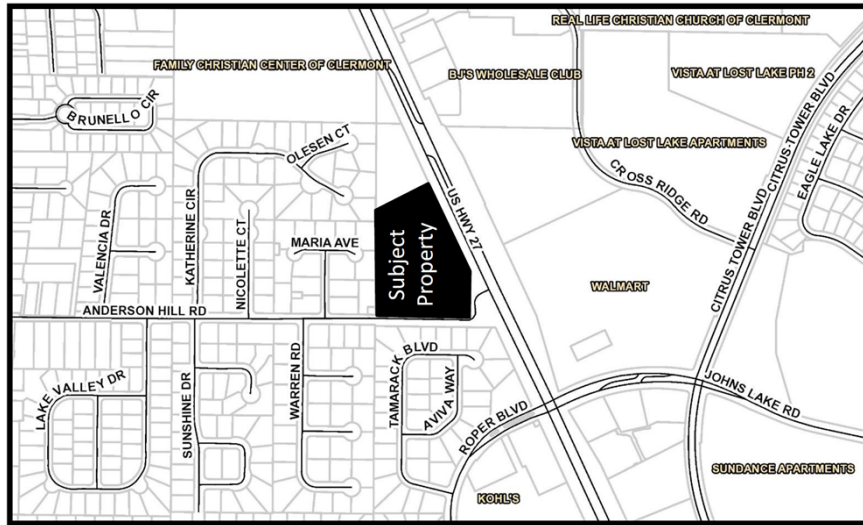
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

CITY OF CLERMONT
ORDINANCE No. 2017-35

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.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-35

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 26th day of September, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Anderson Hill Retail

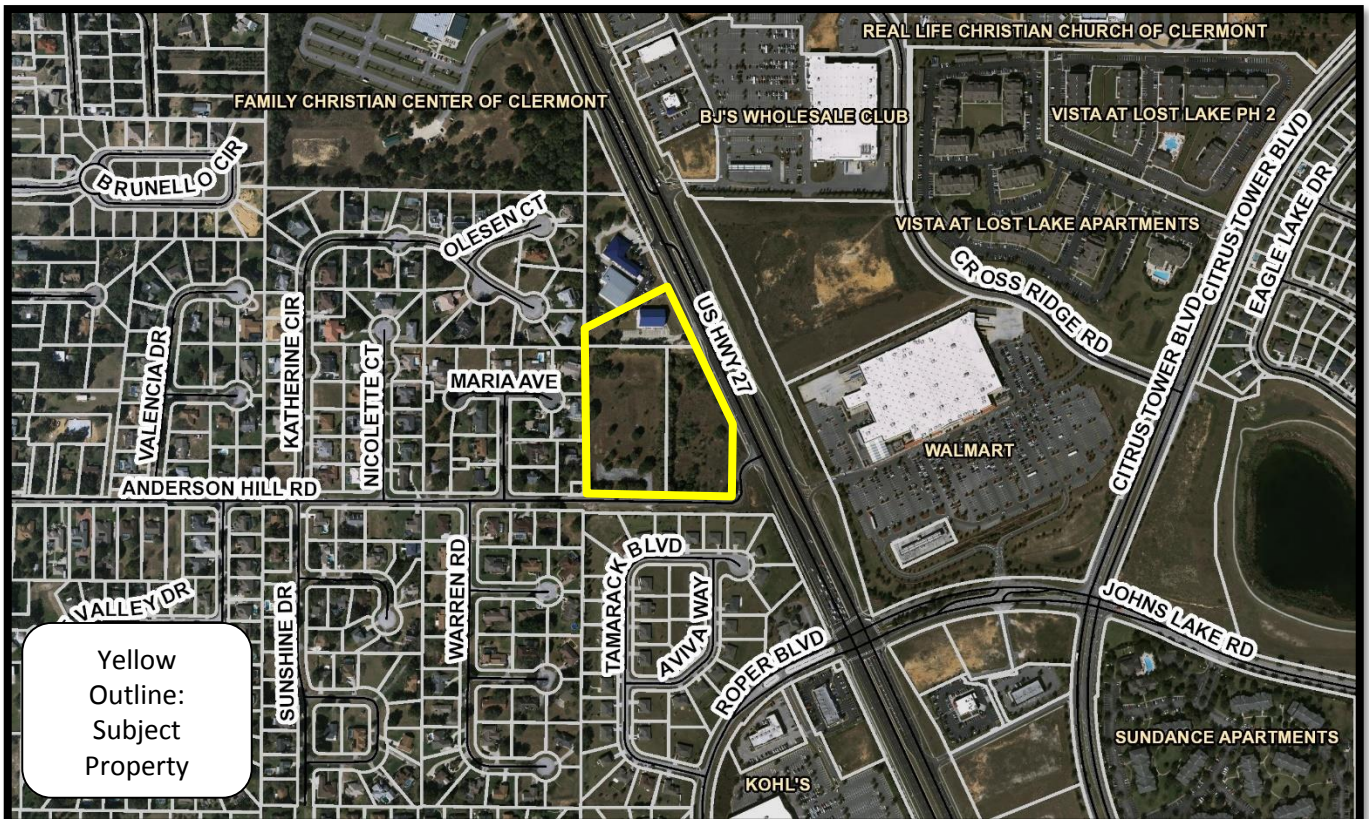
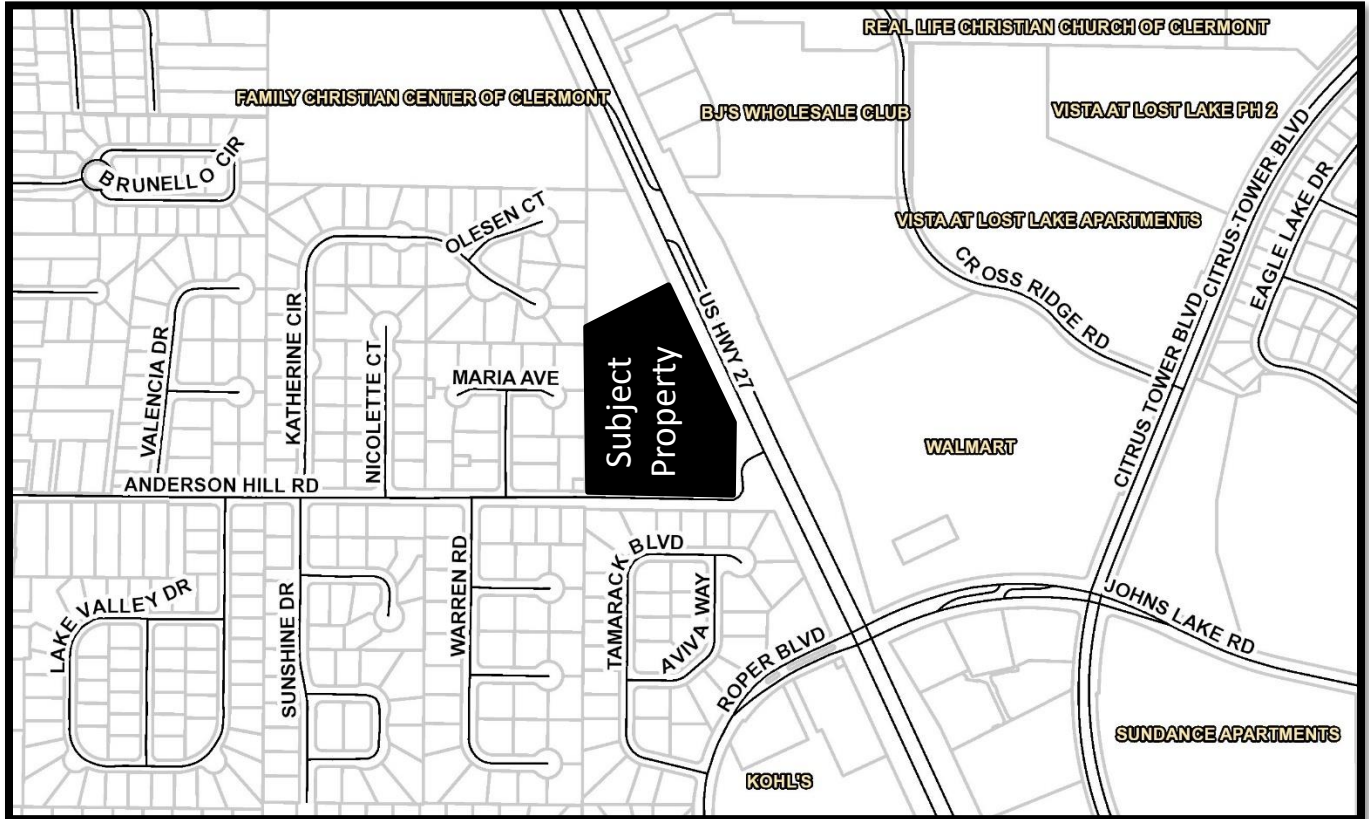


Exhibit – Future Land Use Map – Anderson Hill Retail

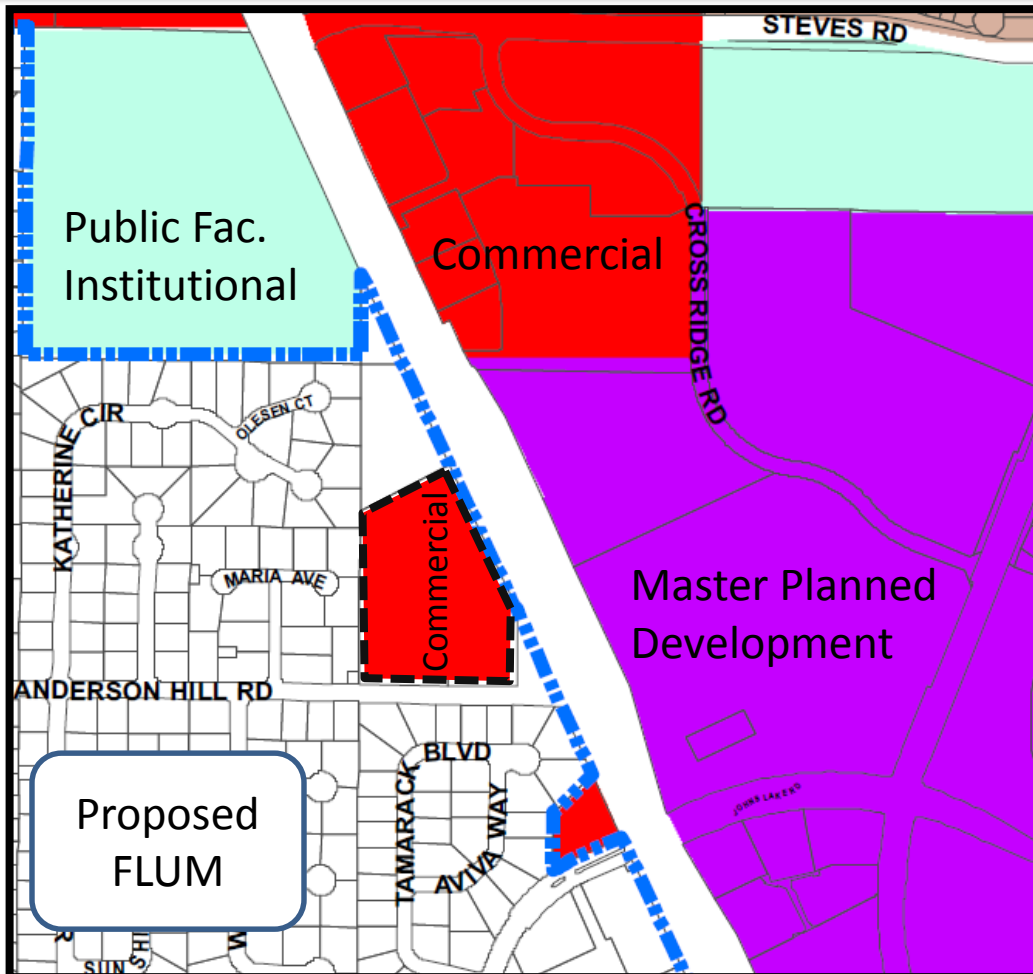


Exhibit – Zoning Map – Anderson Hill Retail

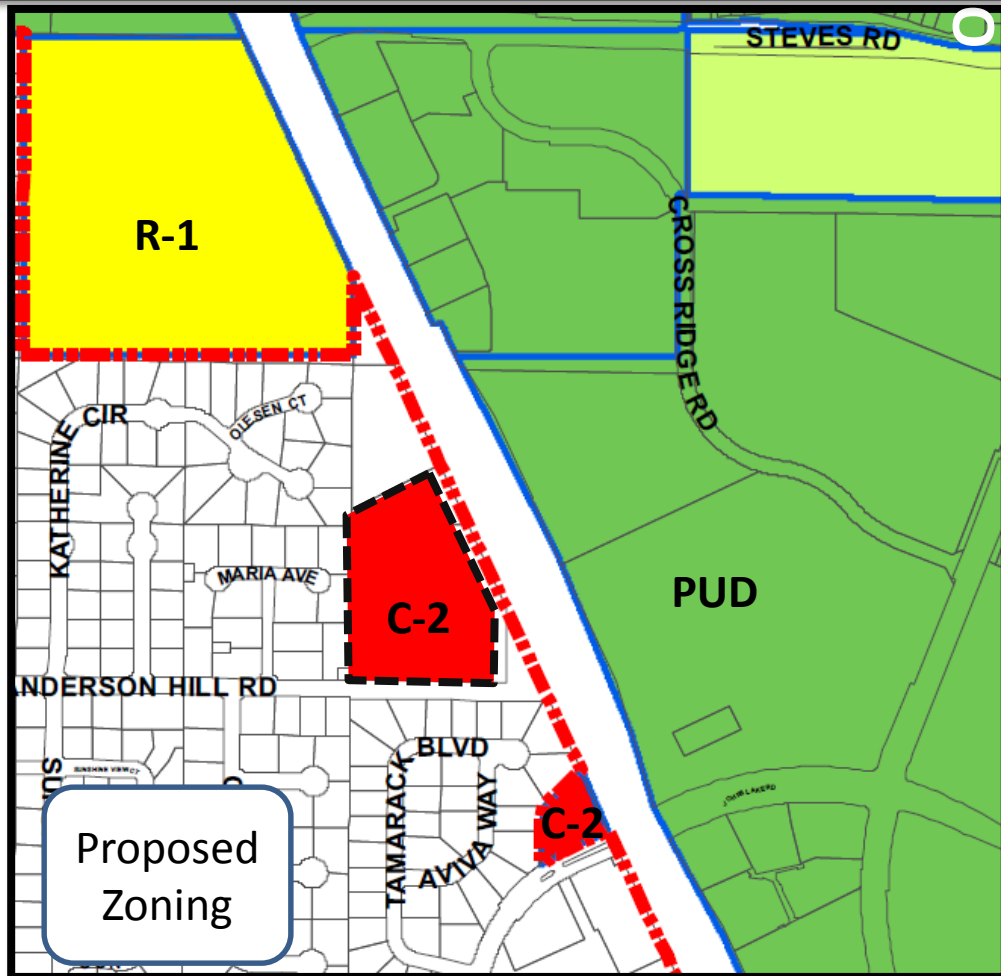
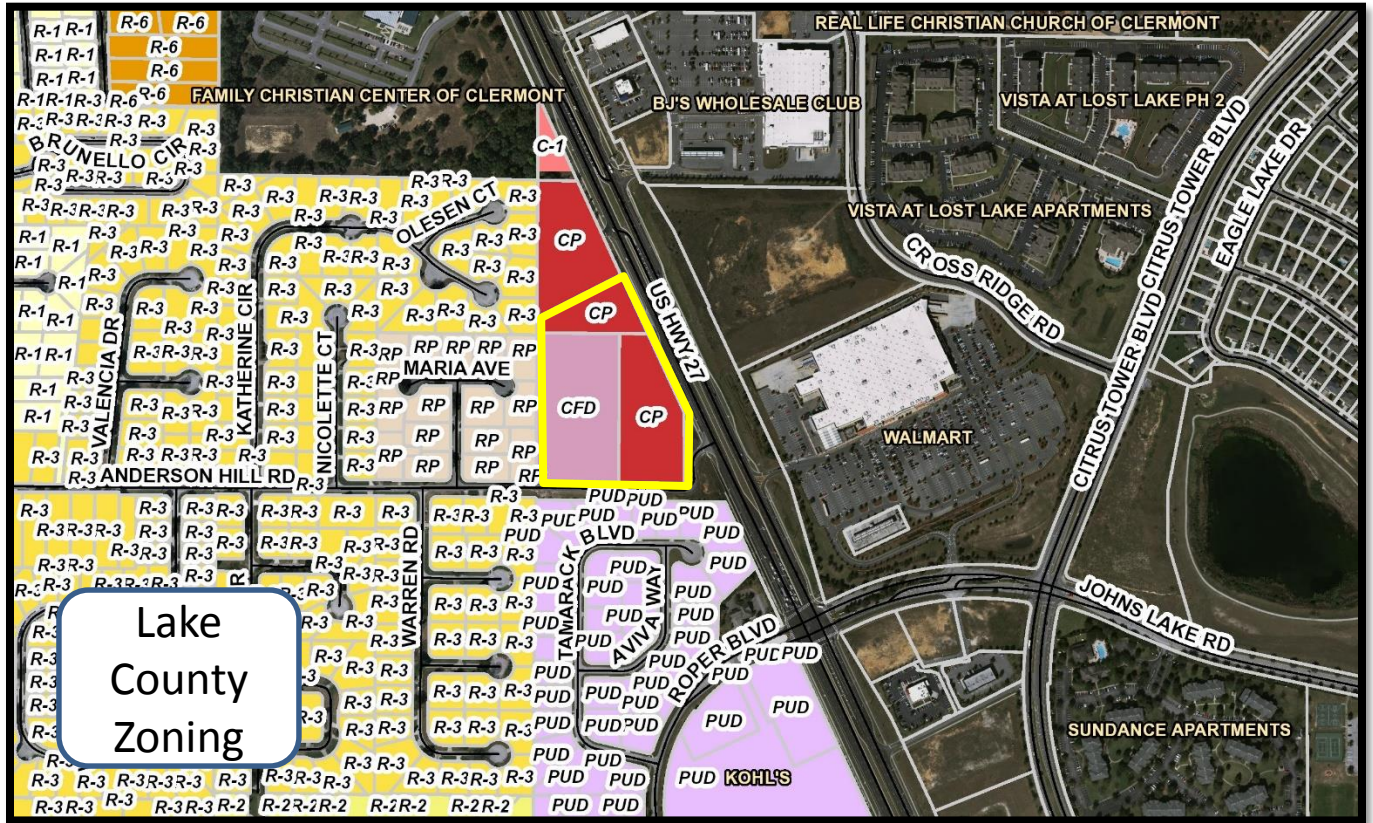


Exhibit - Annexation Map – Anderson Hill Retail

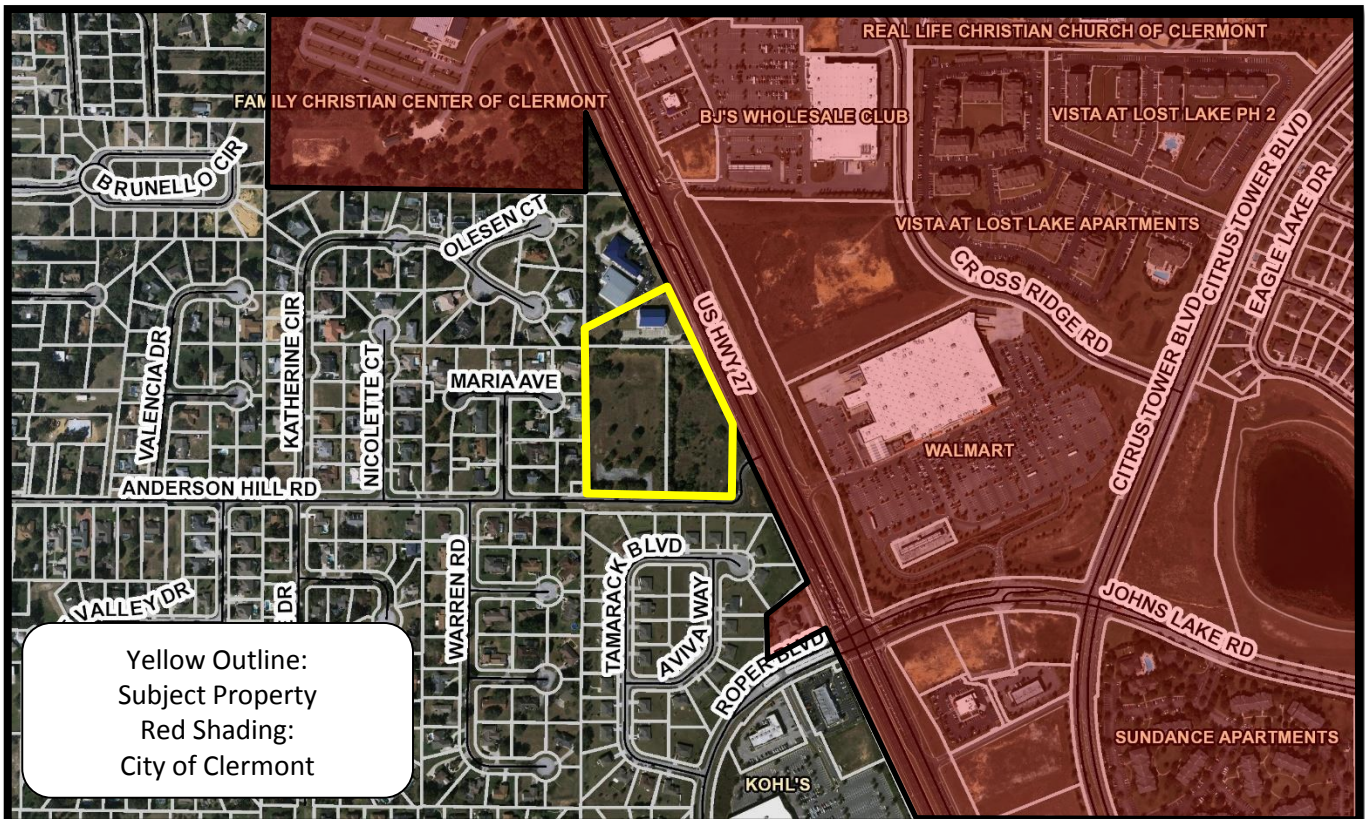
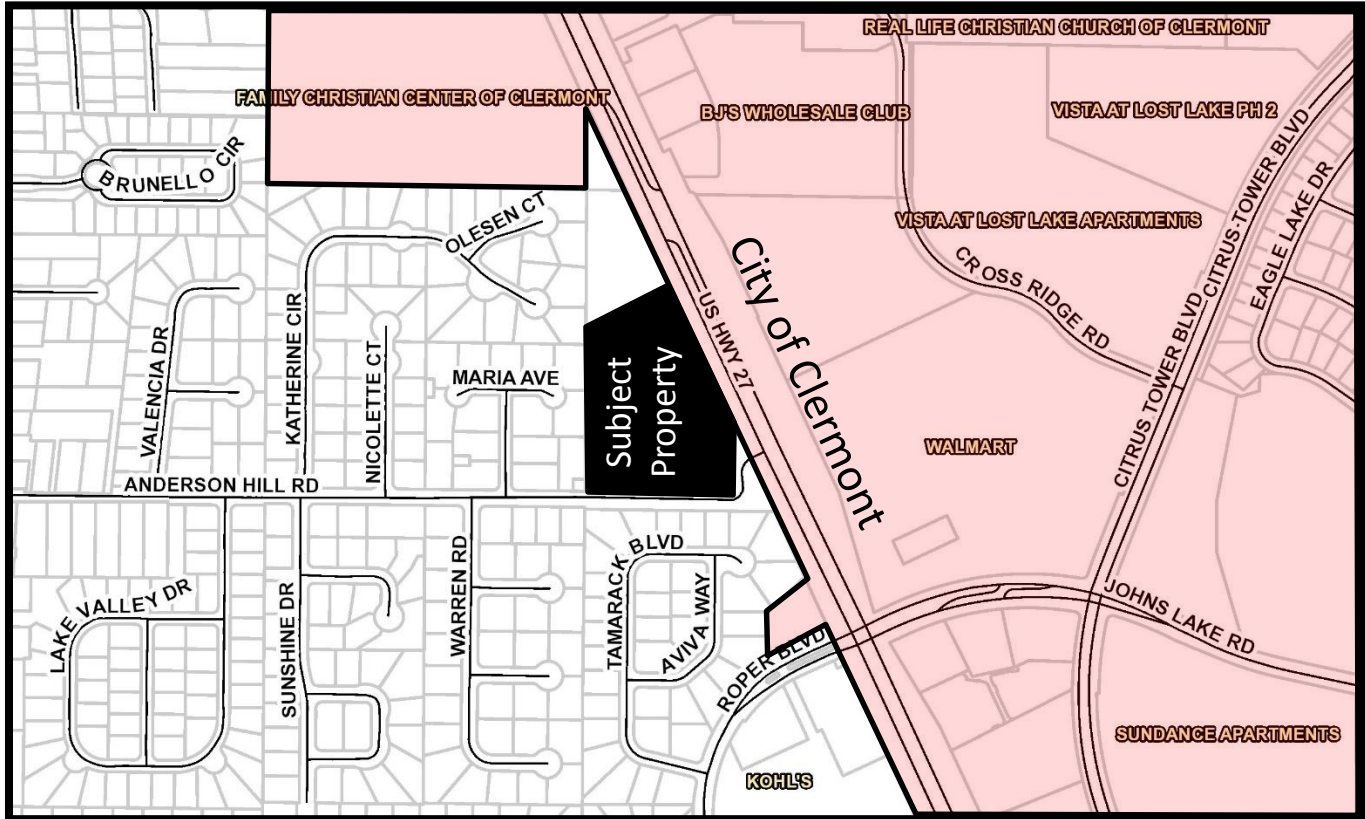
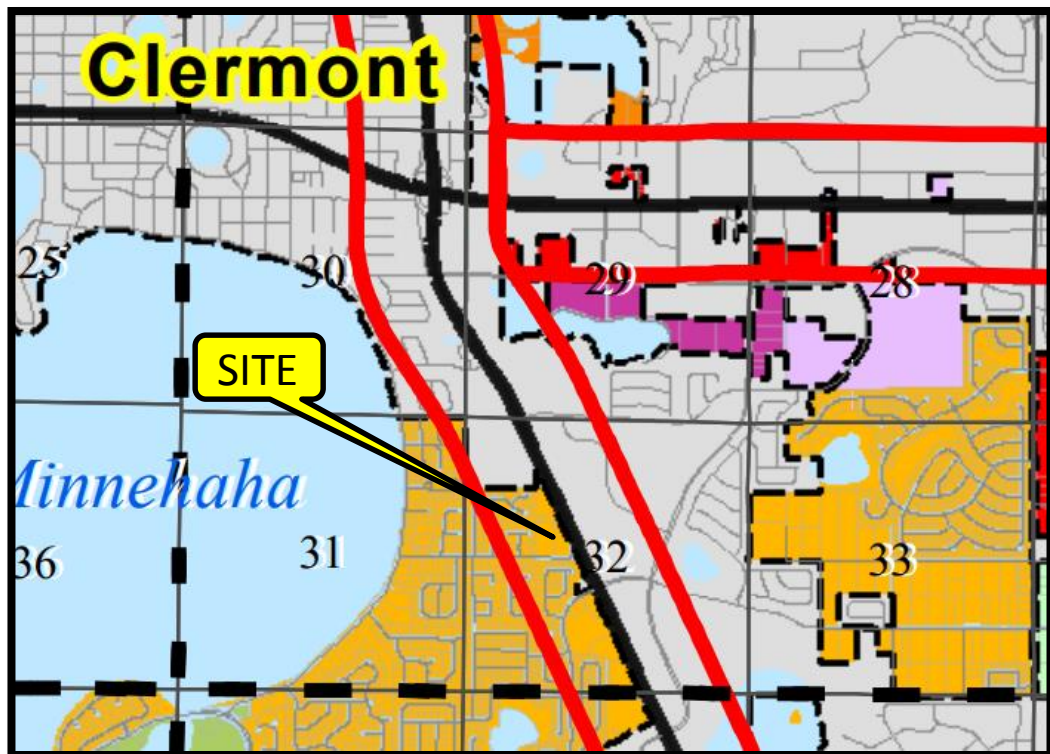
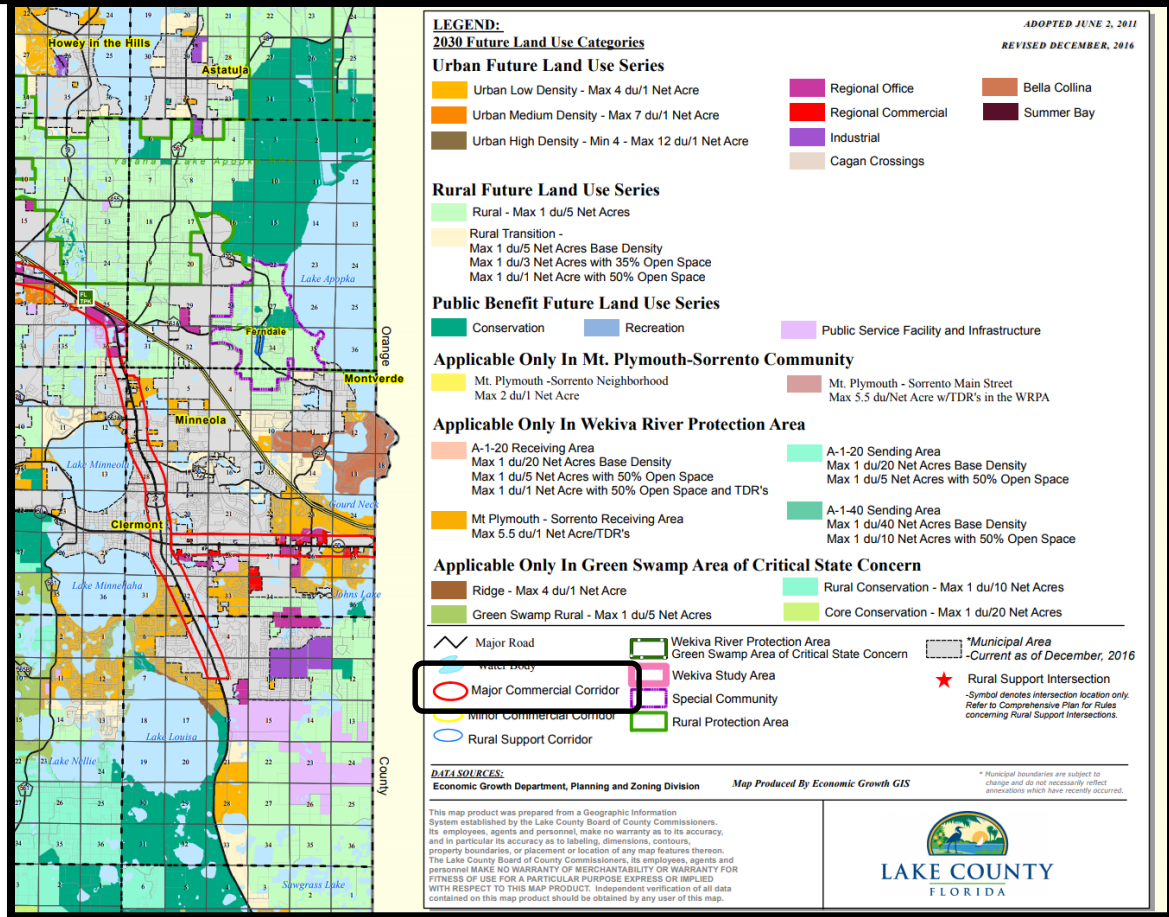


Exhibit – Lake County Future Land Use Map 2030 Anderson Hill Retail





Retail C & D HWY 27 (East) Elevation



Retail C & D Parking Lot (West) Elevation



EMPAD
ARCHITECTURE AND DESIGN
AA26000094
1901 ULMERTON ROAD SUITE 195 CLEARWATER, FL

Design
Concept

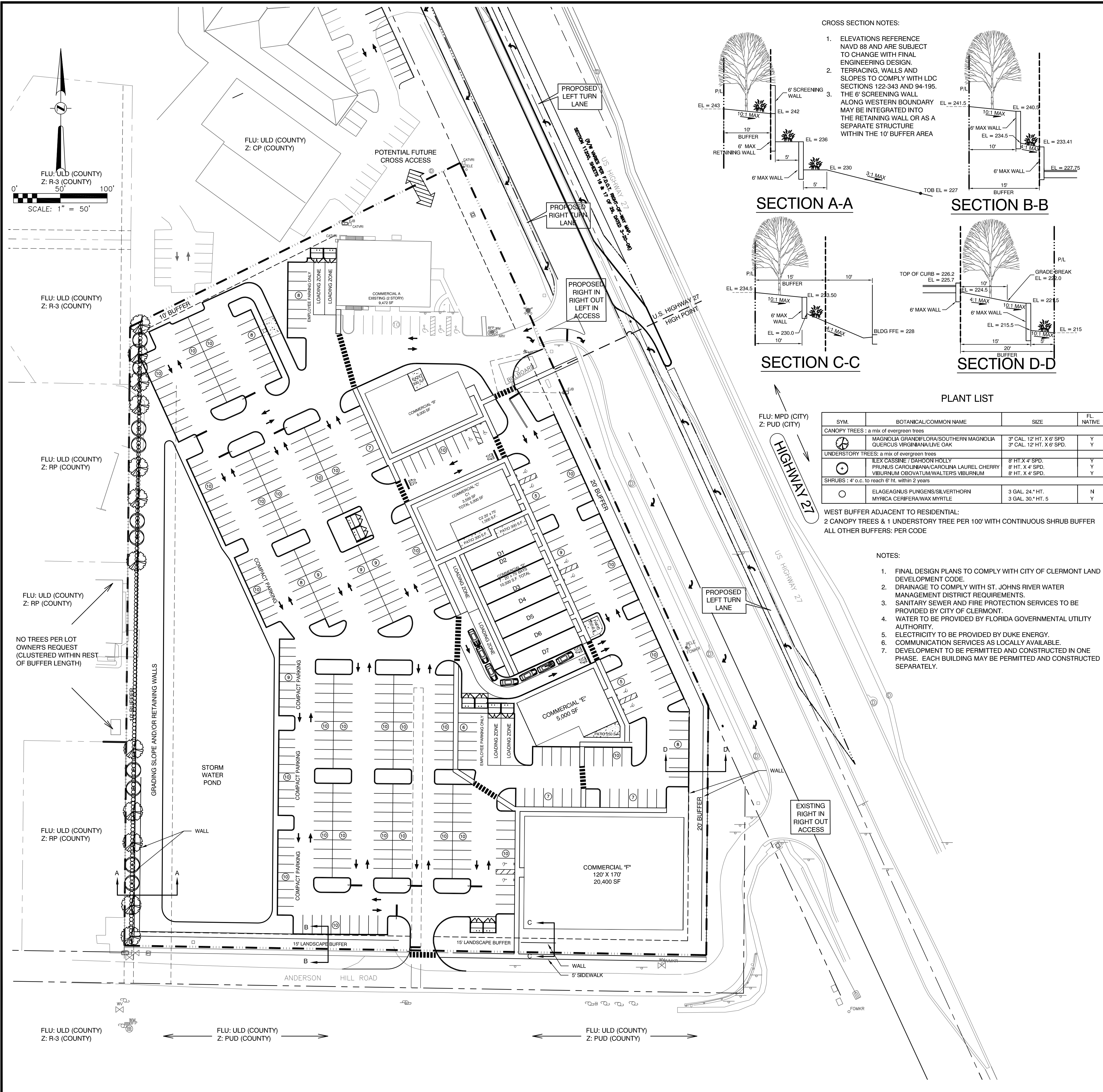
Anderson Hill Road Retail
US HWY 27 & Anderson Hill RD. Clermont, FL

2-6-17



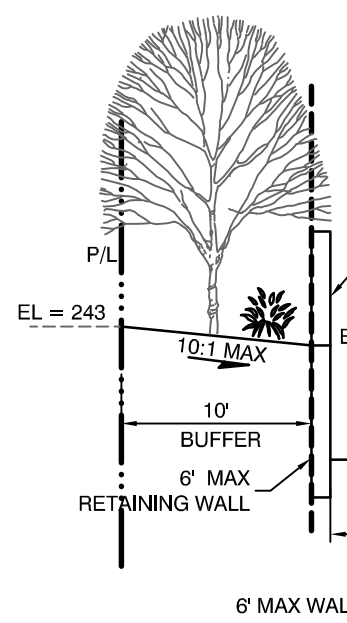
ANU
MANAGEMENT, INC.

THESE PLANS MAY NOT BE COPIED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM AVID GROUP® COPYRIGHT 2013

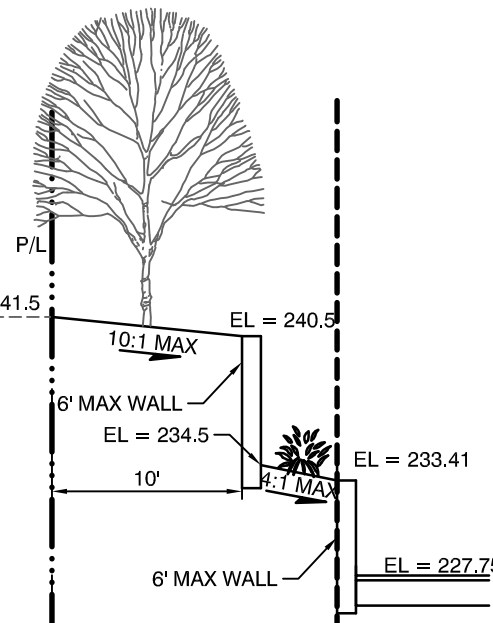


CROSS SECTION NOTES:

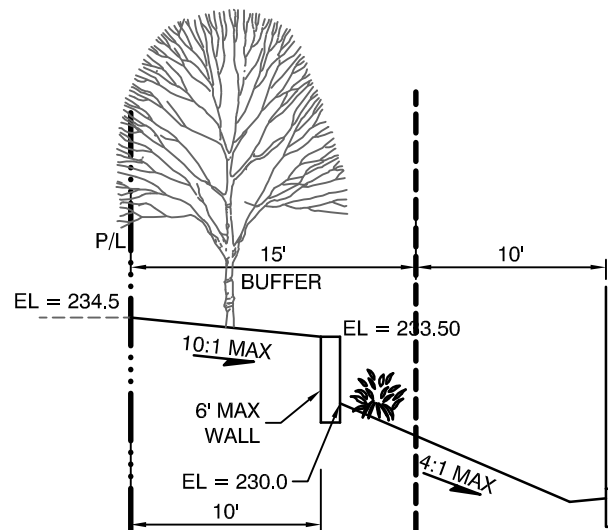
- ELEVATIONS REFERENCE NAVD 88 AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.
- TERRACING, WALLS AND SLOPES TO COMPLY WITH LDC SECTIONS 122-343 AND 94-195.
- THE 6' SCREENING WALL ALONG WESTERN BOUNDARY MAY BE INTEGRATED INTO THE RETAINING WALL OR AS A SEPARATE STRUCTURE WITHIN THE 10' BUFFER AREA



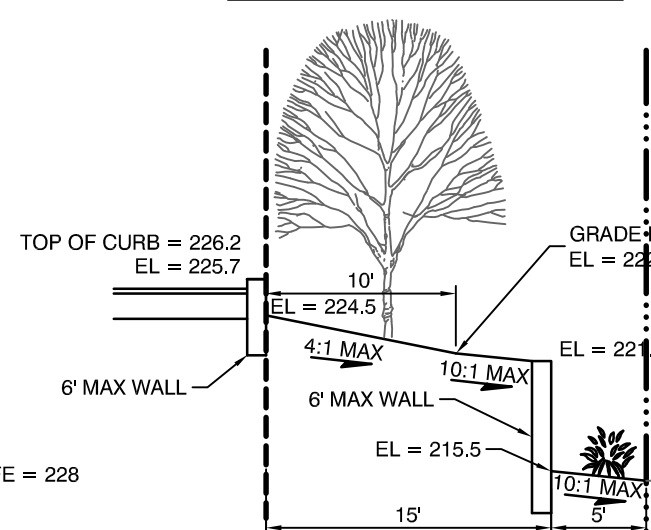
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

PLANT LIST

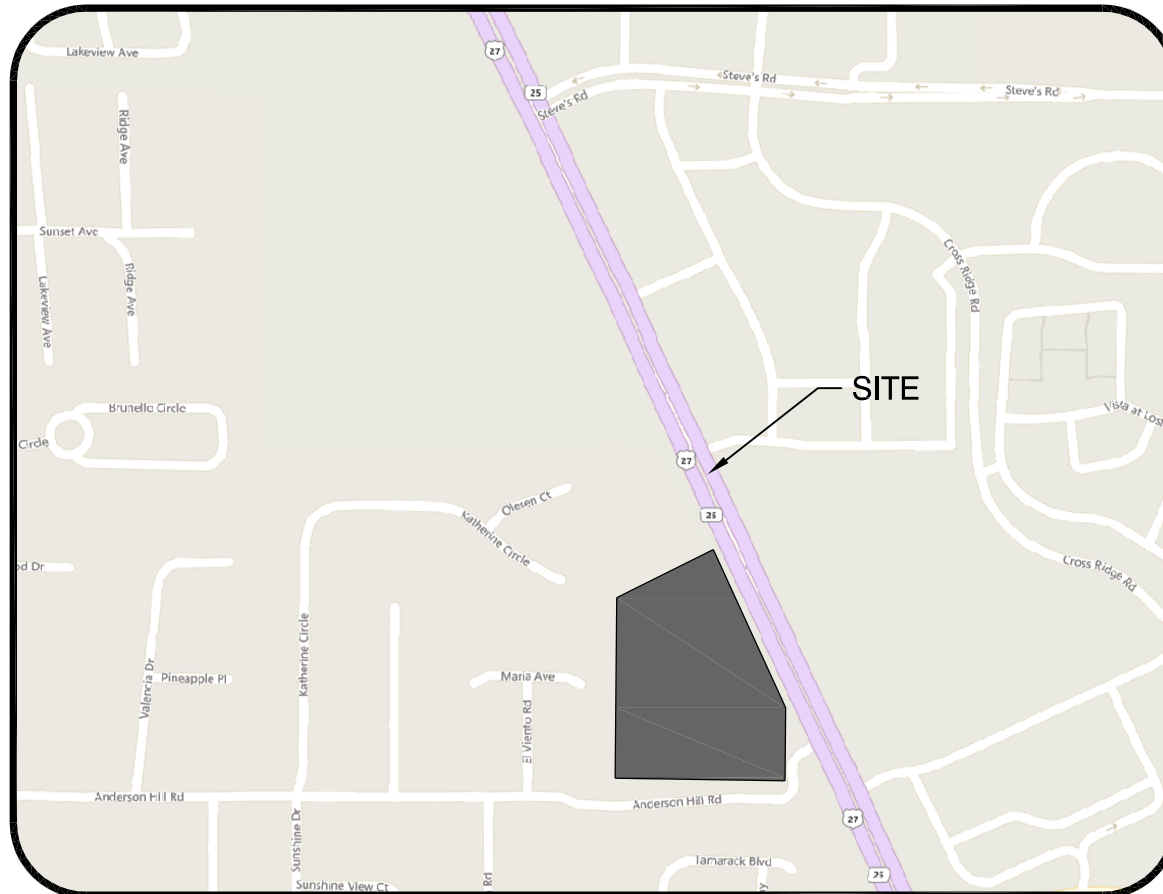
SYM.	BOTANICAL/COMMON NAME	SIZE	FL NATIVE
CANOPY TREES : a mix of evergreen trees			
☐	MAGNOLIA GRANDIFLORA/SOUTHERN MAGNOLIA	3" CAL. 12' HT. X 6" SPD	Y
☐	QUERCUS VIRGINIANA/LIVE OAK	3" CAL. 12' HT. X 6" SPD.	Y
UNDERSTORY TREES : a mix of evergreen trees			
○	ILEX CAESALPINIA/DARLON HOLLY	8' HT. X 4" SPD.	Y
○	PRUNUS CAROLINIANA/CAROLINA LAUREL CHERRY	8' HT. X 4" SPD.	Y
○	VIBURNUM OBOVATUM/WALTERS VIBURNUM	8' HT. X 4" SPD.	Y
SHRUBS : 4" o.c. to reach 6' ht. within 2 years			
○	ELAEAGNUS PUNGENS/SILVERTHORN	3 GAL. 24" HT.	N
○	MYRTICA CERIFERA/WAX MYRTLE	3 GAL. 30" HT. 5	Y

WEST BUFFER ADJACENT TO RESIDENTIAL:
2 CANOPY TREES & 1 UNDERSTORY TREE PER 100' WITH CONTINUOUS SHRUB BUFFER
ALL OTHER BUFFERS: PER CODE

NOTES:

- FINAL DESIGN PLANS TO COMPLY WITH CITY OF CLERMONT LAND DEVELOPMENT CODE.
- DRAINAGE TO COMPLY WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
- SANITARY SEWER AND FIRE PROTECTION SERVICES TO BE PROVIDED BY CITY OF CLERMONT.
- WATER TO BE PROVIDED BY FLORIDA GOVERNMENTAL UTILITY AUTHORITY.
- ELECTRICITY TO BE PROVIDED BY DUKE ENERGY.
- COMMUNICATION SERVICES AS LOCALLY AVAILABLE.
- DEVELOPMENT TO BE PERMITTED AND CONSTRUCTED IN ONE PHASE. EACH BUILDING MAY BE PERMITTED AND CONSTRUCTED SEPARATELY.

LOCATION MAP



SITE DATA

SITE ADDRESS:	NO ADDRESS	13301 ANDERSON HILL RD CLERMONT, FL 34711 09-22-26140002700001	12629 US HIGHWAY 27 CLERMONT, FL 34711 09-22-26140002700001
PARCEL NO.:			
SITE AREA:	3.24 ACRES M.O.L. 9.47 ACRES / 412,248 SF M.O.L. (TOTAL)	4.69 ACRES M.O.L.	1.54 ACRES M.O.L.
PROPERTY ZONING:	EXISTING (LAKE COUNTY): PROPOSED (CITY OF CLERMONT):	CP (PLANNED COMMERCIAL) CFD (COMMUNITY FACILITY) PUD (PLANNED UNIT DEVELOPMENT)	CP (PLANNED COMMERCIAL)
FUTURE LAND USE:	EXISTING (LAKE COUNTY): PROPOSED (CITY OF CLERMONT):	URBAN LOW DENSITY COMMERCIAL	URBAN LOW DENSITY COMMERCIAL
PROPERTY USE:	VACANT	VACANT	COMMERCIAL BUILDING (FORMER FITNESS CENTER)
PROPOSED BLDG SETBACKS (FT):	MINIMUM REQUIRED	MINIMUM PROVIDED	
US 27:	50 FT	62.6	
ALL OTHER STREETS:	25 FT	89.8	
SIDE PROPERTY LINES:	12 FT	15.4	
PROPOSED INTENSITY:	56,372 SF (BUILDINGS) AND 1,400 SF (OUTDOOR PATIOS) 57,772 SF / 412,248 SF = 0.14 FAR		

Required parking per city of Clermont code:

Commercial (Retail/Office)	1/200 sf
Restaurants and lounges	1/50 sf devoted to patron use + 1/4 employees

Building	Unit/Use	SF	Patio	Required
Commercial A (Existing)	(retail)	9,472		47.4
Commercial B	(restaurant)	6,000	300	81.9
Commercial C	C1 (retail)	3,500		17.5
Commercial D	C2 (restaurant)	1,500	300	23.4
	D1 (restaurant)	1,500	300	23.4
	D2 (retail)	1,500		7.5
	D3 (retail)	1,500		7.5
	D4 (retail)	1,500		7.5
	D5 (retail)	1,500		7.5
	D6 (retail)	1,500		7.5
Commercial E	D7 (restaurant)	1,500	250	22.8
	(restaurant)	5,000	250	68.3
Commercial F	(retail)	20,400		102.0
Drive-thru ATM	atm	n/a		9.00
Total		56,372	1,400	424.1
Provided				424.0

assumptions:

- restaurant and patio gross area = 80% patron use area
- restaurant employees = 1/100 sf non-patron use area

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

TRACT 27 TOGETHER WITH A PORTION OF TRACT 22, AS SHOWN ON THE LAKE HIGHLAND COMPANY PLAT OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE SOUTHWEST CORNER OF TRACT 22 AS SHOWN ON THE LAKE HIGHLAND COMPANY PLAT OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF TRACT 22, N00°31'25"E, A DISTANCE OF 61.46 FEET; THENCE N63°34'33"E, A DISTANCE OF 393.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 27; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S24°35'30"E, A DISTANCE OF 269.86 FEET TO A POINT ON THE SOUTH LINE OF TRACT 22; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S24°35'30"E, A DISTANCE OF 366.85 FEET; THENCE S00°27'49"W, A DISTANCE OF 266.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ANDERSON HILL ROAD; THENCE N89°03'43"W ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SAID ANDERSON HILL ROAD, A DISTANCE OF 620.93 FEET TO A POINT ON THE WEST LINE OF TRACT 27 AS SHOWN ON SAID THE LAKE HIGHLAND COMPANY PLAT OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE ALONG SAID WEST LINE OF SAID TRACT 27, N00°31'46"E, A DISTANCE OF 598.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 22 AND THE POINT OF BEGINNING.
CONTAINING A TOTAL OF 9.47 ACRES, MORE OR LESS.

PROFESSIONAL TEAM

OWNER/DEVELOPER:
ANDERSON HILL DLSU, LLC
625 STATE ROAD 100
PALATKA, FLORIDA 32177
PHONE: (386) 329-4000

TRAFFIC ENGINEER:
TRAFFIC PLANNING AND DESIGN, INC.
535 VERSAILLES DR
MAITLAND, FLORIDA 32751
PHONE: (407) 628-9555

SURVEYOR:
HLSM, LLC
794 BIG TREE DR SUITE 108
LONGWOOD, FLORIDA 32750
PHONE: (407) 647-7346

CIVIL ENGINEER/PLANNER:
AVID GROUP
2300 CURLEW ROAD SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

GEOTECHNICAL ENGINEER:
ECS FLORIDA, LLC
2815 DIRECTORS ROW, SUITE 500
ORLANDO, FLORIDA 32809
PHONE: (407) 859-9599

ARCHITECT:
EMPAD
1901 ULMERTON RD SUITE 195
CLEARWATER, FLORIDA 33762
PHONE: (727) 570-9506

SC ASSETS, LLC

ANDERSON HILL RETAIL

CLERMONT, FLORIDA

PUD SITE DEVELOPMENT PLAN

SHEET NO.

1 of 1

NO.	DATE	DESCRIPTION	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

NOT VALID WITHOUT ORIGINAL SEAL AND REGISTERED PROFESSIONAL ENGINEER'S SIGNATURE
PROJ. NO. 3188001
PROJ. NAME: ANDERSON HILL RETAIL
DATE: 06/30/17



Lake County

Sumter County

Town of Astatula

City of Bushnell

City of Center Hill

City of Clermont

City of Coleman

City of Eustis

City of Fruitland Park

City of Groveland

Town of
Howey-in-the-Hills

Town of Lady Lake

City of Leesburg

City of Mascotte

City of Minneola

Town of Montverde

City of Mount Dora

City of Tavares

City of Umatilla

City of Webster

City of Wildwood

Florida Central
Railroad

Lake County Schools

Sumter County Schools

Mr. John E. Kruse, AICP
Senior Planner
Development Services Dept.
685 W. Montrose St.
Clermont, FL 34711

June 20, 2017

RE: Lake County Retail Project Traffic Impact Analysis – Response to Review
Comments

Mr. Kruse,

I have reviewed the applicant's response to the review comments prepared by the Lake~Sumter MPO dated March 23, 2017 regarding the Lake County Retail Project Traffic Impact Analysis document submitted by Traffic Planning and Design, Inc. dated June 5, 2017. The project is located on the northwest quadrant of the intersection of US-27 and Anderson Hill Road. Currently this is vacant land. The proposed development is 57,772 square feet of shopping center (ITE LU Code 820). Access to the site will be provided via two access points; 1) a limited access onto US-27 (right-in, right-out, and left-in); 2) a full access onto Anderson Hill Road.

The Lake~Sumter MPO is satisfied with the responses given, however it needs to be noted that the intersections included in Comment #8 (US-27 at John's Lake Road and Citrus Tower Blvd. at John's Lake Road) should be monitored to see if the southbound left turns and eastbound left turns (respectively) cause the LOS of the intersections to deteriorate below acceptable standards.

These comments provided to Lake County are advisory in nature. Any acceptance or revisions to the TIA are at the discretion of Lake County to make based on the comments presented.

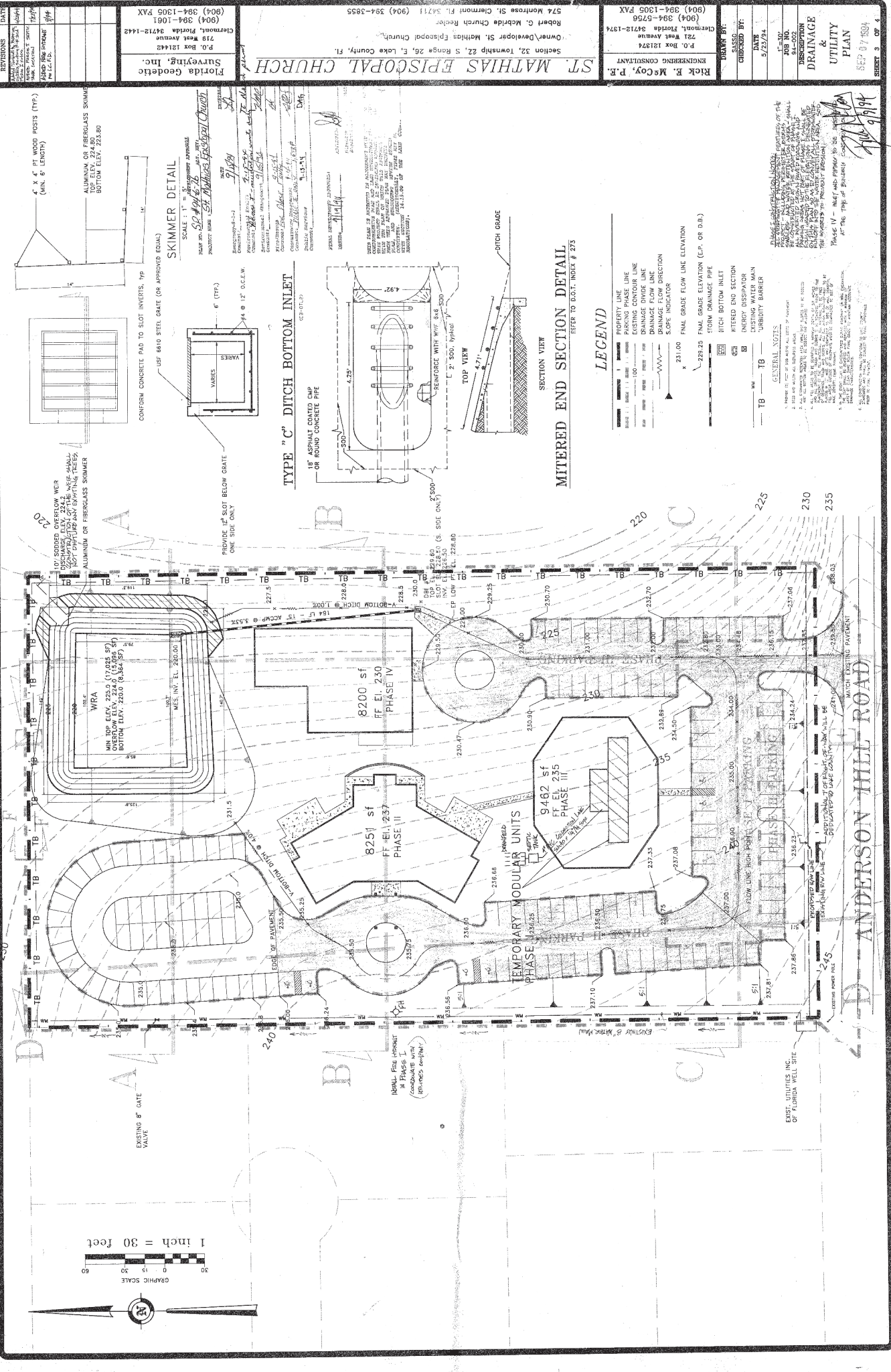
Sincerely,

Brian R. Hutt
Lake~Sumter MPO
TMS Project Manager
(352) 315-0170 Ext. 3

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

1616 South 14th Street, Leesburg, Florida 34748
Phone (352) 315-0170 – Fax (352) 315-0993



FLORIDA 036799 GEORGIA 027924
DONALD A. GRIFFY
4-13-84
BWA

GRIFFEY ENGINEERING
2031 OLD HWY 441, SUITE 2
MOUNT DORA, FLORIDA 32757
PHONE (352) 383-4786
FAX (352) 383-0828
FLORIDA CERT. OF AUTH. # 8082

OWNER:
POINTE AT LOST LAKE, LLC
1111 KANE CONCOURSE, SUITE 401F
BAY HARBOR ISLANDS, FL 33154
PHONE (305) 865-1923
FAX (305) 865-3434

POINTE AT LOST LAKE
COMMERCIAL SITE PLAN

COVER SHEET

REV. #	DATE	DRAWN BY: D.M.K.
		CHECKED BY: D.A.G.
		DRAWING #: 04-12-06
		PROJECT #: 03-25-06
DATE:	10-11-05	SCALE: AS NOTED
SHEET 1 OF 10		

SHEET 1 OF 10

VICINITY MAP

SCALE 1" = 1500'

North Arrow

Highway 27, Highway 25, Highway 31

Lake Metolite, Lake Fetter

PROJECT SITE

Lost, Lake Fetter, Lake Metolite

U.S. 27

ANDERSON HILL ROAD

PROJECT SITE

SCALE 1"=100'

AN AERIAL MAP

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE FOUR WINGS RECORDED IN PLAT BOOKS 28, PAGE 64; PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N07°09'00"E ALONG THE NORTH LINE OF SAID LOT 27 TO A POINT BEING THE INTERSECTION OF SAID ROAD TO 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°E 17'00" W DISTANCE OF 59.49 FEET TO THE NORTHWEST CORNER OF TRACT 27; THENCE N88°33'00"E ALONG THE NORTH LINE OF TRACT 27, A DISTANCE OF 79.93 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBER 27; THENCE S24°25'46"W ALONG THE WEST EASY RIGHT-OF-WAY LINE A DISTANCE OF 266.89 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF SECTION 28; THENCE S02°28'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 266.81 FEET TO THE POINT OF INTERSECTION LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SECTION 28; THENCE S02°28'49"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 779.34 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SECTION 28; TOWNSHIP 22 SOUTH, RANGE 26 EAST, LESS THE WEST 34.40 FEET, AND 60.00 FEET, AND THE EAST 1/2 WEST, THEREBY RETURNING

RIGHT OF WAY.

OWNER:
POINTE AT LOST LAKE, LLC

111 KANE CONDOURSE, SUITE 401F
BAY HARBOR ISLANDS, FL 33154
PHONE (305) 865-1923
FAX (305) 865-9434

POINTE AT LOST LAKE
COMMERCIAL SITE PLAN

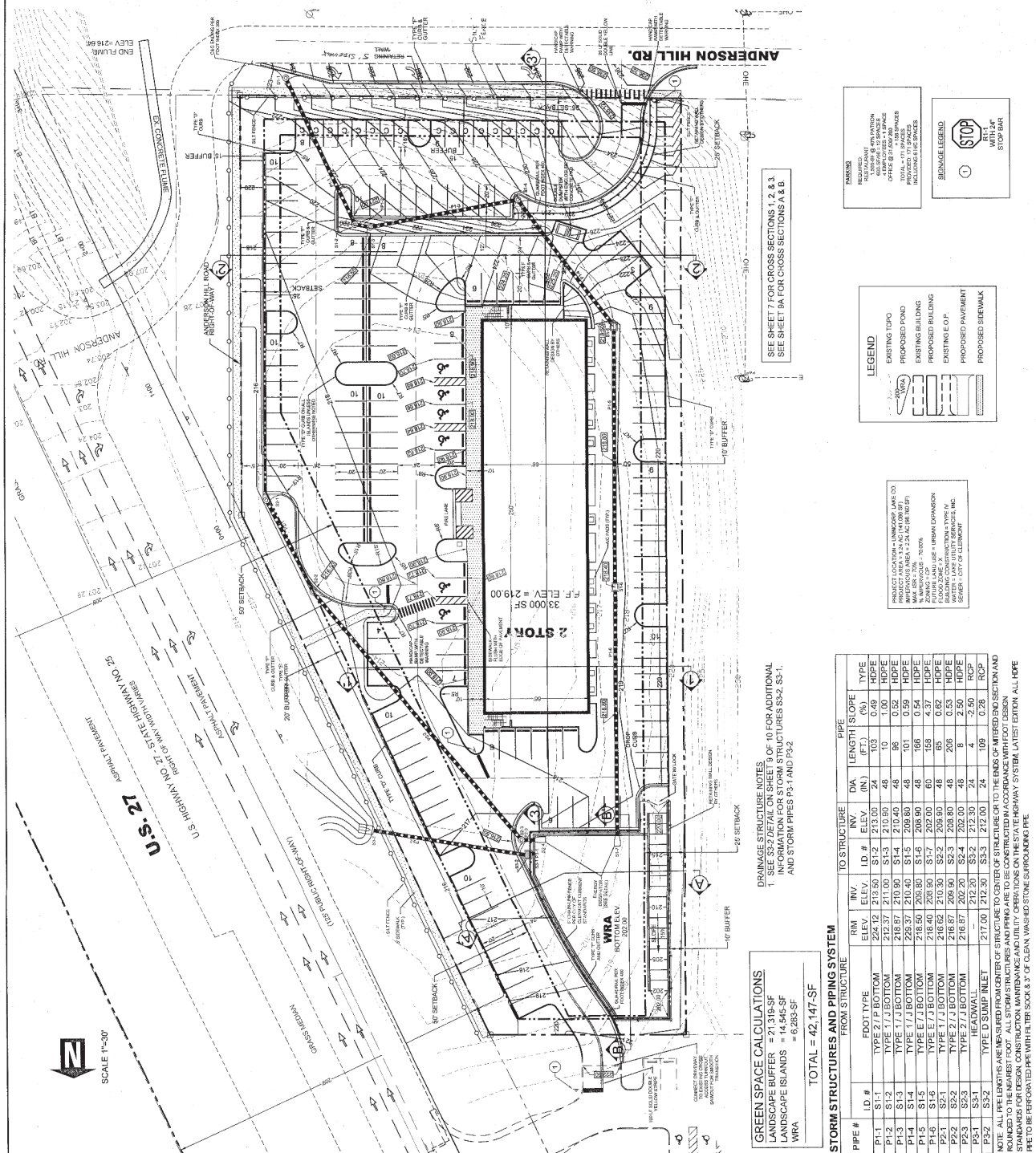
PAVING, GRADING,
AND DRAINAGE PLAN

POINTE AT LOST LAKE
COMMERCIAL SITE PLAN

FLORIDA CERT. OF AUTH. # 8082
GRIFFEY ENGINEERING
2001 OLD HWY 441, SUITE 2
MOUNT DORA, FLORIDA 32757
PHONE (352) 983-0878
FAX (352) 983-0888
LONDA A. GRIFFEY
LONDA.026789 GEORGINA.027824

DATE: 11-07-05
SCALE: 1"=50'
SHEET 3 OF 10

REVISION # DATE DRAWN BY: D.M.K.
CHECKED BY: 04-12-06
DRAWING # 04-06-06
PROJECT # 04-06-18
DATE: 11-07-05
SCALE: 1"=50'



EROSION & SEDIMENT CONTROL NOTES

1. EROSION & SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING OPERATIONS.
2. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION & SEDIMENT CONTROL SHALL BE REMOVED OR MODIFIED AS REQUIRED BY THE ENGINEER.
4. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

NPDES NOTES

The contractor shall obtain coverage under an NPDES stormwater permit. Contractor shall become familiar with the NPDES permit requirements, develop and implement a Stormwater Pollution Prevention Plan (SWPPP), and file a copy of the SWPPP with the local authority having jurisdiction (LAHJ). The NPDES permit can be obtained at www.epa.gov/epaosper/npsd/npdes/npdes.html by calling the NPDES Stormwater Section at (850) 421-1404.

CONSTRUCTION PROCEDURES FOR RETENTION BASINS

INITIALLY CONSTRUCT THE RETENTION BASIN TO A MINIMUM OF 18" DEPTH. AFTER THE BASIN HAS BEEN EXCAVATED TO THE REQUIRED DEPTH, THE EXCESS SOIL AND ROCK SHALL BE REMOVED FROM THE BASIN. THE EXCESS SOIL AND ROCK SHALL BE PLACED IN A SEPARATE PILE OR PILES. THE EXCESS SOIL AND ROCK SHALL BE REMOVED FROM THE BASIN. THE EXCESS SOIL AND ROCK SHALL BE PLACED IN A SEPARATE PILE OR PILES. THE EXCESS SOIL AND ROCK SHALL BE REMOVED FROM THE BASIN. THE EXCESS SOIL AND ROCK SHALL BE PLACED IN A SEPARATE PILE OR PILES.

OPERATION & MAINTENANCE

MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM SHALL BE AT LEAST THE FOLLOWING:

1. INSPECTION OF INLETS AND OUTLETS
2. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.
3. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.
4. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.
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7. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.
8. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.
9. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.
10. REMOVAL OF SEDIMENTS OR VEGETATION WHEN THE STORAGE CAPACITY OF THE BASIN IS REDUCED TO 50% OF THE ORIGINAL CAPACITY.

GENERAL NOTES

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
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16. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

GREEN SPACE CALCULATIONS

LANDSCAPE BUFFER = 21,319-SF
LANDSCAPE ISLANDS = 14,545-SF
WRA = 0,600-SF

TOTAL = 42,464-SF

STORM STRUCTURES AND PIPING SYSTEM

PIPE #	RM	INV.	INLET	INLET DIA.	INLET LENGTH	PIPE DIA.	PIPE LENGTH	PIPE SLOPE	TYPE
P1-1	81-1	228.12	213.00	24	103	0.49	HOPE		
P1-2	81-2	212.37	210.00	24	103	0.52	HOPE		
P1-3	81-3	212.37	210.00	24	103	0.52	HOPE		
P1-4	81-4	212.37	210.00	24	103	0.52	HOPE		
P1-5	81-5	212.37	210.00	24	103	0.52	HOPE		
P1-6	81-6	212.37	210.00	24	103	0.52	HOPE		
P1-7	81-7	212.37	210.00	24	103	0.52	HOPE		
P1-8	81-8	212.37	210.00	24	103	0.52	HOPE		
P1-9	81-9	212.37	210.00	24	103	0.52	HOPE		
P1-10	81-10	212.37	210.00	24	103	0.52	HOPE		
P1-11	81-11	212.37	210.00	24	103	0.52	HOPE		
P1-12	81-12	212.37	210.00	24	103	0.52	HOPE		
P1-13	81-13	212.37	210.00	24	103	0.52	HOPE		
P1-14	81-14	212.37	210.00	24	103	0.52	HOPE		
P1-15	81-15	212.37	210.00	24	103	0.52	HOPE		
P1-16	81-16	212.37	210.00	24	103	0.52	HOPE		
P1-17	81-17	212.37	210.00	24	103	0.52	HOPE		
P1-18	81-18	212.37	210.00	24	103	0.52	HOPE		
P1-19	81-19	212.37	210.00	24	103	0.52	HOPE		
P1-20	81-20	212.37	210.00	24	103	0.52	HOPE		
P1-21	81-21	212.37	210.00	24	103	0.52	HOPE		
P1-22	81-22	212.37	210.00	24	103	0.52	HOPE		
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P1-25	81-25	212.37	210.00	24	103	0.52	HOPE		
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P1-28	81-28	212.37	210.00	24	103	0.52	HOPE		
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P1-40	81-40	212.37	210.00	24	103	0.52	HOPE		
P1-41	81-41	212.37	210.00	24	103	0.52	HOPE		
P1-42	81-42	212.37	210.00	24	103	0.52	HOPE		
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P1-46	81-46	212.37	210.00	24	103	0.52	HOPE		
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P1-48	81-48	212.37	210.00	24	103	0.52	HOPE		
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P1-50	81-50	212.37	210.00	24	103	0.52	HOPE		
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P1-52	81-52	212.37	210.00	24	103	0.52	HOPE		
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P1-61	81-61	212.37	210.00	24	103	0.52	HOPE		
P1-62	81-62	212.37	210.00	24	103	0.52	HOPE		
P1-63	81-63	212.37	210.00	24	103	0.52	HOPE		
P1-64	81-64	212.37	210.00	24	103	0.52	HOPE		
P1-65	81-65	212.37	210.00	24	103	0.52	HOPE		
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P1-70	81-70	212.37	210.00	24	103	0.52	HOPE		
P1-71	81-71	212.37	210.00	24	103	0.52	HOPE		
P1-72	81-72	212.37	210.00	24	103	0.52	HOPE		
P1-73	81-73	212.37	210.00	24	103	0.52	HOPE		
P1-74	81-74	212.37	210.00	24	103	0.52	HOPE		
P1-75	81-75	212.37	210.00	24	103	0.52	HOPE		
P1-76	81-76	212.37	210.00	24	103	0.52	HOPE		
P1-77	81-77	212.37	210.00	24	103	0.52	HOPE		
P1-78	81-78	212.37	210.00	24	103	0.52	HOPE		
P1-79	81-79	212.37	210.00	24	103	0.52	HOPE		
P1-80	81-80	212.37	210.00	24	103	0.52	HOPE		
P1-81	81-81	212.37	210.00	24	103	0.52	HOPE		
P1-82	81-82	212.37	210.00	24	103	0.52	HOPE		
P1-83	81-83	212.37	210.00	24	103	0.52	HOPE		
P1-84	81-84	212.37	210.00	24	103	0.52	HOPE		
P1-85	81-85	212.37	210.00	24	103	0.52	HOPE		
P1-86	81-86	212.37	210.00	24	103	0.52	HOPE		
P1-87	81-87	212.37	210.00	24	103	0.52	HOPE		
P1-88	81-88	212.37	210.00	24	103	0.52	HOPE		
P1-89	81-89	212.37	210.00	24	103	0.52	HOPE		
P1-90	81-90	212.37	210.00	24	103	0.52	HOPE		
P1-91	81-91	212.37	210.00	24	103	0.52	HOPE		
P1-92	81-92	212.37	210.00	24	103	0.52	HOPE		
P1-93	81-93	212.37	210.00	24	103	0.52	HOPE		
P1-94	81-94	212.37	210.00	24	103	0.52	HOPE		
P1-95	81-95	212.37	210.00	24	103	0.52	HOPE		
P1-96	81-96	212.37	210.00	24	103	0.52	HOPE		
P1-97	81-97	212.37	210.00	24	103	0.52	HOPE		
P1-98	81-98	212.37	210.00	24	103	0.52	HOPE		
P1-99	81-99	212.37	210.00	24	103	0.52	HOPE		
P1-100	81-100	212.37	210.00	24	103	0.52	HOPE		

LEGEND

August 24, 2017

VIA E-MAIL CORRESPONDENCE

Re: Anderson Hill Commercial Project – Avid Group

Dear Mayor Ash and Members of Clermont City Council:

As you are aware, immediately prior to the April 11 Clermont City Council Meeting, Avid Group withdrew its applications for annexation, comprehensive plan amendment, rezoning and conditional use permit on the 9.5 acres located at the intersection of Anderson Hill Road and US Highway 27. Many residents contacted you via e-mail, letters and calls expressing concern about Avid Group's development plans. Their withdrawal letter noted the Applicant will "continue to engage the residents and to work with them on a proposal which deals with their concerns."

On June 30, 2017 Avid Group resubmitted their applications for annexation, comprehensive plan amendment, rezoning and conditional use permit with the City of Clermont. **Included in these applications and modified plans is language that may wrongly lead the City Council to believe that the concerns and issues the residents have with the proposed development have been addressed – they have not.**

We, the residents, wish to avoid any misrepresentation by the Applicant and/or its legal counsel. Therefore, we respectfully offer the following conditions and uses that would make development of this property **safe and compatible** with the surrounding area:

1. No access from Anderson Hill Road
2. Acceptable Uses:

Residential	• Single-family detached and attached units • Multi-family not to exceed 2-story (35-ft.)	
Community Facility Development	• Churches • K-12 schools	• Day care • Assisted Living Facility
Professional Offices (operating hours limited to 8 am to 8 pm)	• Law Offices • Executive Offices	• Travel Agent • Real Estate Offices

3. Install Stop signs at Katherine Circle, creating a 4-way stop (~half way down Anderson Hill Road)
4. Install sidewalks from Lakeshore Drive to US Highway 27 along at least one side of Anderson Hill Road
5. Along the western side of the site that abuts existing residential property:
 - a. Maintain a 40-foot wide buffer from the residential property lines to be landscaped with viburnum hedge to be maintained at no less than 6-ft in height – and trees to create privacy screen (per each resident request)
 - b. Construct an 8-foot masonry wall along entire existing grade, to be finished in real or faux stone on residence side, to be erected along the property line prior to beginning construction – including site preparation – to minimize noise, dust, etc.
 - c. Keep and maintain the existing mature landscape
6. Along the southern property line (along Anderson Hill Road):
 - a. Maintain a minimum 30-foot wide landscaped buffer – within the buffer, install and maintain a 4- ft. high viburnum hedge

We appreciate your consideration and believe you will find these requests are fair to ensure the safety and compatibility of the existing (decades old) residential environment with the development of the property.

Regards – Anderson Hill Area Homeowners

cc: Darren Gray, City Manager
Lake County Commissioner Sean Parks
Lake County Commissioner Leslie Campione
Lake County Commissioner Timothy Sullivan
Lake County Commissioner Wendy Breeden
Lake County Commissioner Josh Blake
Lake County Engineer Fred Schneider

NAME	ADDRESS	SIGNATURE
Keith McFarland	13117 Sunshine Cir Clermont, FL 34711	Keith McFarland
Elaine McFarland	13117 Sunshine Cir, Clermont	Elaine McFarland
TOM ENGLISH	12307 WARREN RD	TOM ENGLISH
ROSE FARRELL	13215 Maria Ave	Rose Farrell
Andrew D. Gilliam	13222 Palmer Dr.	Andrew D. Gilliam
SANDRA MARTIN	11925 ONE JUDK DA	Sandra Martin
Richard Pendergast	12708 Linda Rd., C.	Richard Pendergast
FERNANDO L. WATSON	12816 Katherine Cir	Fernando Watson
YOSHIE MATEL	12816 Katherine Cir	Yoshie MATEL
James Roberts	13205 Plaza Ave	James Roberts
Patricia Roberts	13205 Plaza Ave.	Patricia Roberts
Mary C. Battersby	12535 El Viento St.	Mary C. Battersby
Rebecca B. Newsome	12211 Lake Valley Dr Clermont, FL 34711	Rebecca B. Newsome
David Hopkins	12100 Garnet Dr. Clermont FL 34711	David Hopkins
Alison Hopkins	12100 Garnet Dr. Clermont 34711	Alison Hopkins
PAUL BEIRNES	12340 LAKE VALLEY DR	PAUL BEIRNES
Lynne P. Beirnes	12340 Lake Valley Dr.	Lynne P. Beirnes
Vince Johnson	13145 PALMER Drive	Vince Johnson
Kelli Johnson	13145 Palmer Dr	Kelli Johnson
Nancy Srodes	12339 Warren Rd.	Nancy Srodes

Name	Address	Signature
Mary L. Ivanoff	12435 Lake View Clermont FL 34711	Mary Louise Ivanoff
Pat Colvin	12435 Lake Valley Dr Clermont FL 34711	Pat Colvin
Allen E. Colvin	12435 Lake Valley Dr Clermont FL 34711	Allen E. Colvin
Carol Colvin	12435 Kathleen Ave Clermont, FL 34711	Carol Colvin
Karen Albritton	12230 Lake Valley Dr Clermont FL 34711	Karen E. Albritton
JIM ALBRITTON	✓	James D. Albritton
CHRISTINE WHEELER	12580 Nicolette Ct 34711	Christine Wheeler
Scott Wheeler	12580 Nicolette Ct 34711	Scott Wheeler
Matthew Ledridge	1312 Anderson Hill Rd Clermont 34711	Matthew Ledridge
GARY CLARICE E YENOR	12200 Lake Valley Dr Clermont, FL 34711	Clarice E. Yenor
CHARLES & DIANNE RUSS	12512 LAKE SHORE CLERMONT, FL	Dianne Russ
BARBARA THOMPSON	12930 Amber Ave Clermont, FL	Barbara Thompson
Sharon Nichols	13728 Olsen Ct Clermont 34711	Sharon Nichols
Megan Jones	12303 Sunshine Drive Clermont, FL 34711	Megan Jones
Robin Cotch	12558 Nicolette Ct Clermont 34711	Robin Cotch
JACK FARRELL	13215 MARIN AVE CLERMONT 34711	Jack Farrell
Jennifer Cotch	12522 Valencia Dr Clermont FL 34711	Jennifer Cotch
Tim Snodes	12239 Warren Rd Clermont FL	Tim Snodes
Gunny Calfee	12811 Amber Ave	Gunny Calfee
David Calfee	12811 Amber Ave	David Calfee
Richard Newsome	12211 Lake Valley Pl	Richard Newsome



May 19, 2017

Mr. Quint Roberts
ANU Management, Inc.
625 State Road 100
Palatka, FL 32177

RE: Anderson Hill Retail
Potable Water Service Availability

Dear Mr. Roberts:

This office has received and reviewed your request dated May 16, 2017 in regards to the above referenced project. This letter serves to advise you that the proposed project is located within the Utilities Inc. of Florida - Lake Utility Services. FPSC certificated service area for the provision of potable water. Utilities Inc. of Florida has the available capacity to serve the proposed project and is ready and willing to do so contingent upon the execution of a mutually acceptable agreement between the Developer/Owner and the Utility.

Should the Owner decide to move forward with the project, please contact me directly at 866.842.8432, extension 1360 or by email at bkgongre@uiwater.com

Sincerely,
UTILITIES INC. OF FLORIDA

A handwritten signature in dark ink, reading "Bryan K. Gongre".

Bryan K. Gongre
Regional Manager

RE21707-0002



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: Jun 30, 2017

\$542.00 +
cost of advertisement
FEE: ~~\$350.00~~

PROJECT NAME (if applicable): Anderson Hill Commercial

APPLICANT: AVID Group

CONTACT PERSON: Peter Pensa, AICP

Address: 2300 Curlew Road, Suite 201

City: Palm Harbor State: FL Zip: 34683

Phone: 727-789-9500 x181 Fax: n/a

E-Mail: peter.pensa@avidgroup.com

OWNER: Anderson Hill DLSU, LLC

Address: 625 State Road 100

City: Palatka State: FL Zip: 32177

Phone: 386 329-4000 Fax: _____

Address of Subject Property: NWC of US Hwy 27 & Anderson Hill Rd
(no address - Parcel# 09-22-26140002700000;
13301 Anderson Hill Rd - Parcel# 09-22-26140002700001; and
12629 US Hwy 27 - Parcel# 09-22-26140002200001)

Legal Description (include copy of survey): See attached legal description

Acreage: 9.47 +/- Land Use: Urban Low Density (County)
(City verification required)

Present Zoning: CP & CFD (County) Proposed Zoning: PUD (City)
(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?

Commercial development of the property. See attached project description and justification statement.

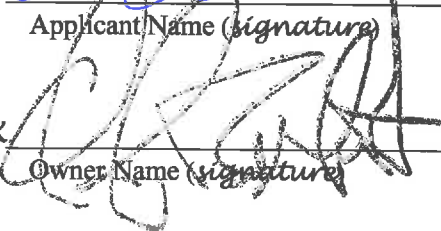
Peter R. Pensa

Applicant Name (print)
Director of Planning
AVID Group

Quintus I. Roberts, Sr.

Owner Name (print)
Managing Member
Anderson Hill DLSU, LLC

X 
Applicant Name (signature)

X 
Owner Name (signature)

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

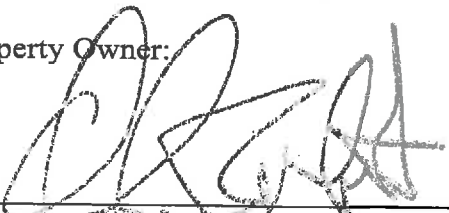
LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter does hereby authorize AVID Group to act as our agent for and with all regulatory agencies, departments, and their personnel for the City of Clermont, Lake County, Florida Department of Economic Opportunity, Florida Department of Transportation, St. Johns River Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, and any other utility providers or regulatory agencies in an effort to receive all approvals necessary for developing the proposed project on an approximately 9.47 acres, m.o.l. tract that is generally located on the west side of U.S. Highway 27, north of Anderson Hill Road in the City of Clermont (annexation proposed), Lake County, Florida.

Parcel ID Number:	Site Acreage	Street Address (if assigned):
09-22-26140002700000	3.24, acres m.o.l.	No Address, US Highway 27 Clermont, FL 34711
09-22-26140002700001	4.69, acres m.o.l.	13301 Anderson Hill Rd Clermont, FL 34711
09-22-26140002200001	1.54, acres m.o.l.	12629 US Highway 27 Clermont, FL 34711

Property Owner:

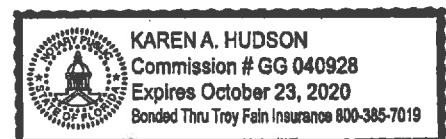

Name: Quintus I. Roberts, Sr.
Title: Managing Member
Anderson Hill DLSU, LLC
625 State Road 100
Palatka, FL 32177

STATE OF Florida COUNTY OF Putnam On
this the 30th day of June 2017 before me, the undersigned Notary Public of
the State of Florida, personally appeared Quintus I Roberts Sr and whose
name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed
it. The individual(s) are ☒ personally known to me, or ☐ presented the following
identification: _____.

WITNESS MY HAND AND SEAL:

NOTARY SEAL &
COMMISSION EXPIRATION:


NOTARY SIGNATURE



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. 2017-35

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:

West and northwest of the intersection of US Highway 27 and Anderson Hill Road
Alternate keys 1453496, 3828239, and 2826541

LEGAL DESCRIPTION

Tract 27 together with a portion of Tract 22, as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, Plat Book 3, Page 24, public records of Lake County, Florida. Being more particularly described as:

Begin at the Southwest corner of Tract 22 as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida; thence along the West line of Tract 22 N00°31'25"E, a distance of 61.46 feet; thence N63°34'33"E, a distance of 393.00 feet to a point on the West Right-of-Way line of US Highway 27; thence along said West Right-of-Way line, S24°35'30"E, a distance of 269.86 feet to a point on the South line of Tract 22; thence continue along said West Right-of-Way line S24°35'30"E, a distance of 366.85 feet; thence S00°27'49"W, a distance of 266.03 feet to a point on the North Right-of-Way line of Anderson Hill Road; thence N89°03'43"W along the said North Right-of-Way line of said Anderson Hill Road, a distance of 620.93 feet to a point on the West line of Tract 27 as shown on said the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East; thence along said West line of said Tract 27, N00°31'46"E, a distance of 598.50 feet to the Southwest corner of said Tract 22 and the Point of Beginning.

Containing a total of 9.47 acres, more or less.

FROM Urban Estate
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Monday, September 11, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, September 26, 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.

Daily Commercial
September 1, 2017 & September 12, 2017

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Monday, September 18, 2017	
Agenda Item Name	
Resolution No. 2017-39 <i>Clermont Hillside Terrace Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2017-39.	
Staff Report	
<i>Due to Hurricane Irma closings, the Planning and Zoning Commission meeting advertised for Sept. 11, 2017 was rescheduled to Sept. 18, 2017.</i> The applicant is requesting a conditional use permit (CUP) to amend Resolution 2014-19 for Clermont Hillside Terrace. When the site was originally developed in 2003, the City approved a tree mitigation plan with the developer to address the removal of trees from the site, which was heavily wooded with many large oak trees. The plan involved a payment for trees that could not be replanted on site. A total value of 469 trees were to be paid into the City's tree fund. The developer made a payment for 200 of the 469 trees at the time the development started. The remaining amount was then made a condition of Resolution 2014-19 and detailed the outstanding amount to be paid to the City's tree fund. The original developer/owner is no longer associated with the property, and the current applicant is requesting to remove this condition from the conditional use permit. Below is section 3 (1) of Resolution 2014-19 that is requested to be removed from the CUP: <u><i>Tree Replacement:</i></u> <i>As part of the development for the site, a total of 1,407 tree inches were deficient from the overall site which included Parcel B - buildings A, B, C and D, and Parcel C. 1,407 inches equals a minimum of 469 trees at the Code required three inch (3") caliper. The costs for the deficient inches/trees were to be paid into the City's tree fund.</i> <i>To date 600 inches (200 trees) have been paid for (based on replacement tree costs as agreed on with the City). Prior to the permitting of any of the remaining proposed buildings E, F, G or H, or any further development on the site, the remaining tree inches must be paid for in full. Tree costs for the remaining 807 inches (269 trees) and payment timeline is recommended to be negotiated with the City Manager's office.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Resolution 2017-39	2017-39 Hillside Terrace resolution.docx	
2.	Location Map	Aerial Map.docx	
3.	Site plan	Seal Swim School Site Plan.pdf	
4.	Exhibit	Seal Swim School exhibit.pdf	
5.	Conditions	CONDITIONAL USE PERMIT CONDITIONS.docx	
6.	Application	Seal Swim School App.pdf	
7.	Legal Ad	Clermont Hillside Terr 2017 CUP legal ad.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2017-39**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN
AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 2014-
19) TO REMOVE A CONDITION REQUIRING TREE MITIGATION.**

LOCATION:

(Alternate Keys 3880843, 3880844, 3864451, 3800457, 3800456)
2400 Highway 27.

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 the amendment to a Conditional Use Permit; Resolution 2014-19, for a Conditional Use Permit to allow the removal of the tree mitigation requirements 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. For the remaining pads E, F, G & H, all formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

CITY OF CLERMONT
RESOLUTION NO. 2017-39

5. 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 or require further conditions as deemed appropriate.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. 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.
8. For the remaining pads E, F, G & H, the final Certificate of Occupancy shall not be issued for each building/pad until each of the stated conditions have been met. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Planning & Zoning Department.
10. Should all approved uses cease operation for more than one year, a new Conditional Use Permit shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
13. For the remaining pads E, F, G & H, all backflows must be brought up to code when each individual building is completed in conjunction with the Certificate of Occupancy.
14. All grease traps must be pumped at a minimum of once per quarter, unless otherwise approved by the Director of Utilities. The City reserves the right to open the Conditional Use Permit for further review and additional conditions if violation of this CUP condition occurs, which may include revocation of the Conditional Use Permit and Code Enforcement actions.

CITY OF CLERMONT
RESOLUTION NO. 2017-39

15. All other conditions as previously approved in Resolution No. 1472 (Exhibit A) shall remain in effect where applicable, with the exception of Parcel C, which will be removed from the Conditional Use Permit along with the residential use originally allowed.
16. Parcel C from the original Conditional Use Permit (Res. No. 1472) shall be provided access as provided by State, County and City requirements.
17. Student drop-off and pick-up locations and access to and from the site, if determined to be unsafe or inadequate due to: backed up conditions into public right-of-way; interference with neighboring businesses or property; pedestrian access or accidents; police/fire response interference; or other public safety or general welfare conditions; the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional requirements, revocation of those uses listed in Section 2 Land Use #2 below, or revocation of the Conditional Use Permit.

Section 2 — Land Use

1. The property is approved for the following uses within the C-2 General Commercial zoning District: retail, professional & medical offices, personal service, lounge, church, children's daycare, financial institution, restaurant uses and residential uses on pads E, F, G & H. All uses must adhere to the requirements of the Land Development Code.
2. Other uses may include pre-school, day care, nursery schools, churches and related activities as approved by the Site Review Committee.
3. Should a business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of those uses listed in Section 2 Land Use #2, those uses would not contest a variance application to allow said business within 500 feet of those uses.

Section 3 — Landscaping

1. All further landscaping shall adhere to the current Land Development Code.

Section 4 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2017-39

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County,
Florida, this 26th day of September, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

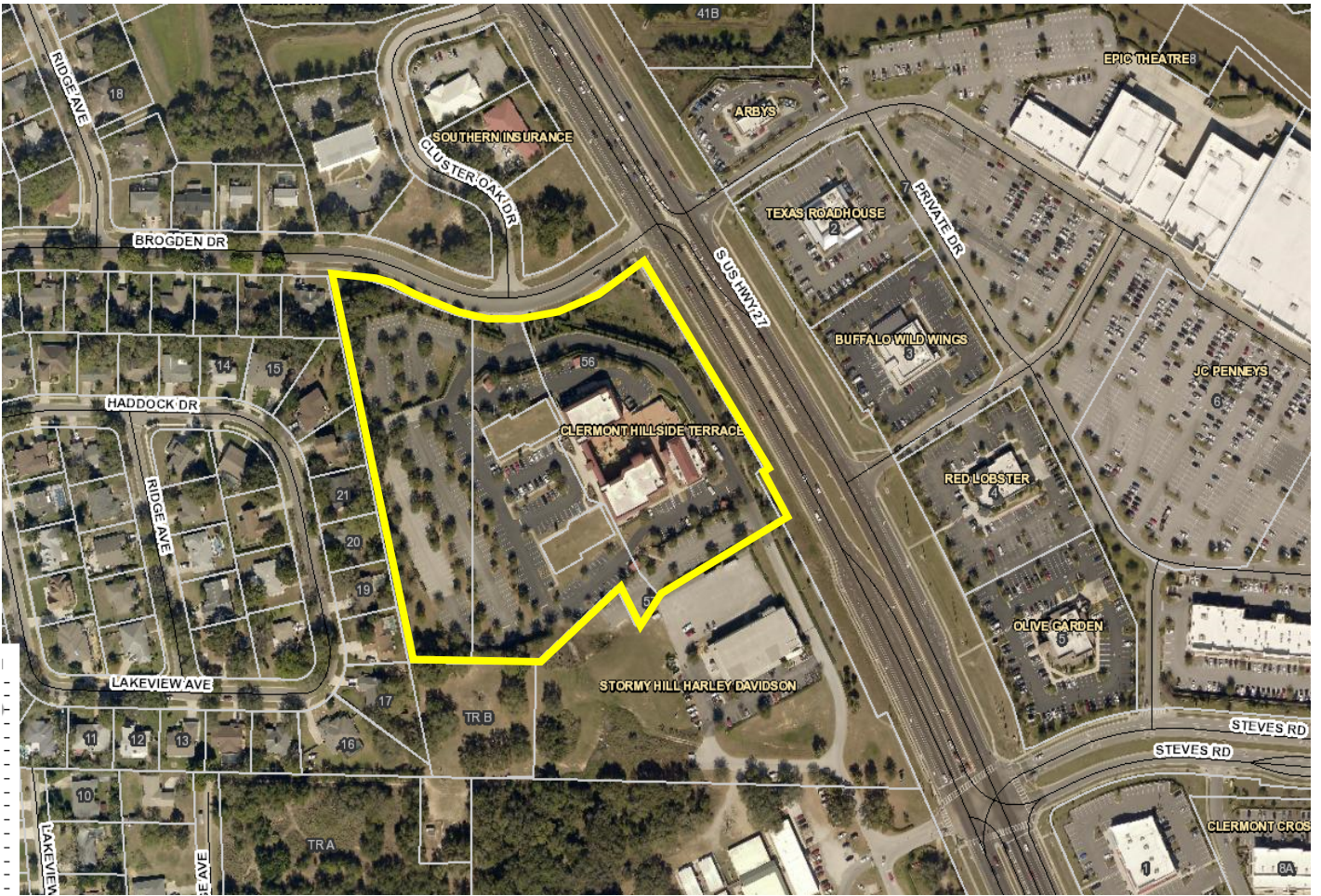
ATTEST:

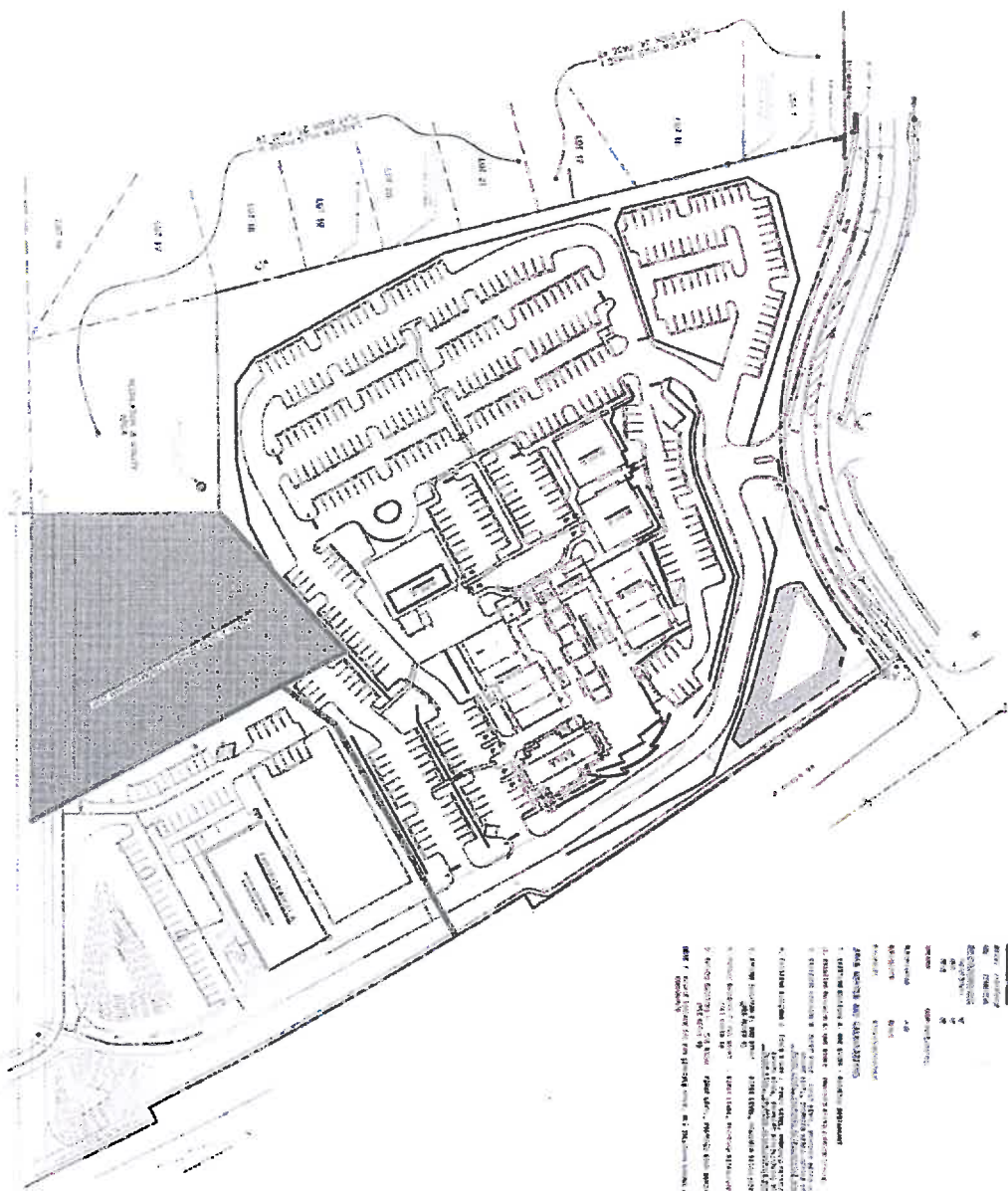
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map





1. QUESTION
 2. ANSWER
 3. QUESTION
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 98. ANSWER
 99. QUESTION
 100. ANSWER

[illegible]

Seal Swim School

Founded over 35 years ago by Therese Seal her desire was simple; teach children to swim. In the beginning Seal Swim leased a variety of outdoor seasonal locations until opening our first-year-round location in Lutz, FL 2005. On this 1.3 acres we began to sell retail, operate a summer camp and developed the 'Learn to Swim' program. Today this property generates approximately \$1,600,000 in revenue yearly.

In 2014 Seal Swim opened its Meadow Pointe location, continuing the services of retail, 'Learn to Swim' program and now including birthday parties. This location is now our second highest performing. Riverview is our up and coming location with an expected opening date of Spring of 2018.

As the business has grown we have continued to perfect our indoor pool's mechanical systems. Today Seal Swim uses state of the art equipment when building our Indoor locations: Pool equipment UV system, Vexus System with 24-hour monitoring, 90-minute turnover rates, with just pool equipment our costs average \$100,000.00. In addition, having a Dehumidification System that heats the water, maintains the humidity and air temp is an additional cost of approximately \$90,000.

Our Team members maintain their CPR and First Aid, Life guarding, Water Safety Instructor and have many AFO's (Aquatic Facilities Operators) on staff. We are members of the United States Swim School Association, American Red Cross, and National Drowning Prevention Alliance. Each of our instructors also undergoes our 45 hour Seal Swim School Training Program. Over the years we have been honored to teach thousands of children to swim and look forward to teaching the children in Clermont area the essential life safety of knowing how to swim.

All our best,

The Swim Seal School Team

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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. For the remaining pads E, F, G & H, all formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
5. 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 or require further conditions as deemed appropriate.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. 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.
8. For the remaining pads E, F, G & H, the final Certificate of Occupancy shall not be issued for each building/pad until each of the stated conditions have been met. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by resolution.

9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Planning & Zoning Department.
10. Should all approved uses cease operation for more than one year, a new Conditional Use Permit shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
13. For the remaining pads E, F, G & H, all backflows must be brought up to code when each individual building is completed in conjunction with the Certificate of Occupancy.
14. All grease traps must be pumped at a minimum of once per quarter, unless otherwise approved by the Director of Utilities. The City reserves the right to open the Conditional Use Permit for further review and additional conditions if violation of this CUP condition occurs, which may include revocation of the Conditional Use Permit and Code Enforcement actions.
15. All other conditions as previously approved in Resolution No. 1472 (Exhibit A) shall remain in effect where applicable, with the exception of Parcel C, which will be removed from the Conditional Use Permit along with the residential use originally allowed.
16. Parcel C from the original Conditional Use Permit (Res. No. 1472) shall be provided access as provided by State, County and City requirements.
17. Student drop-off and pick-up locations and access to and from the site, if determined to be unsafe or inadequate due to: backed up conditions into public right-of-way; interference with neighboring businesses or property; pedestrian access or accidents; police/fire response interference; or other public safety or general welfare conditions; the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional requirements, revocation of those uses listed in Section 2 Land Use #2 below, or revocation of the Conditional Use Permit.

Section 2 — Land Use

1. The property is approved for the following uses within the C-2 General Commercial zoning District: retail, professional & medical offices, personal service, lounge, church, children's daycare, financial institution, restaurant uses and residential uses on pads E, F, G & H. All uses must adhere to the requirements of the Land Development Code.

2. Other uses may include pre-school, day care, nursery schools, churches and related activities as approved by the Site Review Committee.
3. Should a business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of those uses listed in Section 2 Land Use #2, those uses would not contest a variance application to allow said business within 500 feet of those uses.

Section 3 — Landscaping

1. All further landscaping shall adhere to the current Land Development Code.

Section 4 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 7-20-17

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Seal Swim School

APPLICANT: Charles C. Hiott

CONTACT PERSON: Darand Williams

Address: 902 N Sinclair Ave

City: Tavares State: Florida Zip: 32778

Phone: 352-343-8481 Fax: _____

E-Mail: chiott@besandh.com

OWNER: Clermont Hillside Terrace Orlando LLC

Address: 18305 Biscayne Blvd Suite 302

City: Aventura State: Florida Zip: 33160

Phone: 407-654-7545 Fax: _____

Address of Subject Property: 2400 US Hwy 27 Clermont Fl. 34711

General Location: SW corner of Brogden Road and US Hwy 27

Legal Description (include copy of survey): See attached

Land Use (City verification required): commercial

Zoning (City verification required): PUD with CUP





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

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

Construct 6300 sf Seal Swim School on existing building pads G and H of Clermont Hillside Terrace. This location is appropriate because it will be highly utilized by the surrounding housing subdivisions.

Charles C. Hiott
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Darand Williams
Owner Name (print)

X [Signature]
Owner Name (signature) 7/28/17

***** NOTICE *****

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

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

LEGAL DESCRIPTION:

THAT PORTION OF TRACTS 56 AND 57, ALSO THAT PORTION OF A 15.00 FEET OF RIGHT-OF-WAY EASEMENT ABUTTING THE WESTERLY BOUNDARY OF TRACTS 56 AND 57 ACCORDING TO `LAKE HIGHLANDS PLAT OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THAT PORTION OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°22'53" EAST ALONG THE SOUTH LINE OF SECTION 29 FOR 122.81 FEET TO THE EASTERLY BOUNDARY OF `LAKEVIEW HILLS, PHASE III', AS RECORDED IN PLAT BOOK 27, PAGES 28 AND 29, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 01°00'07" WEST ALONG SAID EASTERLY BOUNDARY FOR 213.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°57'13" EAST FOR 210.24 FEET; THENCE SOUTH 29°13'18" EAST FOR 82.75 FEET; THENCE NORTH 40°43'19" EAST FOR 71.68 FEET; THENCE NORTH 58°08'42" EAST FOR 276.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 AND AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 32°17'03" WEST, A RADIUS OF 5,631.58 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'50", A DISTANCE OF 89.83 FEET; THENCE NORTH 57°15'32" EAST FOR 18.00 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF NORTH 33°48'22" WEST, A RADIUS OF 5,649.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°07'47", A DISTANCE OF 210.00; THENCE NORTH 34°50'49" WEST FOR 267.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROGDEN DRIVE AS DELINEATED ON THE PLAT OF `LAKEVIEW HILLS, PHASE I', AS RECORDED IN PLAT 24, PAGES 41 AND 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING AFORESAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BROGDEN DRIVE THE FOLLOWING COURSES: RUN SOUTH 55°06'47" WEST FOR 100.05 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A CHORD BEARING OF SOUTH 82°43'45" WEST, A RADIUS OF 340.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 55°15'20", A DISTANCE OF 327.89; THENCE NORTH 69°33'13" WEST FOR 99.44 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF NORTH 80°16'35" WEST, A RADIUS OF 260.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°19'53", A DISTANCE OF 96.80; THENCE SOUTH 89°04'57" WEST FOR 25.16 FEET TO THE EASTERLY BOUNDARY OF AFORESAID `LAKEVIEW HILLS, PHASE I'; THENCE DEPARTING AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF BROGDEN DRIVE RUN ALONG SAID EASTERLY BOUNDARY OF `LAKEVIEW HILLS, PHASE I' AND THE EASTERLY BOUNDARY OF AFORESAID `LAKEVIEW HILLS, PHASE III' THE FOLLOWING COURSES: RUN SOUTH 14°38'13" EAST FOR 732.42 FEET; THENCE NORTH 88°59'54" EAST FOR 250.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.03 ACRES, MORE OR LESS.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a Conditional Use Permit to amend Resolution 2014-19 for the Clermont Hillside Terrace to allow the removal of the remaining tree mitigation plan.

LOCATION

Clermont Hillside Terrace, southwest corner of Highway 27 and Brogden Dr.
Alternate Key 3880844, 3880843

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, September 11, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, September 26, 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
September 1, 2017
September 19, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Monday, September 18, 2017	
Agenda Item Name	
Ordinance No. 2017-29 <i>Clermont Ridge Senior Villas Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2017-29.	
Staff Report	
<i>Due to a lack of a quorum at the Aug. 1, 2017 Planning & Zoning Commission meeting, this request and the related request for a rezoning on this property could not be considered by the Commission for a recommendation to the City Council. Final hearings for the annexation, comprehensive plan amendment and rezoning are now requested to be considered together at the Sept. 19, 2017 meeting, which will follow the September Planning & Zoning Commission meeting on Sept. 18, 2017. The ordinances were introduced at the Council meeting on Aug. 8, 2017. Due to Hurricane Irma closings, the Planning and Zoning Commission and City Council meetings moved out from Sept. 11 and Sept. 12, 2017 to Sept. 18 and Sept. 19, 2017, respectively.</i> The applicant, New Beginnings Housing, Inc, is requesting a small-scale comprehensive plan amendment for the subject property. The property is approximately 6.35 +/- acres in size and is located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD) to allow senior housing. The applicant would like 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 Medium to the City's High Density Residential designation. Lake County's Urban Medium density would allow a maximum of seven dwelling units per acre. The applicant is requesting the City's High Density Residential designation that will allow a maximum of up to 12 units per acre. The proposed senior housing project with small, affordable one-bedroom units (approximately 400 square feet living space) will require High Density Residential future land use to achieve the goal of the project and provide the highest and best use for the property. The subject property is located in close proximity to South Lake Hospital, medical offices, an assisted living facility, hotel, public transit services and commercial shopping opportunities. The proposed use is consistent with the surrounding area and several other projects with similar densities such as Madison Clermont Apartments and the Lofts, which consist of up to 12 dwelling units per acre. The proposed High Density Residential future land use designation is consistent with the City's adopted comprehensive plan policies, specifically policies 1.2.2, 1.2.4, and 1.3.1, for the senior housing project. Therefore, staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Urban Medium to City High Density Residential.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2017-29	2017-29 Clermont Ridge Senior Villas CPA.doc
2.	Maps	Clermont Ridge Senior Villas Maps.pdf
3.	Conceptual Site Plan	Clermont Ridge Senior Villas - Concept Plan - 7-14-17 revised.pdf
4.	Elevations	Elevations.pdf
5.	Application	Carrrier small scale comp plan app.pdf
6.	Legal Ad	CPA Carrier Garden Homes legal ad.docx
7.	Legal ad - Updated	UPDATED CPA Clermont Ridge legal ad 2017-29.docx

CITY OF CLERMONT
ORDINANCE No. 2017-29

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'y extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322.

Alternate Key 1647801

Containing 6.35 Acres +/-

CITY OF CLERMONT
ORDINANCE No. 2017-29

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY URBAN MEDIUM
TO CITY OF CLERMONT HIGH DENSITY RESIDENTIAL

Section 2.

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

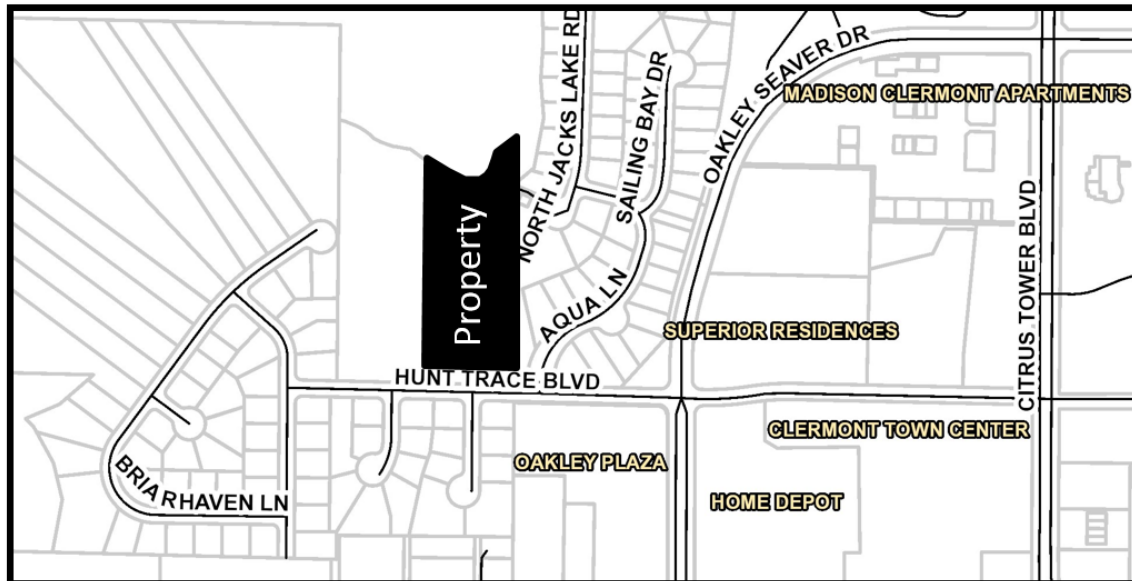
Section 3.

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

Section 4.

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

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-29

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 19th day of September, 2017.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Clermont Ridge Senior Villas

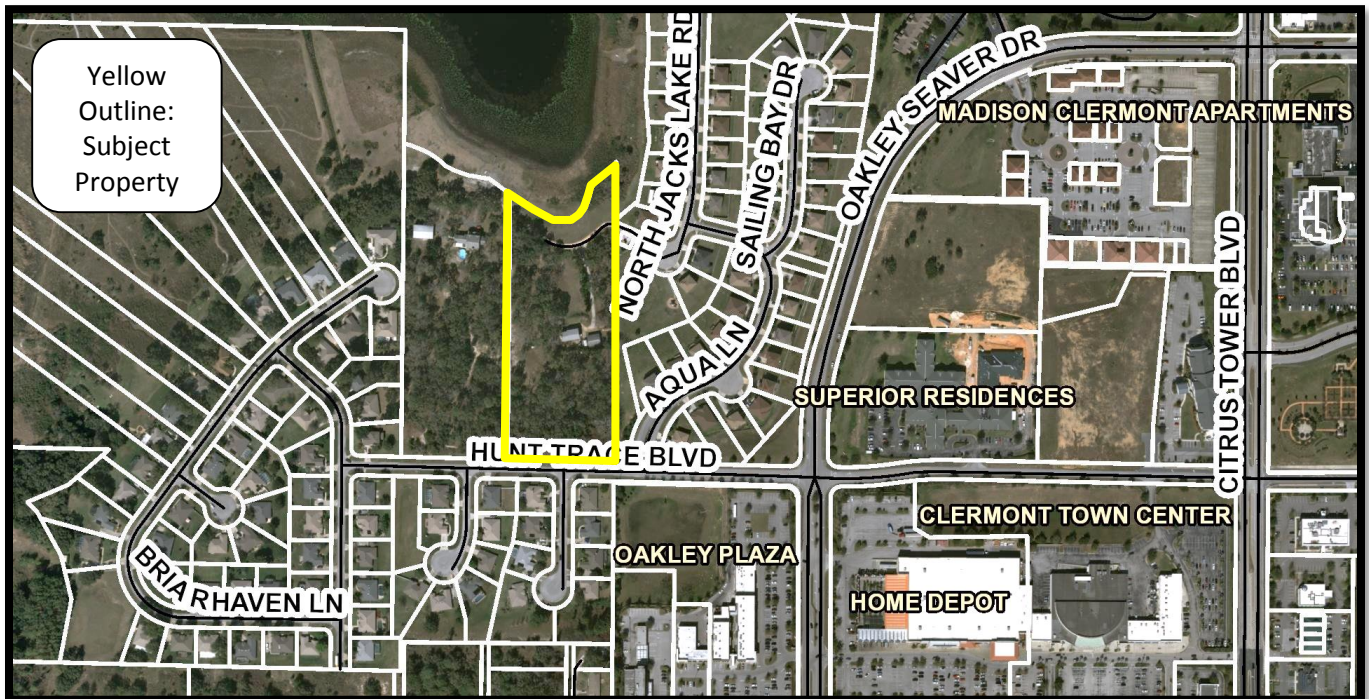
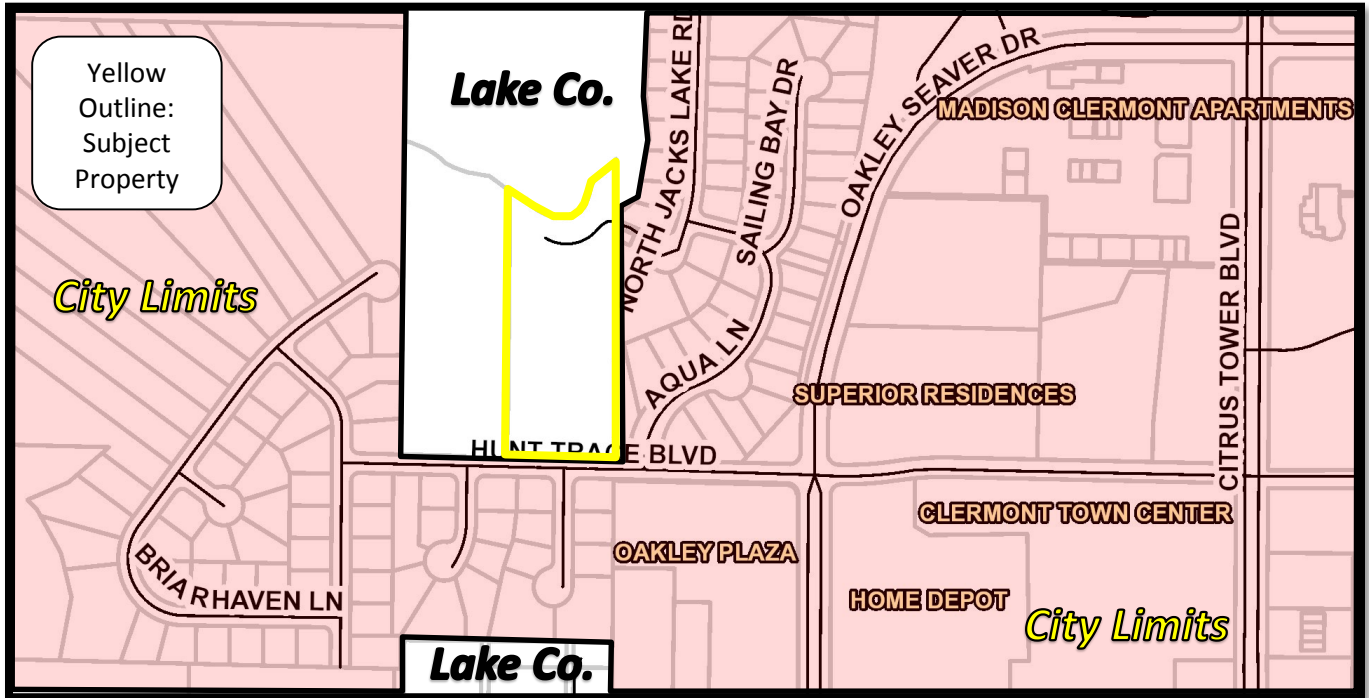


Exhibit – Future Land Use Map - Clermont Ridge Senior Villas

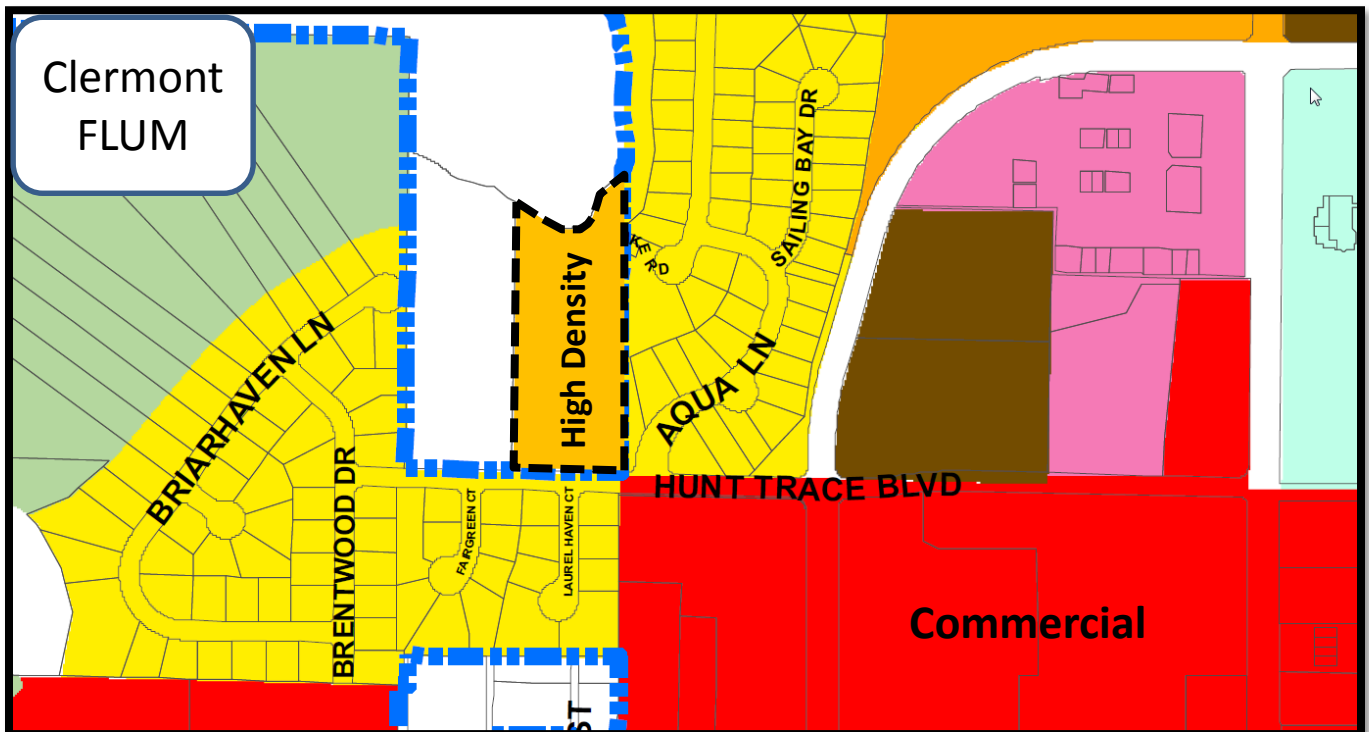
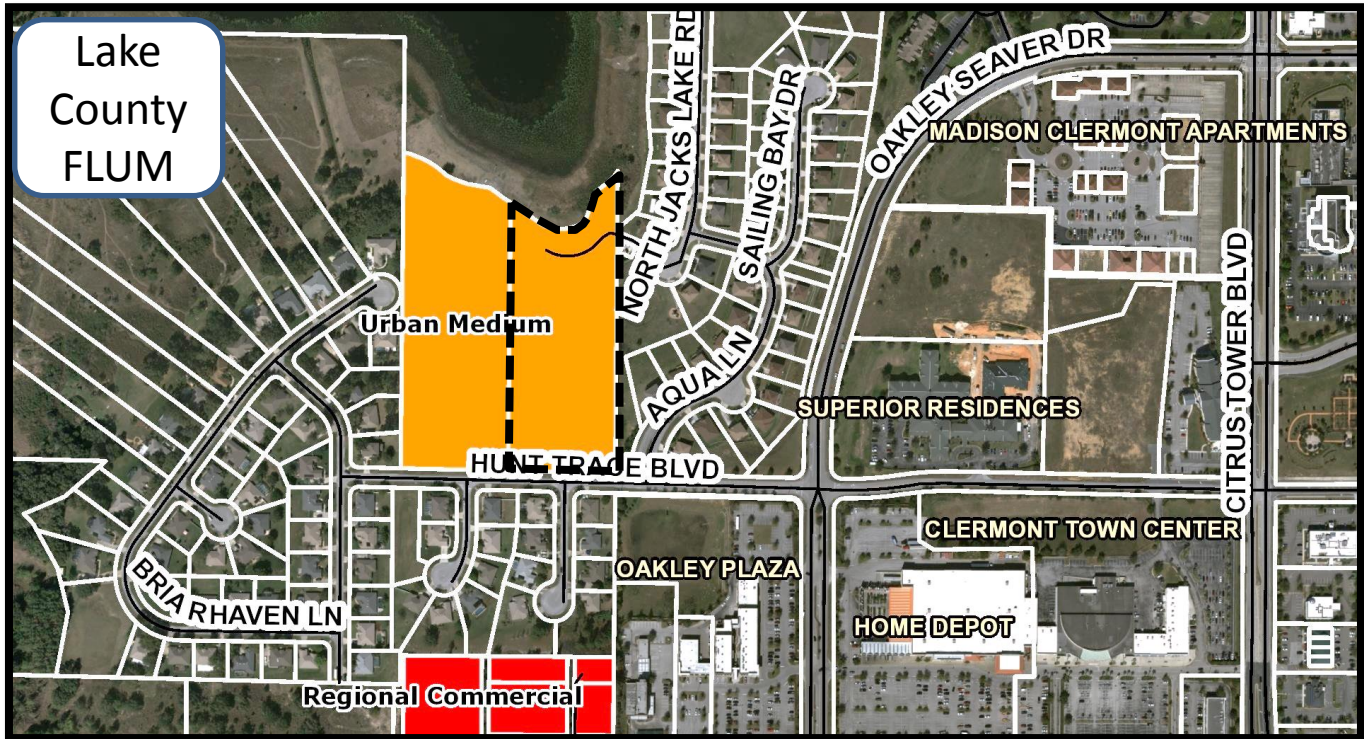
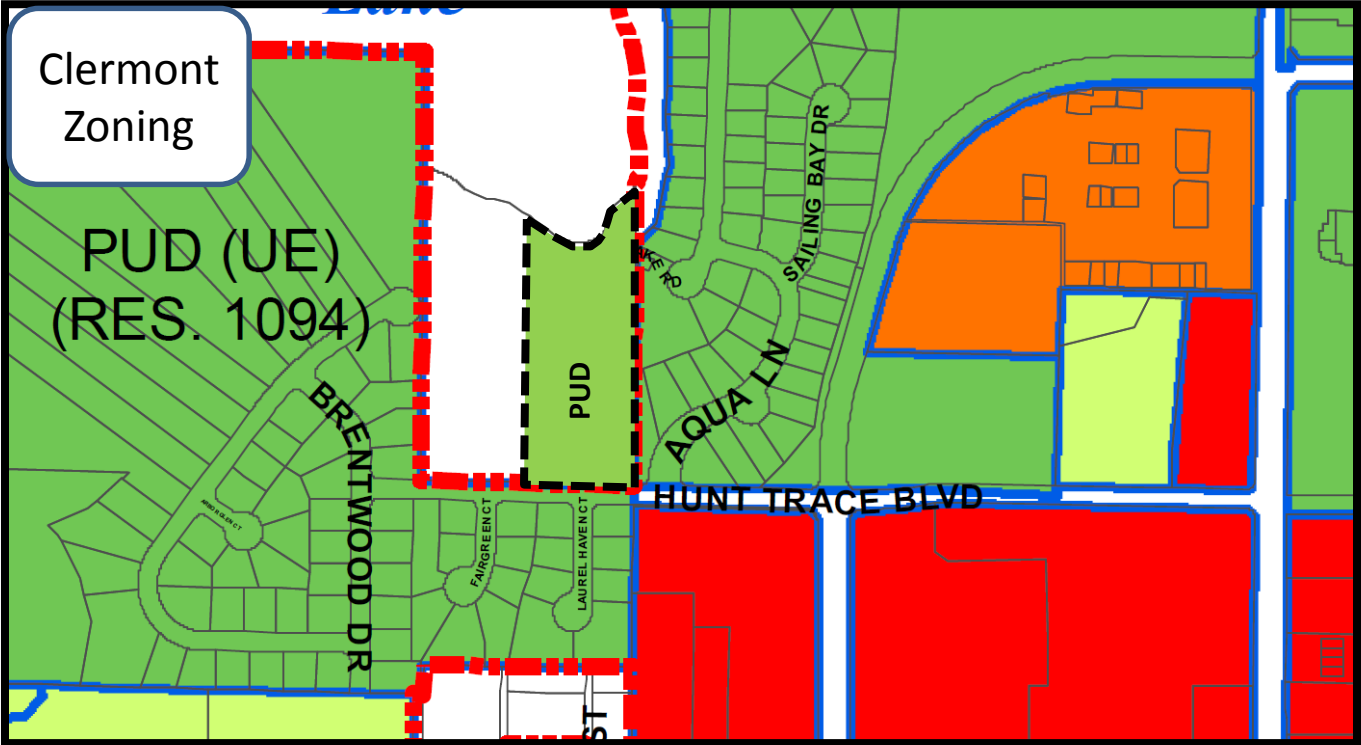
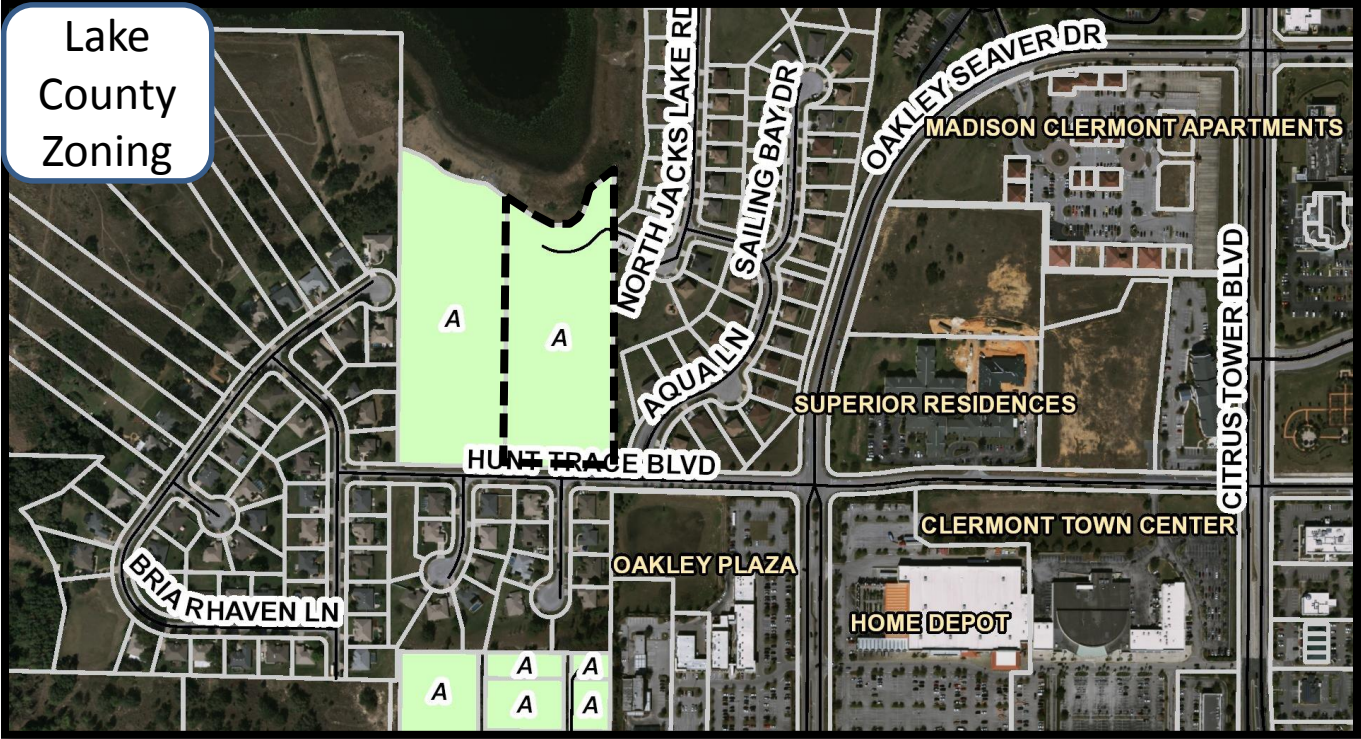


Exhibit – Zoning Map - Clermont Ridge Senior Villas



CONCEPTUAL SITE PLAN
CLERMONT RIDGE
SENIOR VILLAS
CLERMONT, FLORIDA
PARCEL NO. 09-22-26-080061B00000

SITE DATA

OWNER: CARRIER WILLIAM H & NANCY L
13605 JACKS LAKE RD
CLERMONT, FL 34711

PARCEL NO: 09-22-26-080061B00000

ALTERNATE KEY: 1647801

EXISTING ZONING: AGRICULTURE

EXISTING USE: RESIDENTIAL

EXISTING FLU: URBAN MEDIUM DENSITY

PROPOSED USE: PUD-RESIDENTIAL/MULTIFAMILY

AGE RESTRICTED 55+

TOTAL UNITS: 70 UNITS (11.02 UNITS PER ACRE)

UNIT SIZE: 392 SQ. FT.

TOTAL AREA: 6.35 ACRES

ZONING:
NORTH: R-1 SINGLE FAMILY
SOUTH: PUD-RESIDENTIAL
EAST: PUD-RESIDENTIAL
WEST: PUD-RESIDENTIAL

FLU:

RESIDENTIAL NORTH: LOW DENSITY

RESIDENTIAL SOUTH: LOW DENSITY

RESIDENTIAL EAST: LOW DENSITY

RESIDENTIAL WEST: LOW DENSITY

EXISTING USE:
NORTH: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL
WEST: RESIDENTIAL

SETBACKS:

FRONT(HUNT TRACE BLVD): 25'
SIDE: 10'
REAR(JACK'S LAKE NHWL): 25'

LANDSCAPE BUFFERS:

FRONT(HUNT TRACE BLVD): 20'
SIDE: 10'

WATER:

CITY OF CLERMONT

SEWER:

CITY OF CLERMONT

BUILDING HEIGHT:

35' MAXIMUM

WETLANDS:

SEE SITE PLAN

PARKING REQUIRED:

105 SPACES
1.5 SPACES PER ONE BEDROOM UNIT

PARKING PROVIDED:

120 SPACES
AS SHOWN: 14 BUILDINGS
EACH BUILDING: 1 BEDROOM = 1.5 SPACES
TOTAL PER BUILDING: 8 SPACES

STANDARD SPACES SHALL BE: 10 x 20
ADA SPACES SHALL BE: 12 x 20 WITH

VARIANCES REQUESTED:

- MINIMUM UNIT SIZE 392 SQ FT
- MAXIMUM RETAINING WALL 10' HEIGHT
- CUT TO EXCEED 10'
- FILL TO EXCEED 10'

ANTICIPATED TRIP GENERATION

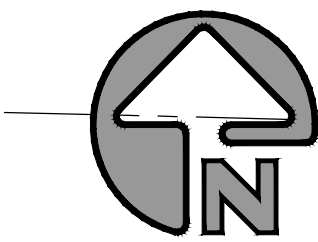
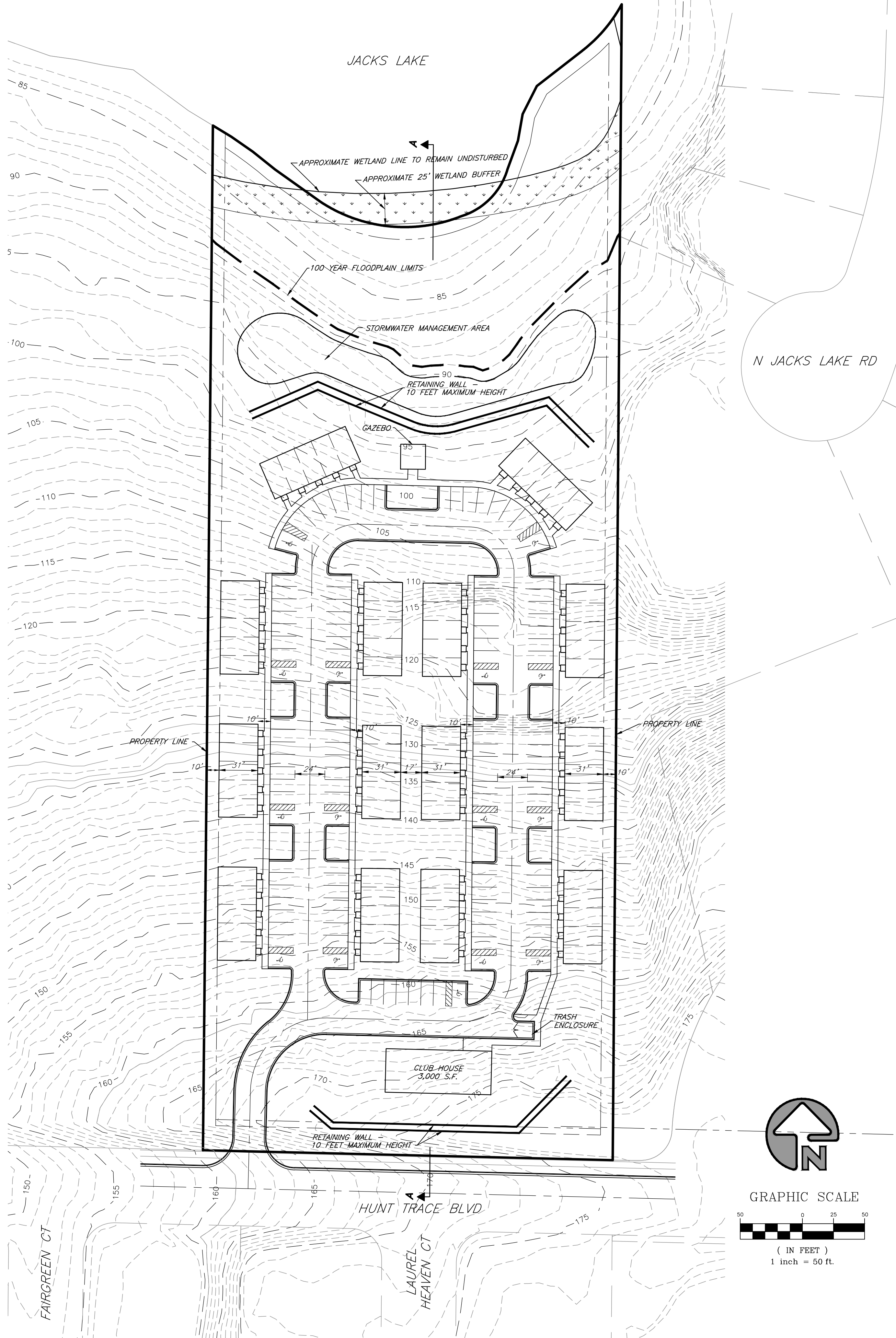
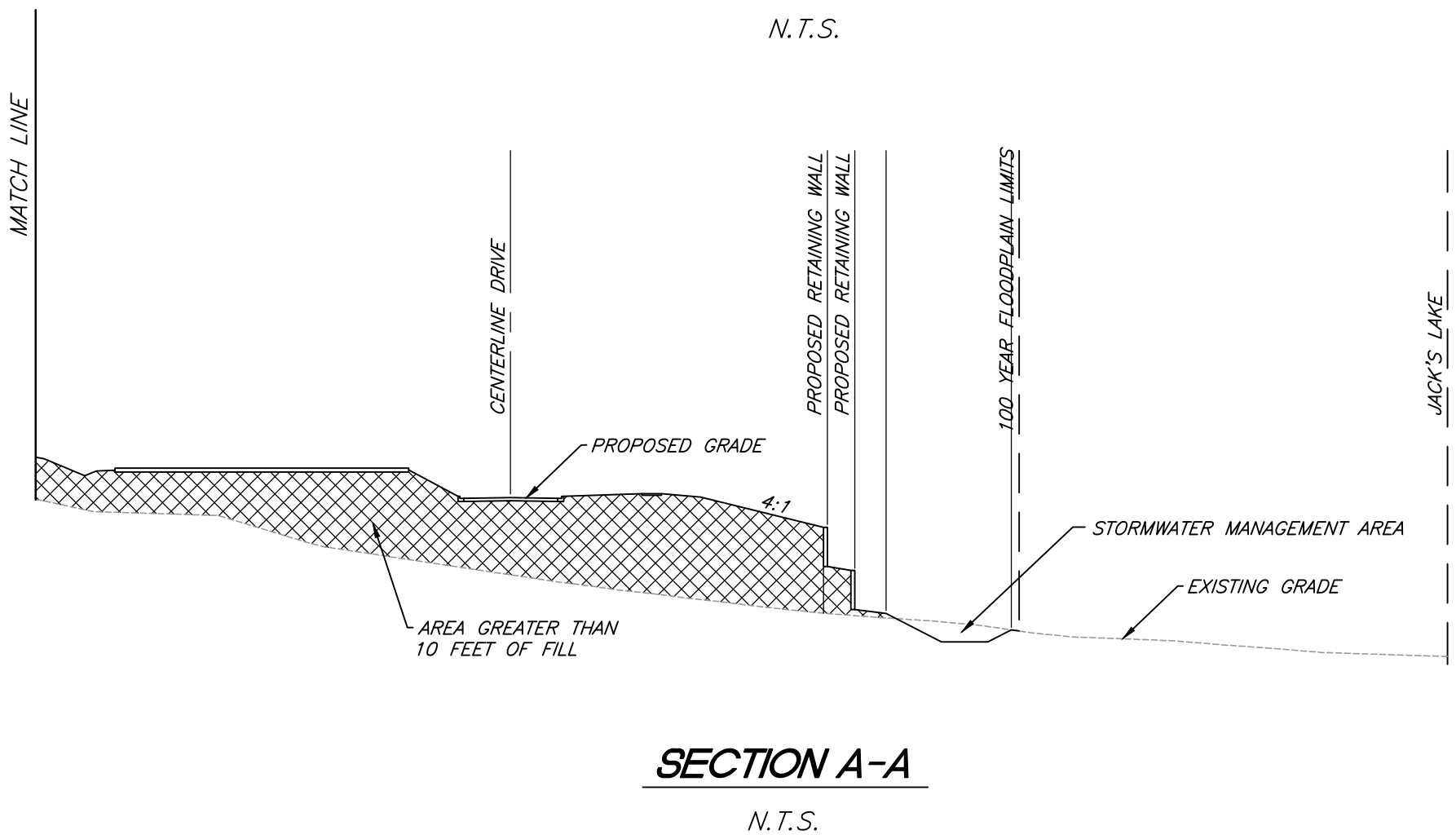
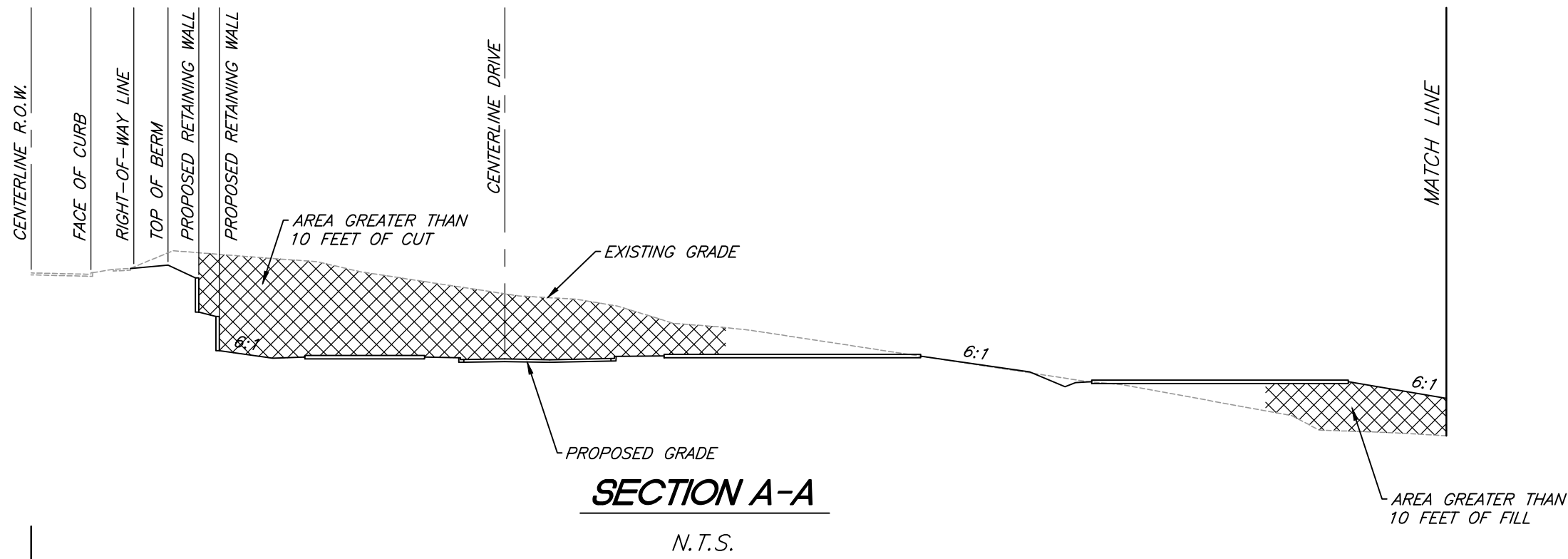
Description/ITE Code	Vehicle Trip Generation Rates							Expected Units	Total Generated Trips			Total Distribution of Generated Trips						
	are for peak hour of adjacent street traffic unless highlighted)								Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	
	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out											
Senior Adult Housing- Attached 252	0.13	0.16		36%	64%	60%	40%	70.0	244	9	11	3	6	0	7	4	0	

PROPERTY DESCRIPTION

LOT 61-B, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH

THAT PART OF VACATED PLATTED ROAD BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE TRACT 61-B, LAKE HIGHLAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BOUNDED ON THE NORTH BY THE HIGH WATER LINE OF JACK'S LAKE AND BOUNDED ON THE EAST AND WEST BY THE NORTHERLY EXTENSIONS OF THE EAST AND WEST LINES OF TRACT 61-B, LAKE HIGHLAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CLERMONT RIDGE SENIOR VILLAS
CONCEPT PLAN

HEI
HIGHLAND
ENGINEERING, INC.
79 West Illiana Street
Orlando, Florida 32806
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: NBL-001
DESIGNED BY: J.B.
DRAWN BY: J.K. & L.A.
APPROVED BY: J.B.
DATE: 07.14.2017
SHEET: 1 OF 1

REV.	DATE	DESCRIPTION	APP'D BY



⑥ $\frac{3D \text{ View } 1 \ 2}{12'' = 1'-0''}$

A 3D architectural rendering of a long, single-story building with a grey gabled roof. The building features a series of gabled entrances along its side, each with a small porch supported by white columns. The walls are a light cream color, and the windows and doors have yellow frames. A paved walkway runs alongside the building, and there are green plants and trees in the landscaping. Two small figures of people are standing on the walkway to provide a sense of scale. The sky is blue with some clouds.

5 3D View 1_1
12" = 1'-0"



Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
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Consultant
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Phone

Consultant
Address
Address
Address
Phone

[illegible]

Owner

Project Name

Unnamed

Project Number

Date

Drawn By	
----------	--

Checked By	
------------	--

Project Number

Issue Date

Author

Checker

A102

Scale

As indicated



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

Rec. 7-5-17
JK

DATE: 6/4/17

FEE: 755.00

Project Name (if applicable): Carrner Garden Homes

Applicant: NEW BEG. WINGS HOUSING, INC

Contact Person: HANK DUND

Address: 665 MT. STirling AVE

City: DOPOKA State: FL Zip: 32712

Phone: 828-989-4711 Fax:

E-Mail: HANKDUND111@gmail.com

OWNER: NEW BEG. WINGS HOUSING, INC

Address: P.O. BOX 783963

City: WINTER GARDEN State: FL Zip: 34778

Phone: 828-989-4711 Fax: -

E-Mail: HANKDUND111@gmail.com

General Location: 13605 N. JACKS LAKE RD
CLERMONT, FL 34911

Legal Description (include copy of survey): LAKE HIGHLANDS
20-22-26 TRACT 613, THAT PART OF VACATED
PLATTED 20 bounded on S by N line of
TRACT 6 AK 1647801

Property size (in acres or square feet):

6.35 acres

Flood hazard area (yes) and approx. acreage (no) ✓

Existing (Actual) Land Use: AG - Residential

Existing Zoning: AG

Existing Future Land Use: MULTI-FAMILY RESIDENTIAL

Proposed Future Land Use: MULTI-FAMILY

Type of development proposed:



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

Proposed Zoning District: MULT-FAM.14

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

CLERMONT HAS A CURRENT & GROWING SHORTAGE OF SMALL & AFFORDABLE 1 (ONE) BEDROOM APARTMENTS TO SERVE PEOPLE WHO ARE RETIRING AND ONLY HAVE SOCIAL SECURITY BENEFITS TO LIVE ON

THIS ZONING CHANGE WILL ALLOW LONG TIME RESIDENTS OF CLERMONT AN OPPORTUNITY TO LIVE IN A SMALL MANAGEABLE HOME AT AN AFFORDABLE RATE. THIS SITE MEETS FL HOUSING FINANCING REQUIREMENTS AS IT IS CLOSE TO THE HOSPITAL, SHOPPING AND BUS LINE

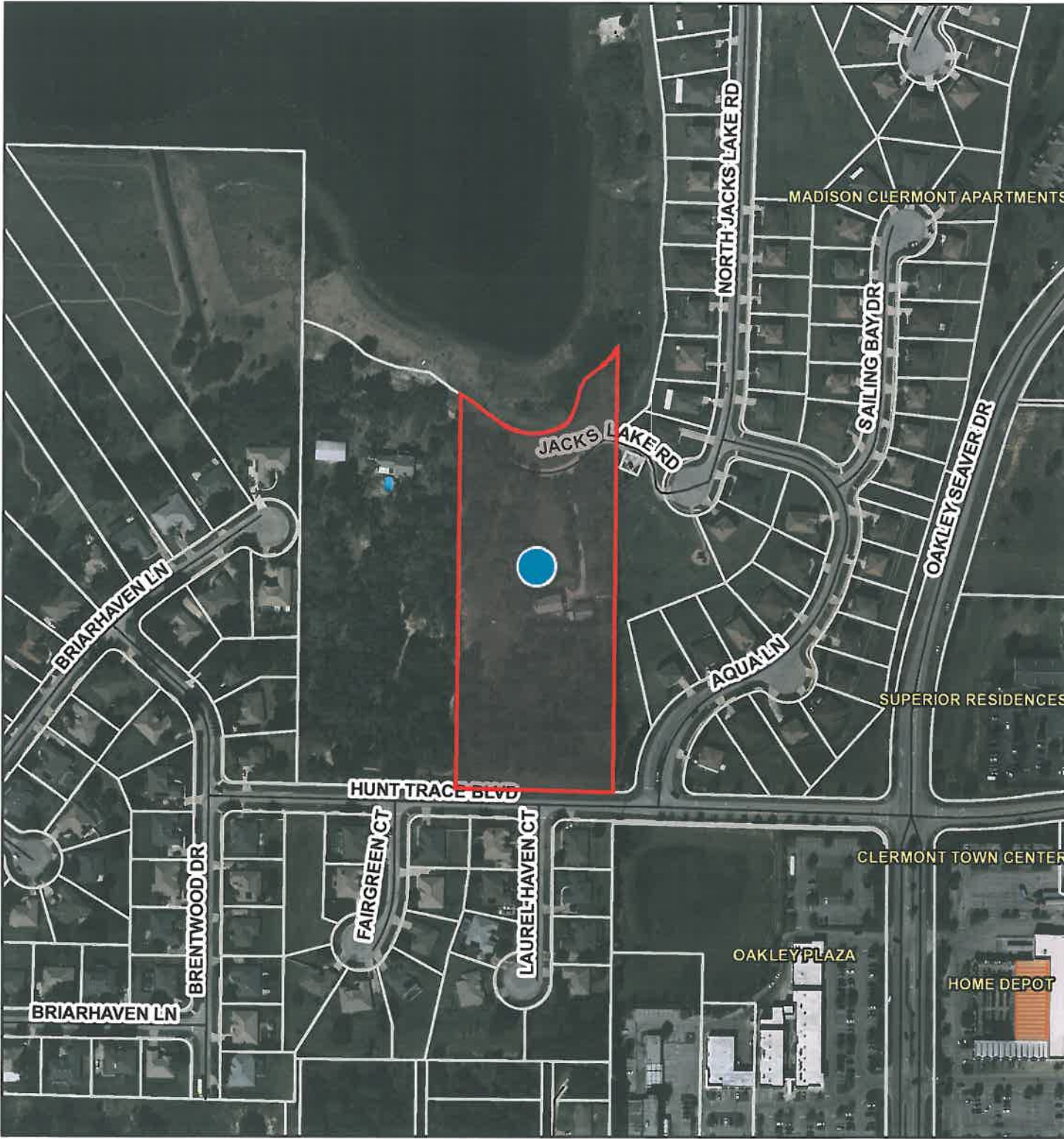
The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

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

***** NOTICE *****

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

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



July 5, 2017

pointLayer

 Override 1

polygonLayer

 Override 1
 County Boundary

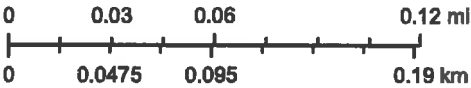
Street Names

 Local Streets

Property Name

 Tax Parcels
 Surrounding Counties

1:3,553



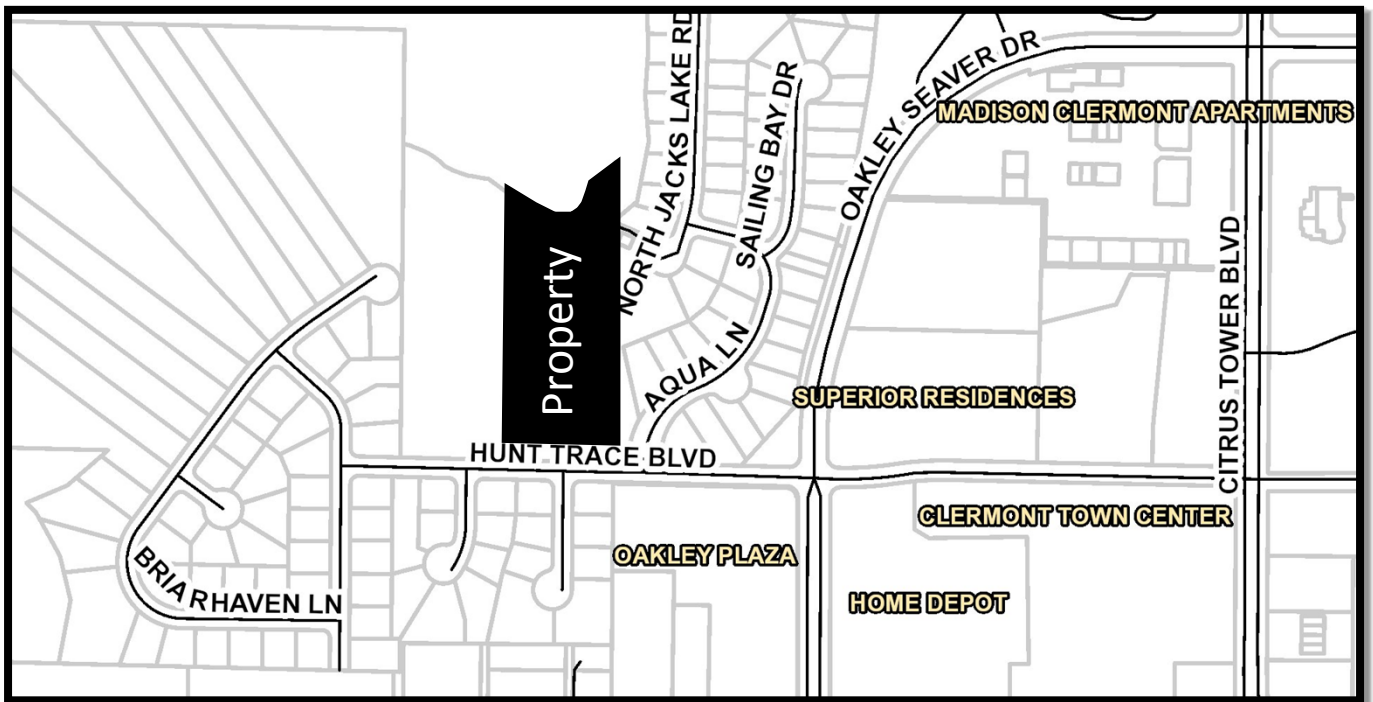
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2017- 29

The City of Clermont will hold public hearings on Tuesday, August 1, 2017 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, August 8, 2017 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, August 22, 2017 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.35 +/-acre parcel below from Lake County Urban Medium to City of Clermont High Density Residential. Alternate Key 1647801.



Location:
13605 Jacks Lake Road
property on the north side of Hunt Trace Blvd. and west of Oakley Seaver Dr.

Ordinance #2017- 29:

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
July 21, 2017 and August 8, 2017

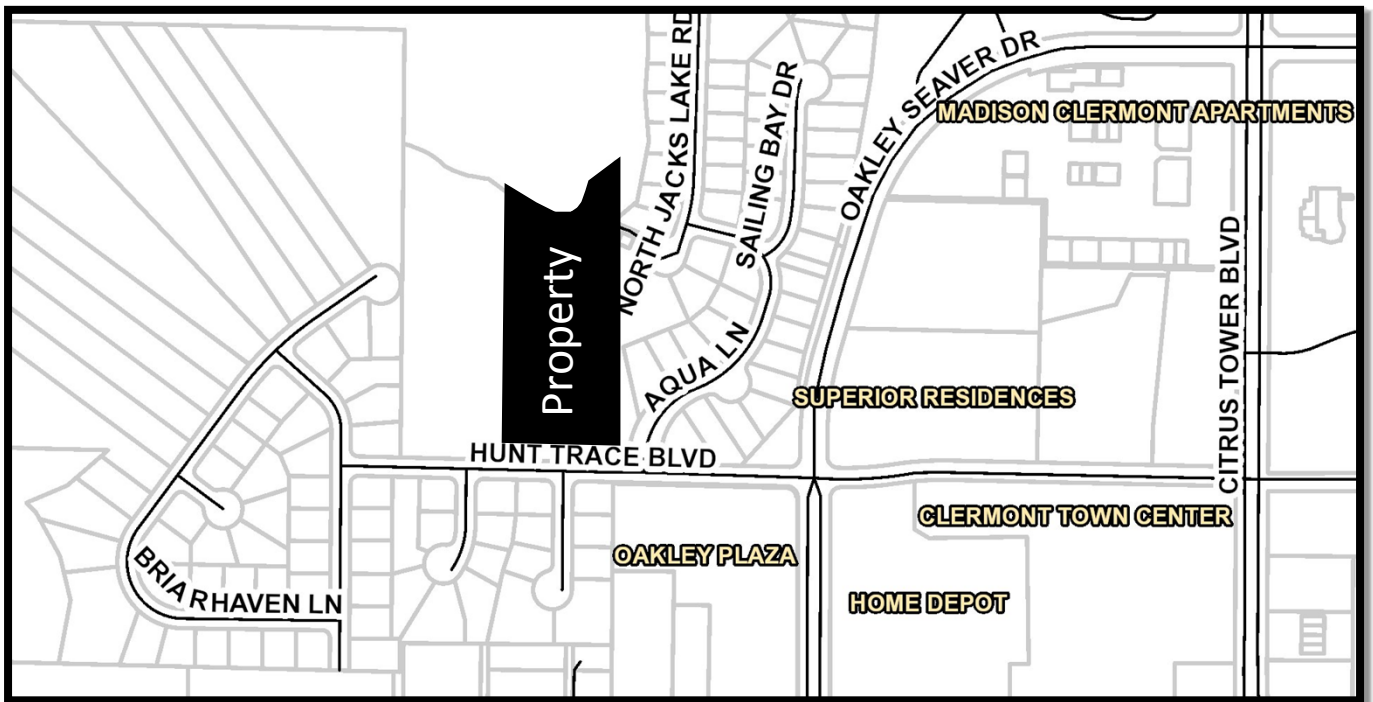
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2017- 29

The City of Clermont will hold public hearings on Monday, September 11, 2017 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, September 12, 2017 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.35 +/--acre parcel below from Lake County Urban Medium to City of Clermont High Density Residential. Alternate Key 1647801.



Location:
13605 Jacks Lake Road
property on the north side of Hunt Trace Blvd. and west of Oakley Seaver Dr.

Ordinance #2017- 29:
An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
August 28, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Monday, September 18, 2017	
Agenda Item Name	
Ordinance No. 2017-30 <i>Clermont Ridge Senior Villas Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2017-30.	
Staff Report	
<i>Due to a lack of a quorum at the Aug. 1, 2017 Planning & Zoning Commission meeting, this request and the related request for a comprehensive plan amendment on this property could not be considered by the Commission for a recommendation to the City Council. Final hearings for the annexation, comprehensive plan amendment and rezoning are now requested to be considered together at the Sept. 19, 2017 meeting, which will follow the September Planning & Zoning Commission meeting on Sept. 18, 2017. The ordinances were introduced at the Council meeting on Aug. 8, 2017. Due to Hurricane Irma closings, the Planning and Zoning Commission and City Council meetings moved out from Sept. 11 and Sept. 12, 2017 to Sept. 18 and Sept. 19, 2017, respectively.</i> The applicant, New Beginnings Housing, Inc, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation and small-scale comprehensive plan amendment. Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to Planned Unit Development (PUD) zoning in order to develop the property as an age-restricted (62 and over) residential project. The applicant desires to develop the property for low-income senior housing. The applicant is proposing 70 units on 6.35 +/- acres, located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. The density would be 11.02 units per acre. The property is within 2,000 feet of South Lake Hospital, medical offices, an assisted living facility, hotel, a public transportation network and commercial shopping opportunities. Also within this area are several other projects with similar densities, such as Madison Clermont Apartments and the Lofts, which consist of up to 12 dwelling units per acre. The applicant has provided a conceptual site plan, prepared by Highland Engineering, Inc., dated 07-14-17, showing the layout of the buildings and parking on the site. The project will consist of 14 buildings with five living units each, 70 total units, with a clubhouse and other amenities for the residents. The proposal is for residential use only with no commercial aspects proposed. In addition, there will be no impact on the Lake County school system by the proposed development since it is an age-restricted community. The property will be managed by one entity. The site is currently being used for a single-family home. The current conditions of the site will be challenging to develop and the very nature of the PUD zoning will allow waivers to the land development code to provide development flexibility and to maximize the use of the land. The property slopes down from Hunt Trace Boulevard towards Jacks Lake. The overall change in elevation is almost 100 feet and makes the site challenging to develop. The applicant's engineer is requesting cut and fill up to 36 feet over the project area. The engineer has indicated that approximately 27% of the site will have cuts exceeding 10 feet and 40% of the site will have fill exceeding 10 feet. The applicant is requesting a maximum retaining wall height of 10 feet. The applicant is requesting a 10-foot building	

setback from the side property lines, east and west. The applicant can meet the required setbacks from Hunt Trace Boulevard and Jacks Lake, which are 25 feet.

Since this proposal is for affordable senior housing, the applicant is requesting a minimum living unit size of 392 square feet or greater. Five units will be in one building, which will be around 2,000 square feet. The units are designed for one or two people with only a one-bedroom offering. The applicant has indicated that they can serve the entire development with one central trash enclosure for solid waste collection. The concept plan includes more than the required parking spaces and the trip generation for this type of use, Senior Adult Housing – Attached 252, is much lower than Residential PUD 270, which could be allowed under Lake County's Medium Density future land use. The City currently has a utility easement running along the east property boundary that must remain clear. Therefore, no landscaping is being proposed along the eastern property line except for groundcover.

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. Staff believes the proposal meets the standards with regard to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2017-30 for a PUD to be developed in substantial accordance with the conceptual plan prepared by Highland Engineering, Inc., dated 07-14-17.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------|---|
| 1. | Ordinance 2017-30 | 2017-30 Clermont Ridge Senior Villas PUD.docx |
| 2. | Location Map | Carrier location map.pdf |
| 3. | Maps | Clermont Ridge Senior Villas Maps.pdf |
| 4. | Conceptual Site Plan | Clermont Ridge Senior Villas - Concept Plan - 7-14-17 revised.pdf |
| 5. | Elevations | Elevations.pdf |
| 6. | Rezoning Application | Carrier rezoning app.pdf |
| 7. | Legal ad | REZ Clermont Ridge Senior Housing legal ad.docx |
| 8. | Legal ad - Updated | UPDATED REZ Clermont Ridge Senior Housing legal ad 2017-30.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-30

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

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'y extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322 . Containing 6.35 Acres +/-

LOCATION

13605 Jacks Lake Road
Property on the north side of Hunt Trace Blvd. and west of Oakley Seaver Dr.
Alternate Key 1647801

FROM: Urban Estate
TO: Planned Unit Development

SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for an age-restricted; 62 and over, senior housing 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 Conceptual Site Plan prepared by Highland Engineering, Inc., dated 7-14-17, Clermont Ridge Senior Villas Concept 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.

CITY OF CLERMONT
ORDINANCE No. 2017-30

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

1. A total of up to 70 dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. The project shall be used as an age-restricted 62 and over community for senior housing only. If, at a future date, the community wishes to eliminate its age-restricted status, an amendment to the Planned Unit Development Ordinance shall be required. Any school related impacts due to the change, including assessment of impact fees, cost of student stations, and other unforeseeable impacts at this time, shall be coordinated and approved through the Lake County School Board prior to the elimination of the age-restricted status.
3. Setbacks for buildings:

From East and West Property Lines:	10 feet from the property line
From Hunt Trace Boulevard:	25 feet from right-of-way
From Jacks Lake:	25 feet from the established high-water mark
4. The senior housing project will have private trash collection service that will be maintained by the developer or designated party. Trash collection will be coordinated through a central trash receptacle/dumpster.
5. Maximum building height for all structures will be 35 feet, measured at the highest point for the senior housing project.
6. The minimum residential unit size shall be 392 square feet of air-conditioned living space.
7. The project may have elevation changes of up to 36 feet in height over the project site through the use of cut and fill. Up to 30 percent of the site may have cuts greater than 10 feet and 40 percent of the site may have fill greater than 10 feet. All changes to cut and fill shall be submitted to the City Engineer at the time of final site plan review and approval.
8. Retaining wall heights up to 10 feet in height are allowed to deal with the extreme grades on the site. A five foot landscape buffer shall be required in front of the retaining walls if they are viewed from public rights-of way.

CITY OF CLERMONT
ORDINANCE No. 2017-30

9. The landscape buffer along Hunt Trace Boulevard shall be 20 feet in width and the landscape buffer along the west property line shall be 10 feet in width. The eastern property boundary is exempt from tree and shrub landscape requirements due to an existing City utility easement. Groundcover is required and shall be a drought tolerant sod.
10. Recreation amenities shall be provided for the residents.
11. The project shall be developed according to the R-3 Residential/Professional zoning designation, Section 122-181 in the Land Development Code, unless expressly stated in this ordinance.

SECTION 4:

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

SECTION 5:

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

SECTION 6:

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

CITY OF CLERMONT
ORDINANCE No. 2017-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 19th day of September, 2017.

CITY OF CLERMONT

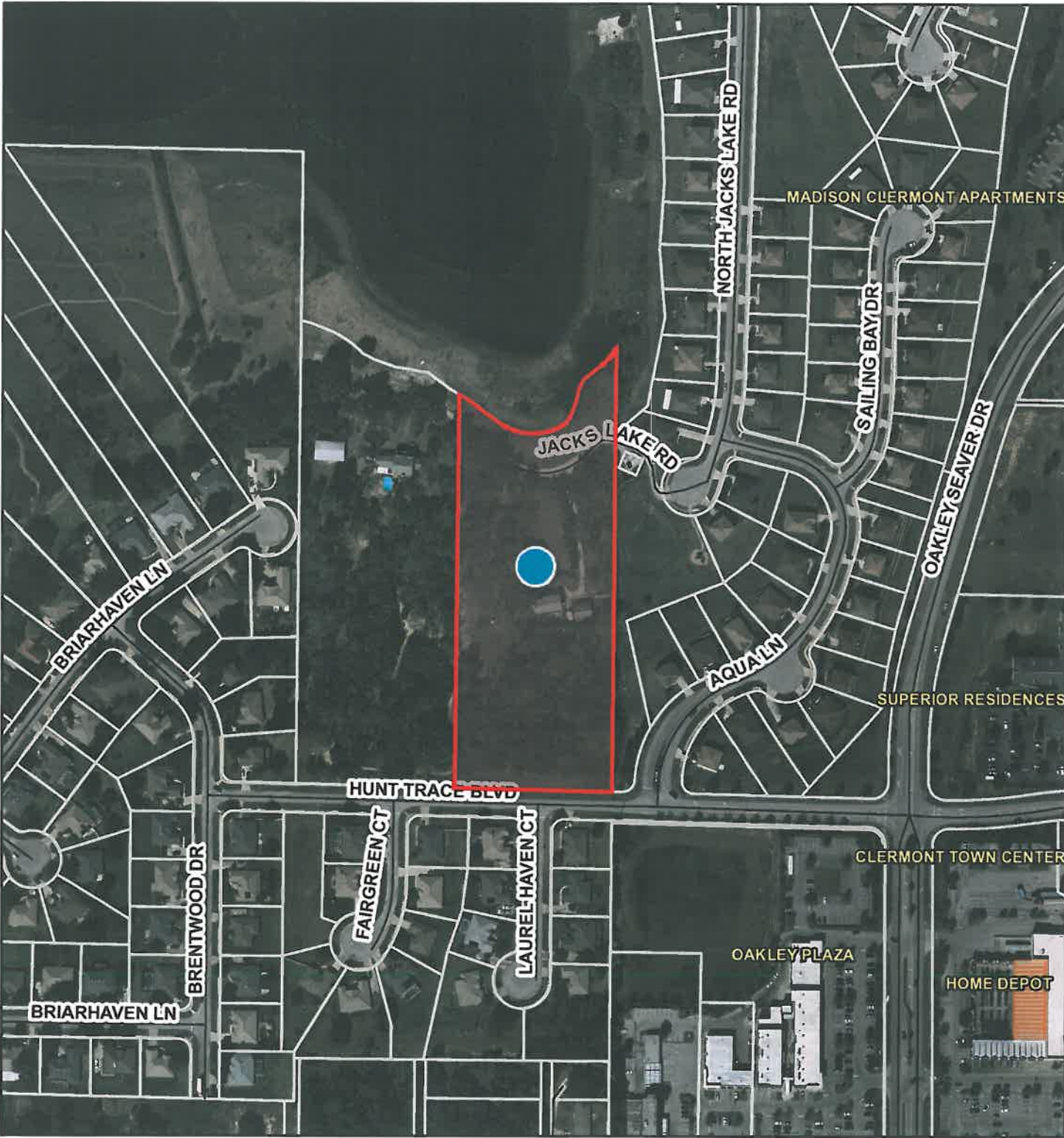
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



July 5, 2017

pointLayer

 Override 1

polygonLayer

 Override 1
 County Boundary

Street Names

 Local Streets

Property Name

 Tax Parcels

 Surrounding Counties

1:3,553

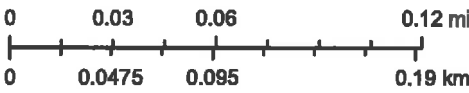


Exhibit - Location Map – Clermont Ridge Senior Villas

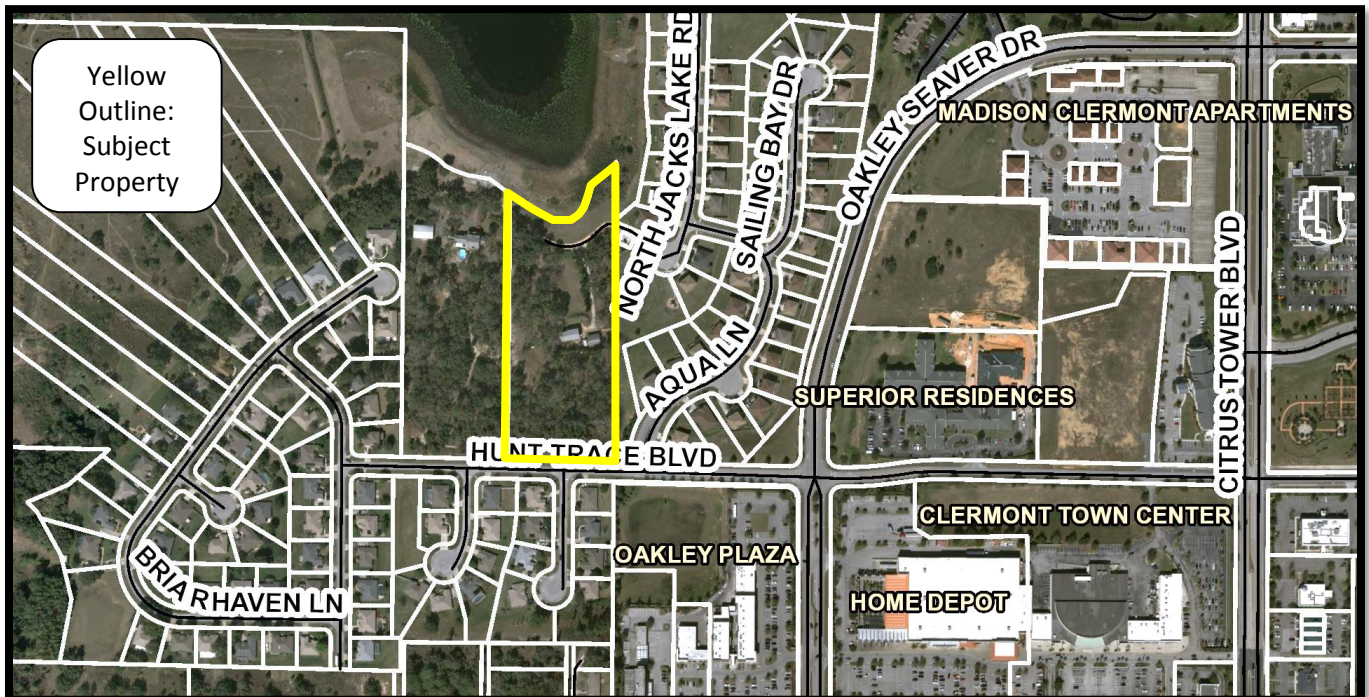
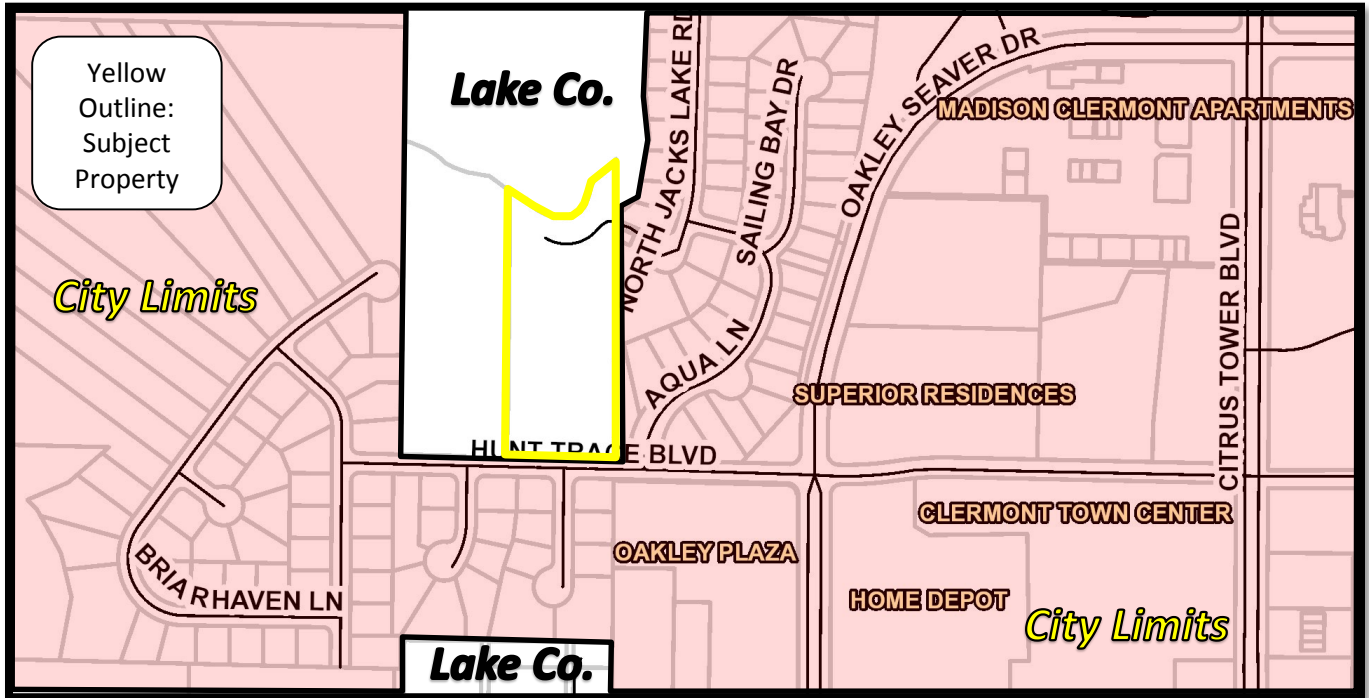


Exhibit – Future Land Use Map - Clermont Ridge Senior Villas

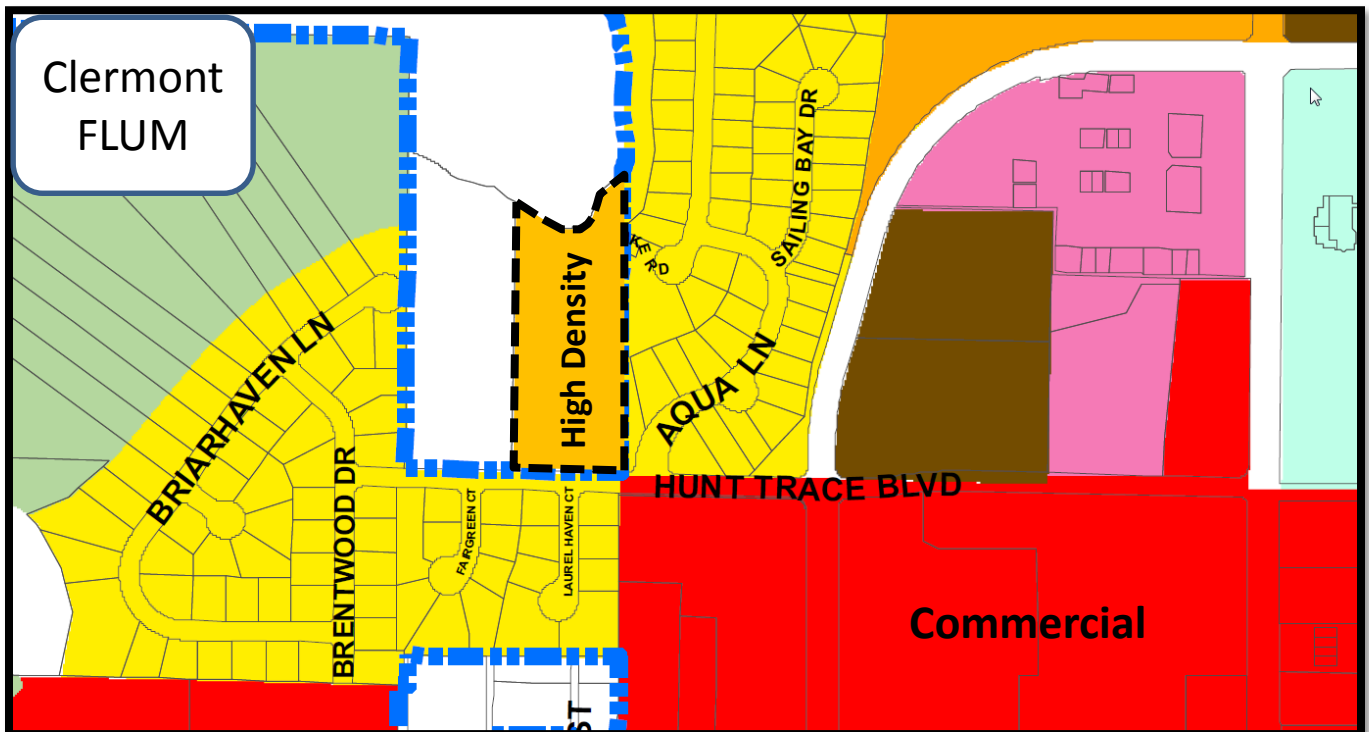
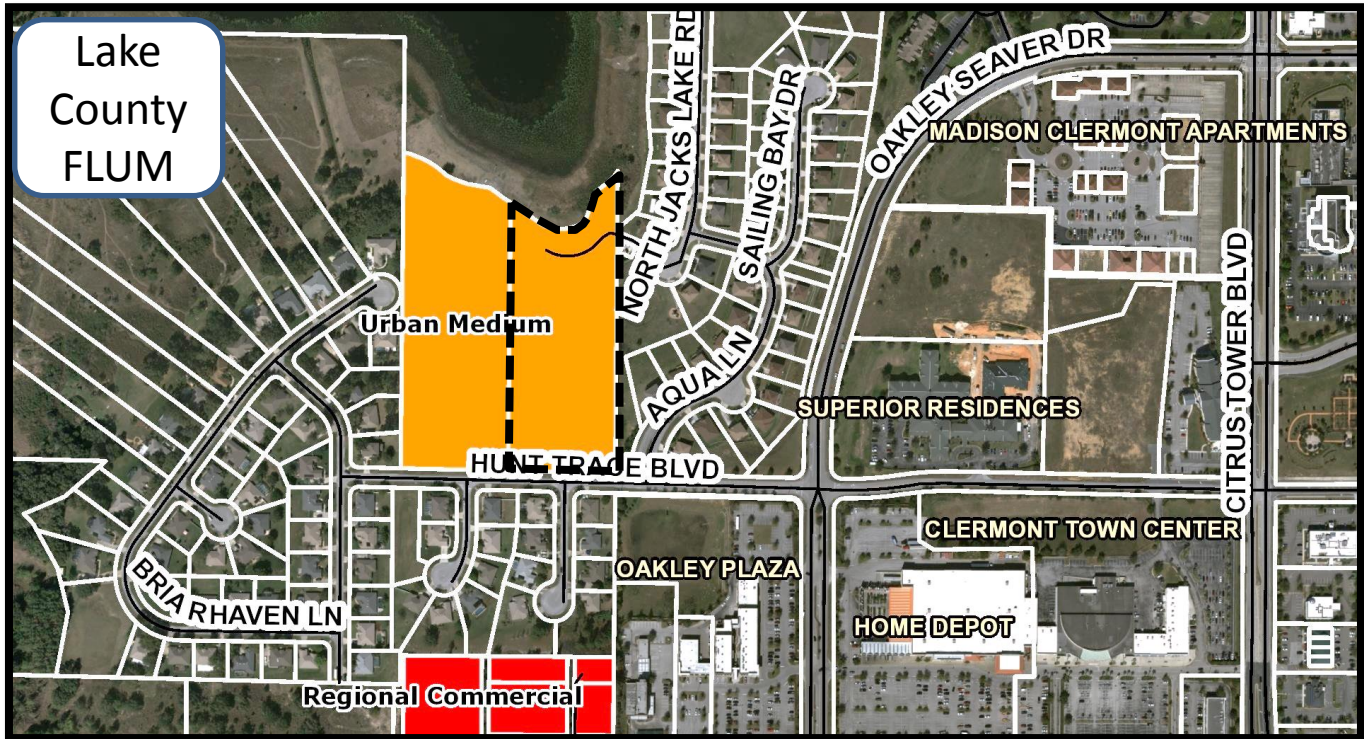
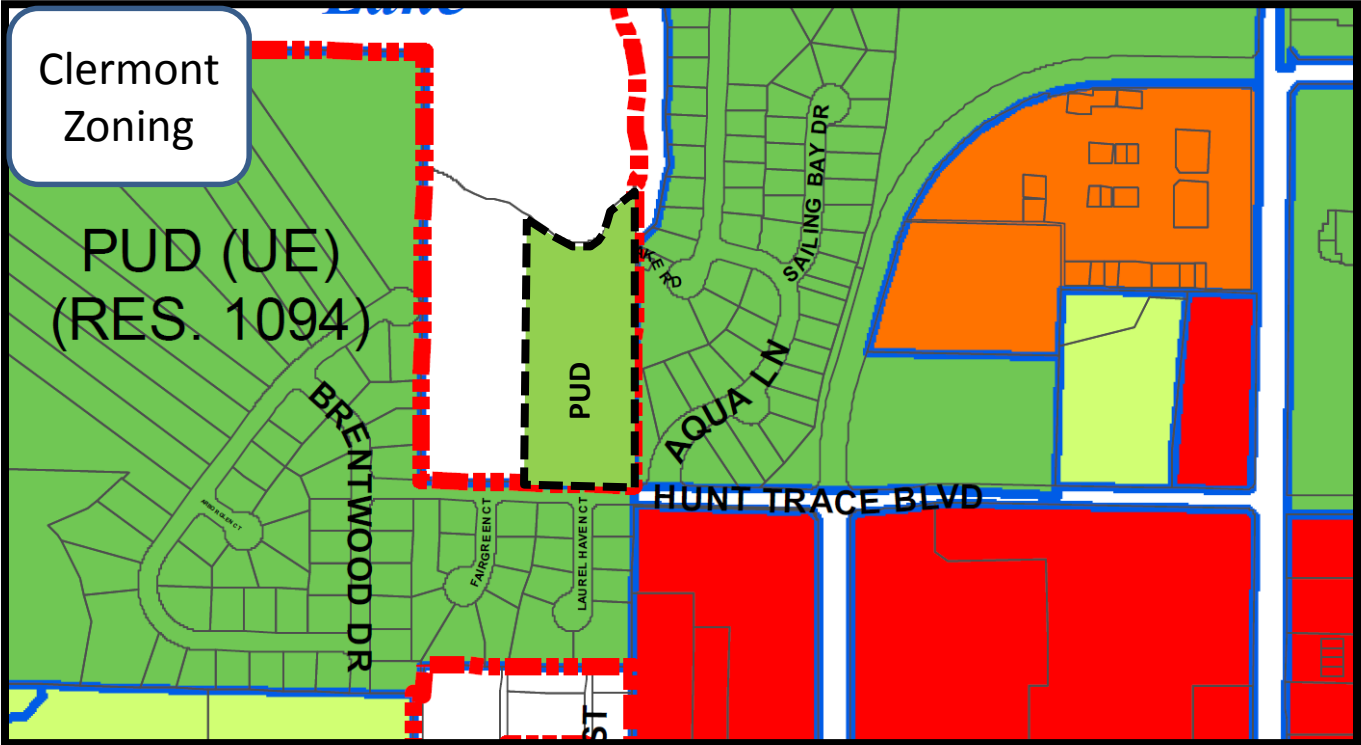
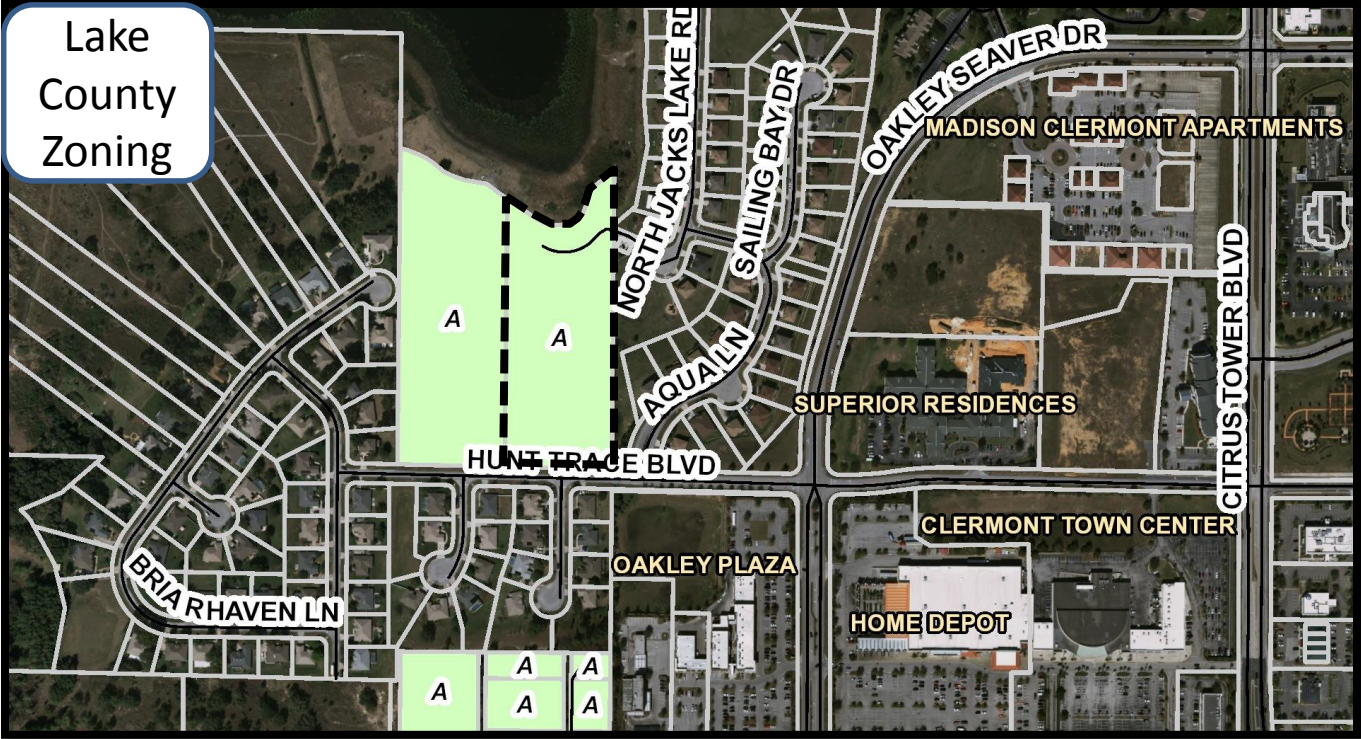


Exhibit – Zoning Map - Clermont Ridge Senior Villas



CONCEPTUAL SITE PLAN
CLERMONT RIDGE
SENIOR VILLAS
CLERMONT, FLORIDA
PARCEL NO. 09-22-26-080061B00000

SITE DATA

OWNER: CARRIER WILLIAM H & NANCY L
13605 JACKS LAKE RD
CLERMONT, FL 34711

PARCEL NO: 09-22-26-080061B00000

ALTERNATE KEY: 1647801

EXISTING ZONING: AGRICULTURE

EXISTING USE: RESIDENTIAL

EXISTING FLU: URBAN MEDIUM DENSITY

PROPOSED USE: PUD-RESIDENTIAL/MULTIFAMILY

AGE RESTRICTED 55+

TOTAL UNITS: 70 UNITS (11.02 UNITS PER ACRE)

UNIT SIZE: 392 SQ. FT.

TOTAL AREA: 6.35 ACRES

ZONING: R-1 SINGLE FAMILY

NORTH: PUD-RESIDENTIAL

SOUTH: PUD-RESIDENTIAL

EAST: PUD-RESIDENTIAL

WEST: PUD-RESIDENTIAL

FLU: NORTH: LOW DENSITY

RESIDENTIAL SOUTH: LOW DENSITY

RESIDENTIAL EAST: LOW DENSITY

RESIDENTIAL WEST: LOW DENSITY

EXISTING USE: NORTH: RESIDENTIAL

SOUTH: RESIDENTIAL

EAST: RESIDENTIAL

WEST: RESIDENTIAL

SETBACKS:

FRONT(HUNT TRACE BLVD): 25'

SIDE: 10'

REAR(JACK'S LAKE NHWL): 25'

LANDSCAPE BUFFERS:

FRONT(HUNT TRACE BLVD): 20'

SIDE: 10'

WATER:

CITY OF CLERMONT

SEWER:

CITY OF CLERMONT

BUILDING HEIGHT:

35' MAXIMUM

WETLANDS:

SEE SITE PLAN

PARKING REQUIRED:

105 SPACES

1.5 SPACES PER ONE BEDROOM UNIT

PARKING PROVIDED:

120 SPACES

AS SHOWN: 14 BUILDINGS

EACH BUILDING: 1 BEDROOM = 1.5 SPACES

TOTAL PER BUILDING: 8 SPACES

STANDARD SPACES SHALL BE: 10 x 20

ADA SPACES SHALL BE: 12 x 20 WITH

VARIANCES REQUESTED:

MINIMUM UNIT SIZE 392 SQ FT

MAXIMUM RETAINING WALL 10' HEIGHT

CUT TO EXCEED 10'

FILL TO EXCEED 10'

ANTICIPATED TRIP GENERATION

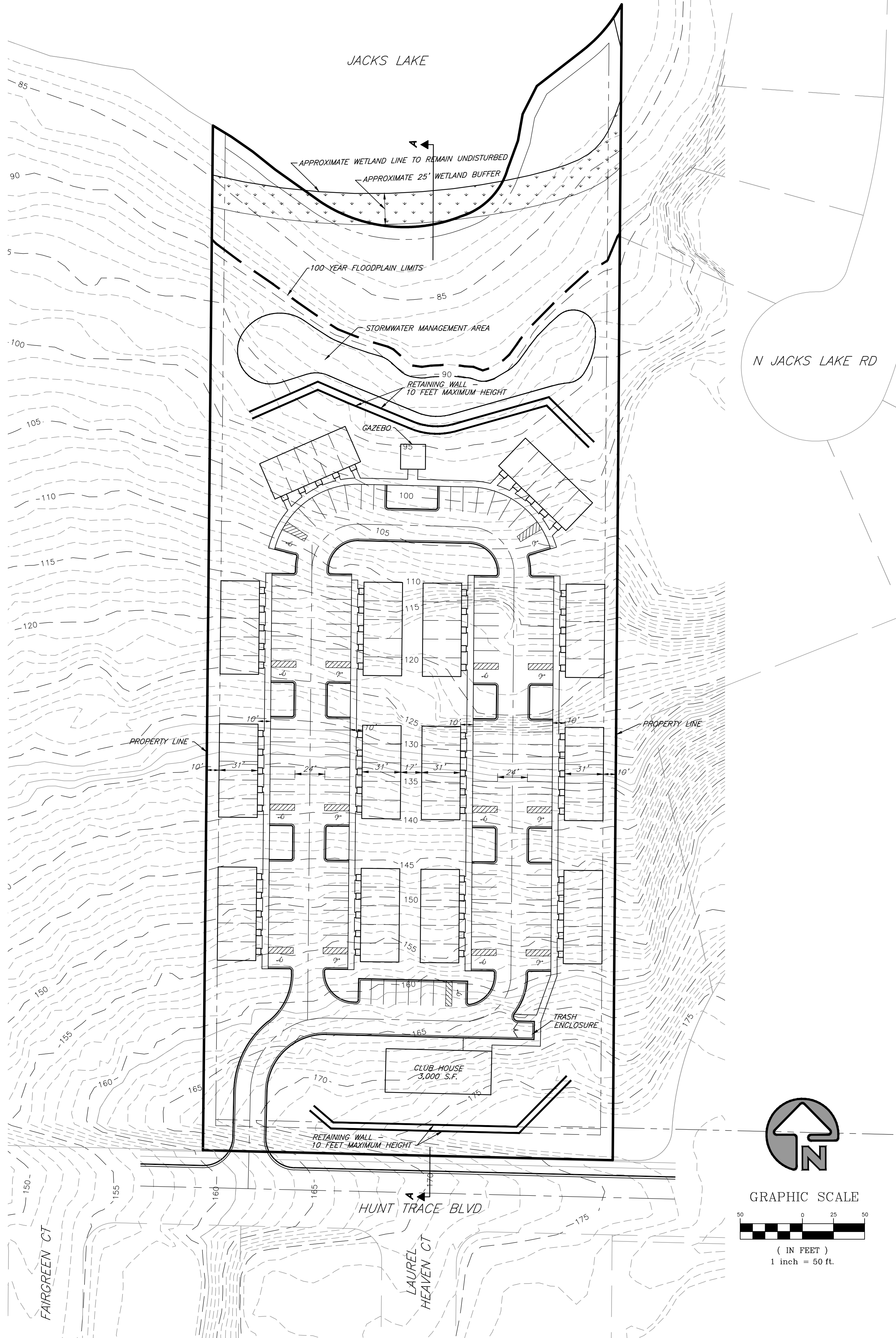
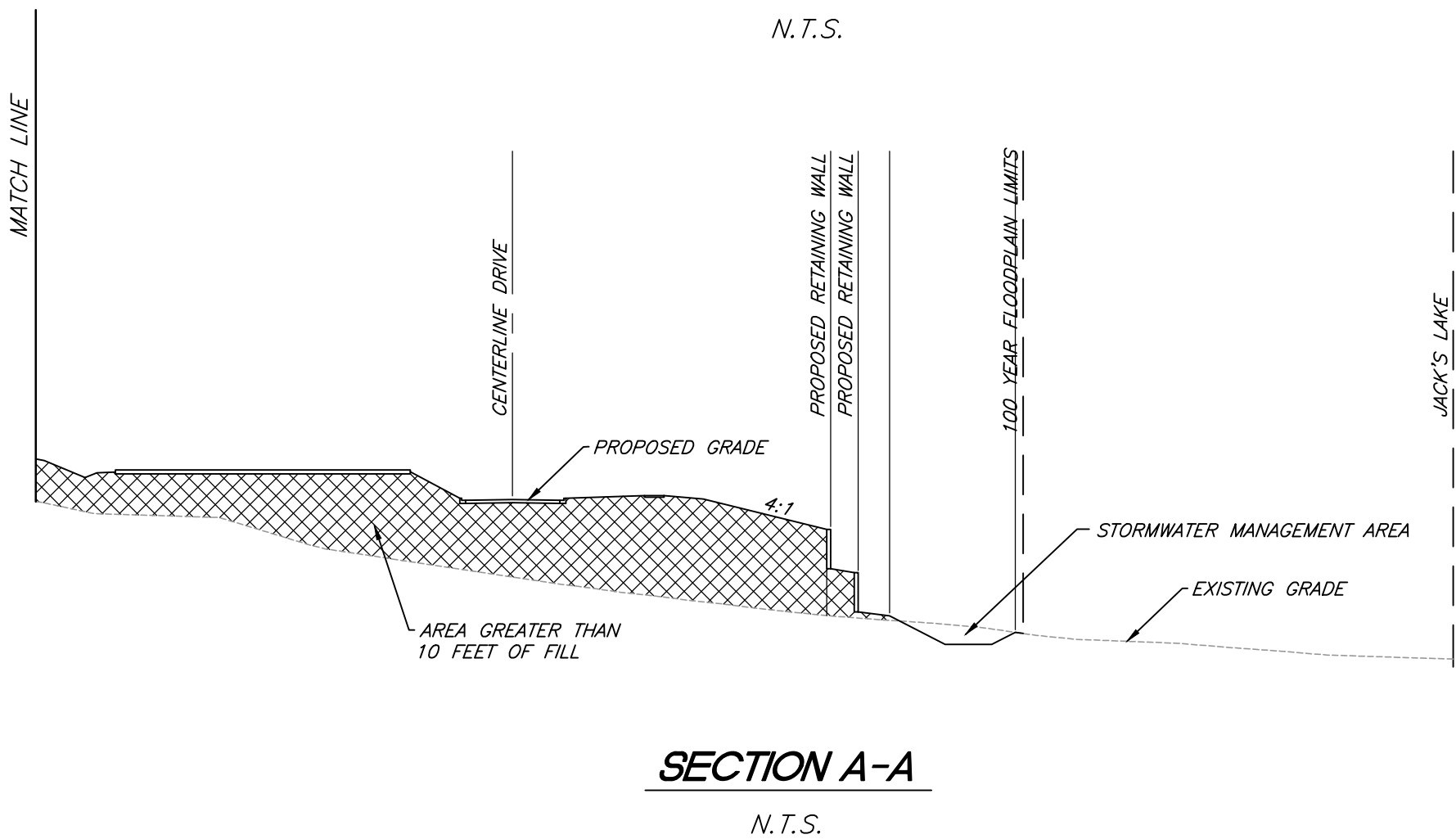
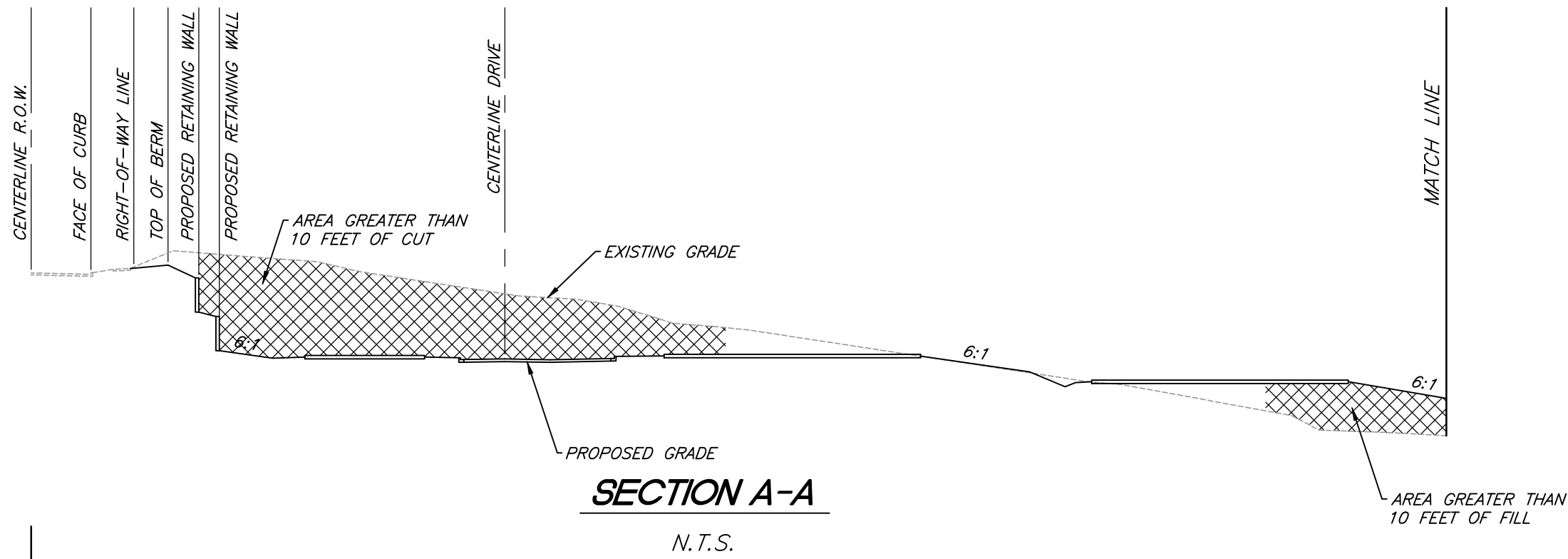
Description/ITE Code	Vehicle Trip Generation Rates are for peak hour of adjacent street traffic unless highlighted							Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Senior Adult Housing- Attached 252	0.13	0.16		36%	64%	60%	40%	70.0	244	9	11	3	6	0	7	4	0

PROPERTY DESCRIPTION

LOT 61-B, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH

THAT PART OF VACATED PLATTED ROAD BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE TRACT 61-B, LAKE HIGHLAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BOUNDED ON THE NORTH BY THE HIGH WATER LINE OF JACK'S LAKE AND BOUNDED ON THE EAST AND WEST BY THE NORTHERLY EXTENSIONS OF THE EAST AND WEST LINES OF TRACT 61-B, LAKE HIGHLAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



CLERMONT RIDGE SENIOR VILLAS
CONCEPT PLAN

HEI
HIGHLAND
ENGINEERING, INC.
79 West Illiana Street
Orlando, Florida 32806
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: NBL-001
DESIGNED BY: J.B.
DRAWN BY: J.K. & L.A.
APPROVED BY: J.B.
DATE: 07.14.2017
SHEET: 1 OF 1



⑥ $\frac{3D \text{ View } 1 \ 2}{12'' = 1'-0''}$

Architectural elevation drawing of a building facade. The drawing shows a series of six bays, each containing a door with a transom window. The roof is indicated by a dashed line labeled "Roof Brk 9'-0\"". The level is indicated by a solid line labeled "Level 1 0\"". Vertical grid lines are numbered 1 through 6. The drawing is a technical representation of a building facade.

9 7 8 10

Roof Brq 9'-0"

Level 1 0"

A 3D architectural rendering of a long, single-story building with a grey gabled roof. The building features a series of gabled entrances along its side, each with a small porch supported by white columns. The walls are a light cream color, and the windows and doors have yellow frames. A paved walkway runs alongside the building, and there are green lawn areas and some landscaping, including trees and shrubs. Two small figures of people are standing on the walkway to the left.

5 3D View 1_1
12" = 1'-0"



www.autodesk.com/revit

Consultant
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Address
Phone

[illegible]

Owner

Project Name
Unnamed

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A102

Scale	As indicated
-------	--------------

REC 1706-0001

REC. 7-5-17
JK



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 6/4/17

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Carrier Garden Home

APPLICANT: New BEGINNINGS Housing, Inc

CONTACT PERSON: HANK DUND

Address: 665 MT. STirling Ave

City: APPOKA State: FL Zip: 32712

Phone: 828-989-4711 Fax: —

E-Mail: HANKDUND111@gmail.com

OWNER: New BEGINNINGS Housing, Inc

Address: PO Box 783963

City: Winter Garden State: FL Zip: 34778

Phone: 828-989-4711 Fax: —

Address of Subject Property: 13605 N. JACKS LAKE Rd. Clermont, FL 34711

Legal Description (include copy of survey): LAKE HISHIM25, 20-22-26

TRACT 61B, THAT part of vacated Platted 20
bounded on S by N Line of TRACT 6
AK 1647801

Acreage: 6 ± Land Use: Residential/AG
(City verification required)

Present Zoning: AG Proposed Zoning: MULTI-FAMILY
(City verification required) PUD



**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?

MOVING FROM SINGLE FAMILY TO
MULTI-FAMILY

NEW BEGINNINGS HOUSING, INC. x by [Signature]
Applicant Name (print) Applicant Name (signature)

NEW BEGINNINGS HOUSING, INC. x [Signature]
Owner Name (print) 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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Haric Dunn, who being

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

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

Haric Dunn

Affiant - Applicant Name (print)

X

[Signature]

Affiant - Applicant Name (signature)

NEW BEGINNINGS HOUSING, INC.

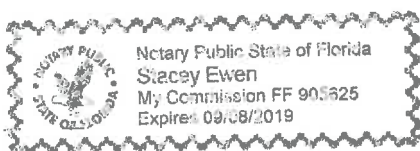
SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of July, 2017.

X

[Signature]

Notary Public, State of Florida at Large



My Commission Expires: Sept 8, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Hank Durr, who being

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

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

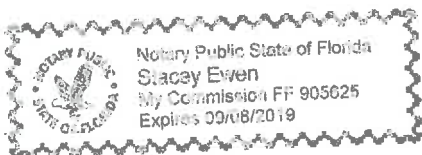
Hank Durr
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of July, 2017.

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



My Commission Expires: Sept 8, 2019

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. 2017-30

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

13605 Jacks Lake Road
Property on the north side of Hunt Trace Blvd.
and west of Oakley Seaver Dr.
Alternate Key 1647801

LEGAL DESCRIPTION

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'y extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322 .

Containing 6.35 Acres +/-

FROM Urban Estate
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, August 1, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, August 22, 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.

Daily Commercial
July 25 & August 8, 2017

Tracy Ackroyd Howe, MMC
City Clerk

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.

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Containing 6.35 Acres +/-

FROM Urban Estate
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Monday, September 11, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, September 12, 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.

Daily Commercial
August 28, 2017

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Monday, September 18, 2017		
Agenda Item Name		
Resolution No. 2017-49 <i>Barn Brewery Conditional Use Permit</i>		
Requested Action		
Recommend approval of Resolution 2017-49.		
Staff Report		
<i>Due to Hurricane Irma closings, the Planning and Zoning Commission meeting advertised for Sept. 11, 2017 was rescheduled to Sept. 18, 2017.</i> 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 750 West Desoto Street 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 conditional use permit. In May 2017, the applicant was approved to expand the original building by 1,000 square feet, for a total of 3,500 square feet. The applicant has since made revisions and has established a new plan that called for the demolition of the existing building and construction of a 7,200 square-foot building. The applicant had determined that the condition and structural integrity of the previously existing building would not support the modifications needed to reoccupy the building. The new structure will enhance the aesthetics of the block and increase the property's taxable value for the CRA increment. The applicant proposes to use this building as a restaurant and brewery, which are permitted uses within the CBD zoning district. Additional parking stalls will be required, however, the applicant will be seeking a variance for reduced overall parking count. 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)		
1.	Resolution 2017-49	Resolution 2017-49 (2).doc
2.	Location Map	Location Map.docx
3.	Site map	Barn Brewery 2 site map.pdf
4.	Map	Barn Brewery 2 map.pdf
5.	Application	Barn Brewery 2 CUP App.pdf
6.	Legal Ad	Barn Brewery 2 legal ad.pdf

**CITY OF CLERMONT
RESOLUTION NO. 2017-49**

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.

LOCATION:

750 West Desoto Street
AK 1614619

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, 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.

CITY OF CLERMONT
RESOLUTION NO. 2017-49

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 7,300 square foot building. Other permitted uses in the CBD zoning district are also permitted.

CITY OF CLERMONT
RESOLUTION NO. 2017-49

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of September, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

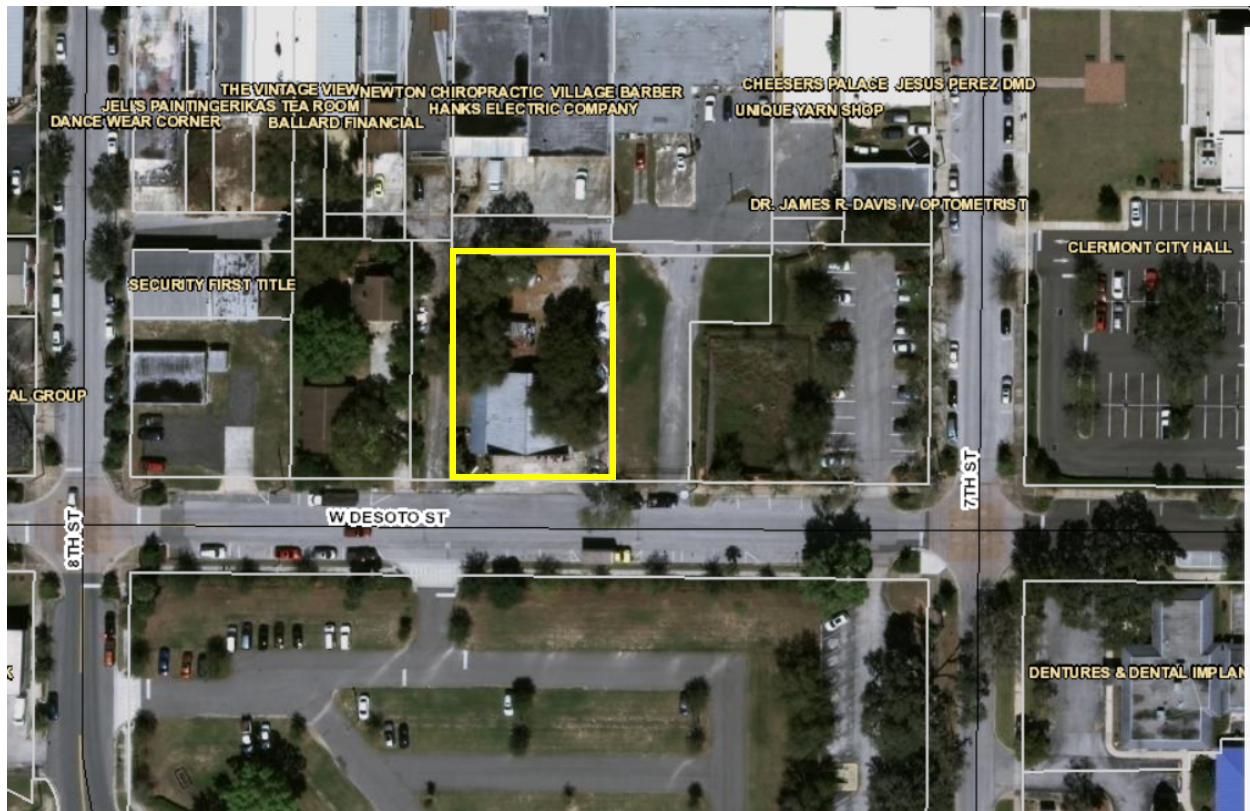
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map: 750 West Desoto Street





NOTES:

1. BEARINGS BASED ON THE ASSUMED BEARING OF N.89°58'56"E, ALONG THE NORTHERLY RIGHT OF WAY LINE OF DESOTO STREET.
2. PROPERTY SHOWN HEREON CONTAINS 14.203 SQ. FT., 0.334 ACRES
3. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
4. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
5. FENCE LINES SHOWN HEREON, IF ANY, MAY MEANDER ALONG SHOWN PATH.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, SETBACKS OR RESTRICTIONS.
7. THIS SURVEY IS SUBJECT TO THE FACTS DISCLOSED BY TITLE COMMITMENT #5324023 ISSUED BY CHICAGO TITLE INSURANCE COMPANY..
8. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
9. WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
11. CURB IN NW CORNER IS COVERED. SOME CURBING IS BROKEN. THERE ARE CONCRETE WALLS THAT APPEAR TO BE COVERED IN THE SE CORNER OF PROPERTY
12. ELEVATION SHOWN HEREON WERE ASSUMED WITH SITE BENCHMARKS AS NOTED.
13. FINISH FLOOR ELEVATION TAKEN AT DOOR ENTRANCES TO BUILDING.

[illegible]

CERTIFIED TO: —□— = wood fence —○— = overhead power lines —○— = Power pole —○— = Light pole	
Blackburn Surveying, Inc. L.B. # 6528 642 W. Highway 50 P.O. Box 121022 Clermont, Florida 34712 (352) 394-4417	
DATE: 1" = 20' SCALE:	FIELD BOOK & INDEX: APPROVED BY: _____ DRAWN BY: _____
BOUNDARY SURVEY FOR: DARRIN W. JOHNSON PRODUCTIONS	

PATRICK M. KELEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

750 WEST DESOTO STREET
CLEMONT, FLORIDA 34711

PAGE 1 OF 1 | DRAWING NO.: CLEMONTBK87110412



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 8/17/17

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Clermont Brewing Co.

APPLICANT: Darren Johnson

CONTACT PERSON: Darren Johnson

Address: 1075 W. Lakeshore Dr.

City: Clermont State: FL. Zip: 34711

Phone: 3522056866 Fax: _____

E-Mail: darren@dwj-p.com

OWNER: Darren W. Johnson Productions, Inc.

Address: 1075 W. Lakeshore Dr.

City: Clermont State: FL. Zip: 34711

Phone: 3522056866 Fax: _____

Address of Subject Property: 750 W. DeSoto St.

General Location: Between 7th + 8th St.

Legal Description (include copy of survey): Lot 10412, Block 81, City of Clermont

Land Use (City verification required): _____

Zoning (City verification required): CDB - Mercantile



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).

Applicant is seeking to increase new building
Size from 3500 sq. ft. to 7204 sq. ft.

Darren Johnson
Applicant Name (print)

Darren Johnson
Owner Name (print)

x Darren Johnson
Applicant Name (signature)

x Darren Johnson
Owner Name (signature)

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

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

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

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

750 W. Desoto St.
Alternate Key 1614619

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 Monday, September 11, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, September 26, 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.

Daily Commercial
September 1, 2017
September 19, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Monday, September 18, 2017			
Agenda Item Name			
Ordinance No. 2017-27 <i>Land Development Code Chapter 102- Signs</i> <i>Table to October 3, 2017</i>			
Requested Action			
Recommend tabling of Ordinance 2017-27.			
Staff Report			
<i>Due to Hurricane Irma closings, the Planning and Zoning Commission meeting advertised for Sept. 11, 2017 was rescheduled to Sept. 18, 2017.</i>			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Legal ad	Sign code amendment legal ad.pdf	

LEGAL NOTICE

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

ORDINANCE NO. 2017-27

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 102 SIGNS, PROVIDING FOR CODIFICATION, SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Monday, September 11, 2017 at 6:30 p.m.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, September 12, 2017 at 6:30 p.m. for (introduction) and consideration on Tuesday, September 26, 2017 at 6:30 p.m. for final enactment.

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

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

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

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
August 31, 2017
September 19, 2017