



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, December 5, 2017
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES
REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2017-47
*Cubesmart Small-scale Comprehensive Plan
Amendment*

Consider ordinance to change the future land use from Lake County Regional Commercial to City Commercial for property located at the Southeast corner of Hancock Road and Trade Avenue.

Item 2 -

Ordinance No. 2017-48
Cubesmart Rezoning

Consider ordinance to change the zoning from Lake County MP Planned Industrial District to City C-2 General Commercial for property located at the Southeast corner of Hancock Road and Trade Avenue.

Item 3 - Resolution No. 2017-55
Cubesmart Conditional Use Permit

Consider Conditional Use Permit to allow for a residential self-storage facility over 20,000 square feet in the C-2 General Commercial zoning district for property located at the Southeast corner of Hancock Road and Trade Avenue.

Discussion of Non-Agenda Items

ADJOURN

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

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, December 5, 2017
City Hall – 685 W. Montrose Street, Clermont, FL



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 5, 2017		
Agenda Item Name		
Ordinance No. 2017-47 <i>Cubesmart Small-scale Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2017-47.		
Staff Report		
The applicant, is requesting a small scale comprehensive plan amendment for the subject property. The property is approximately 5.75 +/- acres in size. This request is being heard concurrently with requests for annexation, rezoning, and a conditional use permit. The applicant wishes to develop the property and have City services available. The small scale comprehensive plan amendment would change the Future Land Use from Lake County's Regional Commercial to the City's Commercial designation. The applicant and staff looked at the Commercial future land use designation for the parcel since the end use of the site would be a self-storage facility and commercial outparcels. The City's Commercial Future Land Use designation allows a maximum intensity/density of 0.25 FAR/12 units per acre. The proposed development is consistent with the comprehensive plan policies for Commercial future land use designation. Staff recommends approval of the small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to City Commercial Future Land Use designation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2017-47	CPA Ord. 2017-47.pdf	
2. FLU MAP	Cubesmart FLU MAP.pdf	
3. Application	Cubesmart Small scale CPA App.pdf	
4. CPA Legal Ad	CPA Cubesmart legal ad.pdf	

CITY OF CLERMONT
ORDINANCE No. 2017-47

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

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest ¼ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence

CITY OF CLERMONT
ORDINANCE No. 2017-47

S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less.
Alternate Key 3823387

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY REGIONAL COMMERCIAL
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. 2017-47

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-47

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of January, 2018.

Gail L. Ash, Mayor

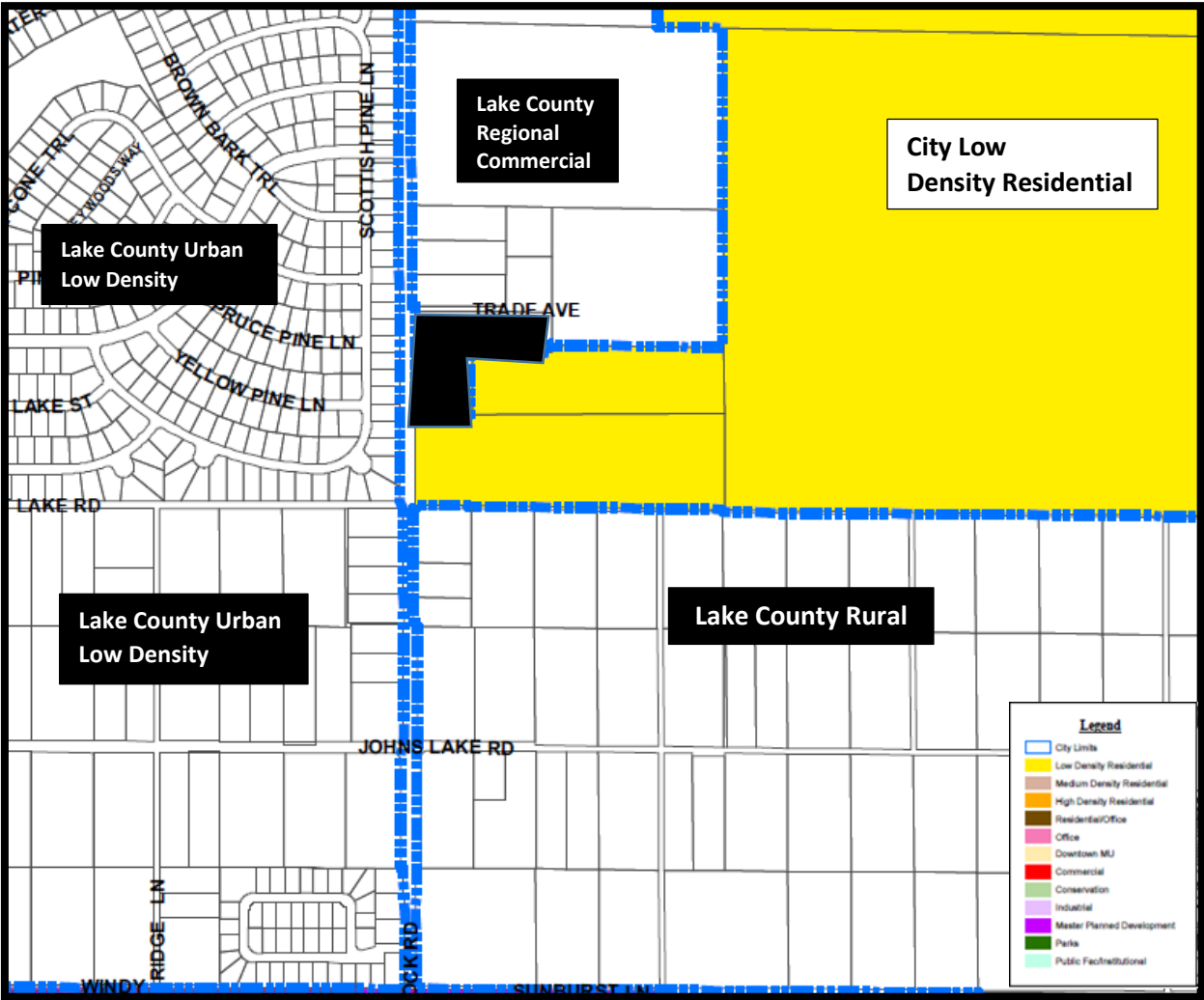
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Future Land Use Map





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: ^{\$} 755.00
PLUS LEGAL AD

Project Name (if applicable): CubeSmart @ Hancock Road

Applicant: Clermont Storage Center, LLC

Contact Person: Richard Beaver, Manager

Address: 1041 Crown Park Circle

City: Winter Garden **State:** Florida **Zip:** 34787

Phone: 321-278-7928 **Fax:** _____

E-Mail: rbeavers60@gmail.com

OWNER: (Applicant)

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____

E-Mail: _____

General Location: Southeast corner of Hancock Road and Trade Avenue

Legal Description (include copy of survey): See the attached.

Property size (in acres or square feet): 5.75 Acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: County - M-P (Commercial)

Existing Future Land Use: County - Regional Commercial

Proposed Future Land Use: City - Commercial

Type of development proposed: Self Storage with future commercial out parcels





Proposed density (dwelling units/acre) or intensity: N/A

Proposed Zoning District: M-1

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

The property is being annexed into the City to obtain utility services.

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

_____, who being

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

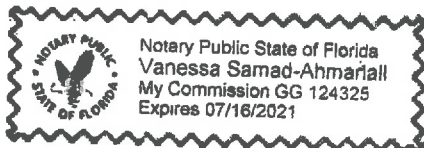
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from COUNTY - REGIONAL COMMERCIAL to CITY COMMERCIAL for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

RICHARD BEAVERS
Affiant - Applicant Name (print)

X Richard Beavers
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 23 day of October, 2017



X Vanessa Samad-Ahmarfall
Notary Public, State of Florida at Large

My Commission Expires: July 16, 2021

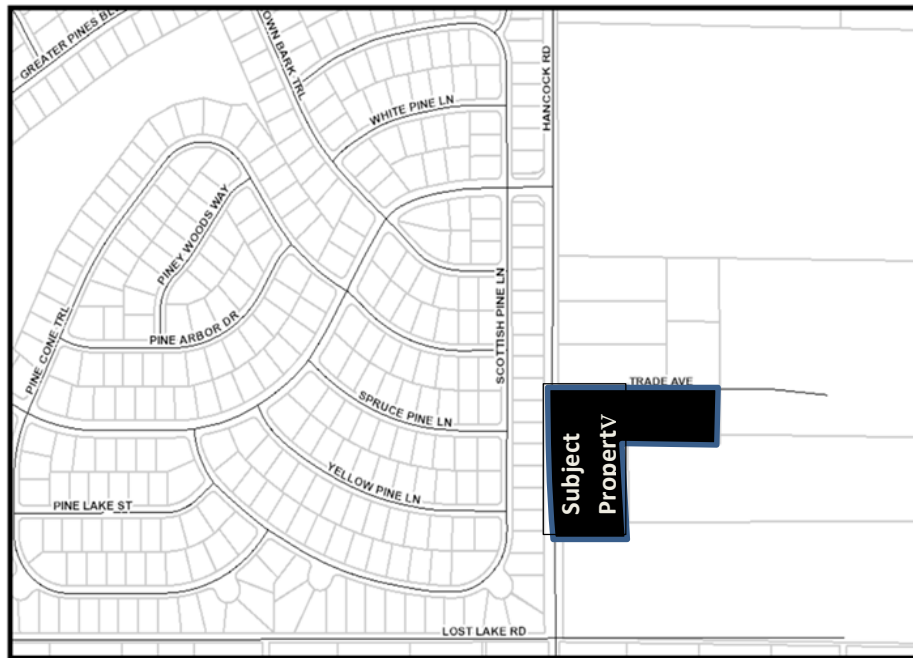
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2017-48

The City of Clermont will hold public hearings on Tuesday, December 5, 2017 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, December 12, 2017 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, January 9, 2018 (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 5.75 +/-acre parcel below from Lake County Regional Commercial to City of Clermont Commercial. Alternate Key 3823387.



Location:

Vacant property on the Southeast corner of Hancock Road and Trade Avenue

Alternate Key #3823387

Ordinance #2017-48

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) 241-7305 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) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

November 24, 2017 and December 26, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 5, 2017		
Agenda Item Name		
Ordinance No. 2017-48 <i>Cubesmart Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2017-48		
Staff Report		
The applicant, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small scale comprehensive plan amendment, and a conditional use permit. Upon annexation, the applicant is requesting to change the current zoning of the property from Lake County M-P Planned Industrial to City C-2 General Commercial zoning, this will allow development of the subject parcel as a self-storage facility with two commercial outparcels. The proposed C-2 General Commercial zoning is consistent with the surrounding areas and the City's Comprehensive Plan. City Code Section 122-223, allows self-storage facilities as a permitted use with a Conditional Use Permit. The proposed development is consistent with the Land Development Regulations and C-2 General Commercial zoning designation. The applicant has applied for a conditional use permit for the self-storage facility since it is a conditional use in the C-2 zoning district and will have one building with more than 20,000 square feet of floor space. Staff has reviewed the rezoning application and believes that C-2 General Commercial zoning is consistent with the comprehensive plan policies and objectives and compatible with uses and improvements of the surrounding area. The self-storage facility has a very low trip generation rate for traffic and has adequate public infrastructure facilities to support the development. Staff recommends approval of the rezoning from Lake County MP Planned Industrial District to City C-2 General Commercial.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2017-48	REZ ORD 2017-48.pdf	
2. Zoning Map	Cubesmart Zoning Map.pdf	
3. Application	Cubesmart Rez App.pdf	
4. Legal Ad	REZ Cubesmart legal ad.pdf	

CITY OF CLERMONT
ORDINANCE No. 2017-48

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

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest ¼ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less.
Alternate Key 3823387

**From: Lake County MP Planned Industrial District
To: City C-2 General Commercial**

SECTION 2:

CITY OF CLERMONT
ORDINANCE No. 2017-48

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

SECTION 3:

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

SECTION 4:

The provisions of this Ordinance shall be effective as provided by law.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-48

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 12th day of December, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

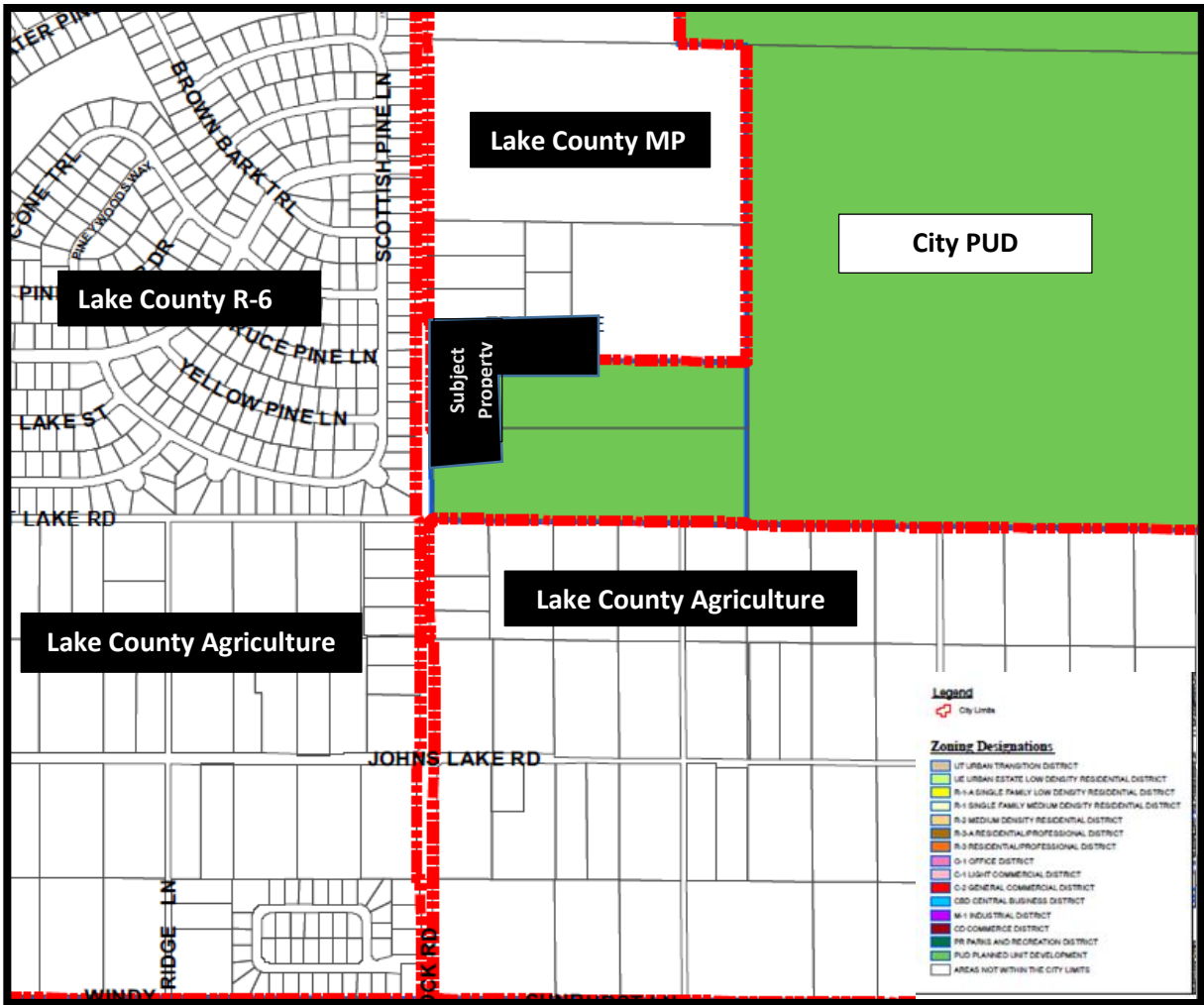
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Zoning Map





CITY OF CLERMONT
REZONING
APPLICATION

DATE: September 1, 2017

FEE: \$542.⁰⁰
 + cost of advertisement

PROJECT NAME (if applicable): CubeSmart @ Hancock Road

APPLICANT: Clermont Storage Center, LLC

CONTACT PERSON: Richard Beavers, Manager

Address: 1041 Crown Park Circle

City: Winter Garden State: Florida Zip: 34787

Phone: 321-278-7928 Fax: _____

E-Mail: rbeavers60@gmail.com

OWNER: (Applicant)

Address: _____

City: _____ State: _____ Zip: _____

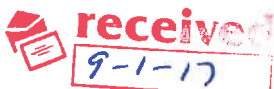
Phone: _____ Fax: _____

Address of Subject Property: SE corner of Hancock Road & Trade Avenue

Legal Description (include copy of survey): See the attached

Acres: 16.38 acres Land Use: Regional Commercial
 (City verification required)

Present Zoning: M-P (County) Proposed Zoning: M-1
 (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?

CURRENT I ZONE
MINI STORAGE
DENTAL - PROFESSIONAL OFFICE
RETAIL

CLERMONT STORAGE CENTER LLC
RICHARD BEAVERS - MANAGER
Applicant Name (print)

X Richard Beavers - MANAGER
Applicant Name (signature)

JOAN CERVENKA
Owner Name (print)

X John F. Cervenka
Owner Name (signature)

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

Legal Description

Parent Parcel:

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest $\frac{1}{4}$ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 198.00 feet to the South line of the North 726 feet of said South 1575.00 feet; thence S89°57'31"E, along said South line, a distance of 900.05 feet to the East line of said West 1660.00 feet; thence S00°30'05"E, along said West line, a distance of 357.99 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 1620.00 feet to a Point on said East Right-of-Way line of Hancock Road; thence N00°30'05"W, along said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Contains 713,330 Square Feet or 16.3758 Acres more or less.

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. 2017-47

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

LEGAL DESCRIPTION

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest ¼ of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E, a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 210.01 feet; thence S00°30'05"E, along said West line, a distance of 328.48 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 300.00 feet to a Point on said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Containing a total of 5.75 Acres, more or less. AK 3823387

FROM: Lake County M-P Planned Industrial District
TO: City C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, December 5, 2017 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, December 12, 2017 at 6:30 p.m. for Introduction and for Final Adoption on Tuesday, January 9, 2018. 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
November 27, 2017 & December 26, 2017

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, December 5, 2017											
Agenda Item Name											
Resolution No. 2017-55 <i>Cubesmart Conditional Use Permit</i>											
Requested Action											
Recommend approval of Resolution No. 2017-55.											
Staff Report											
The applicant, is requesting a Conditional Use Permit for a self-storage facility with more than 20,000 square feet of floor space. The Land Development Code, Section 122-223 requires a conditional use permit for any building structure that occupies more than 20,000 square feet and Section 122-224 requires residential storage facilities to obtain a Conditional Use Permit. The applicant is proposing to develop the site into a self-storage facility with a two commercial outparcels. The self-storage building will be two story with a small office. The total square footage for this use will be 57,000 square feet. The commercial outparcels will be developed at a later date and will be required to comply with the Land Development Regulations for C-2 General Commercial zoning and meet the City's Architectural Standards. The proposed self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. The site shall be developed in substantial accordance with the conceptual plan prepared by American Civil Engineering CO., dated May 25, 2017. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution No. 2017-55.											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table border="0"><tr><td>1.</td><td>CUP Resolution 2017-55</td><td>CUP RES 2017-55.pdf</td></tr><tr><td>2.</td><td>Location Map</td><td>Site Map.pdf</td></tr><tr><td>3.</td><td>Site Plan</td><td>Cubesmart Site Plan.pdf</td></tr></table>			1.	CUP Resolution 2017-55	CUP RES 2017-55.pdf	2.	Location Map	Site Map.pdf	3.	Site Plan	Cubesmart Site Plan.pdf
1.	CUP Resolution 2017-55	CUP RES 2017-55.pdf									
2.	Location Map	Site Map.pdf									
3.	Site Plan	Cubesmart Site Plan.pdf									

4.	Elevations	Cubesmart elevations.pdf
5.	Application	Cubesmart CUP App.pdf
6.	CUP Legal Ad	CUP Cubesmart legal ad.pdf

**CITY OF CLERMONT
RESOLUTION NO. 2017-55**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE
FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF
FLOOR SPACE**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 1, 2016 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; at the following location:

LOCATION:

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

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

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

This application for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

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5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by American Civil Engineering Company, dated May 25, 2017. Any new development on the subject property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

Section 2 – Land Use

1. This Conditional Use permit is for a self-storage facility not to exceed 57,000 square feet of floor area.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district.
3. The site shall be developed according to the City of Clermont Land Development Codes and all building must meet the City of Clermont Architectural Standards.

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4. The self-storage facility shall be gated and will be secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

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DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of January, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

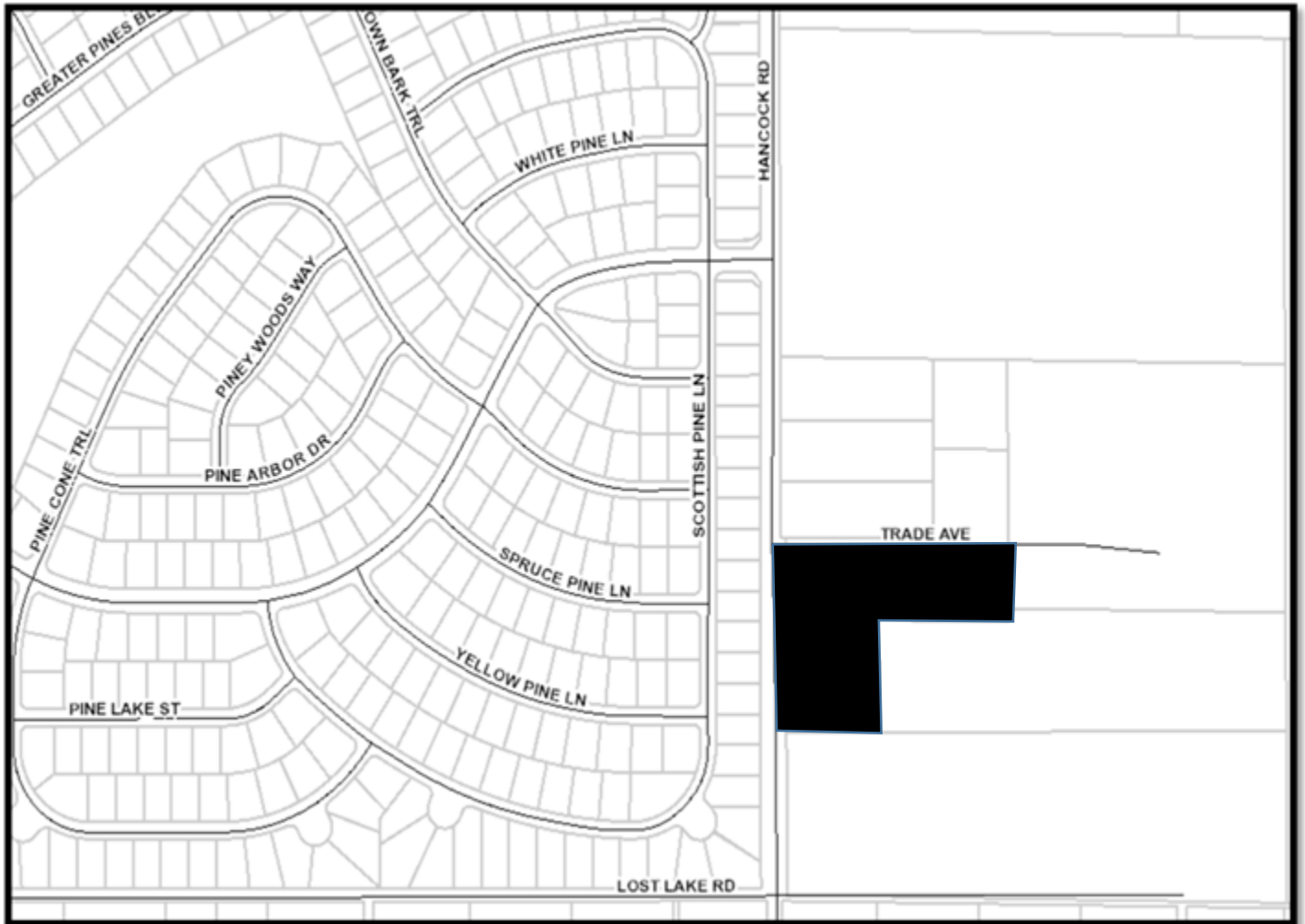
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

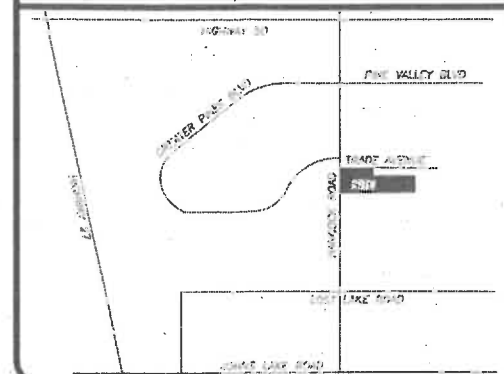
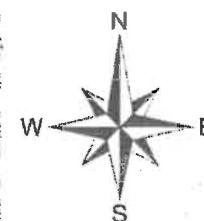
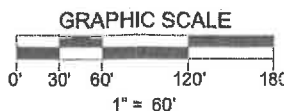
Daniel F. Mantzaris, City Attorney

Site Map

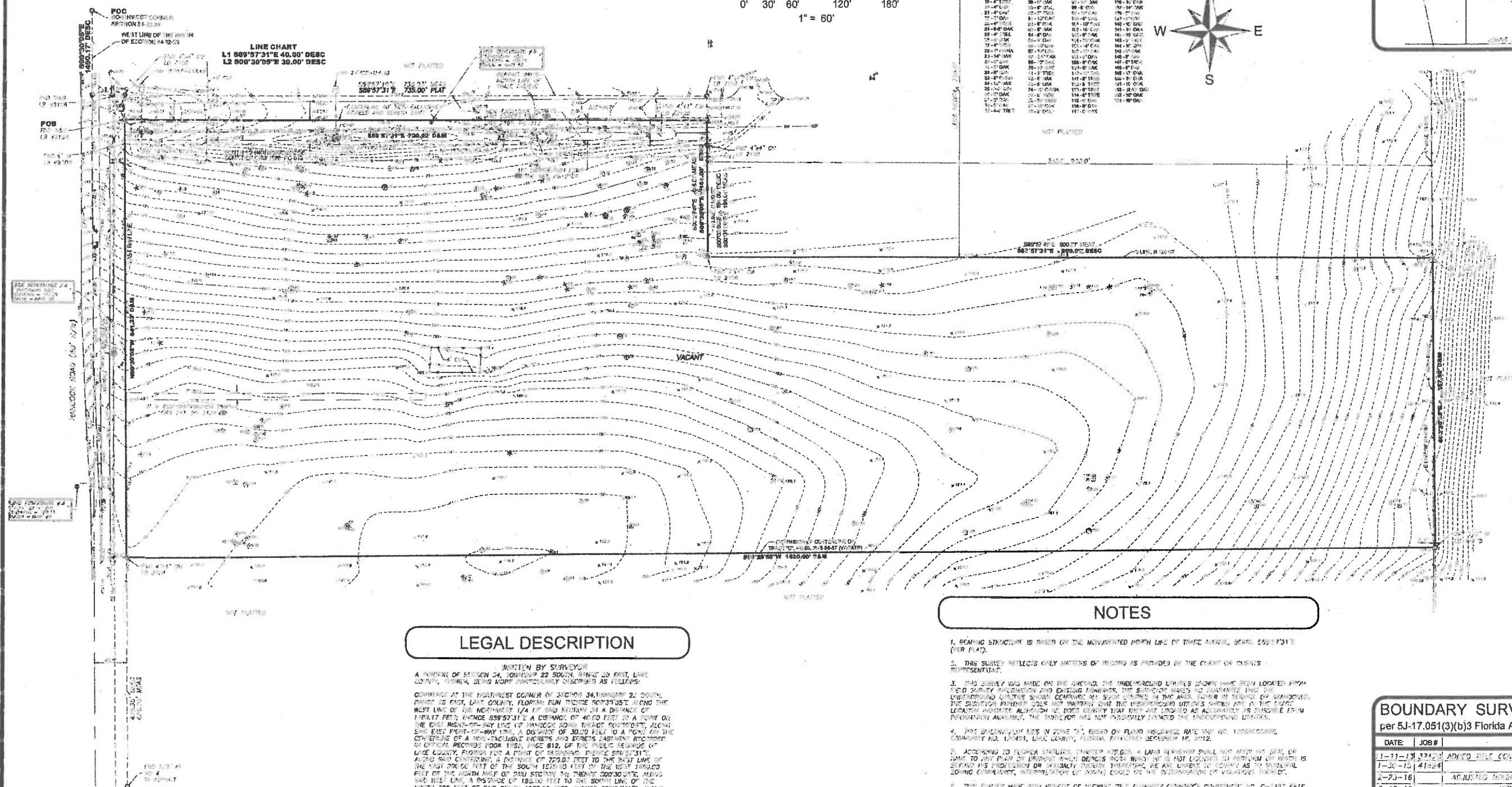


VICINITY MAP (NOT TO SCALE)

10. RESTRICTED EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION ACQUIRED BY
OFFICIAL RECORDS BOOK NO. 2105, PAGE 2105, PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
COUNTRY CLUB PROPERTY IS BEING EXCLUDED.



1-8°F (-13°C)	40-45°F (4-7°C)	70-75°F (21-24°C)	85-90°F (29-32°C)
9-14°F (-13 to -5°C)	46-50°F (8-10°C)	76-80°F (24-27°C)	91-95°F (33-35°C)
15-19°F (-9 to -7°C)	51-55°F (11-13°C)	81-85°F (27-30°C)	96-100°F (36-38°C)
20-24°F (-6 to -4°C)	56-60°F (13-16°C)	86-90°F (30-33°C)	
25-29°F (-3 to -1°C)	61-65°F (16-19°C)	91-95°F (33-35°C)	
30-34°F (0 to 1°C)	66-70°F (19-21°C)		
35-39°F (2 to 4°C)	71-75°F (21-24°C)		
40-44°F (4 to 7°C)	76-80°F (24-27°C)		
45-49°F (7 to 9°C)	81-85°F (27-30°C)		
50-54°F (10 to 13°C)	86-90°F (30-33°C)		
55-59°F (13 to 16°C)	91-95°F (33-35°C)		
60-64°F (16 to 19°C)			
65-69°F (19 to 21°C)			
70-74°F (21 to 24°C)			
75-79°F (24 to 27°C)			
80-84°F (27 to 30°C)			
85-89°F (30 to 33°C)			
90-94°F (33 to 35°C)			
95-99°F (36 to 38°C)			
100-104°F (38 to 40°C)			
105-109°F (41 to 43°C)			
110-114°F (43 to 47°C)			
115-119°F (47 to 50°C)			
120-124°F (50 to 52°C)			
125-129°F (52 to 55°C)			
130-134°F (55 to 58°C)			
135-139°F (58 to 61°C)			
140-144°F (61 to 63°C)			
145-149°F (63 to 66°C)			
150-154°F (66 to 68°C)			
155-159°F (68 to 71°C)			
160-164°F (71 to 73°C)			
165-169°F (73 to 76°C)			
170-174°F (76 to 78°C)			
175-179°F (78 to 81°C)			
180-184°F (81 to 83°C)			
185-189°F (83 to 86°C)			
190-194°F (86 to 88°C)			
195-199°F (88 to 91°C)			
200-204°F (91 to 93°C)			
205-209°F (93 to 96°C)			
210-214°F (96 to 98°C)			
215-219°F (98 to 101°C)			
220-224°F (101 to 103°C)			
225-229°F (103 to 106°C)			
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275-279°F (128 to 131°C)			
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295-299°F (138 to 141°C)			
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305-309°F (143 to 146°C)			
310-314°F (146 to 148°C)			
315-319°F (148 to 151°C)			
320-324°F (151 to 153°C)			
325-329°F (153 to 156°C)			
330-334°F (156 to 158°C)			
335-339°F (158 to 161°C)			
340-344°F (161 to 163°C)			
345-349°F (163 to 166°C)			
350-354°F (166 to 168°C)			
355-359°F (168 to 171°C)			
360-364°F (171 to 173°C)			
365-369°F (173 to 176°C)			
370-374°F (176 to 178°C)			
375-379°F (178 to 181°C)			
380-384°F (181 to 183°C)			
385-389°F (183 to 186°C)			
390-394°F (186 to 188°C)			
395-399°F (188 to 191°C)			
400-404°F (191 to 193°C)			
405-409°F (193 to 196°C)			
410-414°F (196 to 198°C)			
415-419°F (198 to 201°C)			
420-424°F (201 to 203°C)			
425-429°F (203 to 206°C)			
430-434°F (206 to 208°C)			



NOTES

[illegible]

1. BEARING STRUCTURE IS BASED ON THE MOVEMENT HYPH LINE OF TRACE ANGLE, BEING 150°73'11" (AIR PLAN).
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT ON CLIENTS' REPRESENTATION.
3. THIS SURVEY WAS MADE ON THE EVENING. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INVESTIGATION AND EXISTING RECORDS. THE SURVEYOR DOES NOT GUARANTEE THAT THE INFORMATION CONTAINED HEREIN IS COMPLETELY ACCURATE. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION UTILIZED HEREIN ARE IN THE EXACT LOCATIONS INDICATED. ALTHOUGH NO OTHER UTILITIES THAT WERE NOT LOCATED AS ACCURATELY AS POSSIBLE FROM REPRESENTATION AVAILABLE, THE SURVEYOR HAS NOT POSITIVELY INDICATED THE UNDERGROUND UTILITIES.
4. THIS SURVEYING WAS DONE IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD RATE AND NO. UNDERGROUND CONTINUITY NO. 100001, LAND COUNTY, FLORIDA, EFFECTIVE DECEMBER 10, 2012.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 475, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR SIGN TO ANY PLAN OR INSTRUMENT UNLESS DURING HIS PRESENCE HE IS NOT QUALIFIED TO PERFORM HIS PROFESSION AND HIS RECORD OF CONDUCT IS SATISFACTORY. THEREFORE, HE AND HIS LICENSED ASSISTANT SHALL BE QUALIFIED TO CONDUCT THIS SURVEYING. INVESTIGATION OF EXISTING RECORDS AND THE DETERMINATION OF NECESSARY RECORDS.
6. THIS SURVEY MADE WITH REFERENCE TO DEPARTMENT OF REVENUE AND LAND SURVEYING CONTINUITY NO. 0-1001 RATE, EFFECTIVE DECEMBER 10, 2012.
7. THIS SURVEY IS VALID ONLY FOR THE PURPOSES TO WHICH IT IS CERTIFIED.
8. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
9. ESTIMATE BASED ON LAND COUNTY REVENUE AND LAND SURVEYING CONTINUITY NO. 0-1001 RATE, EFFECTIVE DECEMBER 10, 2012.
10. ON 4-2-2013, THE BOUNDARY WAS ADJUSTED TO THE CORRECTED PLAT MONUMENTS OF MARION PARK AND INCORPORATED IN PLAT MONUMENT, MONUMENT 4740, AND PLAT MONUMENT OF LAND COUNTY, FLORIDA. PREVIOUS SURVEY OF THE BOUNDARY WAS 4740, AND PLAT MONUMENT 4740, AND PLAT MONUMENT 4740, AND PLAT MONUMENT 4740.

DATE	JOB #	REVISION	E
1-11-18	32424	ADJUST FILE COMMENTS & CALCULATIONS	C
1-30-18	41824	LOCATE TREES	S
2-23-18		ADJUSTED FORMULA TO CORRECTED MEASUREMENTS	S
3-10-18		ADD NEW MEASUREMENTS	S
5-17-18	40518	REVISOR AND NOTE NEW DESCRIPTION (WHAT WANTED)	C

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SCALE: 1"=50'	CITY OF ST. LOUIS VACATED PLAT 10	JOB #37479
FIELD DATE: 10-1-10		DRAWN BY: GLT
PREPARED FOR:	FLAGSHIP INVESTMENT GROUP	
LOCATION: S. CORNER OF INTERSECTION OF THREE AVENUE AND PARSONS AVENUE, LIVING IN SECTION 34-2-10-01, LOT 10000, BLOCK 10000	EIGHTH AND NINTH MANLOW PARK	

ACCURIGHT
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4175
2012 E. Robinson Street, Orlando, Florida 32603
www.AccurightSurveys.net
ACCURIGHT Surveys, Inc.
PHONE: (407) 804-6314

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 53-17 FLORIDA BOARD OF ARCHITECTURE, PURSUANT TO SECTION 472.022 OF THE FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE CIRCULAR STAMP OF THE REGIONAL LICENSED SURVEYOR AND MAPPER.

SLAKE 44-27155-107, 203 ACC 282700, W 1 070111Z 12-01-61, VER PLATICO, 101, APR 22 1961

COE, FRANK T. 1932 - 2016. ACCIDENT INVESTIGATION.







SCALE: N.T.S.

JULY 26, 2016

CUBE·S·M·A·R·T STORAGE CLERMONT, FLORIDA

16100





**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: September 1, 2017

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): CubeSmart @ Hancock Road

APPLICANT: Clermont Storage Center, LLC

CONTACT PERSON: Thomas H. Skelton, PE / American Civil Engineering Co.

Address: 207 N. Moss Road, Suite 211

City: Winter Springs State: Florida Zip: 32708

Phone: 407-327-7700 Fax: 407-327-0227

E-Mail: tomskelton468@gmail.com

OWNER: Richard Beavers, Manager / Clermont Storage Center, LLC

Address: 1041 Crown Park Circle

City: Winter Garden State: Florida Zip: 34787

Phone: 321-278-7928 Fax: _____

Address of Subject Property: SE corner of Hancock Road & Trade Avenue

General Location: _____

Legal Description (include copy of survey): See the attached

Land Use (City verification required): Regional Commerical

Zoning (City verification required): M-P (County)





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.

MINI STORAGE ON APPROX 4 AC WITH
2 ADJACENT ACRES TO BE USED FOR
RETAIL AND PROFESSIONAL OFFICE
LAND CURRENTLY HAS J ZONING

CLERMONT STORAGE CENTER LLC
RICHARD BEAVERS - MANAGER
Applicant Name (print)

JOHN CERVENKA
Owner Name (print)

Clermont Storage Center LLC
X Richard Beavers
Applicant Name (signature)
X John Cervenk
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 Description

Parent Parcel:

A portion of Section 34, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34, Township 22 South, Range 26 East, Lake County, Florida; run thence S00°30'05"E along the west line of the Northwest 1/4 of said Section 34 a distance of 1490.17 feet; thence S89°57'31"E a distance of 40.00 feet to a point on the East Right-of-Way line of Hancock Road; thence S00°30'05"E, along said East Right-of-Way line, a distance of 30.00 feet to a point on the centerline of a non-exclusive ingress and egress easement recorded in Official Records Book 1866, Page 812, of the Public Records of Lake County, Florida for a Point of Beginning; thence S89°57'31"E, along said centerline, a distance of 720.02 feet to the West line of the East 900.00 feet of the South 1575.00 feet of the West 1660.00 feet of the North Half of said Section 34; thence S00°30'05"E, along said West line, a distance of 198.00 feet to the South line of the North 726 feet of said South 1575.00 feet; thence S89°57'31"E, along said South line, a distance of 900.05 feet to the East line of said West 1660.00 feet; thence S00°30'05"E, along said West line, a distance of 357.99 feet to a Point on the Easterly extension of the centerline of Tract "C", of the former Plat Manlow Park, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida (said Plat vacated per Official Records Book 4749, Page 1392, Public Records of Lake County, Florida); thence S89°29'55"W, along said centerline extension, a distance of 1620.00 feet to a Point on said East Right-of-Way line of Hancock Road; thence N00°30'05"W, along said East Right-of-Way line, a distance of 541.33 feet to the Point of Beginning.

Contains 713,330 Square Feet or 16.3758 Acres more or less.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

LOCATION

Vacant property on the Southeast corner of Hancock Road and Trade Avenue
Alternate Key 3823387

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, December 5, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 9, 2018 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
November 27, 2017 & December 5, 2017