



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, February 27, 2018**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Drinking Water Excellence Award

The Great Clermont Campout Presentation

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the February 13, 2018 Regular Council Meeting Minutes.

Item No. 2 - Expansion of the Police Department
Take Home Vehicle Program

Consider approval to allow police officers living between 20-40 miles from the city limits to take their assigned vehicles home at a cost of \$35.00 per bi-weekly pay period.

Item No. 3 - Contract Award

Consider request to piggyback the Manatee County contract with LKM Pipe Renewal, LLC. to provide sanitary sewer, lateral lining rehabilitation services in the budgeted amount of \$41,000.

Item No. 4 - Bid Award

Consider awarding to Ten-8 Fire Equipment, Inc. to purchase equipment for a new fire engine/pumper truck in the budgeted amount of \$52,029.16.

Item No. 5 - Surplus Request

Consider declaring end of life inventory as surplus from Parks and Recreation Department, Information Technology Department and dispose of in accordance with the Purchasing Policy.

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UNFINISHED BUSINESS

Item No. 6 - Ordinance No. 2018-04 *Final*
Bishop Small Scale Comprehensive Plan
Amendment

Consider ordinance to change the future land use from Parks to Downtown Mixed Use for a 0.20 acre parcel located east of 12th Street and north of Short Street.

Item No. 7 - Ordinance No. 2018-05 *Final*
Bishop Rezoning

Consider ordinance to change the zoning from Industrial to Central Business District for a 0.20 acre parcel located east of 12th Street and north of Short Street.

NEW BUSINESS

Item No. 8 - Resolution No. 2018-03
First Baptist Church CUP

Consider approval to allow a church facility/multi-purpose building, school and sports fields to be used in conjunction with church in the R-1 Medium Density Residential zoning district for vacant property located at the southeast corner of Hartwood Marsh Road and Hancock Road.

Item No. 9 - Resolution No. 2018-04
Gonzalez CUP

Consider approval to allow for a professional office building occupying 5,250 square feet of floor space in the C-1 zoning district for property located at 236 Chestnut Street.

Item No. 10 - Variance Request
Gonzalez

Consider approval to allow for a reduction of 11 parking spaces for construction of an office building and a reduced landscape buffer adjacent to rights-of-way for property located at 236 Chestnut Street.

Item No. 11 - Ordinance 2017-39 *Introduction*
Hancock Road Industrial Park

Consider ordinance to rezone 21.53 +/- acres from Urban Estate to Planned Unit Development (PUD) for M-1 Industrial uses on property located south of Hooks Street, north of Trade Ave., and east of Hancock Road.

Item No. 12 - Event and Road Closure Request

Consider Hulalicious Clermont Food Truck event with road closures on June 2, 2018.

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Item No. 13 - Event and Road Closure Request

Consider approving Kona Food Trucks Luau to have road closures for every third Friday for one year.

Item No. 14 - Event and Road Closure Request

Consider approving the Kona Food Truck Luau's Hualicious Clermont Food Truck Event to be held in Downtown Clermont along with road closures January 19, 2019 from 12:00 PM to 10:00 PM.

ADJOURN

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 13, 2018

The City Council met in a regular meeting on Tuesday, February 13, 2018 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Everette Gates gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Finance Director Van Zile provided highlights of the first quarter budget update. He reviewed the top 10 revenues, major fund revenues, major fund expenditures, departmental expenditures, and Master Plan expenditures.

PUBLIC COMMENTS

Mr. Stephen Franklin, 378 12th Street, expressed concerns with the proposed misuse of the Lake Hiawatha Preserve for the relocation of the boat ramp, concerns regarding the naming of Triathlon Beach, and concerns regarding the stormwater treatment facility having a possibility of constantly flooding.

Ms. Sharon Kowalski, 638 Villa Court, Southern Villas, conveyed a problem with parking in her neighborhood as the road is a narrow U-shaped street where the trash trucks and emergency vehicles are unable get through when people park on both sides of the street. City Manager Gray asked Council to allow him to look into the situation at which point he will bring it back to the Council.

Steve Hannah, 1251 Fran Mar Court, stated the Bell Ceramics site was originally included in the Master Plan as a site for the boat ramp, however, the Council decided the boat ramp is not the best use for this site. Mr. Hannah asked what the new use for that site would be. City Manager Gray responded there is not a proposed plan for that site at this time, but it will return to Council and citizens under the Master Plan.

Charlene Forth, 939 W. Desoto Street, presented documents indicating issues with the lack of permitting for the property located at 983 West Desoto Street.

REPORTS

City Manager Gray reported the February 20, 2018 workshop has been cancelled. It will be rescheduled at a later date.

City Attorney Mantzaris – No report.

Council Member Bates asked City Manager Gray for an update regarding the wi-fi trail. City Manager Gray replied he and Ms. Schmidt went to Tallahassee and met with Senator Stargel and Representative Metz. The wi-fi on the trail made it in to the Senate budget and will be going to the House budget. Legislative Session will end in March.

Council Member Goodgame - No report.

Council Member Brishke – No report.

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Council Member Travis reported an 8th grade math teacher at Windy Hill Middle School, Jason Lancy, received the Lake County Teacher of the Year Award. Also, part time resident Gwen Jorgensen transitioned to running and was close to a world record during her first 5K. Council Member Travis also congratulated the Arts and Recreation Center for the fabulous performance put on by Chubby Checker.

Mayor Ash reported on January 24th, she met with the homeless task force and the Police Department to talk about the cop's program wherein cops reach out to the homeless in the city. On January 25th, Mayor Ash welcomed those in attendance to the state of the city address where there were over 250 people. Later that same day, she attended the swearing in of the new Firefighters. February 1st, Mayor Ash attended South Lake Kiwanis Club about new businesses and events in the city. Later that same day, the Mayor met with the hurricane task force and finalized the help line. On February 2nd, Mayor Ash went to the Cooper Library for this year's Student Awards Program by the Daughters of the American Revolution. On February 5th and February 7th, the hurricane task force and staff set up a bilingual help line. The numbers can be found on the City's website. On February 8th, the new citizen's academy started with 31 attendees. On February 9th, Mayor Ash met with members of the main hurricane task force regarding the fundraising by United Way and South Lake Foundations has reached their limits for hurricane help.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the January 9, 2018 and January 23, 2018 Regular Council Meeting minutes.

Item No. 2 – Oak Hill Cemetery Sign and Budget Amendment

Consider purchasing sign from Derelle, Inc. and a budget amendment in the total amount of \$9,980.

Item No. 3 – Surplus Request

Consider declaring end of life inventory as surplus from Environmental Services Department and dispose of in accordance with the Purchasing Policy.

Item No. 4 – Event and Open Container Request

Consider allowing the Caribbean American Association of Lake County (CAALC) to have an open container area for their "Clermont Jerk Festival" event on May 19, 2018 at Waterfront Park.

Item No. 5 – Utility Easement

Consider purchasing two easements at Hunt Street and Grand Hwy and at Willow Bend Dr. near Grand Hwy for the Woodwind Apartments project.

Item No. 6 – Board Appointments

Consider appointments to the Metropolitan Planning Organization, Police Officers and Firefighters Pension Board.

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Council Member Goodgame moved to approve the consent agenda; seconded by Council Member Bates. The motion passed with all members voting aye.

UNFINISHED BUSINESS

Item No. 7 – Lien reduction or waiver request

The applicant was not present.

City Attorney Mantzaris suggested placing this item on the next agenda for enforcement of the lien.

Council directed staff to place this item on the February 27, 2018 agenda.

Item No. 8 – Event and Road Closure Request

Parks and Recreation Director Davidoff presented the request from the Downtown Partnership and stated Sandy Barnsworth was present to provide an update.

Ms. Barnsworth thanked staff and council for working on this issue. The Downtown Partnership made changes since she started in September, 2017 to improve the farmer's market. Ms. Barnsworth presented a video of improvements to the farmer's market. The farmer's market has increased from 30 vendors to 60 vendors as well as increased the number of food trucks in attendance. The merchants downtown benefit from the farmer's market with some receiving up to 50% of their revenue on Sundays. Ms. Barnsworth requested to continue the farmer's market as it is. They are a non-profit organization with the revenue generated being used to increase advertising and social media presence as well as the purchase of a trolley. The Downtown Partnership would like another year to build continuity with the market.

Mayor Ash thanked Ms. Barnsworth and the merchants and commended the Downtown Partnership on doing a phenomenal job. Ms. Barnsworth's participation in this has made a difference and the Mayor hopes the other individual issues have been resolved.

Mayor Ash opened the public hearing.

Mr. Larry Oskin, 3500 Windansea Court, spoke in favor of the Downtown Partnership.

Ms. Libby Hanna, 1251 Fran Mar Court, spoke in support of the Downtown Partnership request.

Ms. Allison Fogarty, 3586 La Jolla Drive, noted her company, Doggie Delights, sells dog treats at the farmer's market and would like to leave market the way it is.

Mayor Ash closed the public hearing.

Council Member Bates does not want the City Council to get involved in running an event of this nature and proposes to move forward with the request.

Council Member Travis stated Ms. Barnsworth has done a great job with no more complaints and encourages the Downtown Partnership to expand their membership of merchants.

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

City Manager Gray stated Ms. Barsnworth has agreed to give the City Council a quarterly report.

Item No. 9 – Resolution No. 2018-01 Sod Depot

City Clerk Ackroyd Howe read Resolution No. 2018-01 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow outside sales and storage of sod and landscape materials in the M-1 Industrial zoning district.

Item No. 10 – Variance Request

Planning Manager Henschel presented the Conditional Use Permit and the variance request for Sod Depot. The applicant is requesting allowance for outdoor sales and storage of Sod and Landscape Materials in the M-1 Industrial zoning district. Staff recommended denial.

Attorney Jimmy Crawford, Esq., was present to represent the owner and applicant. Attorney Crawford presented the M-1 zonings within the City of Clermont and noted that changes have been made to the plans in response to the Planning and Zoning Commission's comments.

Rick McCoy, McCoy and Associates, stated the property would have no room for landscape buffers or to place a sidewalk along the right-of-way of Hooks Street due to a retaining wall. A 6 foot vinyl fence would be installed along Mr. Hubbard's property.

Attorney Crawford proposed to make the suggested conditions a part of the CUP. If the property was ever sold or under different ownership, then the new ownership would be required to follow what was promised to the City Council.

Mr. Luis Silva, owner, requested approval of the Resolution and the variance request. Mr. Silva built his company from the ground up and would like to work with the city in bringing his company into Clermont with an opportunity to grow. Mr. Silva expressed his desire to make the location presentable to the community.

Mayor Ash opened the public comments.

Jim Purvis, 4206 Hammersmith Drive, expressed concerns with this location.

Tony Hubbard, 1910 Brantley Circle, abstained from voting in the Planning and Zoning meeting. The County has the same zoning code as the City with a 12 foot high screening requirement. He presented photos of the Minneola site.

Mr. Ron Drummond expressed opposition to this request.

Mayor Ash closed the public hearing.

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Council Member Bates questioned the process of disposal of the dead grass and plants which are no longer sellable. Mr. Silva clarified dead sod is dumped on site in a 30-yard dumpster.

Council Member Travis and Council Member Goodgame agreed the spot is not a good location for this project.

Council Member Brishke agreed and expressed concern with traffic.

Council Member Goodgame moved to deny Resolution 2018-01; seconded by Council Member Travis. This motion passed with all members voting aye.

Item No. 11 – Ordinance No. 2018-03 *Final, M.S.T.U.*

City Clerk Ackroyd Howe read Ordinance No. 2018-03 aloud by title only.

An Ordinance of the Code of Ordinances of the City of Clermont, Lake County, Florida, adopted pursuant to Section 125.01(l)(q), Florida Statutes (1999), consenting to the inclusion of the City of Clermont, Florida, within the county-wide Municipal Service Taxing Unit for the provision of ambulance and emergency medical services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the City to be included within said Municipal Service Taxing Unit for a specified term of years; providing for severability, effective date and publication.

City Manager Gray explained the Ordinance is an annual ordinance the City does every year to be part of the Lake EMS service. The County Commission has voted to move Lake EMS from the separate non-profit entity to under the Board of County Commissioners. The current set up has 5 county commissioners, 3 city representatives and a hospital representative. Under the new changes, it would dissolve over the next year and become a department under the Board of County Commissioners.

Mayor Ash inquired if the City will have a choice to join the new structure. City Manager Gray stated this ordinance is strictly for funding purposes for the emergency services run by the Lake County Board of County Commissioners. If the City opts out of the services, then the City would not have to pay the taxes, but would need to provide the emergency services themselves.

Council Member Goodgame proposed approving the ordinance at this time and discussing other alternatives throughout the year.

Mayor Ash opened the public hearing.

Jim Purvis, 4206 Hammersmith Drive, offered support for the City to fund their own services instead of using the County's emergency services.

Mayor Ash closed the public hearing.

City Manager Gray noted staff has been working on various options for the City and will set up a workshop to review the plan to determine the direction of the City.

Council Member Bates moved to approve Ordinance 2018-03; seconded by Council Member Travis. The motion passed 5 to 0 with a roll call vote.

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The next four items were heard concurrently and voted on separately.

Item No. 12 – Ordinance No. 2017-46 *Final, Cubesmart Annexation*

City Clerk Ackroyd Howe read Ordinance No. 2017-46 aloud by title only.

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

Item No. 13 – Ordinance No. 2017-47 *Final, Cubesmart Small-scale Comprehensive Plan Amendment*

City Clerk Ackroyd Howe read Ordinance 2017-47 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Small Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the Small Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Small Scale Comprehensive Plan Amendment; providing for the adoption of the Small Scale Comprehensive Plan Amendment; establishing the legal status of the Small Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Item No. 14 – Ordinance No. 2017-48 *Final, Cubesmart Rezoning*

City Clerk Ackroyd Howe read Ordinance 2017-48 aloud by title only.

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

NEW BUSINESS

Item No. 15 – Resolution No. 2017-55 *Cubesmart CUP*

City Clerk Ackroyd Howe read Resolution No. 2017-55 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida granting a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

Planning Manager Henschel presented the request for voluntary annexation of the subject property, changing the Future Land Use from Lake County's Regional Commercial to the City's Commercial, and rezoning the subject property from Lake County M-P Planned Industrial to the City's C-2 General Commercial zoning. If the rezoning is granted, the applicant is requesting a Conditional Use Permit to

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allow a self-storage facility with more than 20,000 square feet of floor space. Staff recommends approval for all four requests.

Tom Skelton, American Civil Engineer, represented the applicant and stated the applicant would like to move forward with annexation instead of using the utility agreement method.

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

Council Member Goodgame requested Council take into account the future expansion of the road. City Manager Gray stated Lake County said they are not expanding that part of Hancock Road. There is significant setback on the building as it is. So, if the County does expand, the applicant may lose landscaping or some parking spaces.

Council Member Brishke requested clarification regarding outdoor boat storage. Planning Manager Henschel clarified the boat storage area is a walled-in section on the property.

Council Member Bates moved for approval of Ordinance 2017-46; seconded by Council Travis. This motion passed 5 to 0 with a roll call vote.

Council Member Bates moved for approval of Ordinance 2017-47; seconded by Council Travis. This motion passed 5 to 0 with a roll call vote.

Council Member Bates moved for approval of Ordinance 2017-48; seconded by Council Travis. This motion passed 5 to 0 with a roll call vote.

Council Member Bates moved for approval of Resolution 2017-55; seconded by Council Travis. This motion passed with all members voting aye.

Item No. 16 – Ordinance No. 2018-04 *Introduction, Darryl Bishop Small Scale Comprehensive Plan Amendment*

City Clerk Ackroyd Howe read Ordinance No. 2018-04 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Small Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the Small Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Small Scale Comprehensive Plan Amendment; providing for the adoption of the Small Scale Comprehensive Plan Amendment; establishing the legal status of the Small Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Council member Bates moved to introduce Ordinance 2018-04; seconded by Council Member Goodgame. This motion passed with all members voting aye.

Item No. 17 – Ordinance No. 2018-05 *Introduction, Darryl Bishop Rezoning*

City Clerk Ackroyd Howe read Ordinance No. 2018-05 aloud by title only.

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

Council member Bates moved to introduce Ordinance 2018-05; seconded by Council Member Goodgame. This motion passed with all members voting aye.

Item No. 18 – Ordinance No. 2018-06 *Introduction, Magnolia Center Annexation*

City Clerk Ackroyd Howe read Resolution No. 2018-06 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida providing for the annexation of a certain parcel of land in accordance with the interlocal service boundary agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Council member Bates moved to introduce Ordinance 2018-06; seconded by Council Member Goodgame. This motion passed with all members voting aye.

Item No. 19 - Ordinance No. 2018-07 *Transmittal, Magnolia Center Large Scale Comprehensive Plan Amendment*

City Clerk Ackroyd Howe read Ordinance No. 2018-07 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Planning Manager Henschel presented the transmittal of Ordinance 2018-07. The City is requesting annexation and rezoning of a parcel of land next to Magnolia Pointe Boulevard. Staff proposes approving transmittal to the State with the final public hearing on April 24, 2018.

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

City Manager Gray explained future applicants will come before the Council for approval.

Council member Bates moved to introduce Ordinance 2018-07; seconded by Council Member Goodgame. This motion passed with all members voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:31pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Expansion of the Police Department Take Home Vehicle Program		
Requested Action		
Request council to approve the expansion of the Police Department Take Home Vehicle Program.		
Staff Report		
The Police Department is requesting to expand the take home vehicles policy. Currently, only police officers who reside within 20 miles of the city limits can take their agency assigned police vehicle home. This request is to allow police officers who live outside the 20 mile radius but within 40 miles of the city limits to take home their agency assigned police vehicle at a cost of \$35.00 bi-weekly to recover fuel and maintenance costs. The basis for the change is to be competitive with other agencies, assist with recruiting efforts and it is also a common industry standard. Based on the census of the current police officers, five additional police officers would be able to drive their vehicles home. No additional vehicles will have to be purchased.		
Additional Analysis		
Fiscal Impact Summary		
No fiscal impact. The \$35.00 bi-weekly amount was determined based on the estimated increase in vehicle fuel and maintenance costs associated with the additional miles.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date								
Tuesday, February 27, 2018								
Agenda Item Name								
Contract Award								
Requested Action								
Recommend to approve a piggyback contract number 16-1327BLS from the Manatee County with LMK Pipe Renewal, LLC. to provide sanitary sewer, lateral lining rehabilitation services.								
Staff Report								
The Purchasing Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Purchasing Department sought a contract from the Manatee County to obtain sanitary sewer, lateral lining rehabilitation services. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1802-001 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Manatee County contract. The Manatee County contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.								
Additional Analysis								
Fiscal Impact Summary								
The estimated amount of this contract anticipated to be spent in FY 2018 is \$41,000, which is included in the current year approved budget.								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
\$41,000.00	42535-66305-35108	\$43,030.00						
Exhibits Attached (copies of original agreements)								
<table border="0"> <tr> <td>1.</td> <td>RFI 1802-001</td> <td>RFI 1802-001.pdf</td> </tr> <tr> <td>2.</td> <td>Bid Tabulation - IFB#16-1327BLS</td> <td>Bid Tabulation - IFB#16-1327BLS.pdf</td> </tr> </table>			1.	RFI 1802-001	RFI 1802-001.pdf	2.	Bid Tabulation - IFB#16-1327BLS	Bid Tabulation - IFB#16-1327BLS.pdf
1.	RFI 1802-001	RFI 1802-001.pdf						
2.	Bid Tabulation - IFB#16-1327BLS	Bid Tabulation - IFB#16-1327BLS.pdf						



REQUEST FOR INFORMATION

Intent to Utilize the Manatee County Contract for Sanitary Sewer, Lateral Lining Rehabilitation Services

CONTACT INFORMATION:	RFI No. 1802-001	ISSUED DATE: February 8, 2018
Marilyn Rodriguez Contracts Coordinator EMAIL: mrodriguez@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>February 16, 2018 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Environmental Services Department

(b) Company Information: LMK Pipe Renewal, LLC.

(c) Contract Number and Title: IFB No. 16-1327BLS titled Sanitary Sewer – Lateral Lining Rehabilitation Services

(d) Length of Contract: Contract expires May 11, 2018 with additional three (3) one year renewal.

(e) Product or Service Provided: To provide sanitary sewer, lateral lining rehabilitation services.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.

BID FORM - IFB #16-1327BLS			BLD Services, LLC Kenner, LA 70062		Hinterland Group, Inc. Riviera Beach, FL 33404		LMK Pipe Renewal, LLC Ft. Lauderdale, FL			
SANITARY SEWER - LATERAL LINING REHABILITATION SERVICES										
Description			Est. Annual Qty	Unit of Measure	Pricing	Extended Pricing	Pricing	Extended Pricing	Pricing	Extended Pricing
GROUP 1 Sanitary Sewer Rehabilitation Services LATERAL LINING (section/piece/point) Trenchless Pipe Reconstruction - CIPP Main or Lateral Reconstruction										
1	Additional clean out installation up to 4' deep, grassed area	500	each	\$ 875.00	\$ 437,500.00	\$ 1,200.00	\$ 600,000.00	\$ 1,000.00	\$ 500,000.00	
2	Additional clean out installation greater than 4' deep, grassed area	500	each	\$ 900.00	\$ 450,000.00	\$ 1,400.00	\$ 700,000.00	\$ 200.00	\$ 100,000.00	
3	Additional clean out installation up to 4' deep, paved area	500	each	\$ 925.00	\$ 462,500.00	\$ 1,800.00	\$ 900,000.00	\$ 1,100.00	\$ 550,000.00	
4	Additional clean out installation greater than 4' deep, paved area	500	each	\$ 950.00	\$ 475,000.00	\$ 2,000.00	\$ 1,000,000.00	\$ 200.00	\$ 100,000.00	
5	Trenchless lateral cleaning up to 30 linear ft	100	per each	\$ 325.00	\$ 32,500.00	\$ 4,800.00	\$ 480,000.00	\$ 2,100.00	\$ 210,000.00	
6	Trenchless lateral cleaning over 30 linear ft	100	per each	\$ 50.00	\$ 5,000.00	\$ 5,000.00	\$ 500,000.00	\$ 40.00	\$ 4,000.00	
7	Full wrap at main + 36" into lateral up to 25'	50	per each	\$ 2,925.00	\$ 146,250.00	\$ 4,600.00	\$ 230,000.00	\$ 3,400.00	\$ 170,000.00	
7A	Full wrap at main + 36" into lateral in excess of 25'	50	linear ft	\$ 75.00	\$ 3,750.00	\$ 4,800.00	\$ 240,000.00	\$ 40.00	\$ 2,000.00	
8	Standard Service Reconnection	100	per each	\$ 250.00	\$ 25,000.00	\$ 350.00	\$ 35,000.00	\$ 1.00	\$ 100.00	
9	Service with pressure grouting	100	per each	\$ 300.00	\$ 30,000.00	\$ 250.00	\$ 25,000.00	\$ 350.00	\$ 35,000.00	
10	Lateral reinstatement cutting of defective lateral opening	100	per each	\$ 350.00	\$ 35,000.00	\$ 300.00	\$ 30,000.00	\$ 350.00	\$ 35,000.00	
11	Hammer tap removal	50	per each	\$ 275.00	\$ 13,750.00	\$ 350.00	\$ 17,500.00	\$ 1.00	\$ 50.00	
12	Lateral Grouting, 6" dia, sanitary sewer (qty <20)	20	on joint	\$ 350.00	\$ 7,000.00	\$ 150.00	\$ 3,000.00	\$ 400.00	\$ 8,000.00	
13	Lateral Grouting, 6" dia, sanitary sewer (qty >20)	20	on joint	\$ 300.00	\$ 6,000.00	\$ 150.00	\$ 3,000.00	\$ 400.00	\$ 8,000.00	
14	Lateral Grouting, 8-12" dia, sanitary sewer (qty <20)	20	on joint	\$ 350.00	\$ 7,000.00	\$ 180.00	\$ 3,600.00	\$ 500.00	\$ 10,000.00	
15	Lateral Grouting, 8-12" dia, sanitary sewer (qty >20)	20	on joint	\$ 300.00	\$ 6,000.00	\$ 180.00	\$ 3,600.00	\$ 500.00	\$ 10,000.00	
16	PACP - Level 1 - Visual inspection and report of observations	500	linear ft	\$ 3.00	\$ 1,500.00	\$ 2.00	\$ 1,000.00	\$ 10.00	\$ 5,000.00	

Bidder Name: _____

IFB 16-1327BLS Sanitary Sewer Lateral Lining Rehab Serv Tab.xlsx

BID FORM - IFB #16-1327BLS			BLD Services, LLC		Hinterland Group, Inc.		LMK Pipe Renewal, LLC	
SANITARY SEWER - LATERAL LINING REHABILITATION SERVICES			Kenner, LA 70062		Riviera Beach, FL 33404		Ft. Lauderdale, FL	
Description	Est. Annual Qty	Unit of Measure	Pricing	Extended Pricing	Pricing	Extended Pricing	Pricing	Extended Pricing
17 PACP - Level 2 - CCTV inspection and data capture computer reports - including measurements of manhole data	500	linear ft	\$ 5.00	\$ 2,500.00	\$ 3.50	\$ 1,750.00	\$ 25.00	\$ 12,500.00
18 Flagman (each)	2	per day	\$ 600.00	\$ 1,200.00	\$ 300.00	\$ 600.00	\$ 200.00	\$ 400.00
19 Arrowboard (each)	2	per day	\$ 500.00	\$ 1,000.00	\$ 150.00	\$ 300.00	\$ 50.00	\$ 100.00
20 Barricades (each)	2	per day	\$ 50.00	\$ 100.00	\$ 5.00	\$ 10.00	\$ 2.00	\$ 4.00
21 Lane dividers (each)	4	per day	\$ 500.00	\$ 2,000.00	\$ 20.00	\$ 80.00	\$ 25.00	\$ 100.00
22 Variable message board	4	per day	\$ 500.00	\$ 2,000.00	\$ 100.00	\$ 400.00	\$ 50.00	\$ 200.00
23 Light tower	2	per day	\$ 500.00	\$ 1,000.00	\$ 100.00	\$ 200.00	\$ 50.00	\$ 100.00
24 Easement access, additional less than 12" diameter	100	linear ft	\$ 5.00	\$ 500.00	\$ 2.00	\$ 200.00	\$ 4.00	\$ 400.00
25 Easement access, additional greater than 12" diameter	100	linear ft	\$ 7.00	\$ 700.00	\$ 3.00	\$ 300.00	\$ 4.00	\$ 400.00
26 Wellpointing / dewatering	1	hour man	\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 5,000.00	\$ 3,500.00	\$ 3,500.00
27 Mobilization / Demobilization (projects in excess of \$100,000), including Performance and Payment Bond NOTE: not to exceed 5%	100000	%	5%	\$ 5,000.00	5%	\$ 5,000.00	4%	\$ 4,000.00
28 Mobilization / Demobilization (projects less than \$100,000), without Performance and Payment Bond NOTE: not to exceed 5%	25000	%	5%	\$ 1,250.00	5%	\$ 1,250.00	4%	\$ 1,000.00
GRAND TOTAL, GROUP 1				\$ 2,168,500.00		\$ 4,786,790.00		\$ 1,769,854.00

Bidder Name: _____

IFB 16-1327BLS Sanitary Sewer Lateral Lining Rehab Serv Tab.xlsx



AGENDA ITEM

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve bid award to Ten-8 Fire Equipment, Inc. to purchase equipment for a new fire engine/pumper truck.		
Staff Report		
The Purchasing Department and the Fire Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 18-014 to purchase equipment for a new fire engine/pumper truck. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were five (5) responses to the RFB. The equipment being purchased is to equip a new fire engine/pumper. Five (5) offers were received for this bid however, only one supplier bid on all items listed. The bid from Team Equipment, TechnicalRescue, Dana Safety Supply, and Municipal Emergency Services were incomplete bids. Only one company, Ten-8 Fire Equipment, submitted an offer on all items. Award is being recommended to responsive and responsible bidder Ten-8 Fire Equipment, Inc. in the total amount of \$52,029.16 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The equipment purchase is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$52,029.16	16522-66401	\$52,029.16
Exhibits Attached (copies of original agreements)		
1. RFB 18-014 Response Tabulation	RFB 18-014 Response Tabulation.pdf	
2. RFB 18-014 Detail Bid Tabulation	RFB 18-014 Detail Bid Tabulation.xlsx	
3. RFB 18-014 Award Recommendation	RFB 18-014 Award Recommendation.pdf	



RESPONSE TABULATION

RFB 18-014, FIRE FIGHTER SAFETY EQUIPMENT
DUE DATE/TIME: FEBRUARY 1, 2018 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE		TOTAL PRICE
Team Equipment, Inc. – New Port Richey, FL	Incomplete Bid	\$6,413.30
TechnicalRescue.com, Inc. – Cooper City, FL	Incomplete Bid	\$6,911.95
Dana Safety Supply, Inc. – Greensboro, NC	Incomplete Bid	\$14,269.50
Municipal Emergency Services, Inc. – Clearwater, FL	Incomplete Bid	\$37,031.65
Ten-8 Fire Equipment, Inc. – Bradenton, FL		\$52,029.16

Bid #18-014 Fire Fighter Safety Equipment

					TechnicalRescue.com Inc			
Item #	Item	Product Co	Qty	Unit	Prod Code	Price	Total	Notes
18-014--01-	1 1/2-IN NS		1	each			\$ -	\$ - No Bid
18-014--01-	1 1/2-IN NS		1	each			\$ -	\$ - No Bid
18-014--01-	2 1/2-IN NS		2	each			\$ -	\$ - No Bid
18-014--01-	2 1/2-IN NS		1	each			\$ -	\$ - No Bid
18-014--01-	2 1/2-IN NS		2	each			\$ -	\$ - No Bid
18-014--01-	2 1/2-IN NS		3	each			\$ -	\$ - No Bid
18-014--01-	2 2/1-IN NS		2	each			\$ -	\$ - No Bid
18-014--01-	3-IN ELBOW		1	each			\$ -	\$ - No Bid
18-014--01-	4-IN STORZ		1	each			\$ -	\$ - No Bid
18-014--01-	4-IN STORZ		1	each			\$ -	\$ - No Bid
18-014--01-	4-IN STORZ		1	each			\$ -	\$ - No Bid
18-014--01-	4-IN TO 5-IN		3	each			\$ -	\$ - No Bid
18-014--01-	--WAY ELECT		1	each			\$ -	\$ - No Bid
18-014--01-	5-IN STORZ		1	each			\$ -	\$ - No Bid
18-014--01-	6-IN NST F T		1	each			\$ -	\$ - No Bid
18-014--01-	AIR CHISEL \		1	each	AJAX 911 R	\$ 1,995.00	\$ 1,995.00	AJAX 911 R
18-014--01-	AKRON REV		1	each		\$ -		\$ - No Bid
18-014--01-	BINOCULAR		1	each	91127	\$ 134.50	\$ 134.50	Bushnell Leg
18-014--01-	BLITZFIRE G		1	each		\$ -		\$ - No Bid
18-014--01-	BOLT CUTTE		1	each	FHU BC-36	\$ 85.50	\$ 85.50	Fire Hooks L
18-014--01-	BOLT CUTTE		1	each	FHU BC-18	\$ 54.00	\$ 54.00	Fire Hooks L
18-014--01-	BRACKETS F		4	each		\$ -		\$ - No Bid
18-014--01-	CROW BAR		1	each		\$ -		\$ - No Bid
18-014--01-	DECK GUN \		1	each		\$ -		\$ - No Bid
18-014--01-	DRILL CORD		2	each	DeWalt DCK	\$ 329.75	\$ 659.50	DeWalt Cor
18-014--01-	DRILL DEWA		1	each	DeWalt DCS	\$ 115.45	\$ 115.45	DeWalt 18V
18-014--01-	DRILL DEWA		2	each	DeWalt DCS	\$ 110.00	\$ 220.00	DeWalt 18V
18-014--01-	DRYWALL H		1	each	FHU DWSH-	\$ 108.00	\$ 108.00	Fire Hooks L
18-014--01-	ELECTRICAL		1	each		\$ -		\$ - No Bid
18-014--01-	ELEVATOR K		1	each	FHU EKS-12	\$ 179.10	\$ 179.10	Fire Hooks L
18-014--01-	EXTINGUISH		1	each		\$ -		\$ - No Bid
18-014--01-	EXTINGUISH		1	each		\$ -		\$ - No Bid
18-014--01-	EXTINGUISH		1	each		\$ 245.55	\$ 245.55	Water Can F
18-014--01-	FAN ELECTR		1	each		\$ -		\$ - No Bid
18-014--01-	FDNY HOOK		1	each	FHU RH-8	\$ 121.50	\$ 121.50	Fire Hooks L
18-014--01-	FLAT HEAD		2	each	FHU WA-6	\$ 42.75	\$ 85.50	Fire Hooks L
18-014--01-	FLAT HEAD		1	each	33883	\$ 29.95	\$ 29.95	Union Tools
18-014--01-	FOAM PAIL		1	each		\$ -		\$ - No Bid
18-014--01-	FOAM 5-GA		2	each		\$ -		\$ - No Bid
18-014--01-	FUEL CAN M		1	each	Eagle U1-10	\$ 54.95	\$ 54.95	Eagle 1 Gall
18-014--01-	FUEL CAN R		1	each	Eagle U1-10	\$ 54.95	\$ 54.95	Eagle 1 Gall
18-014--01-	HALIGAN 30		2	each	FHU PB-30	\$ 211.50	\$ 423.00	Fire Hooks L

18-014--01-HOSE ROLL	1 each		\$ -	\$ - No Bid
18-014--01-HOSE STRAP	2 each		\$ -	\$ - No Bid
18-014--01-HOSE 1 3/4-	3 each		\$ -	\$ - No Bid
18-014--01-HOSE 1 3/4-	4 each		\$ -	\$ - No Bid
18-014--01-HOSE 1 3/4-	4 each		\$ -	\$ - No Bid
18-014--01-HOSE 10-FT	2 each		\$ -	\$ - No Bid
18-014--01-HOSE 10-FT	1 each		\$ -	\$ - No Bid
18-014--01-HOSE 2.5-IN	4 each		\$ -	\$ - No Bid
18-014--01-HOSE 3-IN. I	8 each		\$ -	\$ - No Bid
18-014--01-HOSE 3-IN X	1 each		\$ -	\$ - No Bid
18-014--01-HOSE 4-IN L	8 each		\$ -	\$ - No Bid
18-014--01-HOSE 4-IN L	1 each		\$ -	\$ - No Bid
18-014--01-HOSE 50-FT	2 each		\$ -	\$ - No Bid
18-014--01-HYDRANT V	4 each		\$ -	\$ - No Bid
18-014--01-HYDRANT/S	2 each		\$ -	\$ - No Bid
18-014--01-IN-LINE FOA	1 each		\$ -	\$ - No Bid
18-014--01-K-TOOL KIT	1 each	FHU KTKIT	\$ 139.50	\$ 139.50 Fire Hooks L
18-014--01-LANDING ZC	1 each		\$ -	\$ - No Bid
18-014--01-LDH SPANN	4 each		\$ -	\$ - No Bid
18-014--01-LIGHTS FLOI	2 each		\$ -	\$ - No Bid
18-014--01-LOCK OUT /	1 each	509001	\$ 289.75	\$ 289.75 Pandora Loc
18-014--01-MANIFOLD .	1 each		\$ -	\$ - No Bid
18-014--01-NOZZLE 1 1,	1 each		\$ -	\$ - No Bid
18-014--01-NOZZLE 1 1,	4 each		\$ -	\$ - No Bid
18-014--01-NOZZLE 1 1,	2 each		\$ -	\$ - No Bid
18-014--01-NOZZLE 1 1,	1 each		\$ -	\$ - No Bid
18-014--01-NOZZLE 1 1,	2 each		\$ -	\$ - No Bid
18-014--01-NOZZLE FOC	2 each		\$ -	\$ - No Bid
18-014--01-NUT DRIVER	1 each	DeWalt DC8	\$ 265.00	\$ 265.00 DeWalt 18V
18-014--01-PICK HEAD /	1 each	FHU WAP-6	\$ 47.50	\$ 47.50 Fire Hooks L
18-014--01-PLUG N DIK	1 each		\$ -	\$ - No Bid
18-014--01-PORTABLE C	1 each		\$ -	\$ - No Bid
18-014--01-PRY BARS 3I	2 each		\$ -	\$ - No Bid
18-014--01-RED SALVAC	2 each		\$ -	\$ - No Bid
18-014--01-RIT PACK SC	1 each		\$ -	\$ - No Bid
18-014--01-ROPE BAG V	1 each	5098000RD	\$ 126.95	\$ 126.95 Rescue Tech
18-014--01-RUBBER MA	1 each	FHU CM-2	\$ 18.50	\$ 18.50 Fire Hooks L
18-014--01-SAW BLADE	1 each	FHU CBT 12	\$ 95.00	\$ 95.00 Fire Hooks L
18-014--01-SAW BLADE	1 each	FHU SCB 1"	\$ 16.25	\$ 16.25 Fire Hooks L
18-014--01-SAW MILWA	1 each	Milwaukee	\$ 439.95	\$ 439.95 Milwaukee
18-014--01-SCBA AIR BC	4 each		\$ -	\$ - No Bid
18-014--01-SIAMESE (4-	1 each		\$ -	\$ - No Bid
18-014--01-SLEDGE HAM	1 each	FHU SHF-8	\$ 42.75	\$ 42.75 Fire Hooks L
18-014--01-SNOW SHO'	1 each		\$ -	\$ - No Bid
18-014--01-SOCKET SET	1 each	Blackhawk 5	\$ 285.00	\$ 285.00 Blackhawk 5
18-014--01-SPADE SHO'	1 each	33832	\$ 15.95	\$ 15.95 Union Tools
18-014--01-SPRINKLER 5	1 each		\$ -	\$ - No Bid

18-014--01-STACK TIPS	1 each		\$ -	\$ - No Bid
18-014--01-STACK TIPS	1 each		\$ -	\$ - No Bid
18-014--01-STREAMLIG	4 each	Streamlight	\$ 62.85	\$ 251.40 Streamlight
18-014--01-BLUE TARP	2 each	186785	\$ 14.50	\$ 29.00 Blue Tarp 6'
18-014--01-THERMAL IM	1 each		\$ -	\$ - No Bid
18-014--01-TRAFFIC CO	5 each		\$ -	\$ - No Bid
18-014--01-TRIANGLE R	1 each		\$ -	\$ - No Bid
18-014--01-UTILITY ROF	1 each	5158150RD	\$ 198.00	\$ 198.00 Rescue Tech
18-014--01-VEHICLE LO	1 each	32955 DLX	\$ 85.00	\$ 85.00 Stick Big Eas

\$ 6,911.95

Ten-8 Fire Equipment Inc.			Team Equipment INC			Dana Safety		
Prod Code	Price	Total	Notes	Prod Code	Price	Total	Notes	Prod Code
	\$ 102.84	\$ 102.84	THIS INCLUDES					AD11575GHP
	\$ 101.83	\$ 101.83	THIS INCLUDES					A11515NST
	\$ 112.31	\$ 224.62	THIS INCLUDES					ADFF25NH2
	\$ 307.94	\$ 307.94	THIS INCLUDES					WV2515
	\$ 224.10	\$ 448.20						WV2515
	\$ 18.82	\$ 56.46						AD25NH15M
	\$ 16.86	\$ 33.72						ADMM25NH1
	\$ 279.68	\$ 279.68	THIS INCLUDES					
	\$ 197.44	\$ 197.44	THIS INCLUDES					
	\$ 155.14	\$ 155.14	THIS INCLUDES					
	\$ 200.30	\$ 200.30	THIS INCLUDES					
	\$ 166.31	\$ 498.93	THIS INCLUDES					
	\$ 539.95	\$ 539.95	THIS INCLUDES					
	\$ 209.69	\$ 209.69	THIS INCLUDES					
	\$ 382.23	\$ 382.23	THIS INCLUDES					
	\$ 1,157.89	\$ 1,157.89		TG5000HP	\$ 1,406.40	\$ 1,406.40	Team TG5000HP	
	\$ 1,434.23	\$ 1,434.23						
	\$ 55.56	\$ 55.56						
	\$ 2,792.63	\$ 2,792.63	THIS INCLUDES					
	\$ 173.56	\$ 173.56	THIS INCLUDES					69704
	\$ 143.85	\$ 143.85	THIS INCLUDES					69701
	\$ 97.42	\$ 389.68	THIS INCLUDES					
	\$ 120.20	\$ 120.20	THIS INCLUDES					34011
	\$ 1,724.71	\$ 1,724.71	THIS INCLUDES					
	\$ 126.26	\$ 252.52						
	\$ 111.11	\$ 111.11						
	\$ 75.76	\$ 151.52						
	\$ 169.85	\$ 169.85	THIS INCLUDES					35259
	\$ 111.11	\$ 111.11						
	\$ 177.92	\$ 177.92						
	\$ 267.97	\$ 267.97	THIS INCLUDES					
	\$ 208.20	\$ 208.20	THIS INCLUDES					
	\$ 204.45	\$ 204.45	THIS INCLUDES					
	\$ 1,980.00	\$ 1,980.00	THIS INCLUDES					TLAPUS16B
	\$ 203.03	\$ 203.03	THIS INCLUDES					
	\$ 136.32	\$ 272.64	THIS INCLUDES					33060
	\$ 134.53	\$ 134.53	THIS INCLUDES					
	\$ 13.00	\$ 13.00						4578YF
	\$ 95.00	\$ 190.00						
	\$ 159.45	\$ 159.45	THIS INCLUDES		\$ 145.60	\$ 145.60		
	\$ 159.45	\$ 159.45	THIS INCLUDES		\$ 145.60	\$ 145.60		
	\$ 280.39	\$ 560.78	THIS INCLUDES					33800

\$ 111.71	\$ 111.71 THIS INCLU				
\$ 35.35	\$ 70.70				
\$ 210.05	\$ 630.15				ARMTEX HP
\$ 210.05	\$ 840.20				ARMTEX HP
\$ 210.05	\$ 840.20				ARMTEX HP
\$ 70.11	\$ 140.22				ARMTEX HP
\$ 57.87	\$ 57.87				ARMTEX AT
\$ 132.58	\$ 530.32				ARMTEX AT
\$ 201.44	\$ 1,611.52				ARMTEX AT
\$ 88.04	\$ 88.04				ARMTEX AT
\$ 448.81	\$ 3,590.48				JAFRIB YELL
\$ 211.20	\$ 211.20				JAFRIB YELL
\$ 210.05	\$ 420.10				ARMTEX AT
\$ 40.82	\$ 163.28				
\$ 166.31	\$ 332.62 THIS INCLU				
\$ 502.08	\$ 502.08				BYPP75-15C
\$ 111.11	\$ 111.11				
\$ 196.97	\$ 196.97				
\$ 132.80	\$ 531.20 THIS INCLU				
\$ 373.74	\$ 747.48				
\$ -	\$ - NO BID				
\$ 1,183.07	\$ 1,183.07 THIS INCLU				
\$ 822.43	\$ 822.43 THIS INCLU				
\$ 611.36	\$ 2,445.44 THIS INCLU				
\$ 616.76	\$ 1,233.52 THIS INCLU				
\$ 820.00	\$ 820.00 THIS INCLU				
\$ 457.21	\$ 914.42 THIS INCLU				
\$ 756.25	\$ 1,512.50 THIS INCLU				
\$ 126.26	\$ 126.26				
\$ 138.17	\$ 138.17 THIS INCLU				31060
\$ 20.20	\$ 20.20				
\$ 101.01	\$ 101.01 THIS INCLU				
\$ 113.78	\$ 227.56 THIS INCLU				34032
\$ 95.07	\$ 190.14				
\$ -	\$ - NO BID				
\$ 176.20	\$ 176.20				
\$ 16.16	\$ 16.16				13120
\$ 160.07	\$ 160.07 THIS INCLU	\$ 79.20	\$ 79.20		
\$ 211.17	\$ 211.17 THIS INCLU	\$ 13.00	\$ 13.00		
\$ 454.55	\$ 454.55				
\$ -	\$ - NO BID				
\$ 1,079.08	\$ 1,079.08 THIS INCLU				
\$ 157.84	\$ 157.84 THIS INCLU				25808
\$ 210.45	\$ 210.45 THIS INCLU				69011
\$ 126.26	\$ 126.26				
\$ 190.08	\$ 190.08 THIS INCLU				72065
\$ 39.81	\$ 39.81				SSTOP

\$ 410.64	\$ 410.64 THIS INCLU		
\$ 216.93	\$ 216.93 THIS INCLU		
\$ 240.62	\$ 962.48 THIS INCLU		90502
\$ 18.18	\$ 36.36		
\$ 8,434.00	\$ 8,434.00 THIS INCLU	\$ 4,623.50	\$ 4,623.50 FLIR K65 NF
\$ 42.78	\$ 213.90		X628-5PK
\$ 137.37	\$ 137.37 THIS INCLU		
\$ 244.53	\$ 244.53		
\$ 30.30	\$ 30.30		32911
<u>\$ 52,029.16</u>		<u>\$ 6,413.30</u>	

y Supply			Municipal Emergency Services			
Price	Total	Notes	Prod Code	Price	Total	Notes
\$ 21.00	\$ 21.00	C&S SUPPLY		\$ 15.05	\$ 15.05	
\$ 20.50	\$ 20.50	C&S SUPPLY		\$ 14.00	\$ 14.00	
\$ 36.00	\$ 72.00	C&S SUPPLY		\$ 24.50	\$ 49.00	
\$ 211.00	\$ 211.00	C&S SUPPLY		\$ 1,006.20	\$ 1,006.20	
\$ 211.00	\$ 422.00	C&S SUPPLY		\$ 1,006.20	\$ 2,012.40	
\$ 22.00	\$ 66.00	C&S SUPPLY		\$ 15.29	\$ 45.87	
\$ 22.50	\$ 45.00	C&S SUPPLY		\$ 13.39	\$ 26.78	
				\$ 2,287.00	\$ 2,287.00	
				\$ 3,564.70	\$ 3,564.70	
\$ 168.00	\$ 168.00	NUPLA		\$ 95.00	\$ 95.00	
\$ 105.00	\$ 105.00	NUPLA		\$ 60.00	\$ 60.00	
				\$ 51.00	\$ 204.00	
\$ 95.00	\$ 95.00	NUPLA		\$ 55.00	\$ 55.00	
				\$ 3,115.89	\$ 3,115.89	
\$ 79.50	\$ 79.50	NUPLA		\$ 109.00	\$ 109.00	
				\$ 195.00	\$ 195.00	
				\$ 199.75	\$ 199.75	
				\$ 109.10	\$ 109.10	
				\$ 130.91	\$ 130.91	
\$ 2,300.00	\$ 2,300.00	TELE-LITE		\$ 1,731.79	\$ 1,731.79	
				\$ 122.67	\$ 122.67	
\$ 57.00	\$ 114.00	NUPLA		\$ 99.00	\$ 198.00	
				\$ 50.00	\$ 50.00	
\$ 7.50	\$ 7.50	SCOTTY FIRE		\$ 14.35	\$ 14.35	
				\$ 148.00	\$ 296.00	
\$ 120.00	\$ 240.00	NUPLA		\$ 227.85	\$ 455.70	

			\$ 125.33	\$ 125.33
			\$ 59.43	\$ 118.86
'	\$ 194.00	\$ 582.00 ARMORED T	\$ 295.00	\$ 885.00
'	\$ 194.00	\$ 776.00 ARMORED T	\$ 295.00	\$ 1,180.00
'	\$ 194.00	\$ 776.00 ARMORED T	\$ 295.00	\$ 1,180.00
'	\$ 57.00	\$ 114.00 ARMORED T		
'	\$ 59.00	\$ 59.00 ARMORED T		
'	\$ 140.00	\$ 560.00 ARMORED T	\$ 129.41	\$ 517.64
'	\$ 199.00	\$ 1,592.00 ARMORED T	\$ 187.65	\$ 1,501.20
'	\$ 93.00	\$ 93.00 ARMORED T	\$ 100.00	\$ 100.00
'	\$ 417.00	\$ 3,336.00 ARMORED T	\$ 524.12	\$ 4,192.96
'	\$ 159.00	\$ 159.00 ARMORED T	\$ 244.71	\$ 244.71
'	\$ 194.00	\$ 388.00 ARMORED T	\$ 295.00	\$ 590.00
			\$ 24.31	\$ 97.24
			\$ 86.74	\$ 173.48
:	\$ 290.00	\$ 290.00 C&S SUPPLY	\$ 790.91	\$ 790.91
			\$ 140.00	\$ 140.00
			\$ 325.00	\$ 325.00
			\$ 82.29	\$ 329.16
			\$ 435.00	\$ 870.00
			\$ 1,575.00	\$ 1,575.00
	\$ 61.00	\$ 61.00 NUPLA	\$ 55.00	\$ 55.00
	\$ 58.00	\$ 116.00 NUPLA		
			\$ 102.00	\$ 204.00
			\$ 2,681.00	\$ 2,681.00
	\$ 27.00	\$ 27.00 NUPLA		
			\$ 295.00	\$ 295.00
			\$ 169.00	\$ 169.00
			\$ 1,250.00	\$ 1,250.00
	\$ 42.00	\$ 42.00 NUPLA	\$ 45.00	\$ 45.00
	\$ 56.00	\$ 56.00 NUPLA		
	\$ 45.00	\$ 45.00 NUPLA		
	\$ 21.00	\$ 21.00 TELE-LITE		

			\$ 469.00	\$ 469.00
\$ 116.00	\$ 464.00 STREAMLIG		\$ 149.00	\$ 596.00
\$ 140.00	\$ 700.00 ROAD SIDE			
\$ 46.00	\$ 46.00		\$ 168.00	\$ 168.00
	<u>\$ 14,269.50</u>		<u>\$ 37,031.65</u>	

Qualifications

TechnicalRe	W-9
Ten-8 Fire E	W-9
Team Equip	W-9
Dana Safety	W-9
Municipal E	W-9



FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
FEBRUARY 9, 2018
RFB 18-014 – FIRE FIGHTER SAFETY EQUIPMENT

Based on the results of the bid submittals, the Fire Department and the Purchasing Department is recommending award to the responsive and responsible bidder, Ten-8 Fire Equipment, Inc. in the total price of \$52,029.16 who provided a complete bid on all items.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Surplus Request		
Requested Action		
Recommend to approve and declare end of life inventory as surplus from Parks and Recreation Department, Information Technology Department and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Parks & Recreation Department and Information Technology Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Parks and Recreation Department</u> Qty: Property Description (1) Assorted bundle of LED Christmas lights. <u>Information Technology Department</u> Qty: Property Description (2) Fujitsu Scanner (2) Dell rack-mounted server Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
The identified surplus property have no auction value and will be disposed as scrap metal where possible.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Parks & Recreation Department - Property Disposal	Parks & Recreation Department - Property Disposal.pdf	
2. IT Department - Property Disposal	IT Department - Property Disposal.pdf	



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #: 10122
Contact Person: Chuck Stinson Phone: 7373
Year / Make / Model: fi-62302 Vehicle No.
Miles / Hours: Serial / VIN: 601844
Description of Property Fujitsu Scanner

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Donald C. [Signature]

Date: 2/2/2018

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #: 10190
Contact Person: Chuck Stinson Phone: 7373
Year / Make / Model: PowerEdge R710 Vehicle No.
Miles / Hours: Serial / VIN: 2YLXKN1
Description of Property Dell Rack-mounted Server

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Donale C. [Signature]

Date: 2/2/2018

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Ordinance No. 2018-04 <i>Final</i> <i>Bishop Small Scale Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance 2018-04.		
Staff Report		
This request is an administrative request with the property owner's consent to seek a small-scale comprehensive plan amendment for a piece of property that is approximately 0.20 +/- acres in size. The property is wedged in between 12th Street and the South Lake Trail at West Beach, north of Short Street. This property, along with a vacated right-of-way and additional property to the south, is owned by Mr. Bishop and is currently operated under the premise of one business. After much discussion with staff and Mr. Bishop, it was determined that this piece would be best served with the Downtown Mixed Use future land use designation since it is adjacent to the trail and West Beach and matches the remaining portion of Mr. Bishop's property. The City inadvertently changed the future land use of the property to Parks when it rewrote its Comprehensive Plan in 2009 and was later discovered by the property owner and staff. The Planning and Zoning Commission voted unanimously in recommendation of approval. Staff recommends approval of Ordinance 2018-04, for a small-scale comprehensive plan amendment to change the future land use from Parks to Downtown Mixed Use.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2018-04	Formatted CPA ORD 2018-04 Bishop.doc
2.	Maps	Bishop Maps.pdf
3.	Application	CPA Application Bishop.pdf
4.	CPA Legal Ad	CPA Ad Bishop.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-04

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad

right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South 79° 30' West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning.
Alternate Key 1622573

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: PARKS
TO: DOWNTOWN MIXED USE

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.

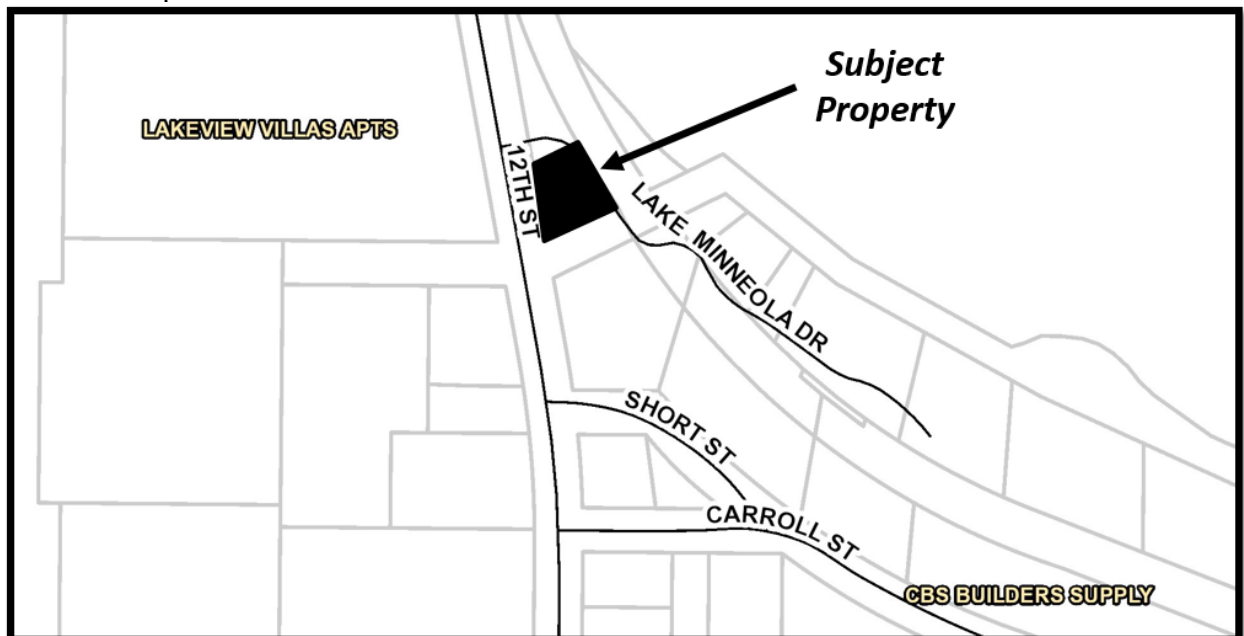
SECTION 3.

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. 2018-04

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 2018.

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
333 North 12th Street – Darryl Bishop

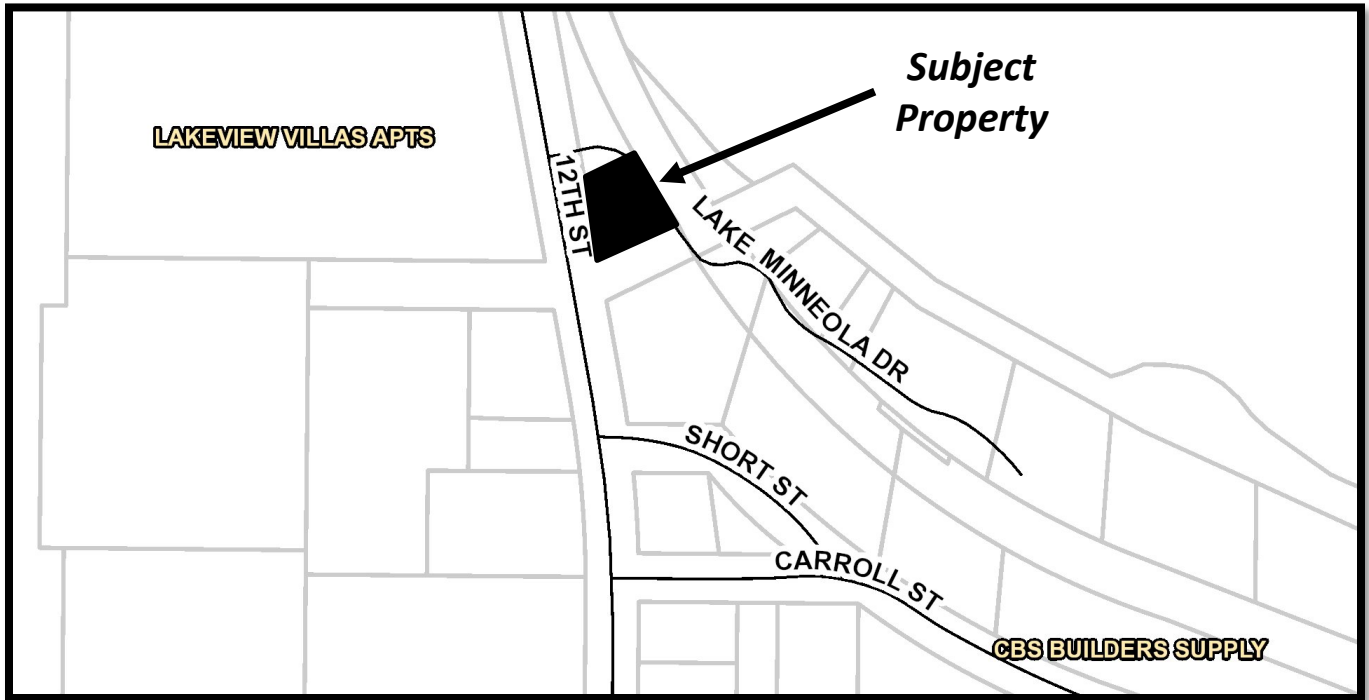


Exhibit – Future Land Use Map
333 North 12th Street – Darryl Bishop

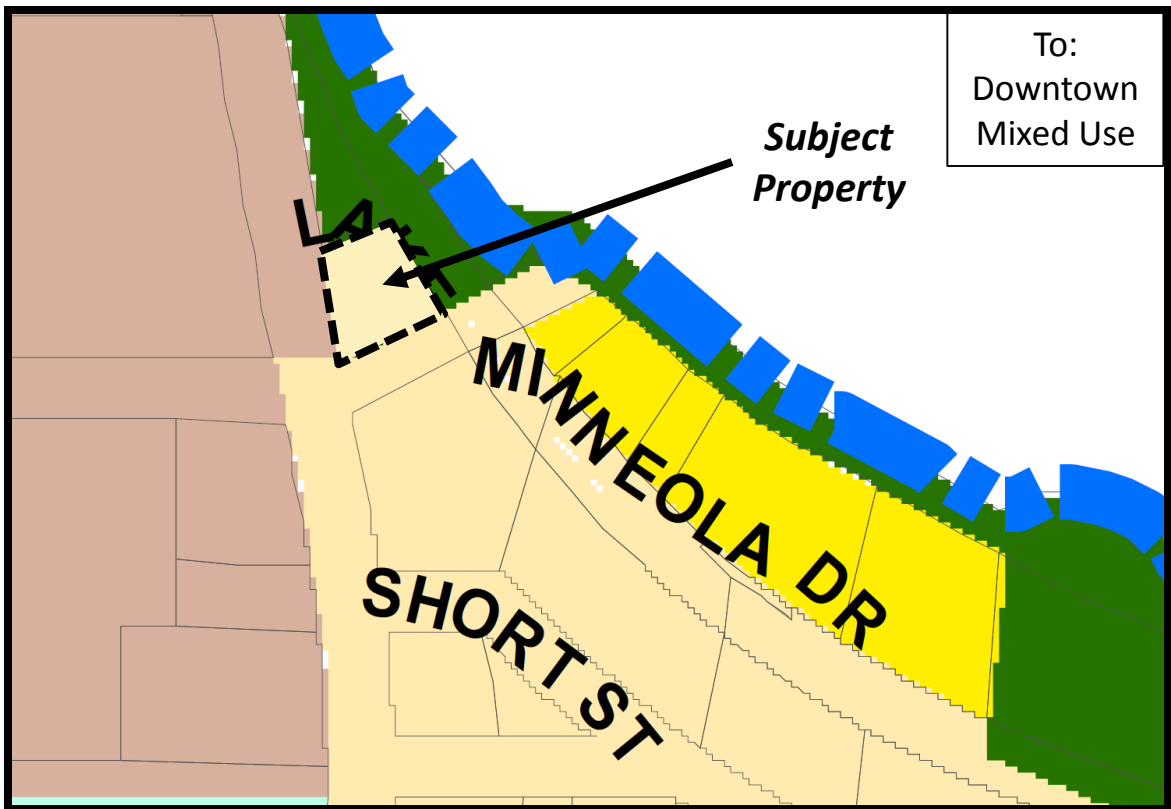
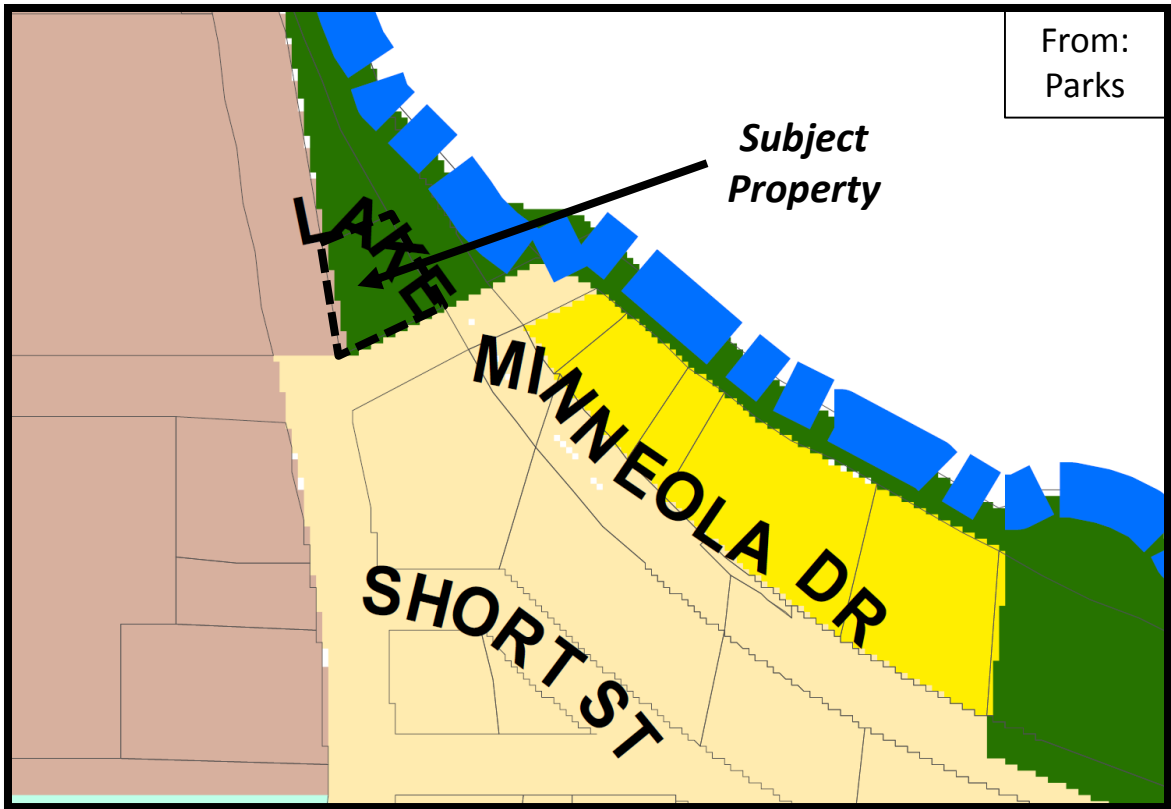
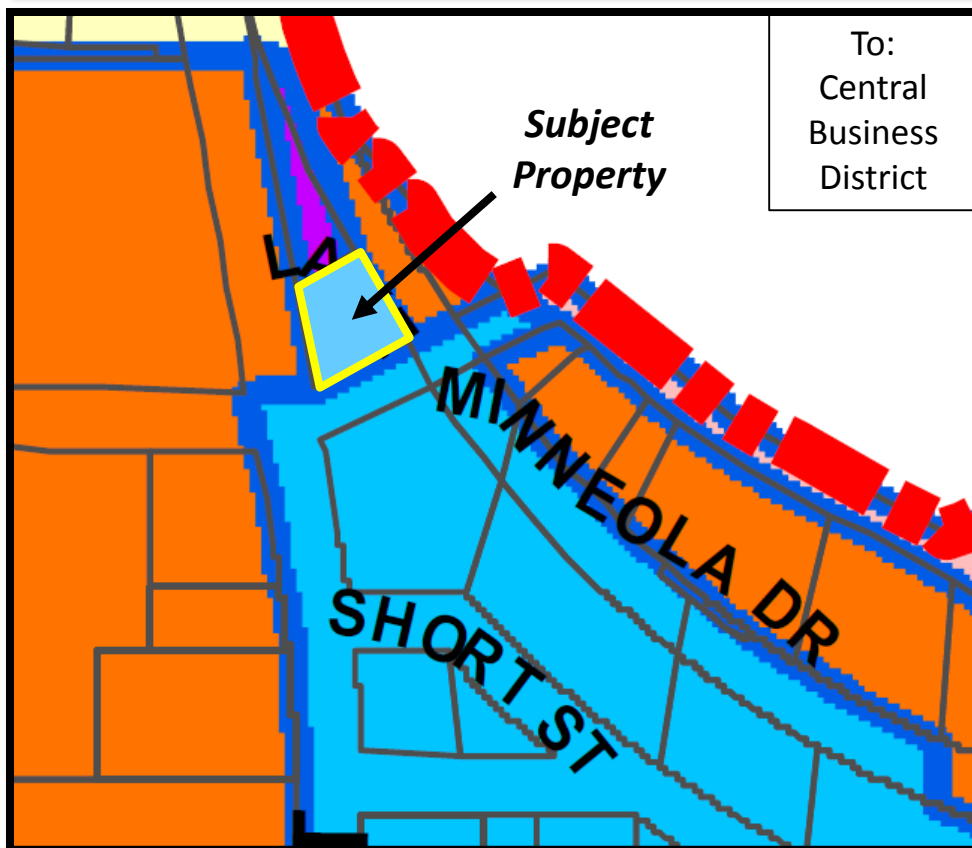
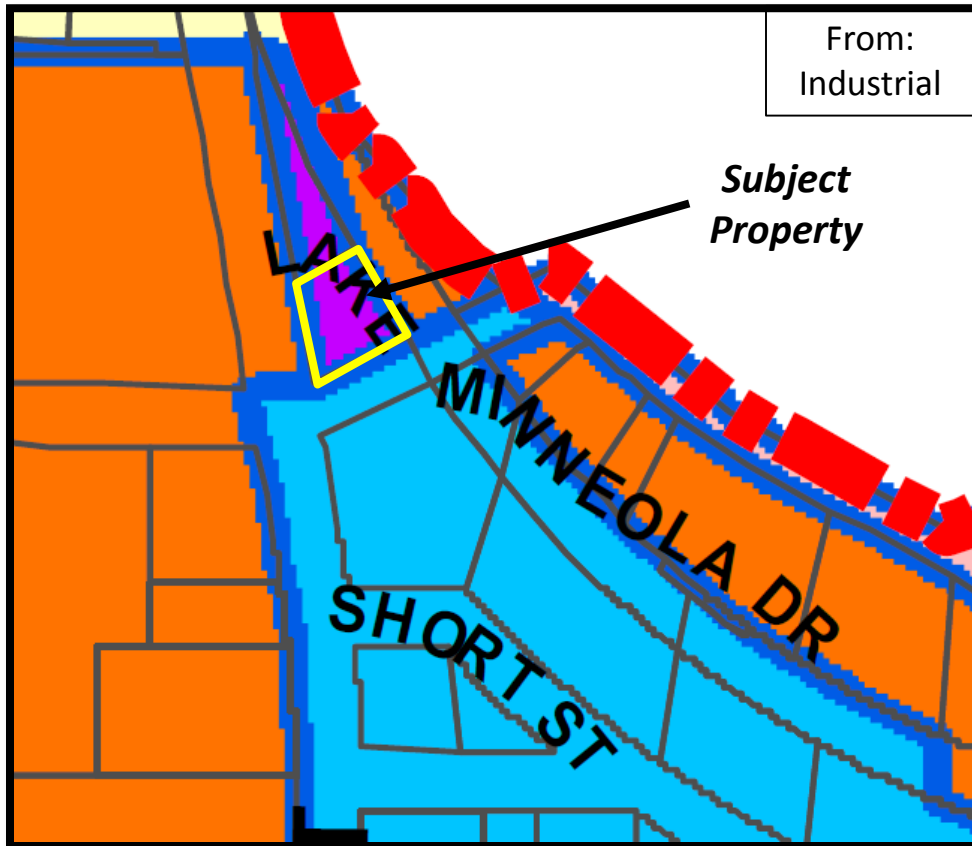


Exhibit - Zoning Map
333 North 12th Street – Darryl Bishop





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

REC
8-16-17

Process After 1.1.18

DATE: 8-15-17

FEE: STAFF

Project Name (if applicable): _____

Applicant: DARRYL & CHRISTINE BISHOP

Contact Person: Darryl Bishop

Address: 14743 GREEN VALLEY BLVD.

City: CLERMONT State: FLORIDA Zip: _____

Phone: 407-342-7989 Fax: _____

E-Mail: DBISHOP1541@GMAIL.COM

OWNER: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 333 NORTH 12TH STREET

Legal Description (include copy of survey): SEE ATTACHED #1
SECTIONS AK 1622573 & AK 1622603

Only for 1622573

Property size (in acres or square feet): ~ 9,000 sq

Flood hazard area (yes) _____ and approx. acreage .8 (no) X

Existing (Actual) Land Use: INDUSTRIAL PARKS

Existing Zoning: M-1

Existing Future Land Use: PARKS

Proposed Future Land Use: Downtown Mixed Use

Type of development proposed: _____



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

Proposed Zoning District: CENTRAL BUSINESS DISTRICT

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).

PROPERTY WAS IN PARKS FLU, WHICH
IS FOR PUBLIC USE. HOWEVER, PRIVATE PERSON
OWNS THE LOT FOR THEIR USE.

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

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

***** NOTICE *****

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

DARRYL R. BISHOP & CHRISTINE ELLEN BISHOP, 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 PARKS to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

DARRYL R. BISHOP
Affiant - Applicant Name (print)
CHRISTINE E. BISHOP

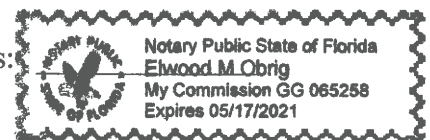
X Darryl R Bishop as trustee
Affiant - Applicant Name (signature)
Christine Bishop as trustee

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of AUGUST, 2017.

X Elwood M. O'Brig
Notary Public, State of Florida at Large

My Commission Expires:



PROPERTY RECORD CARD

General Information

Owner Name: BISHOP DARRYL R & CHRISTINE E TRUSTEES
Alternate Key: 1622573

Mailing Address: 14743 GREEN VALLEY BLVD
 CLERMONT, FL 34711
[Update Mailing Address](#)

Parcel Number: 23-22-25-0400000000003
Millage Group and City: 00C1 (CLERMONT)
Total Certified Millage Rate: 18.0915
Trash/Recycling/Water/Info: [My Public Services Map](#)

Property Location: LAKE MINNEOLA DR
 CLERMONT FL 34711
[Update Property Location](#)

Property Name: --
[Submit Property Name](#)

School Locator: [School and Bus Map](#)

Property Description: CLERMONT, JOHNSON'S REPLAT BEG AT INTERSECTION OF E'LY R/W |
 LINE OF 12TH ST WITH THE N'LY R/W LINE OF LAKE SHORE DRIVE, |
 RUN N'LY ALONG E'LY R/W OF 12TH ST 100 FT, N 86DEG E 59.64 |
 FT TO W'LY LINE OF RR R/W, SE'LY ALONG SAID W'LY LINE OF RR |
 R/W 100 FT TO N'LY LINE OF LAKE SHORE DR, W'LY 94.5 FT TO |
 POB PB 8 PG 71 |
 ORB 1458 PG 1938 ORB 4085 PG 2016 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		8712	SF	\$0.00	\$8,712.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

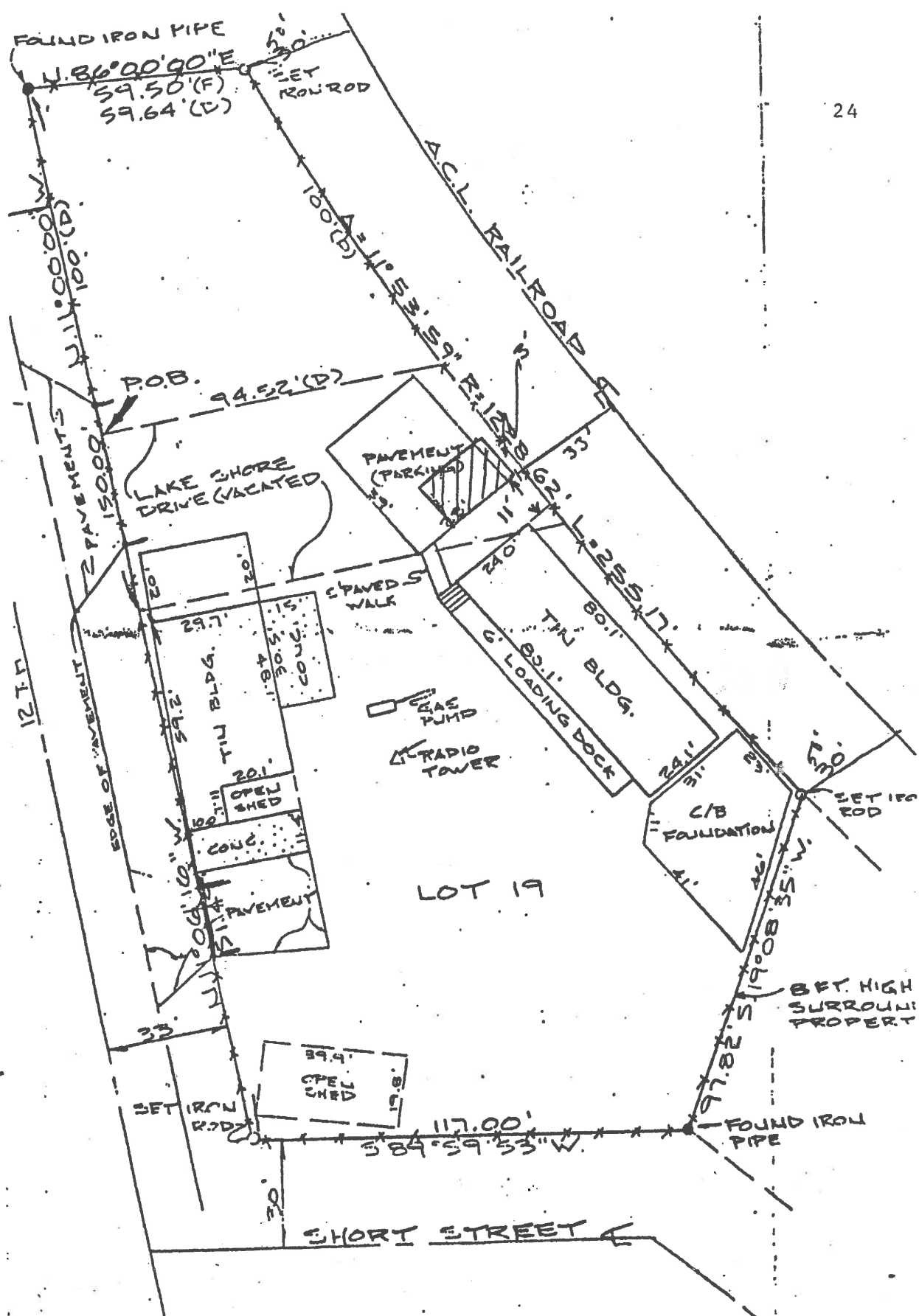
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4085 / 2016	9/13/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
1458 / 1938	7/1/1996	Warranty Deed	Multi-Parcel	Vacant	\$56,000.00
1407 / 515	12/1/1995	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1172 / 2084	6/1/1992	Certificate of	Multi-Parcel	Vacant	\$1,000.00

EXHIBIT "A"

D.R. 1458 PAGE 1942
BOOK

[That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South $79^{\circ} 30'$ West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning.] ALSO: Lot 19, Block 115 in Johnson's Replat of Blocks 141, 142, 143, 144, 145, 146, 115, 117, 118, 119 and 120 in the City of Clermont, Florida, according to the plat thereof, recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida. ALSO: that part of Lake Shore Drive, now closed, lying between the Easterly line of the right of way of Twelfth Street and the Westerly line of the right of way of the Seaboard Coastline Railroad.

333 12th Street
Clermont, FL 34712



SURVEY OF SUBJECT PROPERTY

EXHIBIT "A"

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South $79^{\circ} 30'$ West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning. ALSO: Lot 19, Block 115 in Johnson's Replat of Blocks 141, 142, 143, 144, 145, 146, 115, 117, 118, 119 and 120 in the City of Clermont, Florida, according to the plat thereof, recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida. ALSO: that part of Lake Shore Drive, now closed, lying between the Easterly line of the right of way of Twelfth Street and the Westerly line of the right of way of the Seaboard Coastline Railroad.

LEONARD H. BAIRD, JR.

ATTORNEY AT LAW

POST OFFICE DRAWER 121066

CLERMONT, FLORIDA 34712-1066

E-MAIL ADDRESS: LEONARDHBAIRDJR@AOL.COM

635 WEST HIGHWAY 50
SUITE A

TELEPHONE (352) 394-2114
TELECOPIER (352) 394-0180

Darryl -

The part of the street that's in question
was ~~conveyed~~ conveyed to Dexter Watson by the
city in OK 724, p. 661 and OK 724, p. 662.

\$125.00

DARRYL BISHOP
407-342-7989

DBISHOP1541@GMAIL.COM

66 13367

U. S.
BOOK

324 PAGE 661

DREW'S FORM S.E. 33

Manufactured and for sale by The H. & W. B. Drew Company
Jacksonville, FloridaWARRANTY DEED
FROM CORPORATIONRec 2.25
\$1.30This Warranty Deed Made and executed the 22nd day of November A. D. 1966 byCITY OF CLERMONT, a Florida municipality,
a corporation existing under the laws of Florida, and having its principal place of
business at 702 Montrose Street, Clermont, Florida,
hereinafter called the grantor, toWATSON GROVE SERVICE, INC., a Florida corporation,
whose postoffice address is 333 12th Street, Clermont, Florida,

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Lake
County, Florida, viz:All that portion of Minneola Lake Shore Drive lying South
and East of the center line of said Minneola Lake Shore
Drive and lying between the Easterly right-of-way line of
12th Street and the Southerly right-of-way of the Atlantic
Coast Line Railroad, according to the Official Map of the
City of Clermont, recorded in Plat Book 8, pages 17-23,
inclusive, Public Records of Lake County, Florida**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.**To Have and to Hold,** the same in fee simple forever.**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrancesLAKE
COUNTY**In Witness Whereof**the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST

City Clerk

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA,
COUNTY OF LAKE.I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

JOSEPH BON JORN and A. M. JOHNSON

well known to me to be the Mayor and City Clerk

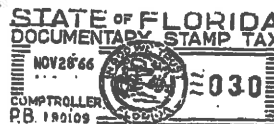
in the foregoing deed, and that they severally acknowledged execution of the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said Corporation and that the seal affixed thereto is the true corporate seal of said corporation.Witness my hand and official seal in the County and State last aforesaid this 22nd day of November A. D. 1966.NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES AUG. 19, 1969
BONDED THROUGH FRED W. DIEBELHORST

Florence Johnson

66 NOV 28 AM 9:55

Rec. 2.25
St. 30This Warranty Deed Made and executed the 22nd day of November A. D. 1966 byCITY OF CLERMONT, a Florida municipality,
a corporation existing under the laws of Florida and having its principal place of
business at 702 Montrose Street, Clermont, Florida
hereinafter called the grantor, toDEXTER M. WATSON and JOHNIE P. WATSON, his wife,
whose postoffice address is 1713 Virginia Drive, Clermont, Florida,

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Lake
County, Florida, viz:All that portion of Minneola Lake Shore Drive lying North
and West of the center line of said Minneola Lake Shore
Drive and lying between the Easterly right-of-way line of
12th Street and the Southerly right-of-way of the Atlantic
Coast Line Railroad, according to the Official Map of the
City of Clermont, recorded in Plat Book 8, pages 17-23
inclusive, Public Records of Lake County, Florida.**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.**To Have and to Hold,** the same in fee simple forever.**And** the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrancesLAKE
COUNTY**In Witness Whereof**the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST

City Clerk

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA,
COUNTY OF LAKE.I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

JOSEPH BON JORN and A. M. JOHNSON

well known to me to be the Mayor and City Clerk

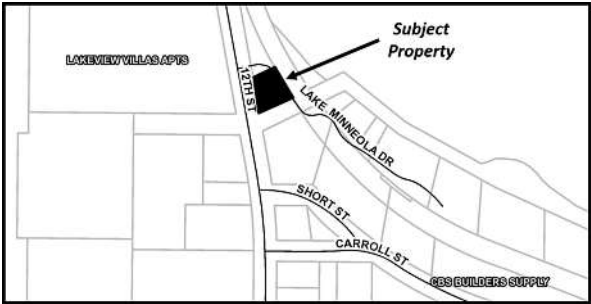
respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of November, A. D. 1966.NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 19, 1969
BONDED THROUGH FRED W. DIESTELHORST

Frederic Johnson

66 NOV 28 AM 9:55

CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2018-04

The City of Clermont will hold public hearings on Tuesday, February 6, 2018 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, February 13, 2018 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, February 27, 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 0.20 +/-acre parcel below from Parks to Downtown Mixed Use. Alternate Key 1622573.



Location:
East of 12th Street and North of Short Street
Ordinance #2018-04:

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) 394-4083, Ext. 4 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

D038299 - January 27 & February 13, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038299 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 1/25/2018 8:03:31 AM
NEXT RUN DATE: 01/27/18
PROOF DUE: 01/26/18 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Ordinance No. 2018-05 <i>Final</i> <i>Bishop Rezoning</i>		
Requested Action		
Recommend approval of Ordinance 2018-05.		
Staff Report		
This request is an administrative request with the property owner's consent to seek a rezoning for a piece of property that is approximately 0.20 +/- acres in size. The property is wedged in between 12th Street and the South Lake Trail at West Beach, north of Short Street. This property, along with a vacated right-of-way and additional property to the south, is owned by Mr. Bishop and is currently operated under the premise of one business. The property currently has a mixture of zoning designations, which include Industrial and Central Business District. The majority of the property was rezoned to Central Business District when city staff in 2015 enlarged the Central Business District to coincide with the existing Downtown Mixed Use future land use. This was done to set the framework for the goals outlined in the Downtown and Waterfront Master Plan. Unfortunately, the 0.20 acre parcel was not included since the future land use had the designation of Parks. This parcel is undergoing a future land use change from Parks to Downtown Mixed Use. The zoning should also be changed to match the majority of the remaining property and conform with the Downtown Mixed Use category. The owner intends to redevelop the property with uses that are compatible within the Central Business District. The Planning and Zoning Commission voted unanimously in recommendation of approval. Staff recommends approval of Ordinance 2018-05 to rezone the parcel from Industrial to Central Business District.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2018-05	Formatted REZ 2018-05.doc	
2. Maps	Bishop Maps.pdf	
3. Application	REZ application Bishop.pdf	
4. Rez Legal Ad	REZ Ad Bishop.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2018-05

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South 79° 30' West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning.

LOCATION

Alternate Key 1622573

From: Industrial
To: Central Business District

SECTION 2.

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

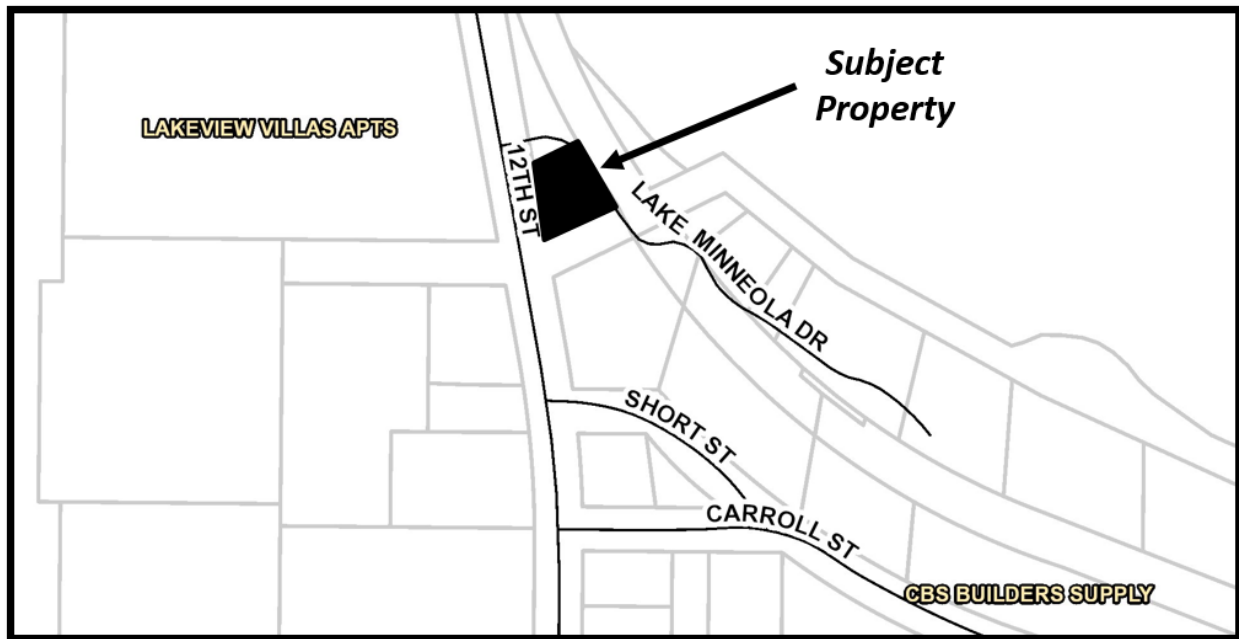
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of February, 2018.

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
333 North 12th Street – Darryl Bishop

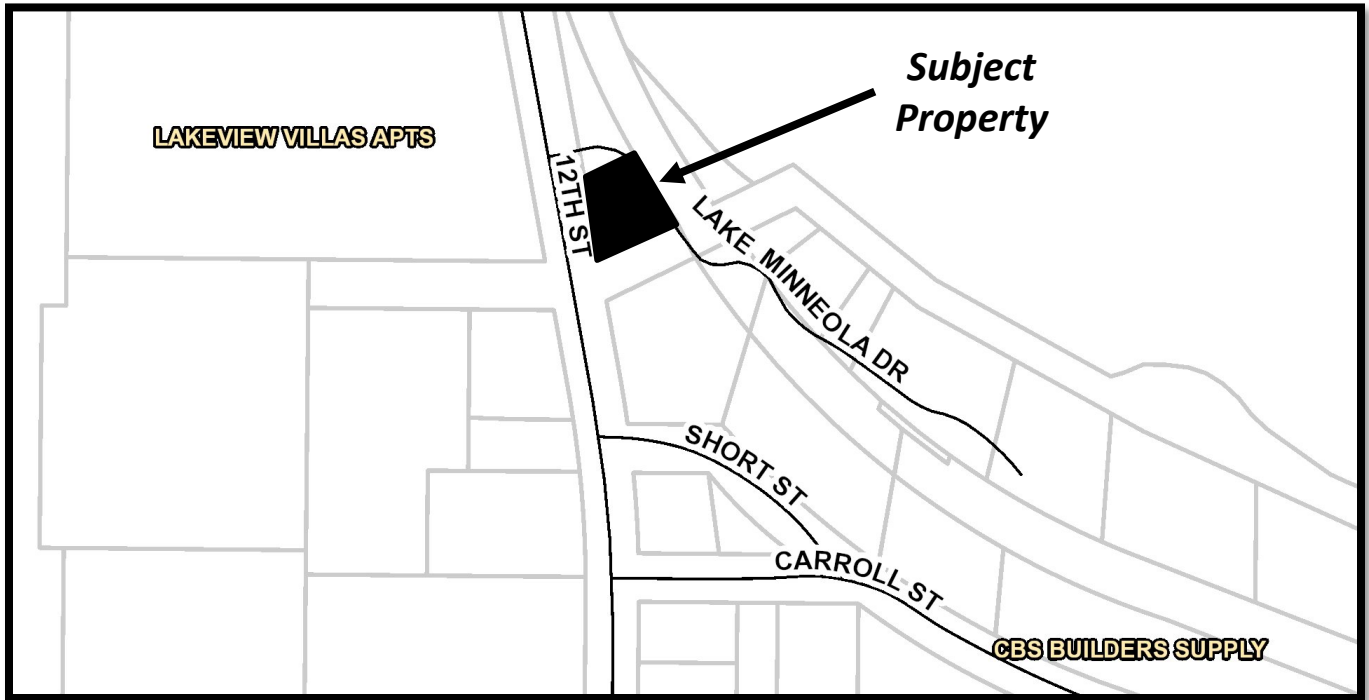


Exhibit – Future Land Use Map
333 North 12th Street – Darryl Bishop

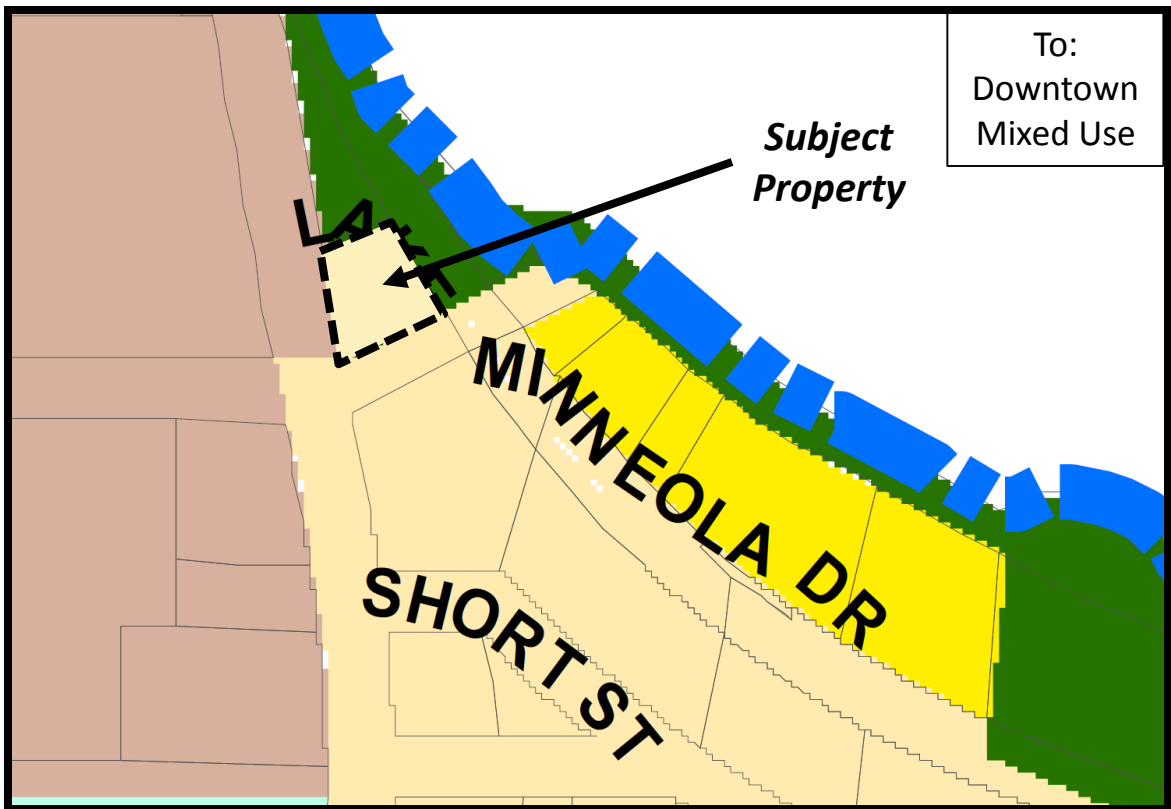
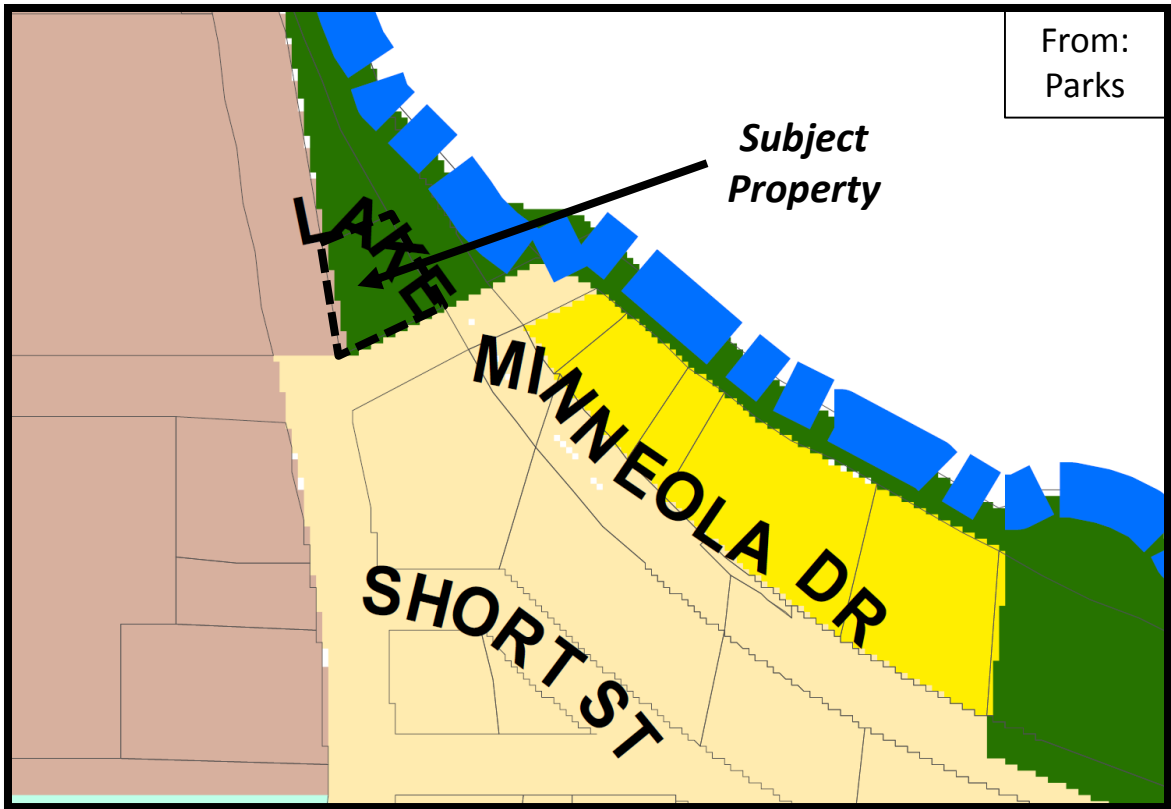
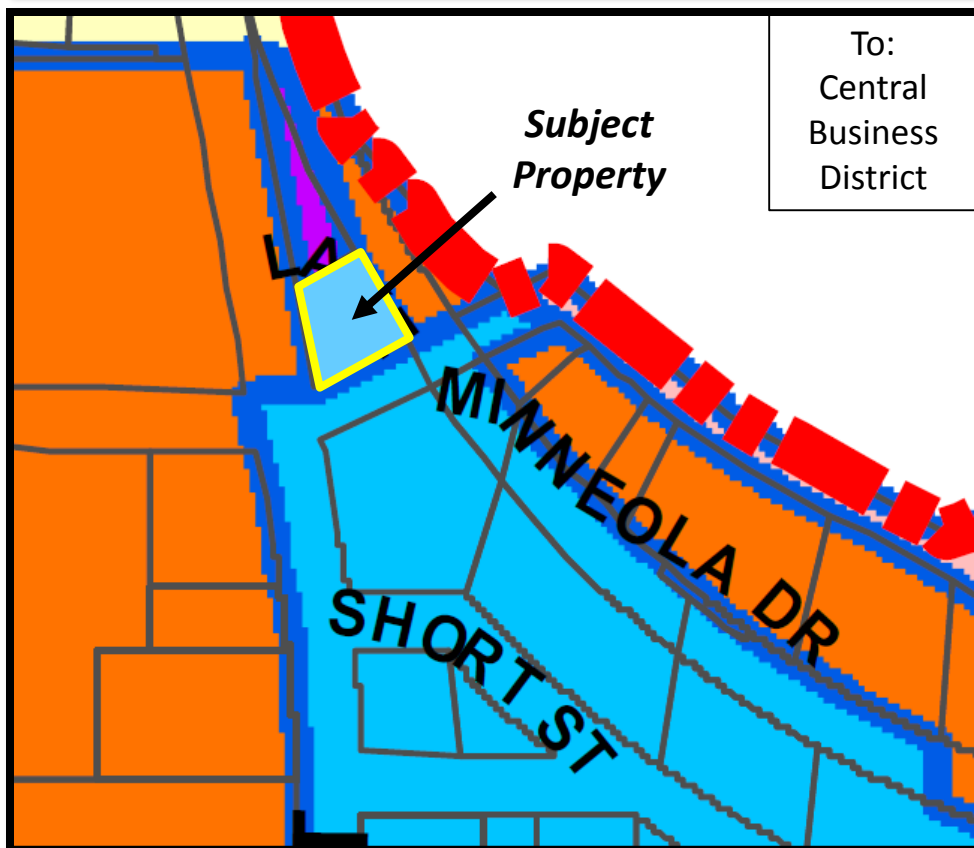
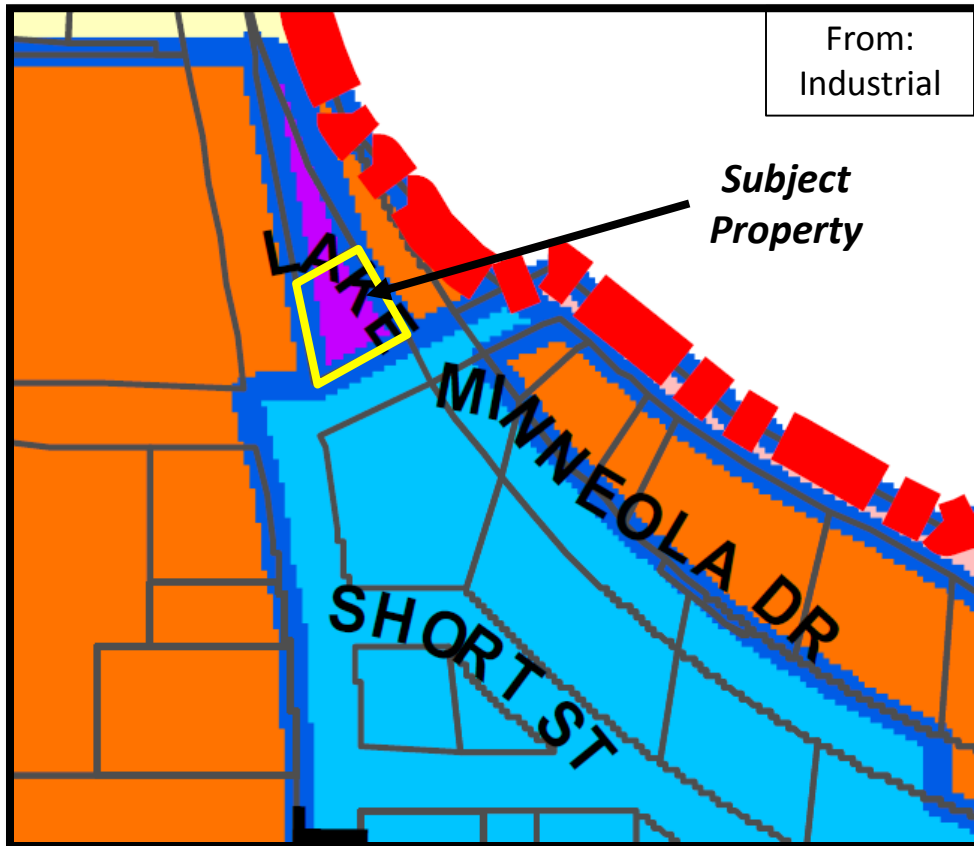


Exhibit - Zoning Map
333 North 12th Street – Darryl Bishop





CITY OF CLERMONT
REZONING
APPLICATION

REC. 8.16.17

PROCESS AFTER 1-1-18

DATE: 8-15-

FEE: \$542.⁰⁰ STAFF
+ cost of advertisement

PROJECT NAME (if applicable): _____

APPLICANT: DARRYL E CHRISTINE BISHOP

CONTACT PERSON: DARRYL BISHOP

Address: 14743 GREEN VALLEY BLVD

City: CLERMONT State: FLORIDA Zip: 34711

Phone: 407-342-7989 Fax: NA

E-Mail: DBISHOP1541@GMAIL.COM

OWNER: SAME AS APPLICANT

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 333 N, 12TH ST CLERMONT, FL 34711

Legal Description (include copy of survey): SEE ATTACHED

AK 1622573 & 1622603

Acreage: 1.0 +/- ACRE Land Use: Downtown Mixed Use
(City verification required)

Present Zoning: M-1 Proposed Zoning: CBD
(City verification required)





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

DARRYL R BISHOP & CHRISTINE ELLEN BISHOP, 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 PARKS to DOWNTOWN MIXED USE for the property legally described on the attachment of this application.
3. That the owner of said property has appointed SELF 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.

Darryl R. Bishop
Affiant - Applicant Name (print)
Christine E. Bishop

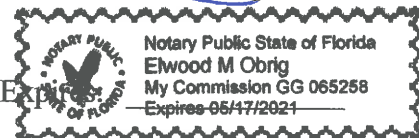
X Darryl R Bishop as TEE
Affiant - Applicant Name (signature)
Christine E. Bishop as trustee

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of AUGUST, 20 17.

X Elwood M. Obrig
Notary Public, State of Florida at Large

My Commission Expires





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?

REZONE THIS PROPERTY AT 333 N 12TH ST
SECTION A1622573 & A1622603 FROM
M-1 INDUSTRIAL TO CENTRAL BUSINESS DISTRICT.

DARRYL R. BISHOP
Applicant Name (print)

X Darryl R Bishop
Applicant Name (signature)

DARRYL R. BISHOP

Darryl R. Bishop as TEE

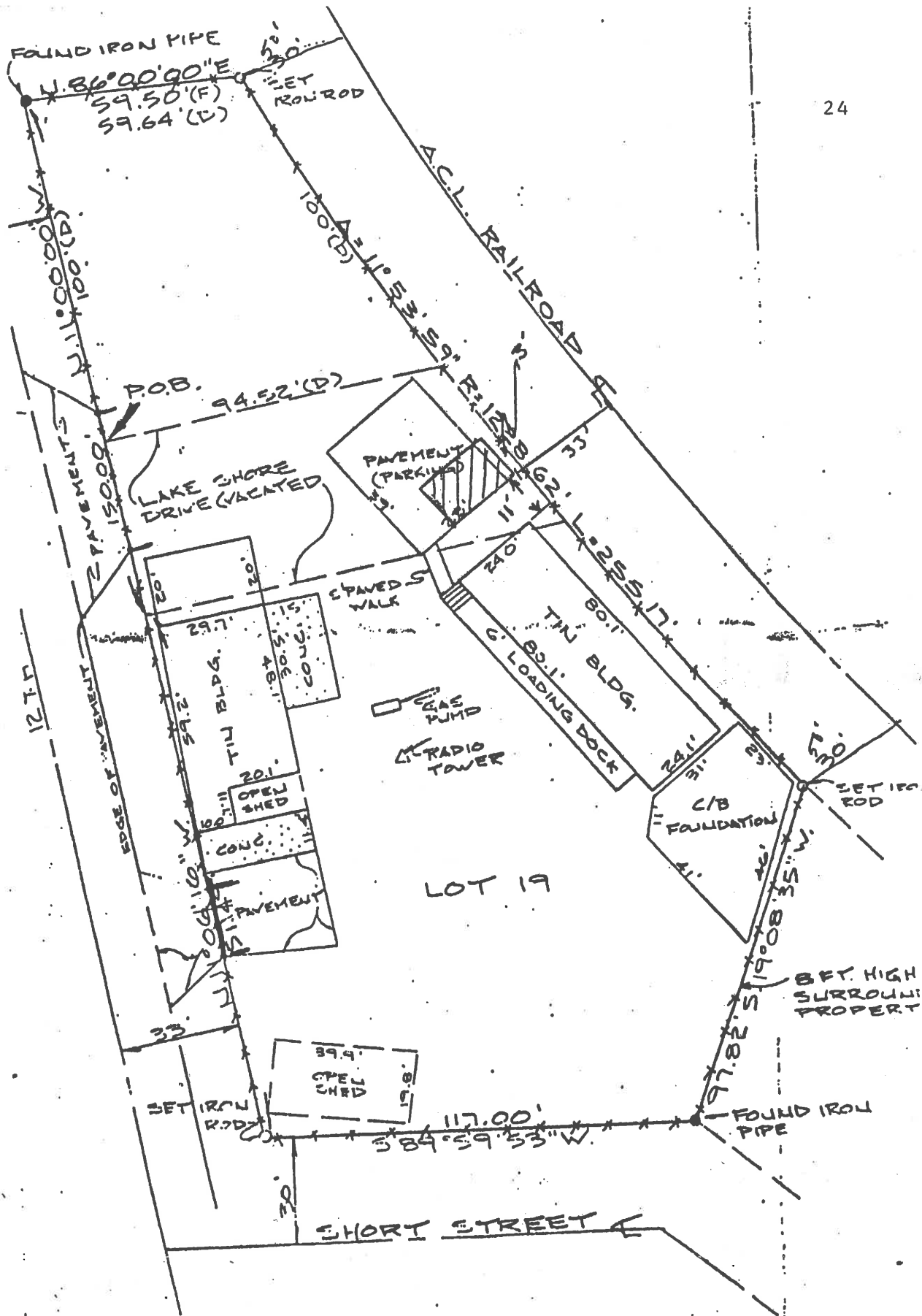
CHRISTINE E BISHOP
Owner Name (print)

X Christe Bishop as TEE
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

EXHIBIT "A"

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11° West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86° East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South $79^{\circ} 30'$ West along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning. ALSO: Lot 19, Block 115 in Johnson's Replat of Blocks 141, 142, 143, 144, 145, 146, 115, 117, 118, 119 and 120 in the City of Clermont, Florida, according to the plat thereof, recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida. ALSO: that part of Lake Shore Drive, now closed, lying between the Easterly line of the right of way of Twelfth Street and the Westerly line of the right of way of the Seaboard Coastline Railroad.



SURVEY OF SUBJECT PROPERTY



CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month - on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application:

- ▶ Completed application. Include all signatures:
 - ◊ Applicant's signature (if different from owner of record)
 - ◊ Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application.
- ▶ Proof of ownership — (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- ▶ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- ▶ Fee: \$542.⁰⁰ plus the cost of the advertisement

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10072759
Phone: (352) 241-7331
Date: 01/24/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	01/30/2018	02/13/2018	\$214.40

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.

along the Northerly line of the right of way of Lake Shore Drive 94.52 feet to the Point of Beginning. Alternate Key 1622573

The above described tract of land contains 0.20 acres more or less.

ORDINANCE NO. 2018-05

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.

From: Industrial
To: Central Business District

This request will be considered by the Planning & Zoning Commission on Tuesday, February 6, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, February 27, 2018 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.

LOCATION

East of 12th Street and North of Short Street
Alternate Key 1622573

LEGAL DESCRIPTION

That part of Government Lot 1 in Section 23, Township 22 South, Range 25 East, in the City of Clermont, Florida, bounded and described as follows: Begin at the intersection of the Easterly line of the right of way of Twelfth Street with the Northerly line of the right of way of Lake Shore Drive as shown upon the Plat of Johnson's Replat recorded in Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run North 11o West along the Easterly line of the right of way of Twelfth Street 100 feet; thence run North 86o East 59.64 feet to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad; thence run Southeasterly along the Westerly line of the said railroad right of way 100 feet, more or less, to the Northerly line of the right of way of Lake Shore Drive; thence run South 79o 30' West

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10072759
January 30, 2018 &
February 13, 2018

Payment Info	
Ad Price	\$214.40
Tax	\$0.00
Sub Total	\$214.40
Prepaid Amount	\$0.00
Balance Due	\$214.40



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Resolution No. 2018-03 <i>First Baptist Church CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2018-03.		
Staff Report		
The applicant, is requesting a Conditional Use Permit to allow a church facility and multi-purpose buildings, Pre K-5th grade school, parking garage and recreation fields that will be used with the church in the R-1 Medium Density Residential zoning district. The Land Development Code, Section 122-123, allows a church with a Conditional Use Permit. The subject property is currently vacant and located at the southeast corner of Hancock Road and Hartwood Marsh Road. The property is approximately 38 acres+/- . The current zoning is R-1 Medium Density Residential and Future Land Use is Low Density Residential. The applicant will be required to provide a Traffic Study for review of traffic impact and concurrency. The proposed Conceptual Master Plan will be developed in phases. The site shall be developed in substantial accordance with the conceptual plan prepared by Germana Engineering, LLC. dated 11/10/17. 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 to allow a church facility with accessory uses to church in the R-1 Medium Density Residential zoning district with the conditions contained in Resolution No. 2018-03. <i>The Planning and Zoning Commission on February 6, 2018, voted unanimously to recommend approval of Resolution No. 2018-03.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Resolution 2018-03	2018-03 CUP First Baptist Church Final.pdf
2.	New Location Map 1	New Location Map 1.pdf
3.	Master Concept/Site Plan	Master Concept Plan.pdf
4.	Church Elevations	Building Elevations.pdf
5.	CUP Application	CUP Application.pdf
6.	Legal Ad	CUP FIRST BAPTIST CHURCH.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CHURCH SANCTUARY, MULTI-PURPOSE BUILDINGS, PRE-K – 5TH GRADE SCHOOL, OUTDOOR RECREATION FIELDS, AND PARKING GARAGE TO BE USED WITH THE CHURCH FACILITY IN THE R-1 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 6, 2018, recommend for approval of this Conditional Use Permit to allow a church sanctuary, multi-purpose buildings, Pre-K – 5th grade school, outdoor recreation fields, and a parking garage to be used with the church facility in the R-1 Medium Density Residential zoning district; at the following location:

LOCATION:

Vacant property located at the Southeast corner of Hartwood Marsh Road
and Hancock Road
(Alternate Key #1593905)

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 a church sanctuary, multi-purpose buildings, Pre-K - 5th grade school, outdoor recreation fields and a parking garage to be used with church facility in the R-1 Medium Density Residential zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No 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. The structure shall be inspected by the Fire Inspector for life safety requirements, all requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2018-03

4. 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.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
7. 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. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
9. If, at a future date, noise at this site proves to be a nuisance to the surrounding property owners, applicant understands and agrees that the City may require additional sound attenuation measures or rescind this Conditional Use Permit.
10. Should the church use cease operation for more than 1 year, a new Conditional Use Permit shall be required for a same or similar operation.

SECTION 2. Land Use and Specific Conditions

1. The property shall be developed in substantial accordance with the Conceptual Master Plan prepared by Germana Engineering, dated November 10, 2017. The project may be developed in phases and in accordance with the attached Conceptual Master Plan. Future construction of the Assisted Living Facility will require an amendment to the Conditional Use Permit. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of any zoning clearance or other development permits.
2. A Traffic Impact Study (TIS) shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.



CITY OF CLERMONT
RESOLUTION NO. 2018-03

3. A minimum five-foot wide sidewalk shall be constructed along each street right-of-ways adjacent to parcel that meet Americans with Disabilities Act requirements and provide pedestrian access. Sidewalk construction shall be coordinated with Lake County Public Works for any Lake County designated streets.
4. Right-of-way dedication shall be granted to the governing authority (Lake County or City of Clermont) when requested for right-of-way dedication and improvements to Hancock Road and/or Hartwood Marsh Road.
5. The access shall be provided off the extension of Hancock Road, south of Hartwood Marsh Road. All necessary right-of-way and the traffic light (north-bound) must be provided for proper access. Cost associated with the traffic light may be warranted to activate the signal heads and this shall be coordinated with the City of Clermont and Lake County.
6. Driveway access apron must be paved in accordance with City engineering and Site Review Committee approval.
7. No outside public address (PA) systems including “bull horns” or similar systems shall be used unless approved through an amendment to the Conditional Use Permit.
8. The site shall be developed according to the City of Clermont Land Development Codes and all buildings shall be designed to comply with the City of Clermont Architectural Standards.
9. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
10. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
11. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, outdoor sports/recreation areas, parking, and modular classrooms as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan.

**CITY OF CLERMONT
RESOLUTION NO. 2018-03**





CITY OF CLERMONT
RESOLUTION NO. 2018-03

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

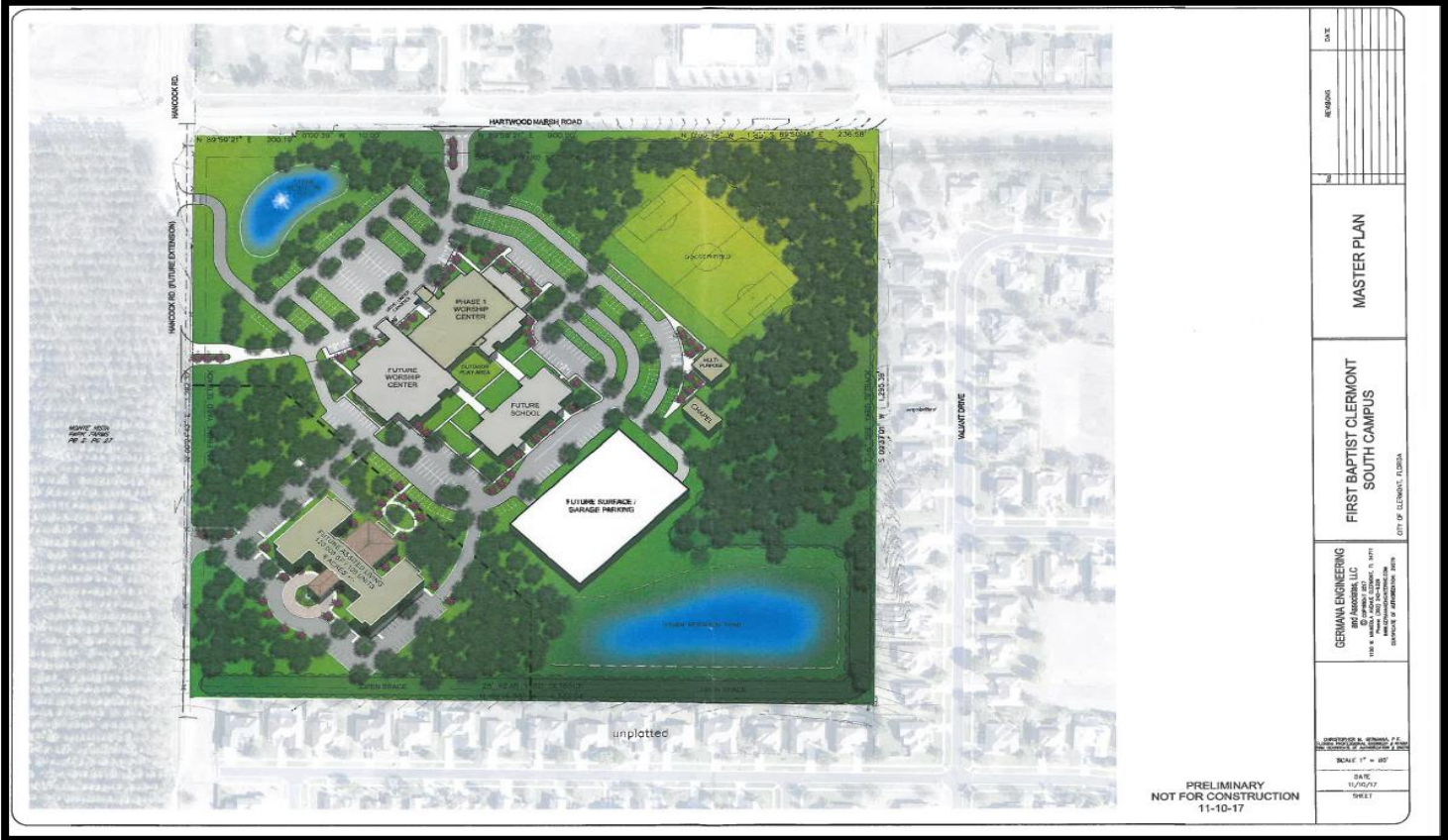
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map





The
McKnight
Group

McKnight & Hosterman Architects, Inc.
3301 McDowell Road P.O. Box 3702 Cincinnati, Ohio 45223 Phone (513) 875-1855 Homer Ray McKnight NCARB Certificate No. 13577



CLERMONT, FL JUNE 1, 2017 216332



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 12/06/2017

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): First Baptist Church of Clermont

APPLICANT: Germana Engineering and Associates, LLC

CONTACT PERSON: Christopher Germana

Address: 1120 W. Minneola Avenue

City: Clermont State: Florida Zip: 34711

Phone: 352-242-9329 Fax:

E-Mail: cgermana@germanaengineering.com

OWNER: First Baptist Church of Clermont, Inc.

Address: 498 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-394-4221 Fax: 352-394-6732

Address of Subject Property: SE corner of Hancock Road and Hartwood Marsh Road

General Location: The subject site is located at the SE corner of Hancock Road
and Hartwood Marsh Road.

Legal Description (include copy of survey): See attached for Legal Description/Survey

Land Use (City verification required): Low Density Residential

Zoning (City verification required): R-1 Single Family Residential District



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.

The First Baptist Church of Clermont, Inc. is requesting a Conditional Use Permit from the City of Clermont to construct a new church campus at the SE corner of Hancock Road and Hartwood Marsh Road. The proposed campus will consist of a 1,200 seat worship center, associated classrooms, and parking areas. The campus, in a future phase, may include a Pre-K through 5th grade school with associated recreation/sport areas. In addition, the project may include an ALF/ILF building that is approximately 120,000 SF and contain 100 units. This project is appropriate for the area due to the continued growth in the City and the First Baptist Church of Clermont needs to expand its church. The campus is designed to integrate into the surrounding community and will provide large buffers surrounding the adjacent residential properties. The campus will be an asset to the community and will continue the trend of a high quality development along the Hartwood Marsh corridor. As part of the campus the church will provide ministries serving the community. A detailed list of the proposed ministries is attached with the application.

Christopher Germana

Applicant Name (print)

Roy W. Caldwell

Owner Name (print)

Roy W. Caldwell
Applicant Name (signature)
OWNER
X Christopher Germana
Owner Name (signature)
APPLICANT

***** NOTICE *****

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

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

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10072666
Phone: (352) 241-7331
Date: 01/23/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	01/29/2018	02/19/2018	\$161.84

LEGAL NOTICE February 19, 2018

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility and accessory uses in the R-1 Single Family Medium Density Residential Zoning District, at the following location:

LOCATION

Vacant parcel on the Southeast corner of Hancock Road and Hartwood Marsh Road (Alternate Key - 1593905)

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, February 6, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, February 27, 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

Ad No: 10072666
January 29, 2018 &

Payment Info	
Ad Price	\$161.84
Tax	\$0.00
Sub Total	\$161.84
Prepaid Amount	\$0.00
Balance Due	\$161.84



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, February 27, 2018											
Agenda Item Name											
Resolution No. 2018-04 <i>Gonzalez CUP</i>											
Requested Action											
Recommend approval of Resolution No. 2018-04											
Staff Report											
The applicant, is requesting a Conditional Use Permit to allow construction of a 5,250 square foot professional office building in the C-1 Light Commercial zoning district. The Land Development Code, Section 122-203; requires a Conditional Use Permit for any structure occupying more than 5,000 square feet of floor space. The total site area is 1.75 acres. The existing site currently has a 10,190 square foot medical building. The proposed development as submitted will require two variances to the Land Development Code to meet compliance for construction of a new 5,250 square foot professional office building. The requested variances are for a parking deficit of 11 spaces and a reduced rear landscape buffer adjacent to rights-of-way. The site shall be developed in substantial accordance with the conceptual plan prepared by Unroe Engineering, Inc. Staff has reviewed the application and believes 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 to allow a 5,250 square foot professional office building in the C-1 Light Commercial zoning district with the conditions contained in Resolution No. 2018-04. The Planning and Zoning Commission on February 6, 2018, voted unanimously to recommend approval of Resolution No. 2018-04.											
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>Resolution No. 2018-04</td><td>CUP RES 2018-04 Gonzalez.pdf</td></tr><tr><td>2.</td><td>Location Map</td><td>Location Map.pdf</td></tr><tr><td>3.</td><td>Site Plan</td><td>Site Plan.pdf</td></tr></table>			1.	Resolution No. 2018-04	CUP RES 2018-04 Gonzalez.pdf	2.	Location Map	Location Map.pdf	3.	Site Plan	Site Plan.pdf
1.	Resolution No. 2018-04	CUP RES 2018-04 Gonzalez.pdf									
2.	Location Map	Location Map.pdf									
3.	Site Plan	Site Plan.pdf									

4.	CUP Application	CUP Application.pdf
5.	Legal Ad	CUP GONAZLEZ MEDIAL BUILDING.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PROFESSIONAL OFFICE BUILDING OCCUPYING MORE THAN 5,000 SQUARE FEET OF FLOOR AREA IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 6, 2018 recommended approval of the Conditional Use Permit to allow a professional office building occupying more than 5,000 square feet of floor area in the C-1 Light Commercial zoning district, at the following location:

LOCATION:

236 Chestnut Street, Clermont, FL
(Alternate Key #1611504, 1611491, and 1611474)

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 a professional office building occupying more than 5,000 square feet of floor area in the C-1 Light Commercial zoning district, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

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



CITY OF CLERMONT
RESOLUTION NO. 2018-04

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. 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. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Unroe Engineering, Inc. January 10, 2018. 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.
2. The Conditional Use Permit is to allow a 5,250 square feet professional office building in the C-1 Light Commercial zoning district.
3. The site may also be used for any permitted use in the C-1 Light Commercial zoning district as indicated in the Land Development Code, Section 122-203.



CITY OF CLERMONT
RESOLUTION NO. 2018-04

4. The site shall be developed according to the City of Clermont Land Development Codes and all building must comply with the City of Clermont Architectural Design Standards.
5. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
6. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.
7. A minimum five-foot-wide concrete sidewalk shall be constructed adjacent to any right-of-ways that meet Americans with Disabilities Act requirements and provide pedestrian access.



CITY OF CLERMONT
RESOLUTION NO. 2018-04

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 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

Location Map



Gonzalez Medical - Building 2

S.R.-50



Project Description
New 5,250 sf medical office building on an existing Medical Office Site.

Legal Description
LOT 4, 5, 6 & 7, SEC 17, ACCORDING TO THE Official Map of the City of Orlando as recorded in Plat Book 8, Pages 17 THROUGH 21, PALMVIEW, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Owner:
Gonzalez Holdings, LLC
1010 TORRELL BLVD
ORLANDO, FL 32803
Architect:
TBC

Engineer:
Dorco Vance PC
Dorco Engineering, Inc.
P.O. Box 55004
Orlando, Florida 32805
Tel: (407) 258-0000
Fax: (407) 258-0000
Surveyor:
Bamford Surveying, Inc.
242 W. Highway 50
Orlando, Florida 32812
Tel: (352) 354-4412
Fax: (352) 354-1058

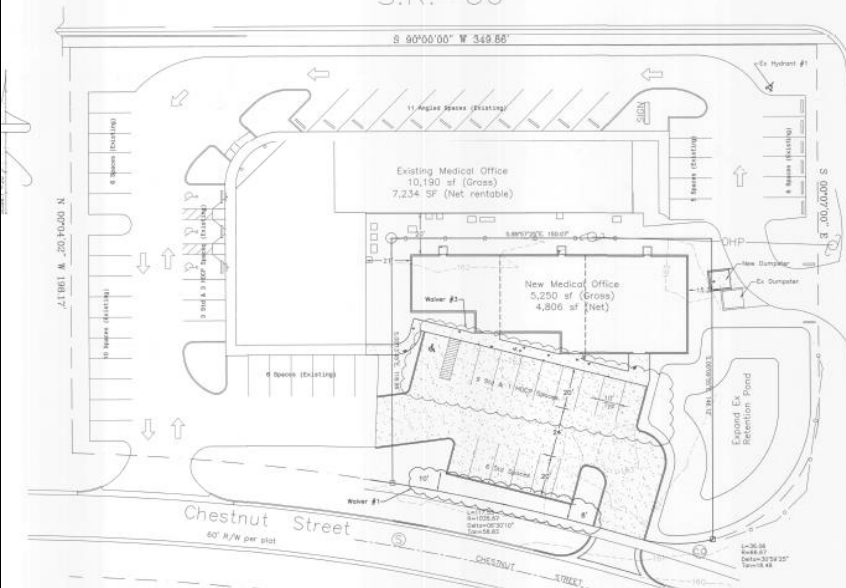
Site Statistics

General Information
Total Site Area 78,101 sq ft
Future Land Use - Office
Zoning Classification - O-1/Light Commercial
Existing High Way - 10,190 sq ft
New Building Area - 5,250 sq ft
New Building Footprint - 15,400 sq ft
New Building FOS - 15,400 sq ft

Details
Front (F) - 15'-0"
Side (S) - 15'-0"
Rear (R) - 15'-0"
Total (T) - 45'-0"

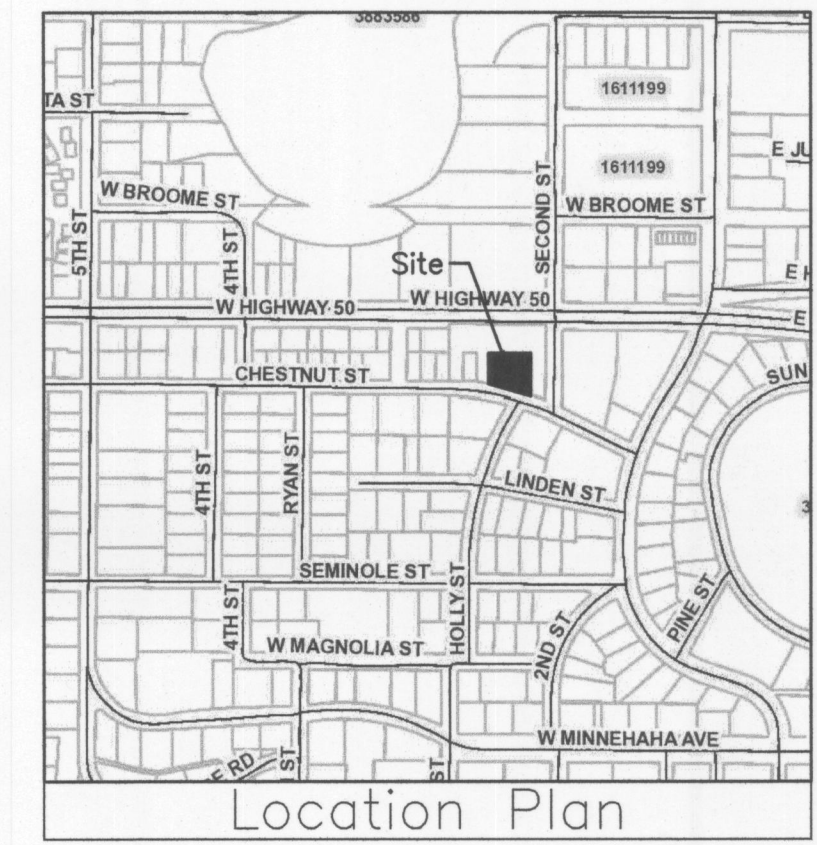
Facilities Provided
Ex Standard Offices - 47 spaces
Ex Special Offices - 10 spaces
Ex Special Offices - 10 spaces
Ex Special Offices - 10 spaces
TOTAL SPECIAL OFFICES - 37 spaces

Percentages
Building Footprint 10,190 sq ft 13.05%
Parking and Access 10,190 sq ft 13.05%
Total Building Area 15,400 sq ft 19.72%
Percent Special Offices 49.38% 62.38%
Percent Open Space 50.62% 64.62%



Gonzalez Medical - Building 2

S.R. - 50



Project Description

Project Description
New 5,250 sf Medical Office building on an existing Medical Office Site.

Legal Description

Legal Description
LOTS 4, 6 & 8, BLOCK 17, ACCORDING TO THE
OFFICIAL MAP OF THE CITY OF CLERMONT AS
RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23,
INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA.

Owner:
Gonzalez Holdings, LLC
1010 TERRACE BLVD
ORLANDO, FL 32803

Architect:
TBD

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

Surveyor:
Blackburn Surveying, Inc.
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
Ph (352) 394-4417
Fax (352) 394-7058

Site Statistics

General Information

General Information
Total Site Area 76,121 Ac (1.75 sf)

Future Land Use - Office
Zoning Classification - C-1/Light Commercial

Existing Bldg GFA	- 10,190 sf
New Building GFA	- 5,250 sf
Total Building GFA	- 15,440 sf
New Building FAR	- 0.20

<u>Setbacks</u>	<u>Provided</u>
-----------------	-----------------

Setbacks	Provided
Front (S)	77.4'
Side (E)	11.0'
Rear (N)	6.0'
Side (W)	9.0'

Parking Required (Based on Gross Rentable Area)
1 space per 200 sf (15,440 sf) = 77 spaces
HDCP Required (75-100 range) = 4 spaces

<u>Parking Provided</u>	
Ex Standard Spaces	- 47 spaces
Ex HDCP Spaces	- 3 spaces
New Standard Spaces	- 15 spaces
HDCP Spaces	- 1 spaces
<u>Total spaces provided</u>	<u>- 66 spaces</u>

Impervious Areas	Pre	Post
Building Footprint	10,190 sf	15,440 sf
Parking and Access	26,250 sf	33,697 sf
Walks, Pads and Misc.	2,169 sf	3,121 sf
Total Impervious	38,609 sf	52,258 sf
Percent Impervious	50.7%	68.7%
Percent Open Space	49.3%	31.3%

Waiver Requests			
LDC Provision	Description	LDC Requirement	Proposed
118.38	Rear Buffer	15'	8'
118.38(b)(2)	Maximum parking spaces without a break	10 spaces	11 spaces
98.14(b)	Minimum Parking Requirement	77 spaces	66 spaces

Revisions				#	Date	Description
2	1/10/18	Per City Email				
1	11/27/17	Per City Comm				
		Description				

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 00006579 ph (407) 299-0650

Special Exception/Variance Site Plan
Gonzalez Medical - Building 2
 236 Chestnut Street, Clermont, Florida

DP	Drawn
DP	Checked
1"=20'	Scale
10-16-17	Date
GMB-CO	File

1 of 1

Darcy Unroe PE 60929



Paz 2/16/18
CC 2/27/18

**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 10/18/2017

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Gonzalez Retail / Office.

APPLICANT: John Nehmatallah / Gonzalez Holdings LLC.

CONTACT PERSON: John Nehmatallah

Address: 1010 Terrace Blvd

City: Orlando State: FL Zip: 32803

Phone: 407-488-2762 Fax: 866-689-2204

E-Mail: john.elitecapital@gmail.com

OWNER: Gonzalez Holdings LLC.

Address: 1010 Terrace Blvd

City: Orlando State: FL Zip: 32803

Phone: 407-488-2762 Fax: 866-689-2204

Address of Subject Property: Alt key 1611491, Alt key

General Location: 1611474, Alt key 1611504.

Chestnut and East Ave.

Legal Description (include copy of survey): see Alt key above
for the three parcels

Land Use (City verification required): OE

Zoning (City verification required): O-1



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.

5,500 sq ft proffessional Office

Section 122-204 building over 5,000 sq ft in C-1

John Nehmatallah
Applicant Name (print)

Jaimie Gonzalez
Owner Name (print)

X
Applicant Name (signature)

X
Owner Name (signature)

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

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

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



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS**

Page 2

In addition to the attached application, the applicant shall provide the follow information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of the advertisement

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

A handwritten signature in black ink, consisting of a stylized 'W' or 'M' shape.



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS**

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 394-4083 to schedule a meeting.
2. After meeting with the Planning Manager, the applicant shall prepare and submit 6 sets of preliminary site plans for review by the Site Review Committee (SRC) (if required). The preliminary site plan shall clearly depict the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the CUP application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, and is not an approved site plan for construction.*
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be scheduled for public hearings the following month. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning & Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10072660
Phone: (352) 241-7331
Date: 01/22/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a i	01/30/2018	02/19/2018	\$166.00

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a medical office building occupying more than 5,000 square feet of floor space in the C-1 zoning district.

LOCATION

236 Chestnut Street, Clermont, FL
(Alternate Key 1611504, 1611491,
and 1611474)

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, February 6, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, February 27, 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

Ad No: 10072660
January 30, 2018 &
February 19, 2018

Payment Info	
Ad Price	\$166.00
Tax	\$0.00
Sub Total	\$166.00
Prepaid Amount	\$0.00
Balance Due	\$166.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Variance Request <i>Gonzalez</i>		
Requested Action		
Recommend denial of the variance requests.		
Staff Report		
The applicant, is requesting two variances to allow construction of a 5,250 square foot professional office building for property located at 236 Chestnut Street. The requested variances are (1) to allow for the required 15 feet landscape buffer be reduced to 8 feet adjacent to Chestnut Street; and (2) to allow for a reduction of eleven (11) parking spaces instead of the 77 parking spaces required by the Land Development Code, Section 98-14. The total parking spaces for the overall site will be 66 spaces. The proposed 5,250 square feet office building will require a Conditional Use Permit for development. The Conditional Use Permit is being presented concurrently with the requested variances. The site currently has a 10,190 square foot existing medical building located on the parcel. The applicant has acquired additional parcels of land that will be demolished for construction of the new building. The current zoning is C-1 Light Commercial. The total site area is approximately 1.75 acres. City Code Section 86-174 requires a positive findings on eight items in order to grant a variance, and staff believes that four of the eight items do not meet a positive findings; therefore, staff recommends denial of the variance requests to the Clermont Land Development Code.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	86-174 Variance Review Criteria	86-174 Review Criteria-Gonzalez Medical Building 2.pdf
2.	Location Map Final	Location Map Final.pdf
3.	Application	Application.pdf
4.	VARIANCES - Legal Ad	VARIANCES - GONZALES MEDICAL BLDG 2.pdf

Gonzalez Medical Building 2 Variance

The requirements for a variance are as follows:

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

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

FINDINGS:

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

Applicant response: *The parcels will be combined with a larger adjacent parcel.*

Staff comments: *The existing parcel as developed provides no special conditions that are peculiar to the land or existing medical building which are not applicable to other lands or building in this zoning district. The applicant can construct a smaller building that may allow more flexibility and compliance with the Land Development Code.*

Negative finding

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

Applicant response: *No.*

Staff comments: *The current conditions of the site were created by the applicant giving rise to the requested variance. The proposed development could be developed with a smaller building footprint that may allow more flexibility and compliance with the land development codes.*

Negative finding

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

Applicant response: *Yes.*

Staff comments: *Interpretation of the Land Development Code would not deprive the applicant of any rights commonly enjoyed by other property owners in the same zoning district. The existing parcel currently has one 10,000 sq. ft. office building on site. The applicant may construct a smaller building footprint that will require less parking and less impervious surface coverage for development.*

Negative finding

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

Applicant response: *No.*

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

Positive finding

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

Staff comments: The applicant is trying to maximize the potential use of the site by requesting the variance for landscaping buffer widths and required parking space deficit. However, the site could be developed at a lower intensity and requested variances may not be required.

Negative finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;
Applicant response: No.

Staff comments: The City Council has granted similar variance requests in the past for other properties in the same zoning district.

Positive finding

- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of the area surrounding the site; and
Applicant response: No it will not.

Staff comments: The proposed variances appear not to substantially diminish property values or alter the essential character of the area and surrounding properties.

Positive finding

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

Staff comments: Granting of the requested variances will be in harmony with the general intent and purpose of the land development code. The proposed development will not be injurious to the surrounding properties or detrimental to the public welfare.

Positive finding

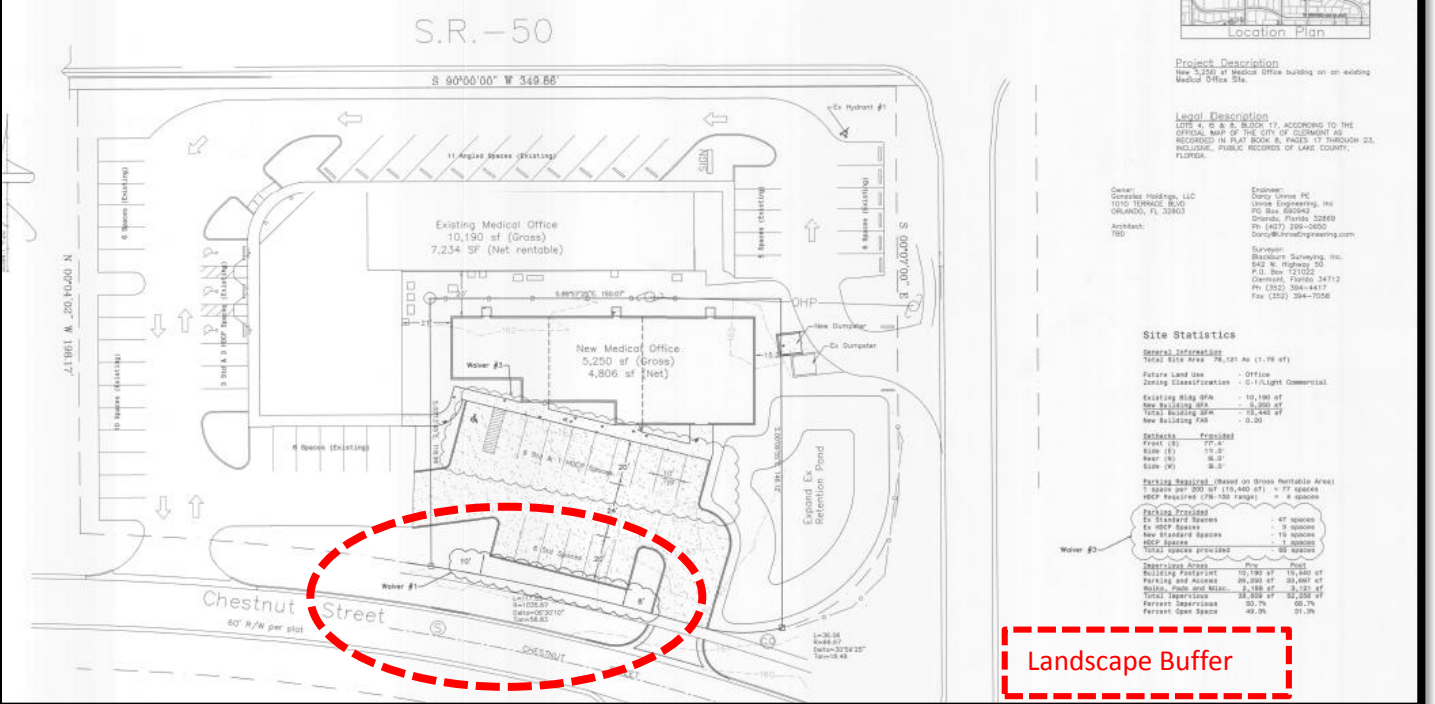
STAFF RECOMMENDATION:

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

Location Map



Gonzalez Medical - Building 2



Pat CC 2/27/18



CITY OF CLERMONT VARIANCE

Filing Instructions

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed.

A Pre-Application meeting with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Services Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of two (2) years.



CITY OF CLERMONT
VARIANCE
Filing Instructions
Page 2

Check List

The following information shall be provided:

- _____ Proof of ownership, (i.e. Lake County Property record card, tax receipt, or deed.
- _____ Legal description of the property – may be on information above.
- _____ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- _____ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those eight (8) items in mind to justify the variance request.
- _____ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- _____ The original application and all supplemental materials.
- _____ Fee: \$300.⁰⁰ plus cost of advertisement for existing single-family residential
\$600.⁰⁰ plus cost of advertisement for all others

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



CITY OF CLERMONT
VARIANCE
Application

DATE: 10/18/2017

FEE: _____

PROJECT NAME (if applicable): Gonzalez Retail / Office

APPLICANT: Gonzalez Holdings LLC

CONTACT PERSON: John Nehmatallah

Address: 1010 Terrace Blvd

City: Orlando

State: FL

Zip: 32803

Phone: 407-488-2767 Fax: 866-689-2204

E-Mail: john.elitecapital@gmail.com

OWNER: Gonzalez Holdings LLC

Address: 1010 Terrace Blvd

City: Orlando

State: FL

Zip: 32803

Phone: 407-488-2767 Fax: 866-689-2204

Address of Subject Property: Alt keys: 161149, 1611474

General Location: 1611504

Legal Description (include copy of survey): See Above
Alt keys

Land Use (City verification required): OR



Zoning (City verification required): 0-1

CITY OF CLERMONT

VARIANCE

Application

Page 2

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

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

See Attached

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

See Attached

How does the Code create a hardship?

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

Variance requested – subject and code section: 118.37(e)(1)(b), 118.38(b)(2)
98.14(b)

Sec. 86-174. Review criteria and findings.

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

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

These parcels will be combined with a larger adjacent parcel

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

NO



CITY OF CLERMONT

VARIANCE

Application

Page 3

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

yes.

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

no

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

yes

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

no

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

no it will not.



**CITY OF CLERMONT
VARIANCE**

**Application
Page 4**

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

yes

John Nebunatala
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Owner Name (print)

X _____
Owner Name (signature)

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

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

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



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered:

(1) Requests for variances to the adopted comprehensive plan.

(2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.

(3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building or structure which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.

Sec. 86-174. Review criteria and findings.

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



- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;
- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;
- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and
- (9) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

(Ord. No. 281-C, § 1(ch. 8, § 2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-99)

"Exhibit A"

Waiver Requests			
LDC Provision	Description	LDC Requirement	Proposed
118.37(e)(1)b.	Buffers adjacent to rights-of-way for nonresidential uses	15'	8'
118.38(b)(2)	Maximum parking spaces without a break	10 spaces	11 spaces
98.14(b)	Minimum Parking Requirement	Based on Gross Area	Based on net retable area

Daily Commercial

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10073430
Phone: (352) 241-7331
Date: 02/12/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	02/19/2018	02/19/2018	\$101.63

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following two variances: (1) to allow for the reduction of landscape buffers minimum width adjacent to right of ways instead of the requirements in the Land Development Code, Section 118-37(e)(1); (2) to allow for a reduction of eleven (11) parking spaces instead of the number required by the Land Development Code, Section 98-14 at the following location:

LOCATION:

236 Chestnut Street, Clermont, FL
(Alternate Key 1611504, 1611491,
and 1611474)

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, February 27, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC
City Clerk

Ad No: 10073430
February 19, 2018

Payment Info	
Ad Price	\$101.63
Tax	\$0.00
Sub Total	\$101.63
Prepaid Amount	\$0.00
Balance Due	\$101.63



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 27, 2018	
Agenda Item Name	
Ordinance 2017-39 <i>Introduction</i> <i>Hancock Road Industrial Park</i>	
Requested Action	
Recommend introduction of Ordinance 2017-39.	
Staff Report	
The applicant, John Kingman Keating, is requesting a rezoning to a Planned Unit Development (PUD) with M-1 Industrial uses consisting of up to 115,000 square feet of building area and outside storage on 21.53+/- acres. The property is located south of Hooks Street, north of Trade Avenue, and east of Hancock Road. The property is currently in Lake County with a zoning designation of Industrial and a future land use of Regional Commercial. Once the property is annexed, it will become Urban Estate. The applicant has provided a conceptual site plan, prepared by SK Consortium, Inc., revision date 1-29-18, showing the proposed layout of the 6 buildings and outdoor storage area. The total square footage of all the buildings shall not exceed 115,000 square feet. Three of the buildings will be over 20,000 square feet, but not to exceed 25,000 square feet. The applicant desires the buildings facing Hancock Road for office, retail, wholesale and personal service uses. The remaining buildings would be used for light manufacturing, warehousing, and other permitted uses in the Industrial zoning designation. Prohibited uses would include: airport, junkyards, outdoor repair on any type of machinery or vehicles, adult entertainment, RV and mobile home parks. Staff understands the very nature of the PUD zoning allows waivers to the Land Development Code in order to provide flexible development options for the project. The applicant has requested several waivers to the Land Development Code. These waivers include the following: 1. Light manufacturing with a floor space greater than 7,000 square feet. <u>Section 122-263 (a)(2)</u> 2. Outdoor storage area of equipment or material. <u>Section 122-263 (c)</u> 3. Wholesale/retail establishment greater than 100,000 square feet. <u>Section 122-264 (b)(4)</u> 4. Designated service areas may allow parking in front of grade overhead doors and be reduced to 9 feet by 20 feet. In addition, a 12 feet by 30 feet space in front of each overhead door may be counted towards required parking spaces. <u>Section 98-3</u> 5. Parking will be provided for a mixture of uses. The buildings facing Hancock Road will be parked at a ratio of 1:250 square feet instead of 1:200 square feet. The other buildings will be parked at 1:500 square feet. <u>Section 98-14</u> 6. Bicycle parking will only be provided for buildings facing Hancock Road instead of all the buildings. <u>Section 98-16</u> 7. At grade loading spaces are provided in the designated service area. Therefore, only one 12 feet by 60 feet loading berth will be provided as a common loading dock. <u>Section 98-8</u> 8. Building façade landscaping shall not be required along building façades facing designated service areas. This is primarily the interior buildings. <u>Section 118-37(l)</u> 9. Vehicular Use Interior Landscaping shall not be required in the designated service areas. This is primarily the	

interior buildings. Section 118-38

10. In order to provide security of the outdoor storage areas, the applicant is requesting a maximum 8 feet high fence. Section 122-343 (c)

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area and consistent with the zoning that currently exists in Lake County. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Staff recommends approval of Ordinance 2017- 39 for a Planned Unit Development with M-1 Industrial uses to be developed in substantial accordance with the conceptual site plan prepared by SK Consortium, Inc.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | Draft Ordinance 2017-39 Hancock Industrial Complex | DRAFT 2017-39 Hancock Industrial Complex.docx |
| 2. | Hancock Keating Maps | Hancock Keating Maps.pdf |
| 3. | Conceptual Site Plan | Conceptual Site Plan WO Topo.pdf |
| 4. | Waiver Map | Waiver Map.pdf |
| 5. | Legal Ad | REZ Keating Legal Ad for PUD.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-39

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

LEGAL DESCRIPTION-PARCEL "A":

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD (COUNTY ROAD 3-1255), AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 579.99 FEET TO THE WESTERLY LINE OF A 30 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 925, PAGE 230 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 50°14'58" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 611.57 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 90°00'00" WEST FOR A DISTANCE OF 512.82 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 285.00 FEET; THENCE RUN SOUTH 90°00'00" WEST FOR A DISTANCE OF 526.00 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD; THENCE RUN NORTH 00°57'47" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 676.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 468,061.42 SQUARE FEET (10.75 ACRES), MORE OR LESS.

AND

CITY OF CLERMONT
ORDINANCE No. 2017-39

LEGAL DESCRIPTION-PARCEL "B":

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD (COUNTY ROAD 3-1255), AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 579.99 FEET TO THE WESTERLY LINE OF A 30 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 925, PAGE 230 OF AFORESAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 312.77 FEET TO THE EASTERLY LINE OF A 170 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 610 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 50°14'58" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 979.41 FEET TO THE EAST LINE OF THE WEST 1660 FEET OF THE AFORESAID NORTHWEST 1/4 OF SECTION 34; THENCE RUN SOUTH 00°57'45" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 263.86 FEET TO THE AFORESAID WESTERLY LINE OF A 30 FOOT UTILITY EASEMENT; THENCE DEPARTING SAID EAST LINE RUN NORTH 50°14'58" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1391.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 237,139.56 SQUARE FEET (5.44 ACRES), MORE OR LESS.

AND

LEGAL DESCRIPTION-PARCEL "C":

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD (COUNTY ROAD 3-1255), AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 892.76 FEET TO THE EASTERLY LINE OF A 170 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 610 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE

CITY OF CLERMONT
ORDINANCE No. 2017-39

FOR A DISTANCE OF 742.48 FEET TO THE EAST LINE OF THE WEST 1660 FEET OF THE AFORESAID NORTHWEST 1/4 OF SECTION 34; THENCE RUN SOUTH 00°57'45" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 626.37 FEET TO THE EASTERLY LINE OF A 170 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 610 OF AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 50°14'58" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 979.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,501.86 SQUARE FEET (5.34 ACRES), MORE OR LESS.

LOCATION

South of Hooks Street, North of Trade Avenue, East of Hancock Road.
Alternate Keys 3909648, 3909649, 3909650
21.53 +/- Acres

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

SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for a multi-tenant commercial/industrial development with M-1 Industrial 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 "Hancock Road Industrial Complex Conceptual Site Plan No. 3", prepared by SK Consortium, Inc., with a revised date of 1-29-18. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

CITY OF CLERMONT
ORDINANCE No. 2017-39

SECTION 3 - Land Uses and Specific Conditions:

1. The project may consist of up to 115,000 square feet of permitted M-1 Industrial uses with three structures greater than 20,000 square feet but no more than 25,000 square feet. These structures are identified as “New Bldg. No. 3, 4, & 5” on the conceptual site plan.
2. The site may have outdoor storage of vehicles, equipment, and/or materials in the areas identified on the conceptual site plan. These areas shall be screened. No outdoor repair of machinery or vehicles is permitted.
3. Setbacks
From Hancock Road: 50 feet from the property line
East property line: 15 feet from the property line
North property line: 15 feet from the property line
South property line: 25 feet from the property line
4. Maximum building height will be 55 feet, measured at the highest point.
5. Maximum impervious surface area ratio shall be 80% with a floor area ratio not to exceed 0.35.
6. Automotive parking spaces in designated service areas may be reduced to 9 feet by 20 feet to accommodate at grade overhead doors. A 12 feet by 30 feet space in front of each overhead door may be counted towards the required parking spaces and loading spaces.
7. Parking
Buildings facing Hancock Road: 1:250 SF of gross floor area (in lieu of 1:200)
All other interior buildings: 1:500 SF of GFA (in lieu of 1:500 and 1:1000)
Bicycle parking: Required only for buildings facing Hancock Road
8. At grade loading spaces are provided in the designated service area, therefore, only one 12 feet by 60 feet loading berth shall be required and provided as a common loading dock.
9. Building façade landscape shall not be required along building facades facing designated service areas.
10. Interior landscape and vehicular use area landscape shall not be required in designated service areas.
11. Installed fencing around the outside storage areas will not exceed 8 feet in height.
12. 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.

CITY OF CLERMONT
ORDINANCE No. 2017-39

13. The buildings shall be constructed in a manner that shall meet the City of Clermont's Architectural Standards.
14. Any improvements to Hancock Road shall be coordinated and approved through Lake County Public Works Department. At a minimum, these may include turn lanes and paved shoulders within the limits of the offsite road improvements. All of this is subject to approval by Lake County Public Works Department.
15. Additional right-of-way dedication along Hancock Road may be required by Lake County Public Works. A detailed right-of-way survey for Hancock Road along the property frontage will be required with plan and permit submittals.
16. A Traffic Impact Study (TIS) shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
17. Fiber optic conduit and pull boxes may be required to be installed by the developer in the easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.
18. The project shall be developed according to the M-1 Industrial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4:

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

SECTION 5:

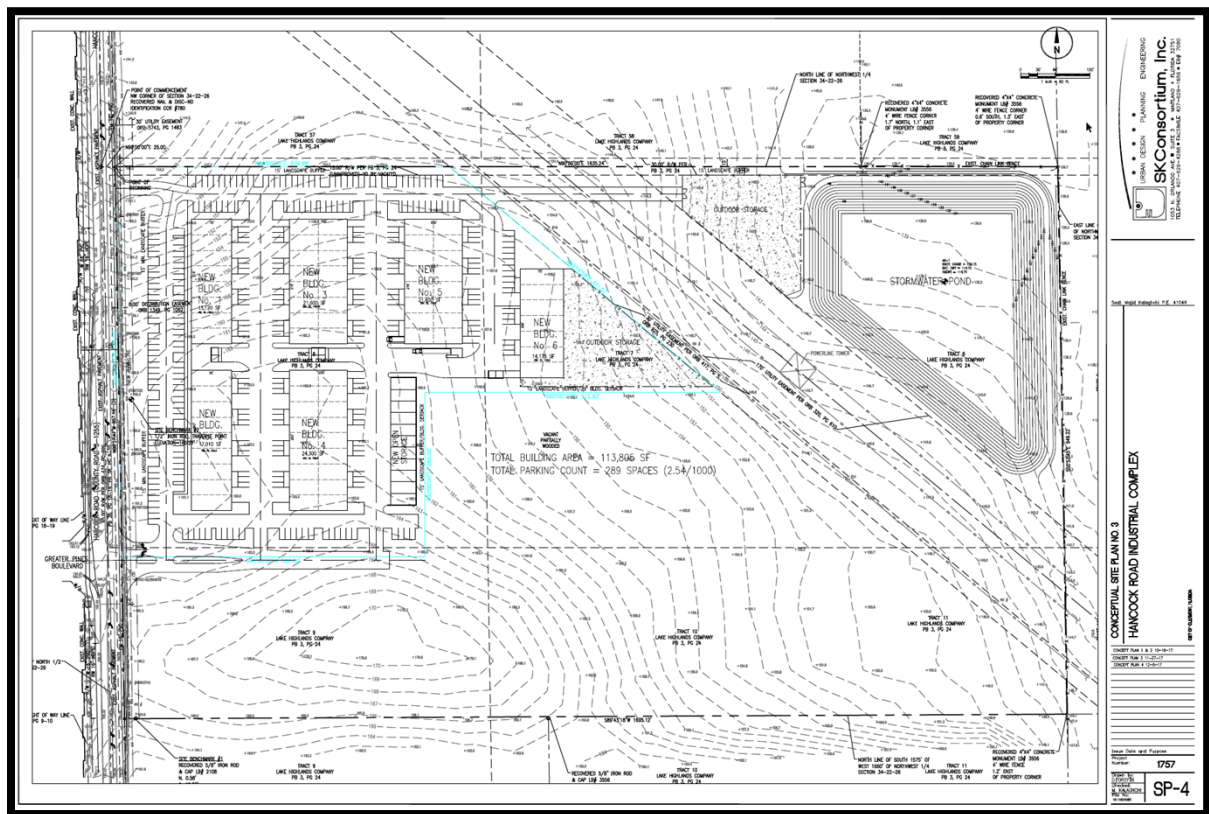
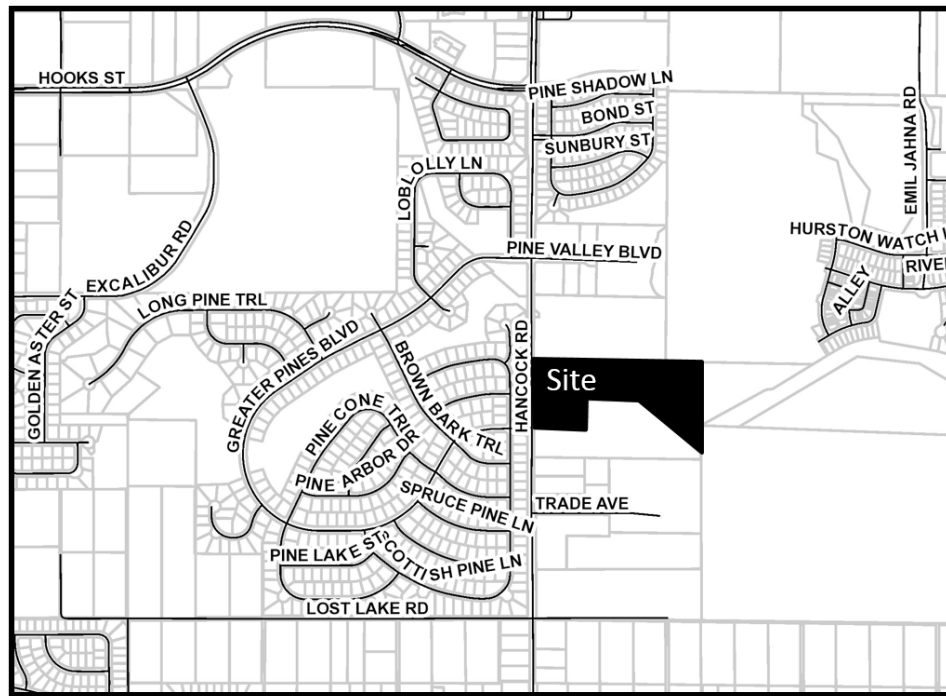
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6:

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

CITY OF CLERMONT ORDINANCE No. 2017-39

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-39

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 13th day of March, 2018.

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

Keating/Hancock Public Works Site

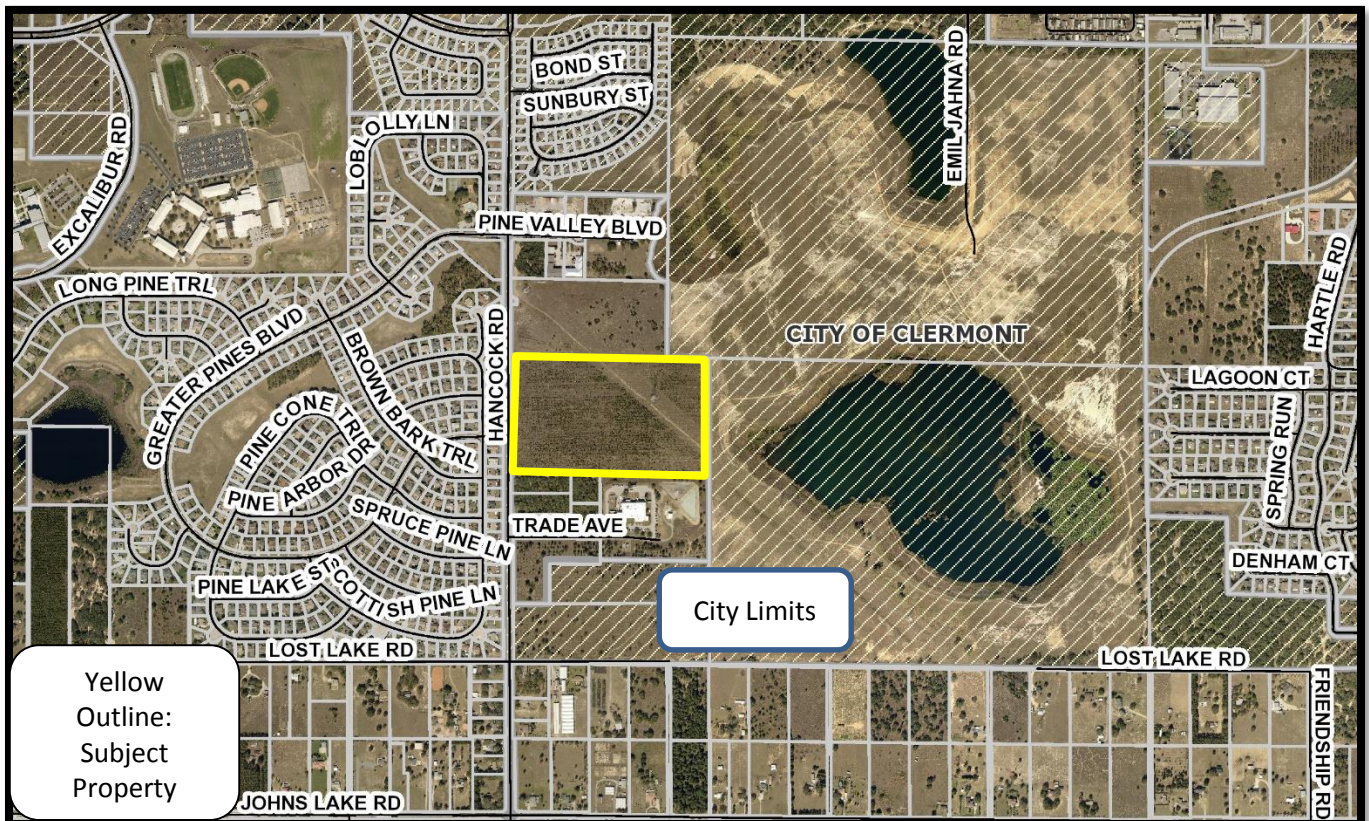
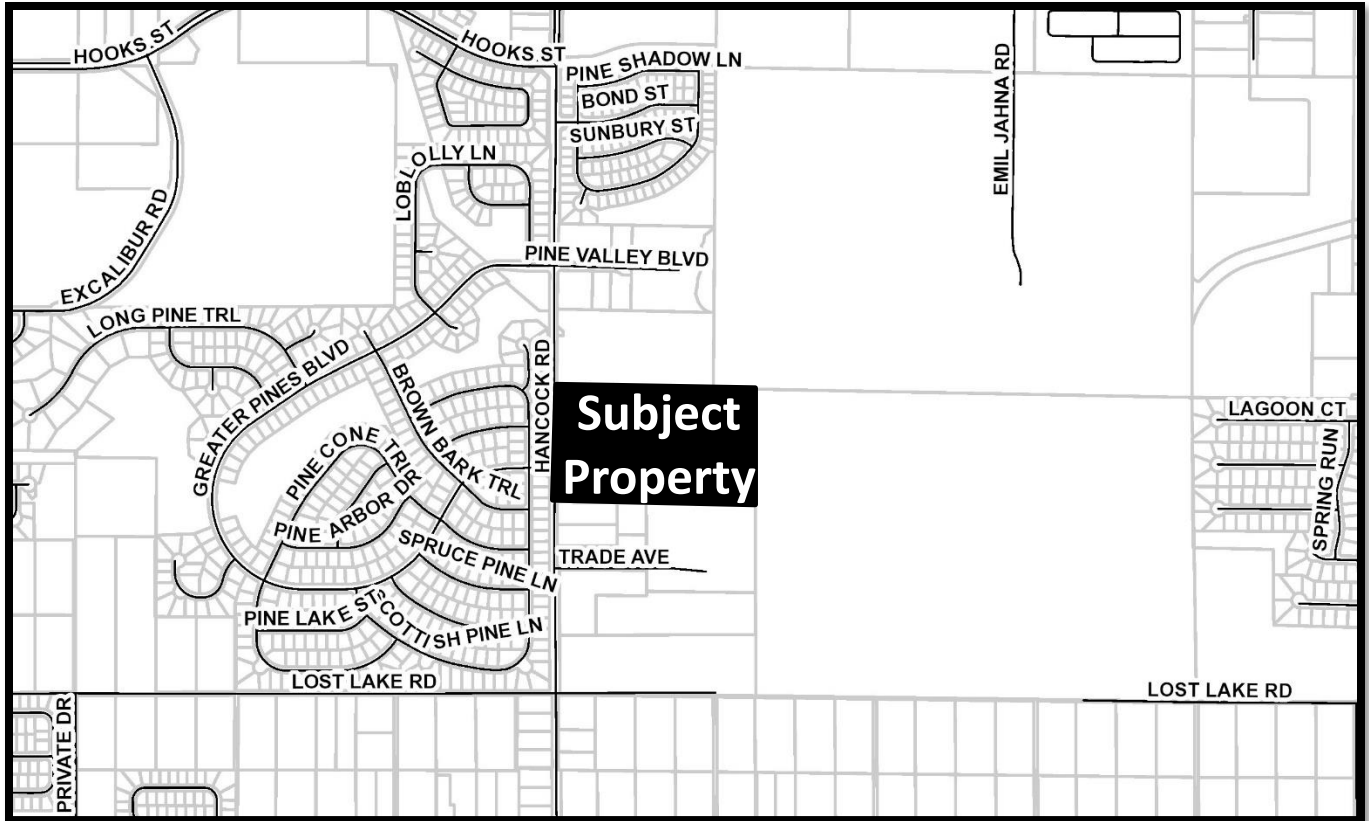
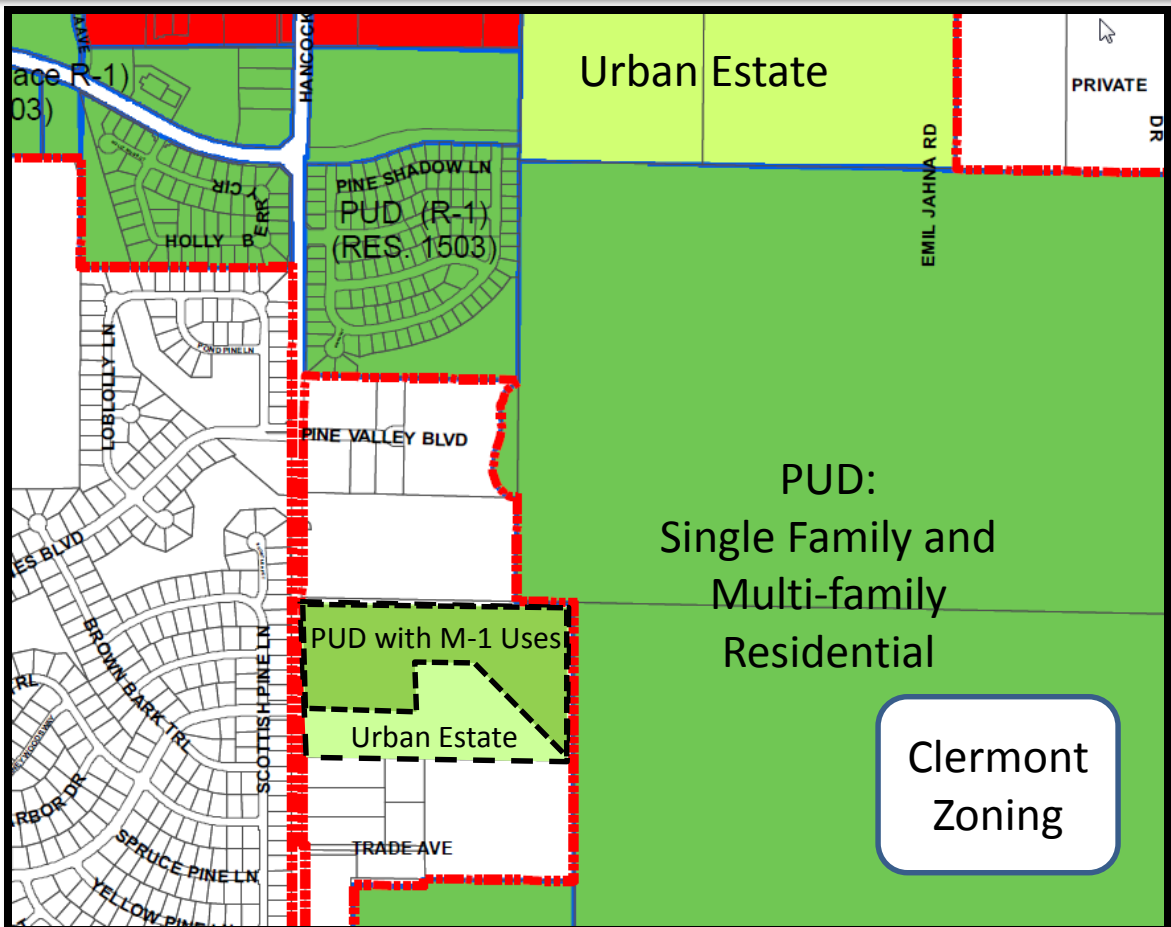
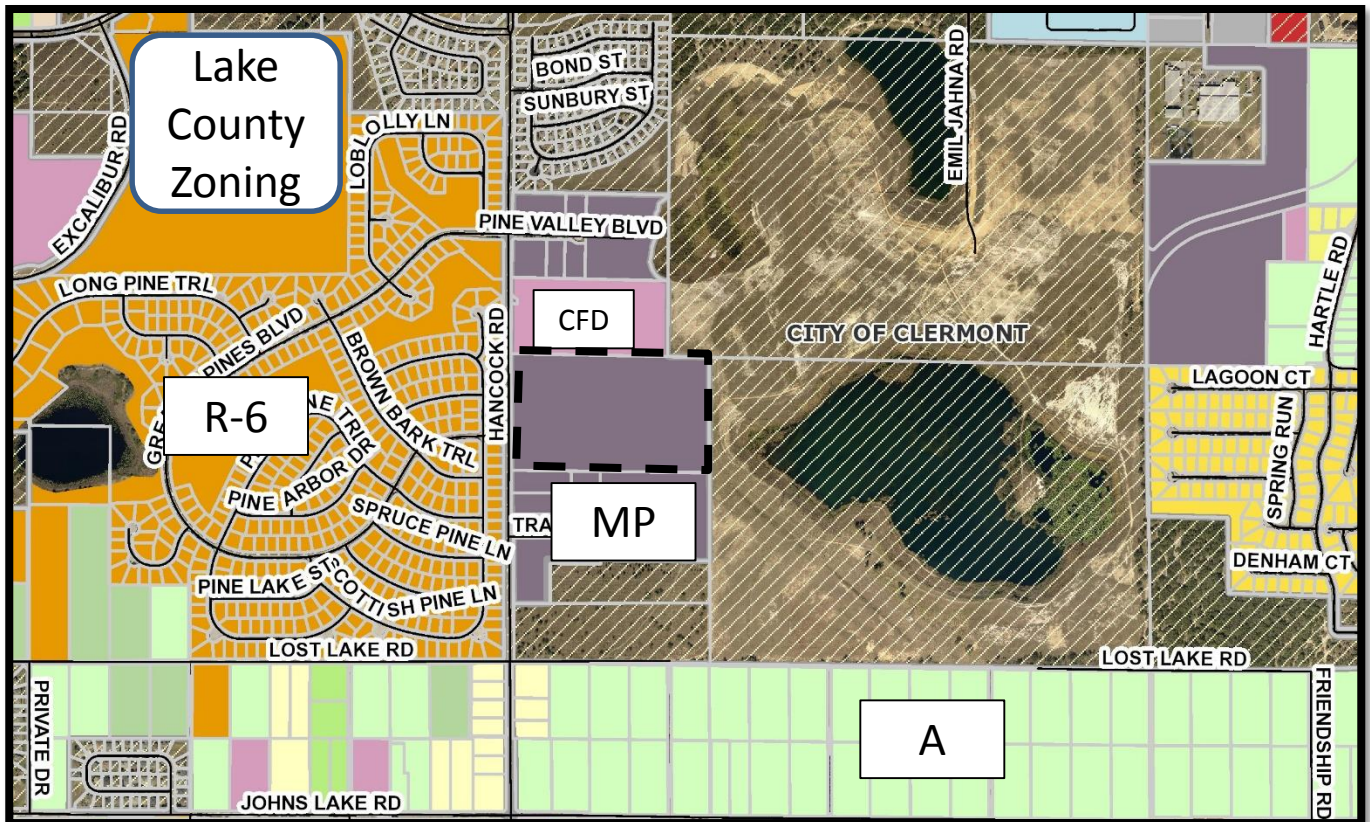
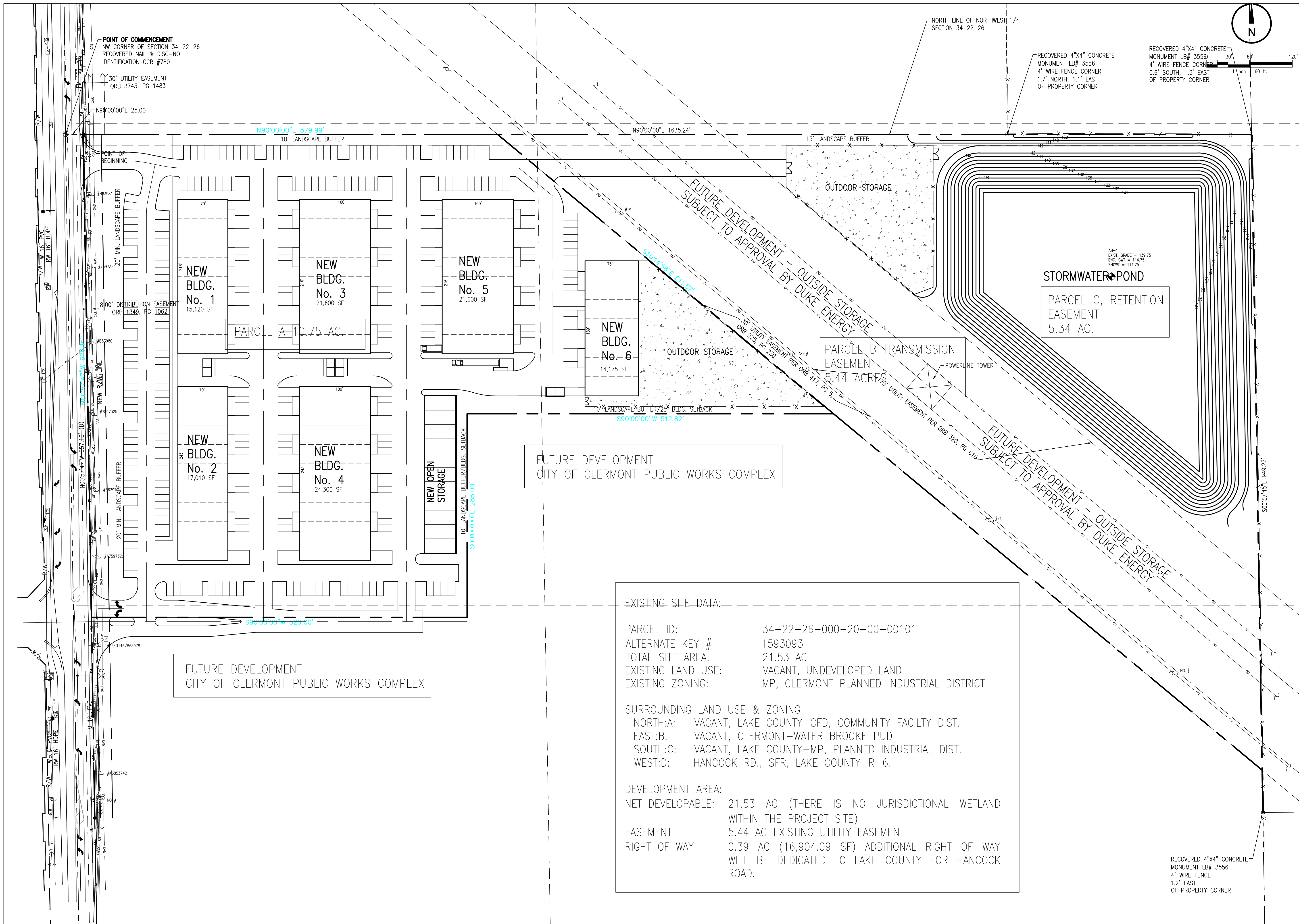


Exhibit - Zoning Map Keating/Hancock Public Works Site





EXISTING SITE DATA:

PARCEL ID: 34-22-26-000-20-00-00101
ALTERNATE KEY # 1593093
TOTAL SITE AREA: 21.53 AC
EXISTING LAND USE: VACANT, UNDEVELOPED LAND
EXISTING ZONING: MP, CLERMONT PLANNED INDUSTRIAL DISTRICT

SURROUNDING LAND USE & ZONING

NORTH:A: VACANT, LAKE COUNTY-CFD, COMMUNITY FACILTY DIST.
EAST:B: VACANT, CLERMONT-WATER BROOKE PUD
SOUTH:C: VACANT, LAKE COUNTY-MP, PLANNED INDUSTRIAL DIST.
WEST:D: HANCOCK RD., SFR, LAKE COUNTY-R-6.

DEVELOPMENT AREA:

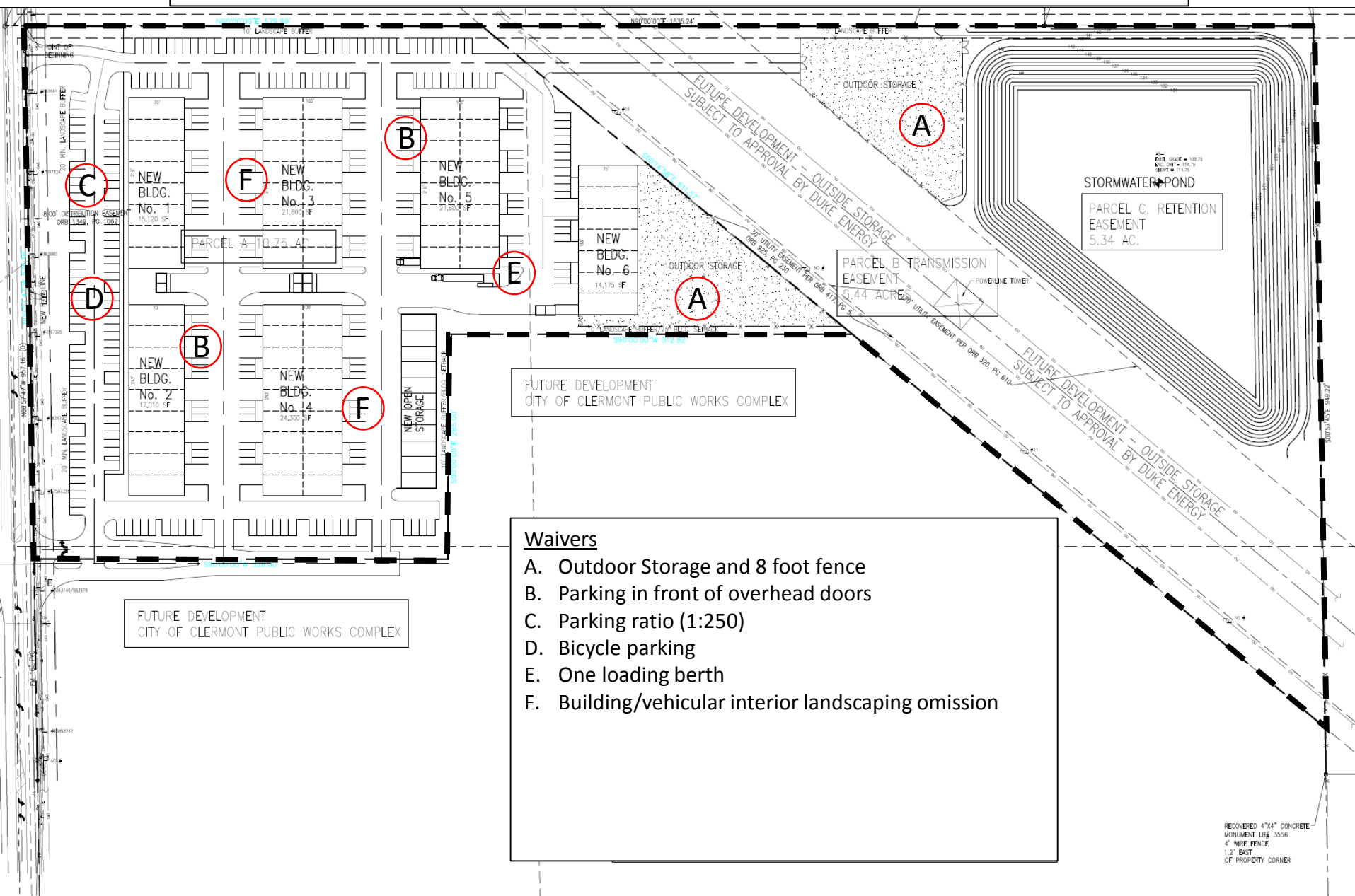
NET DEVELOPABLE: 21.53 AC (THERE IS NO JURISDICTIONAL WETLAND WITHIN THE PROJECT SITE)
EASEMENT 5.44 AC EXISTING UTILITY EASEMENT
RIGHT OF WAY 0.39 AC (16,904.09 SF) ADDITIONAL RIGHT OF WAY WILL BE DEDICATED TO LAKE COUNTY FOR HANCOCK ROAD.

Seal: Majid Kalaghchi P.E. 41046

PD DEVELOPMENT PLAN
CLERMONT COMMERCE PARK PD

Issue Date and Purpose	
Project Number:	1757
Drawn by: D.FORSYTH	
Checked: M. KALAGHCHI	
File No: 1611080601	

Hancock Road Industrial Park - Waiver Locations



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. 2018-08

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

LOCATION

South of Hooks Street, North of Trade Avenue, East of Hancock Road.
Alternate Keys 3909648, 3909649, 3909650
21.53 +/- Acres

LEGAL DESCRIPTION

LEGAL DESCRIPTION-PARCEL "A":

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD (COUNTY ROAD 3-1255), AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 579.99 FEET TO THE WESTERLY LINE OF A 30 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 925, PAGE 230 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 50°14'58" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 611.57 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 90°00'00" WEST FOR A DISTANCE OF 512.82 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 285.00 FEET; THENCE RUN SOUTH 90°00'00" WEST FOR A DISTANCE OF 526.00 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD; THENCE RUN NORTH 00°57'47" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 676.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 468,061.42 SQUARE FEET (10.75 ACRES), MORE OR LESS.

AND

LEGAL DESCRIPTION-PARCEL "B":

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD (COUNTY ROAD 3-1255), AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 579.99 FEET TO THE WESTERLY LINE OF A 30 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 925, PAGE 230 OF AFORESAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 312.77 FEET TO THE EASTERLY LINE OF A 170 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 610 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 50°14'58" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 979.41 FEET TO THE EAST LINE OF THE WEST 1660 FEET OF THE AFORESAID NORTHWEST 1/4 OF SECTION 34; THENCE RUN SOUTH 00°57'45" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 263.86 FEET TO THE AFORESAID WESTERLY LINE OF A 30 FOOT UTILITY EASEMENT; THENCE DEPARTING SAID EAST LINE RUN NORTH 50°14'58" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 1391.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 237,139.56 SQUARE FEET (5.44 ACRES), MORE OR LESS.

AND

LEGAL DESCRIPTION-PARCEL "C":

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HANCOCK ROAD (COUNTY ROAD 3-1255), AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 90°00'00" EAST ALONG SAID

NORTH LINE A DISTANCE OF 892.76 FEET TO THE EASTERLY LINE OF A 170 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 610 OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 742.48 FEET TO THE EAST LINE OF THE WEST 1660 FEET OF THE AFORESAID NORTHWEST 1/4 OF SECTION 34; THENCE RUN SOUTH 00°57'45" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 626.37 FEET TO THE EASTERLY LINE OF A 170 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 320, PAGE 610 OF AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 50°14'58" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 979.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,501.86 SQUARE FEET (5.34 ACRES), MORE OR LESS.

FROM Urban Estate
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, March 6, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, March 13, 2018 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
February 27, 2018

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend to approve the Kona Food TruckLuau's Hualalicious- Clermont Food Truck Event to be held in Downtown Clermont along with road closures June 2, 2018 from 12:00 PM to 10:00 PM.		
Staff Report		
Kona Food Truck Luau's is requesting to host the Hualalicious- Clermont Food Truck Event in Downtown Clermont on Saturday, June 2, 2018 from 2:00 PM to 9:00 PM. The organization is requesting to close off roads starting at 12:00 PM until 9:00 PM at the following intersections: -7th Street and West Minneola Avenue -8th Street in between Montrose Street and Minneola Avenue -8th Street at North side of Minneola Avenue -Minneola Avenue between West Avenue and 8th Street (right before the entrance to the Post Office)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Hualalicious Council Packet 6 2 18	Hualalicious Council Packet 6 2 18.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

H.H.#
2589

Today's Date JANUARY 29, 2018
Name of Event HAULAIKIONS - CLERMONT
Date(s) of Event 6/2/18 Estimated Attendance: _____
Event Start Time: 2:00 PM Event End Time: 9:00 PM
Before Event Setup Time: 12:00 PM After Event Cleanup Time: 10:00 PM
Name of Organization/Applicant KONA FOOD TRUCK LUAUS

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☒ Non Resident ☐ Non-Profit ☐ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # _____

Event Contact DOUG TROYLON Email DOUG@KONAFEST.COM

Day Phone 321 229 2585 Cell Phone SAME AS DAY PHONE

Address P.O. BOX 1420 City WINTER PARK State FL Zip 32790

Secondary Contact KATHY MANLEY Phone # 407 687-5594

Briefly Describe Event: STREET FOOD TRUCK COOK-OFF UP TO 40
FOOD TRUCKS

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

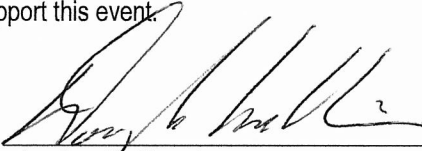
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

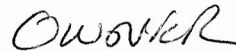
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

Indemnification, Insurance and Additional Costs

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



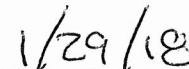
Applicant's Signature



Title



Printed Name



Date

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

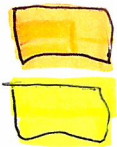
Department / Division Routing:

- | | | |
|----------------------|----------------------------------|----------------------------|
| a) Police Department | b) Development Services Dept. | c) Public Works Department |
| d) Fire Department | e) Parks & Recreation Department | |

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

DATE 1/19/19

Google Maps



ROAD CLOSURE SIGNS

THE HULALICIOUS 40 FOODTRUCK EVENT

Imagery ©2018 Google, Map data ©2018 Google 200 ft



CERTIFICATE OF LIABILITY INSURANCE

HULAD-1

OP ID: SP

DATE (MM/DD/YYYY)

01/25/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Corkhill Insurance Agency, LLC 20 South Bumby Avenue Orlando, FL 32803 Scott Corkhill,AAI #A054965		CONTACT NAME: Scott Corkhill,AAI #A054965 PHONE (A/C, No, Ext): 407-898-8891 FAX (A/C, No): 407-898-8813 E-MAIL ADDRESS:		
INSURED Hula Dog, LLC Kona Food Truck Luaus P.O. Box 1420 Winter Park, FL 32790		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Southern Owners Ins Company		10190
		INSURER B : Owners Insurance Company		32700
		INSURER C :		
		INSURER D :		
		INSURER E :		
INSURER F :				

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			72050362	02/23/2017	02/23/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS			4908883101	02/23/2017	02/23/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CITYCLE City of Clermont 685 West Montrose St Clermont, FL 34711	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Scott Corkhill</i>
--	--

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend to approve Kona Food Trucks Luau to have road closure for every third Friday for one year.		
Staff Report		
The applicant, Doug Trovillion, has requested road closures from 4:30 PM to 10:00 PM every third Friday of the month for the next twelve months starting March 16, 2018 for the Third Friday Kona Food Truck Luau's events. He is requesting that 7th Street be closed between Montrose Street and West Desoto Avenue		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	3rd Friday Food Trucks -Kona Food Truck Luaus	3rd Friday Food Trucks -Kona Food Truck Luaus.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 2/1/18
Name of Event KONA FOOD TRUCK LVAS
Date(s) of Event 3rd FRIDAY EACH MONTH Estimated Attendance: 2000 PEOPLE
Event Start Time: 5:30 PM Event End Time: 9:00 PM
Before Event Setup Time: 4:30 PM After Event Cleanup Time: 10:00 PM
Name of Organization/Applicant DOUG TROMBELL

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☒ Non Resident ☐ Non-Profit ☐ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # 47-148312

Event Contact DOUG TROMBELL Email DOUG@KONANATION.COM

Day Phone 321-229-2585 Cell Phone 321-229-2585

Address P.O. BOX 1420 City WINTER PARK State FL Zip 32790

Secondary Contact KATHY WIANLEY Phone # 407-687-5594

Briefly Describe Event: MONTHLY FOOD TRUCK EVENT ON THE 3RD FRIDAY
I HAVE BEEN RUNNING A FOOD TRUCK EVENT IN
CLERMONT FOR THE LAST 5 1/2 YEARS.

Location of Event on City Property: ☐ A ☐ B ☐ C ☒ D ☐ Map 1 ☒ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____

The Following Items Must be Noted on Your Site Plan

Maximum Size of 8 1/2" X 11" including the following information:

✓	N/A	
☐	☒	Location of food vendor area(s)
☐	☒	Canopy/Tent Locations w/ sizes
☐	☒	Fuel storage/dispensing areas
☒	☐	Emergency Access Route for EMS & Fire AT BOTH ENDS OF THE STREET MONROSE & DESOTO
☐	☒	Location of vendor booths & games
☐	☒	Residential trailers for crews (carnivals)
☒	☐	Location of fire extinguishers and other safety equipment IN EACH FOOD TRUCK
☒	☐	Location of fire extinguishers & other required life safety equipment IN EACH FOOD TRUCK
☐	☒	Description of sound amplification facilities or equipment to be utilized
☐	☒	Location and description of Attention Getting Devices (Balloons, etc.)
☒	☐	Location of generators ON THE FOOD TRUCKS
☐	☒	Location of temporary power drop
☐	☒	Rides with descriptions
☐	☒	Identify any fences/gates around event
☐	☒	Stage locations
☐	☒	Table, chair, and equipment layout
☒	☐	Traffic routing, road closures, separation of parking area from event SEE ORANGE AT EACH END OF THE STREET
☐	☒	City facilities or equipment to be utilized
☐	☒	Location and description of banners or signage (not permitted in ROW)
☒	☐	Location of portable restrooms SEE [blue box] FOR PUBLIC BATHROOMS

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

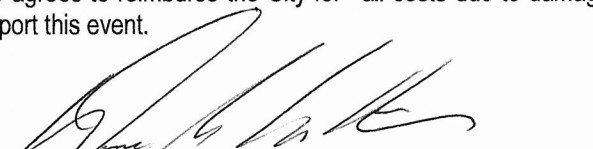
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

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

Indemnification, Insurance and Additional Costs

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


Applicant's Signature

DOUGLAS P. TRONK
Printed Name

OWNER
Title

2/1/18
Date

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

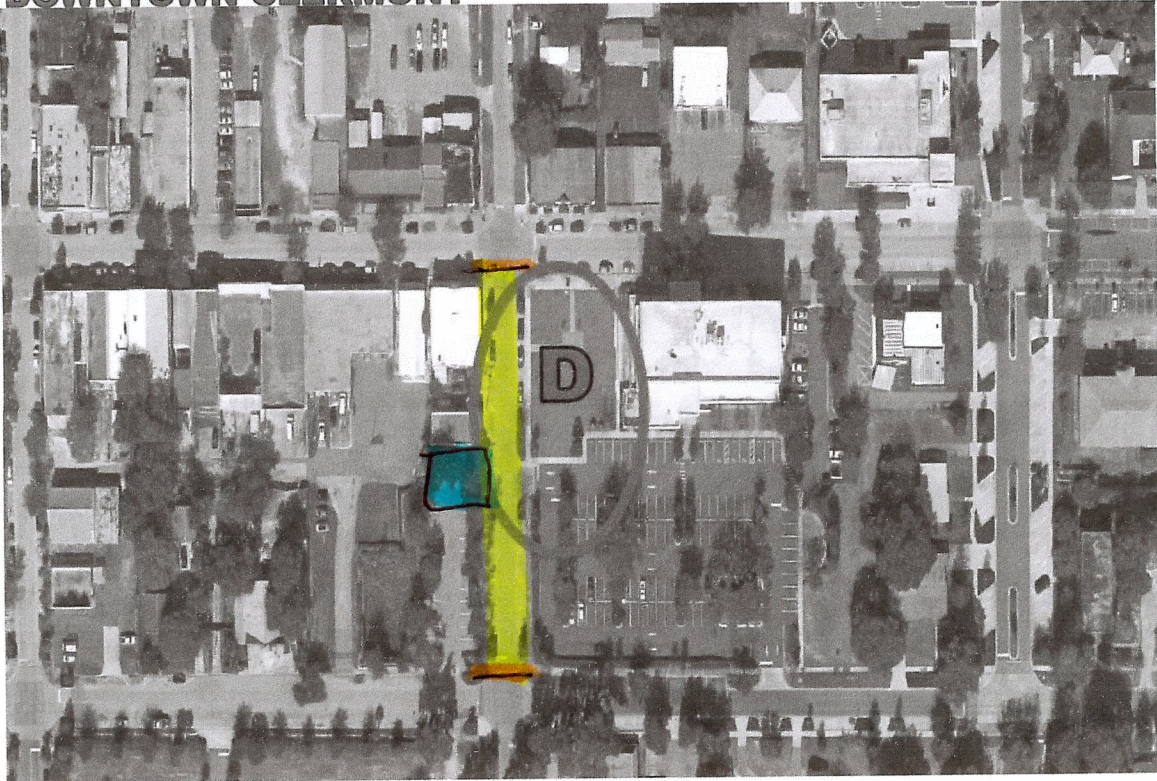
Department / Division Routing:

- | | | |
|----------------------|----------------------------------|----------------------------|
| a) Police Department | b) Development Services Dept. | c) Public Works Department |
| d) Fire Department | e) Parks & Recreation Department | |

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

3RD FRIDAY FOOD TRUCK NIGHT ON 7TH STREET
BETWEEN MONTROSE STREET & WEST DESOTO
UP TO 14 FOOD TRUCK IN THIS ONE BLOCK AREA
NO VENDOR,

DOWNTOWN CLERMONT



MAP 2

STREET CLOSURE FROM 5:00 TO 10:00
THE EVENT WILL BE FROM 5:30PM TO 9:00PM



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 27, 2018		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend to approve the Kona Food TruckLuau's Hualalicious- Clermont Food Truck Event to be held in Downtown Clermont along with road closures January 19, 2019 from 12:00 PM to 10:00 PM.		
Staff Report		
Kona Food Truck Luau's is requesting to host the Hualalicious- Clermont Food Truck Event in Downtown Clermont on Saturday, January 19, 2019 from 2:00 PM to 9:00 PM. The organization is requesting to close off roads starting at 12:00 PM until 9:00 PM at the following intersections: -7th Street and West Minneola Avenue -8th Street in between Montrose Street and Minneola Avenue -8th Street at North side of Minneola Avenue -Minneola Avenue between West Avenue and 8th Street (right before the entrance to the Post Office)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Hualalicious Council Packet 1 19 19	Hualalicious Council Packet 1 19 19.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

HH#
2585

Today's Date 1/24/18
Name of Event HUNALICIOUS - CLERMONT
Date(s) of Event 6/2/18 1-19-19 Estimated Attendance: _____
Event Start Time: 12:00 PM Event End Time: 9:00 PM
Before Event Setup Time: 12:00 PM After Event Cleanup Time: 10:00 PM
Name of Organization/Applicant KONA FOOD TRUCK LUAAUS

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License # _____

Event Contact DOUG TROYILLIEN Email DOUG@KONANATION.COM

Day Phone 321 229 2588 Cell Phone SAME AS DAY PHONE

Address P.O. BOX 1420 City WINTER PARK State FL Zip 32790

Secondary Contact KATHY MANLEY Phone # 407 687-5594

Briefly Describe Event: STREET FOOD TRUCK COOK-OFF UP TO 40
FOOD TRUCKS

Location of Event on City Property: ☐ A ☐ B ☐ C ☐ D ☐ Map 1 ☐ Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location: _____

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

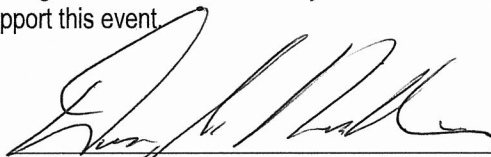
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

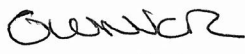
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

Indemnification, Insurance and Additional Costs

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


Applicant's Signature

DOUGLAS P. TROVILLION
Printed Name


Title

1/24/18
Date

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

Department / Division Routing:

- | | | |
|----------------------|----------------------------------|----------------------------|
| a) Police Department | b) Development Services Dept. | c) Public Works Department |
| d) Fire Department | e) Parks & Recreation Department | |

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

Google Maps

DATE 6/2/18 11:49/18

 ROAD CLOSURE SIGNS THE HULALICIOUS 40 FOOD TRUCK EVENT

Imagery ©2018 Google, Map data ©2018 Google 200 ft



CERTIFICATE OF LIABILITY INSURANCE

HULAD-1

OP ID: SP

DATE (MM/DD/YYYY)

01/25/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Corkhill Insurance Agency, LLC 20 South Bumby Avenue Orlando, FL 32803 Scott Corkhill,AAI #A054965		CONTACT NAME: Scott Corkhill,AAI #A054965 PHONE (A/C, No, Ext): 407-898-8891 FAX (A/C, No): 407-898-8813 E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Southern Owners Ins Company	
		INSURER B: Owners Insurance Company	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED
Hula Dog, LLC
Kona Food Truck Luau
P.O. Box 1420
Winter Park, FL 32790

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			72050362	02/23/2017	02/23/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS			4908883101	02/23/2017	02/23/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CITY/CLER City of Clermont 685 West Montrose St Clermont, FL 34711	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Scott Corkhill</i>
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