CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, March 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

Citizen's Academy

Lifesaving Awards

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 March 13, 2018 Regular Council Meeting Minutes.
Item No. 2 - Plat Approval	Consider plat approval for Highland Ranch Canyons Phase 5.
Item No. 3 - Board Appointment	Re-appoint Council Member Brishke to the Lake County Arts and Cultural Alliance for a two (2) year term beginning August 1, 2018.
Item No. 4 - Surplus Request	Consider declaring end of life inventory as surplus from various departments and dispose of in accordance with the Purchasing Policy.
Item No. 5 - Bid Award	Consider award to The Lane Construction Corporation to provide street resurfacing services to Minnehaha Avenue in the budgeted amount of $119,420 (including contingencies).
Item No. 6 - Bid Award	Consider award to Bentley Architects + Engineers, Inc. to provide professional architectural services for the new Public Works Facility in the budgeted amount of $774,004.97.

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Item No. 7 - Contract Amendment	Consider first contract amendment between the City of Clermont and Fifth Third Bank to provide commercial card services.
Item No. 8 - Special Event Sign Request	Consider Caribbean American Association of Lake County request to erect temporary signage for the annual "Clermont Jerk Festival" on May 19, 2018 at Waterfront Park.

UNFINISHED BUSINESS

Item No. 9 - Ordinance No. 2018-10 *Final* *Citrus Tower Commerce Center*	Consider rezoning from C-2 General Commercial to Planned Unit Development (PUD) for property located at 423 Citrus Tower Blvd.
Item No. 10 - Ordinance No. 2018-11 *Final* *Anderson Hill*	Consider amendment to a PUD to remove the billboard language and clarify outdoor speaker language for multi-tenant commercial project located at US Hwy 27 and Anderson Hill Rd.

NEW BUSINESS

Item No. 11 - Variance Request *Lucky's Market*	Consider request to allow a wall sign in excess of the maximum allowable copy area of 200 sq.ft. as required by the Land Development Code located at 1700 E. Hwy. 50.

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.

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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

NEWS RELEASE

Clermont Fire Department

439 W Hwy 50 ● Clermont, FL 34711 ● Phone: 352-394-7662 ● Fax: 352-241-4904 ● www.ClermontFL.gov

CONTACT
Jennifer Pierce, Interim Fire Marshal
352-241-2201 or jpierce@clermontfl.org

CLERMONT FIRE DEPARTMENT TO HONOR GOOD SAMARITANS WITH LIFESAVING AWARD FOLLOWING RESCUE

CLERMONT (March 14, 2018) – Two south Lake County men are credited with saving a man's life after rescuing a 60-year-old resident from a house fire in Clermont on Wednesday.

Shortly before 5:30 p.m., Brian Walker, of Minneola, was driving into a mobile home park at 660 Hooks St. so that his friend, Chris Desmond, could help repair Walker's truck. Walker noticed heavy smoke coming from one of the residences a few doors away. Walker alerted Desmond, and the two men raced to the smoke-filled home.

"The smoke was so thick that at first I couldn't see anyone," Desmond, a painter, said.

Desmond then saw his unconscious neighbor in a chair that had a lit cigarette. Desmond and Walker carried the man out and then Desmond tried to douse the fire with water.

"We were coughing our lungs up," Desmond said.

Clermont Fire Department and Lake County Fire Rescue responded and determined that the fire had started from the lit cigarette.

"Without the quick actions of these two men, the situation could have been catastrophic," said Interim Fire Marshal Jennifer Pierce.

Chief Carle Bishop said Desmond and Walker will be honored in a ceremony in the near future.

"I commend them for their courageous efforts," Bishop said.

The unidentified resident was transported to South Lake Hospital for treatment. No emergency personnel were injured, and the fire was contained to the single residence. Pierce said there were no working smoke alarms found in the home. She urged all residents to check their smoke alarms regularly.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
March 13, 2018

The City Council met in a regular meeting on Tuesday, March 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 Howe**.**

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Brian Broadway gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Economic Development Director Schmidt paid honor to Sommer Sports and Fred Sommer for 35 years of Triathlon events. Mayor Ash presented Fred Sommer with a framed collage.

Fire Chief Bishop stated the Clermont Fire Department achieved International Accreditation as of today. This designation is only held by 170 Fire Departments worldwide. Fire Chief Bishop stated he was proud of his staff and thanked the Council and the City Manager for their support. Fire Chief Bishop presented a plaque to the City from the Clermont Fire Department.

PUBLIC COMMENTS

Choice Edwards congratulated Fred Sommers and Chief Bishop along with the Clermont Fire Department for their achievements. It has come to his attention that the ambulance service in the City may be relocated from its current location. Mr. Edwards requested the ambulance service to be close to Kings Ridge.

Jim Purvis, 4206 Hammersmith, commented on the room being populated due to Council Member Goodgame's response to Lake County's decision regarding ambulances. Mr. Purvis asked if the Council would give assurance to proactively look into ambulance services or have the County better improve their services.

Loni Perrelle, 1016 Everest Street, stated she received an email from Council Member Goodgame regarding ambulance services and requested Council to find a way to have ambulance services available 24 hours a day.

Stephanie Haddock, 846 W. Osceola, Lilly's on the Lake, commented on construction to expand the sidewalk and asked if construction can be pushed out. City Manager Gray replied that there is no sidewalk expansion in the near future by Lilly's on the Lake and asked her to see Capital Planning and Projects Director Kinzler in regards to any road closures.

Judy Proli, 1020 Everest Street, commented in favor of the City having an ambulance service available after 8:00 PM.

Charlene Forth, 939 W. Desoto Street, stated residents come first and cannot imagine not having an ambulance service.

City Manager Gray addressed the EMS issue stating he received a call from the Lake County Manager wherein the County Manager stated Lake County is not cutting services in south Lake County. Further, every City fire truck has paramedics on it. The ambulances provide the transportation. The City has paramedics who can do the same thing except for transporting. The City has a taxing revenue structure wherein the City owns the ambulance system. One thing council discussed prior was the change to the organizational makeup as the ambulance services will now be under the control of the Board of County Commissioners. The Council would like to discuss taking over that service for the City at a workshop. Mayor Ash added she would like all Council Members present at the workshop discussing this matter.

REPORTS

City Manager Gray reported the Pig on the Pond event was successful over the weekend. He further stated this will be Economic Development Director Schmidt's last Council meeting. He also welcomed back Doris Bloodsworth to help with communications for the City.

City Attorney Mantzaris reported the Senate and the House of Representatives recently passed a bill signed by the Governor titled the Marjory Stoneman Douglas High School Public Safetly Act. The City does not need to adopt the ordinance discussed at the previous Council Meeting.

Council Member Bates – No report.

Council Member Goodgame reported he appreciated everyone coming tonight regarding the EMS. He received a letter from the County Manager. City Manager Gray and the Council will work together to come up with a plan to solve EMS issues. He attended the Pig on the Pond event on Saturday wherein they did an excellent job. After Pig on the Pond, he attended an Assisted Living Production at the Performing Arts Center. He attended the accreditation service for the Fire Department with the rest of Council. He went to the soft opening of Lucky's Market.

Council Member Brishke reported on March 1, she attended the Citizens Academy at the Police Department. Chief Broadway gave a brief presentation and a tour of the police headquarters. On March 3, she attended the South Lake Charity Gala wherein South Lake Hospital raised over $9,000. On March 5, she went to the Lucky's Market's opening. On March 8, she attended the Citizens Academy hosted by Environmental Services where they met the Environmental Services team and was given demonstrations of the workings of certain equipment. This morning, she was proud to attend the Fire Department's accreditation.

Council Member Travis reported on February 28, she went to dinner at Chili's for the Tip a Cop program for the Special Olympics. She also attended Lucky's bacon cutting. Today she attended the meeting for the accreditation of the Fire Department. She also attended the South Lake Hospital Gala fundraiser earlier in the month.

Mayor Ash reported on March 1, she attended the Citizens Academy at the Police Department. On March 3, she attended the Hospital Gala. On March 7, she attended Lucky's bacon cutting. On March 8, the Environmental Services Department hosted the Citizens Academy. On March 10, she attended Pig on the Pond and met with Colin Raye. The proceeds from Pig on the Pond go to scholarships for children in our community. On March 11, she attended the third annual tea ceremony hosted by Caribbean American Association of Lake County of which the proceeds support the Lake Steel Band Orchestra. On March 12, she was at the Public Works' facility to meet with staff. This morning she was present at the accreditation

of the City's Fire Department. She expressed concerns with Council Member Goodgame's comments in the South Lake Tablet regarding the Lake EMS. The City Manager and Fire Department have been working on the Lake EMS services for over a year. Once all of the information is gathered and ready, the Council will discuss the topic at a workshop and then move to a public council meeting wherein decisions will be made. Until that time, Council Members cannot discuss the matter amongst one another. The workshop and meeting agendas will be posted to the city website for the public to be made aware. This matter will not be taken lightly.

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 February 27, 2018 Regular Council Meeting minutes.
Item No. 2 – Easement	Consider Electric Energy Easement with Duke Energy Florida, LLC for installation and maintenance of electrical energy to Victory Pointe Park.
Item No. 3 – Resolution No. 2018-07	Consider authorizing surplus and a quit claim of city property (.022 acres) to Victory Pointe, LLC.
Item No. 4 – Event and Road Closure Request	Consider Father's Day Mega Food Truck with road closures on June 16, 2018.
Item No. 5 – Event and Road Closure Request	Consider approving the Mega Food Truck Rally with road closures January 19, 2019 from 12:00 PM to 10:00 PM.
Item No. 6 – Communications Agreement	Consider approval of professional communication services for the City of Clermont with Crosswords Communication Company, LLC in the amount of $2,500 per month.

Council Member Goodgame moved to approve the Consent Agenda; seconded by Council Member Bates. This motion passed with all members voting aye.

UNFINISHED BUSINESS

Item No. 7 – Withdrawal of Boat Ramp Permit

City Manager Gray stated after much research, reflection and discussion with boat owners, property owners, business owners, and the citizens, staff is recommending to withdraw the St. John's River Water Management permit to construct the boat ramp at Lake Hiawatha preserve. He also requested approval to work on two sites with the public and the council to keep the boat ramp at its current location or to

relocate the boat ramp to the Bell Ceramics site. In 30 days, staff would come back with conceptual designs and at the April 10, 2018 Council Meeting the Council can choose one to move forward with.

Mayor Ash opened the public hearing.

The following were in support of the withdrawal of the boat ramp permit:

Robert Olson, 1290 Dianna Place, representative of Clermont Chain of Lakes Foundation
Steve Hanna, 1251 Fran Mar
Ron Feltner, 12140 Sapphire Drive
Michelle Pines, 1430 15th Street
Libby Hannah, 1251 Fran Mar Court
Shawna Vaughan, 473 Blue Cypress Drive
Mark Plussa, 10845 Bronson Road
Stephen Franklin, 378 12th Street

Mike Perry, Executive Director of Lake County Water Authority, presented bathymetry findings for Lake Hiawatha to the Council and recommended the Bell Ceramics site as the viable site.

Charlene Forth, 939 W. Desoto Street, expressed disappointment in Council's actions.

Council Member Travis requested civility of the citizens. Her vote was based on the consultant's opinion which stated the site was the best place for the City's Master Plan. Now the Council is looking at the Water Authority's opinion to possibly remove the permit and looking at other sites.

Mayor Ash closed the public hearing.

Council Member Brishke noted the wrong decision was made. Her vote was based on safety concerns as safety is her primary concern.

Council Member Bates stated the Council voted on what was thought to be right at the time. At the moment Council appears to be in agreement to rescind the previous vote and move forward.

Mayor Ash noted her vote was based off of staff and engineers' recommendation.

Council Member Bates expressed appreciation that the citizens became organized to support their beliefs.

City Attorney Mantzaris stated staff would like the motion to be to withdraw the St. Johns River Water Management permit for Lake Hiawatha site and consider the two alternative sites of Bell Ceramics and the current boat ramp site.

City Manager Gray stated staff is recommending to look at the existing site where the boat ramp is now as well as the Bells Ceramics site and then staff will return in thirty days with conceptual designs at which point Council can choose one to move forward with. Furthermore, he thanked the boating community and citizens which have met with him consistently to help by suggesting possible options and designs for the boat ramp. The boat ramp options and designs will be posted on the City's website for everyone to see before returning to Council.

> Council Member Goodgame moved to withdraw the St. Johns River Water Management permit for Lake Hiawatha site and consider the two alternative sites of Bell Ceramics and the current boat ramp site; seconded by Council Member Bates. This motion passed with all members voting aye.

Mayor Ash recessed the meeting at 8:03pm. Mayor Ash reconvened the meeting at 8:14pm

The following three items were heard consecutively and voted on separately.

Item No. 8 – Ordinance No. 2017-37, *Final, Hancock Public Works/Keating*

City Clerk Howe read Ordinance No. 2017-37 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. 9 – Ordinance No. 2017-38, *Final, Hancock Public Works/Keating*

City Clerk Howe read Ordinance No. 2017-38 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.

Item No. 10 – Ordinance No. 2017-39, *Final, Hancock Road Industrial Park*

City Clerk Howe read Ordinance No. 2017-39 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.

Senior Planner Kruse presented the request for annexation, rezoning and future land use for a future public works facility. Staff recommends approval of the annexation. The City has received comments from state agencies which provided a review for the large-scale comprehensive plan amendment wherein no objections were found. Staff recommends approval of the large scale comprehensive plan amendment to change the future land use. The applicant is requesting rezoning on 21 acres. Applicant has requested a total of ten waivers to allow development flexibility. Two additional changes have been drafted regarding clarification of condominium language and, under exhibit B, the permitted uses section has been changed

for the ability to allow clinics. Staff recommends approval of Ordinance 2017-39 with the presented changes.

John Keating, 250 E Colonial Drive, Applicant, concurred with staff's recommendation.

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

Council Member Bates questioned Exhibit B and requested clarification regarding the clinics. Mr. Keating replied he was thinking of a possibility of a Centra Care type of business in the front.

Mayor Ash questioned the location of the fencing. Senior Planner Kruse responded the fencing would be in area A. Mr. Keating clarified the fencing would serve to secure the area and he would work with Duke Energy to make sure the fences would not conflict with their access.

Senior Planner Kruse clarified there are no prohibited uses on the outdoor storage.

City Manager Gray stated the Sanitation Department starts at 6:00 am and will miss morning traffic. Public Works Director Brunson clarified Sanitation has roughly thirteen operational trucks that operate four days a week and starts at 6:00 am. Staff starts between 6:00 am to 8:00 am and leaves between 3:00 pm to 5:00 pm.

> Council Member Bates moved for approval of Ordinance 2017-37; seconded by Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.
>
> Council Member Bates moved for approval of Ordinance 2017-38; seconded by Council Member Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.
>
> Council Member Bates moved for approval of Ordinance 2017-39 as amended; seconded by Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.

NEW BUSINESS

Item No. 11 – Variance Request, *At Home*

Assistant Development Services Director Henschel presented the variance request to allow a wall sign area greater than 200 square feet and to allow a second wall sign with an area of 77 square feet. The existing Kmart store located on this property does have 3 wall signs. The variances will provide more visibility without the signs being out of character with the surrounding area. Staff recommends approval of the variance request.

Jimmy Fuller, representing the applicant, commended staff and expressed the desire to improve the quality of the shopping center.

Mayor Ash opened the public hearing.

Jim Purvis, supported the request.

Mayor Ash closed the public hearing.

Council Member Travis and Council Member Brishke expressed agreeance with Mr. Purvis' comments.

Council Member Goodgame requested a Go Dark clause be included. City Attorney Mantzaris stated it would be inappropriate to add a condition that is not related to the variance.

> Council Member Travis moved to approve the variance request; seconded by Council Member Brishke. This motion passed with all member voting aye.

Item No. 12 – Ordinance No. 2018-10, *Introduction, Citrus Tower Commerce Center*

City Clerk Howe read Ordinance No. 2018-10 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.
>
> Council Member Bates moved to introduce Ordinance 2018-10; seconded by Council Member Goodgame. The motion passed with all members voting aye.

Item No. 13 – Ordinance No. 2018-11, *Introduction, Anderson Hill*

City Clerk Howe read Ordinance No. 2018-11 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.
>
> Council Member Bates moved to introduce Ordinance 2018-11; seconded by Council Member Goodgame. The motion passed with all members voting aye.

ADJOURN: With no further comments, this meeting adjourned at 8:49pm.

APPROVED:

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, March 27, 2018	
Agenda Item Name	
Plat Approval	
Requested Action	
Recommend approval for Highland Ranch Canyons Phase 5.	
Staff Report	
The submitted plat has been reviewed and approved by the City Engineer and reviewing engineer.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Highland Ranch Phase 5 The Canyons	Highland Ranch Phase 5 The Canyons.pdf

HIGHLAND RANCH THE CANYONS PHASE 5

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

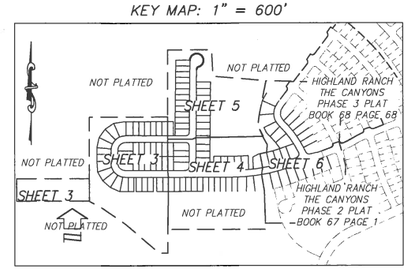
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 89°53'45" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1487.49 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF HIGHLAND RANCH THE CANYONS PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 68 PAGE 68 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, AND THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1046.00 FEET, A CENTRAL ANGLE OF 18°24'13", A CHORD BEARING OF S30°58'17"E AND A CHORD DISTANCE OF 334.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 335.98 FEET TO THE POINT OF NON-TANGENCY; THENCE S20°07'34"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KALEY RIDGE ROAD (60.00' PUBLIC RIGHT OF WAY) AS SHOWN ON SAID PLAT OF HIGHLAND RANCH THE CANYONS PHASE 3; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: THENCE N69°52'26"E, A DISTANCE OF 95.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°45'38", A CHORD BEARING OF S63°44'45"E AND A CHORD DISTANCE OF 36.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.47 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1167.00 FEET, A CENTRAL ANGLE OF 04°40'26", A CHORD BEARING OF S15°01'43"E AND A CHORD DISTANCE OF 95.17 FEET; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF TIMBERVIEW ROAD (60.00' PUBLIC RIGHT OF WAY) AS SHOWN ON SAID PLAT OF HIGHLAND RANCH THE CANYONS PHASE 3; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.20 FEET TO THE POINT OF NON-TANGENCY; SAID POINT ALSO BEING ON THE NORTHERLY LINE OF HIGHLAND RANCH THE CANYONS PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 1 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID NORTHERLY LINE: THENCE S69°52'26"W, A DISTANCE OF 458.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1151.00 FEET, A CENTRAL ANGLE OF 08°15'27", A CHORD BEARING OF S74°00'10"W AND A CHORD DISTANCE OF 165.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.88 FEET TO THE POINT OF TANGENCY THEREOF; THENCE DEPARTING SAID NORTHERLY LINE, S78°07'53"W, A DISTANCE OF 89.75 FEET; THENCE S87°36'51"W, A DISTANCE OF 81.58 FEET; THENCE N89°55'40"W, A DISTANCE OF 75.62 FEET; THENCE S88°02'29"W, A DISTANCE OF 80.05 FEET; THENCE N89°56'55"W, A DISTANCE OF 315.00 FEET; THENCE S00°04'20"W, A DISTANCE OF 48.88 FEET; THENCE N89°55'40"W, A DISTANCE OF 295.82 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S00°55'16"W ALONG SAID EAST LINE, A DISTANCE OF 370.62 FEET; THENCE DEPARTING SAID EAST LINE, S45°12'46"W, A DISTANCE OF 99.96 FEET; THENCE N44°47'14"W, A DISTANCE OF 273.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE OF 45°00'00", A CHORD BEARING OF N67°17'14"W AND A CHORD DISTANCE OF 838.78 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 860.73 FEET TO THE POINT OF TANGENCY; THENCE N89°47'05"W, A DISTANCE OF 281.03 FEET; THENCE N00°51'19"E, A DISTANCE OF 49.99 FEET; THENCE S89°47'14"E, A DISTANCE OF 280.47 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1171.07 FEET, A CENTRAL ANGLE OF 18°53'08", A CHORD BEARING OF S80°14'15"E AND A CHORD DISTANCE OF 384.26 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 386.00 FEET TO THE POINT OF NON-TANGENCY; THENCE N00°51'37"E, A DISTANCE OF 635.63 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S89°56'55"E ALONG SAID NORTH LINE, A DISTANCE OF 666.06 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTH LINE N00°37'15"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A DISTANCE OF 524.58 FEET; THENCE DEPARTING SAID WEST LINE S89°22'45"E, A DISTANCE OF 175.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 252°53'43", A CHORD BEARING OF S52°55'54"E AND A CHORD DISTANCE OF 96.53 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 264.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72°53'43", A CHORD BEARING OF S37°04'06"W AND A CHORD DISTANCE OF 29.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.81 FEET TO THE POINT OF TANGENCY; THENCE S00°37'15"W, A DISTANCE OF 90.14 FEET; THENCE S89°22'45"E, A DISTANCE OF 148.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1026.00 FEET, A CENTRAL ANGLE OF 34°49'55", A CHORD BEARING OF S71°57'48"E AND A CHORD DISTANCE OF 614.18 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 623.74 FEET TO THE POINT OF NON-TANGENCY; THENCE N37°07'42"E, A DISTANCE OF 20.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GRACIE RIDGE STREET (60.00' PUBLIC RIGHT OF WAY) AS SHOWN ON SAID HIGHLAND RANCH THE CANYONS PHASE 3; THENCE S52°52'18"E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1046.00 FEET, A CENTRAL ANGLE OF 11°03'18", A CHORD BEARING OF S45°42'03"E AND A CHORD DISTANCE OF 201.51 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, CONTINUE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID HIGHLAND RANCH THE CANYONS PHASE 3 AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 201.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1853822.27 SQUARE FEET OR 42.558 ACRES.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°53'45" WEST.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
4. ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
5. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
6. ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT LOT LINES, A 5 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE SIDE LOT LINES AND A 5 FOOT DRAINAGE AND WALL EASEMENT ACROSS THE REAR LOT LINES UNLESS NOTED OTHERWISE.
7. THIS PLAT IS SUBJECT TO THE INFRASTRUCTURE EASEMENT AGREEMENT RECORDED 11/19/2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1019.
8. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED 11/19/2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036.
9. THIS PLAT IS SUBJECT TO THE LIFTSTATION EASEMENT AGREEMENT RECORDED 11/19/2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1056.
10. THIS PLAT IS SUBJECT TO THE PERPETUAL UTILITY EASEMENT RECORDED 10/10/2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092.

KEY MAP: 1" = 600'



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	PI	POINT OF INTERSECTION
ID	IDENTIFICATION	L	LENGTH
ORB	OFFICIAL RECORD BOOK	R	RADIUS
PB	PLAT BOOK	Δ	DELTA
PG	PAGE	CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD	CH	CHORD DISTANCE
DUE	DRAINAGE AND UTILITY EASEMENT	IP	IRON PIPE
℄	CENTERLINE	PNT	POINT OF NON-TANGENCY
	FOUND 4x4 CONCRETE MONUMENT (PRM LB 8011) UNLESS NOTED OTHERWISE	PC	POINT OF CURVATURE
		PCC	POINT OF COMPOUND CURVATURE
		PRC	POINT OF REVERSE CURVATURE
◎	FOUND NAIL & DISK (AS NOTED)	PT	POINT OF TANGENCY
■	SET 4"x4" CONCRETE MONUMENT (PRM LB 8011) PERMANENT REFERENCE MARKER	R/W	RIGHT OF WAY
		(R)	RADIAL
○	FOUND 3" IRON PIPE (NO ID)	(NR)	NON RADIAL
●	SET NAIL & DISK (PCP LB 8011) PERMANENT CONTROL POINT	CM	CONCRETE MONUMENT
		LB	LICENSED BUSINESS
┼	CHANGE IN DIRECTION (R/W LINE)	LS	LAND SURVEYOR
DME	DRAINAGE AND WALL EASEMENT	DE	DRAINAGE EASEMENT
FND	FOUND	(TYP)	TYPICAL
RP	RADIUS POINT	⚡	LINE BREAK

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE _____ DAY OF _____, 2018 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN _____

ATTEST: CITY OF CLERMONT

CITY CLERK — MAYOR

PRINT NAME — PRINT NAME

CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177, PART 1, PLATTING, FLORIDA STATUTES.

DEWBERRY – 131 WEST KALEY STREET ORLANDO, FLORIDA 32806
LICENSED BUSINESS NO. 8011

_____ DATED _____

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR AND MAPPER NO. PSM 5381

Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PLAT BOOK: PAGE:

HIGHLAND RANCH THE CANYONS PHASE 5 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

TO CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.:
TRACT OS-1, TRACT DE-1, TRACT UE-1, TRACT POND 50 AND TRACT POND 110 ARE SUBJECT TO PERPETUAL RIGHTS OF INGRESS AND EGRESS BY ALL LOT OWNERS OF HIGHLAND RANCH, THEIR TENANTS, INVITEES AND LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES, AND THEIR VEHICLES AND PERSONNEL. A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON AND A DRAINAGE AND WALL EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND WALL EASEMENTS SHOWN OR NOTED HEREON.

2. TO THE CITY OF CLERMONT:
UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. A UTILITY EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACT UE-1.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, A.D. 2018.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

NAME: NICHOLAS GLUCKMAN

SIGNED: _____ (CORPORATE SEAL)
TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE — PRINTED NAME

WITNESS SIGNATURE — PRINTED NAME

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____, 2018, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED NICHOLAS GLUCKMAN, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME OR PRODUCED _____, AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

_____ (NOTARY SEAL)
NOTARY PRINTED NAME

SIGNATURE OF NOTARY — MY COMMISSION EXPIRES

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.
BOOTH, ERN, STRAUGHAN AND HIOTT, INC.
902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778 (352) 343-8481
LICENSE BUSINESS NO. 7514

FOR THE FIRM:

_____ DATE _____
JENNINGS E. GRIFFIN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4486

CERTIFICATE OF CLERK OF THE COURT

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT HIGHLAND RANCH THE CANYONS PHASE 5 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS FLA. CH. 177. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2018, AND RECORDED PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

_____
CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA

Drawing name: S:\Block West_Taylor Morrison_92253009_Platting_50864919\Platting\Canyons PH 5_surplat.dwg SHEET 1 Mar 20, 2018 1:35pm by: wsamalot

HIGHLAND RANCH THE CANYONS PHASE 5

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE:

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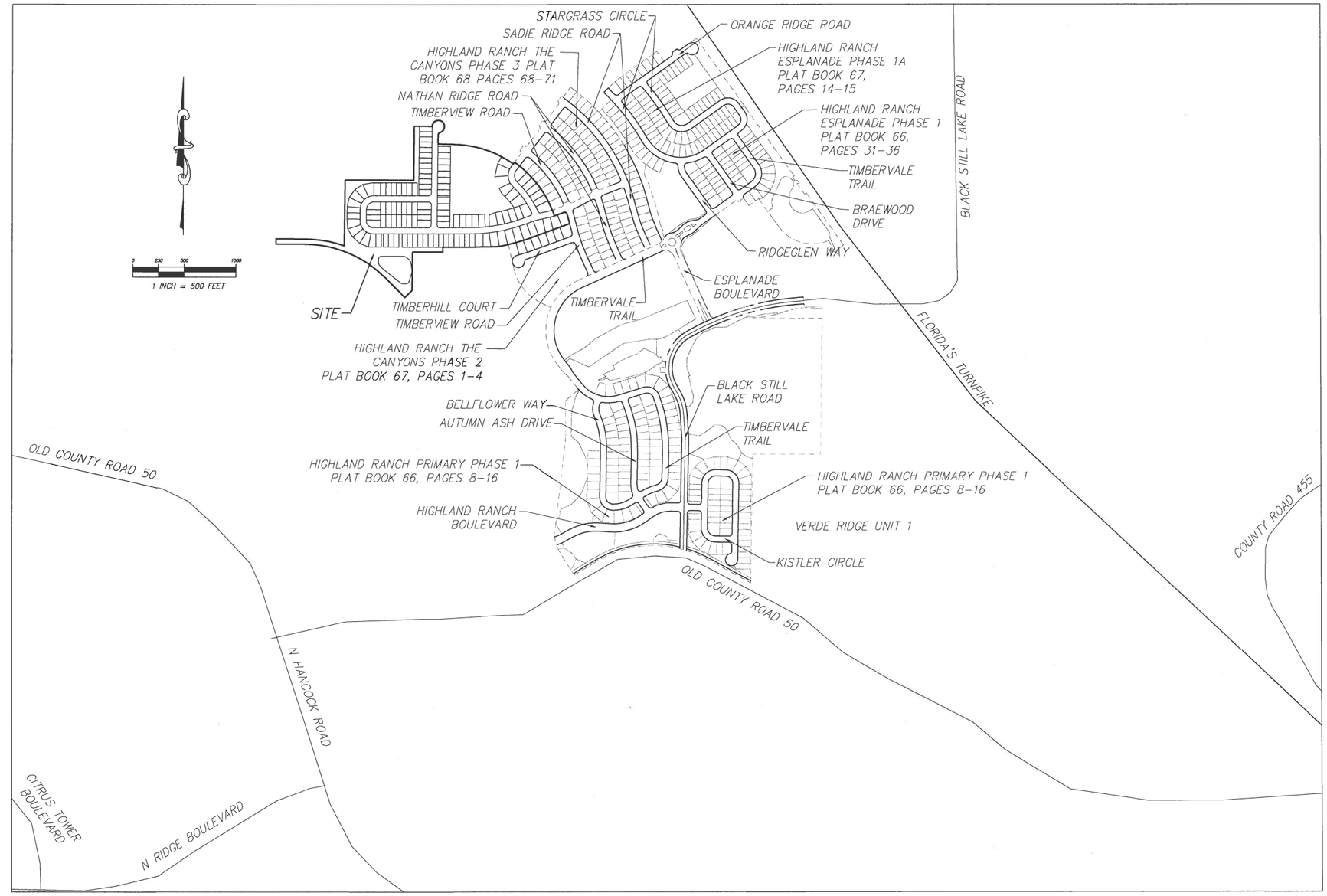
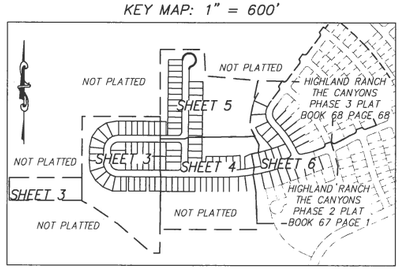


VICINITY MAP
1" = 500'

KEY MAP: 1" = 600'



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Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

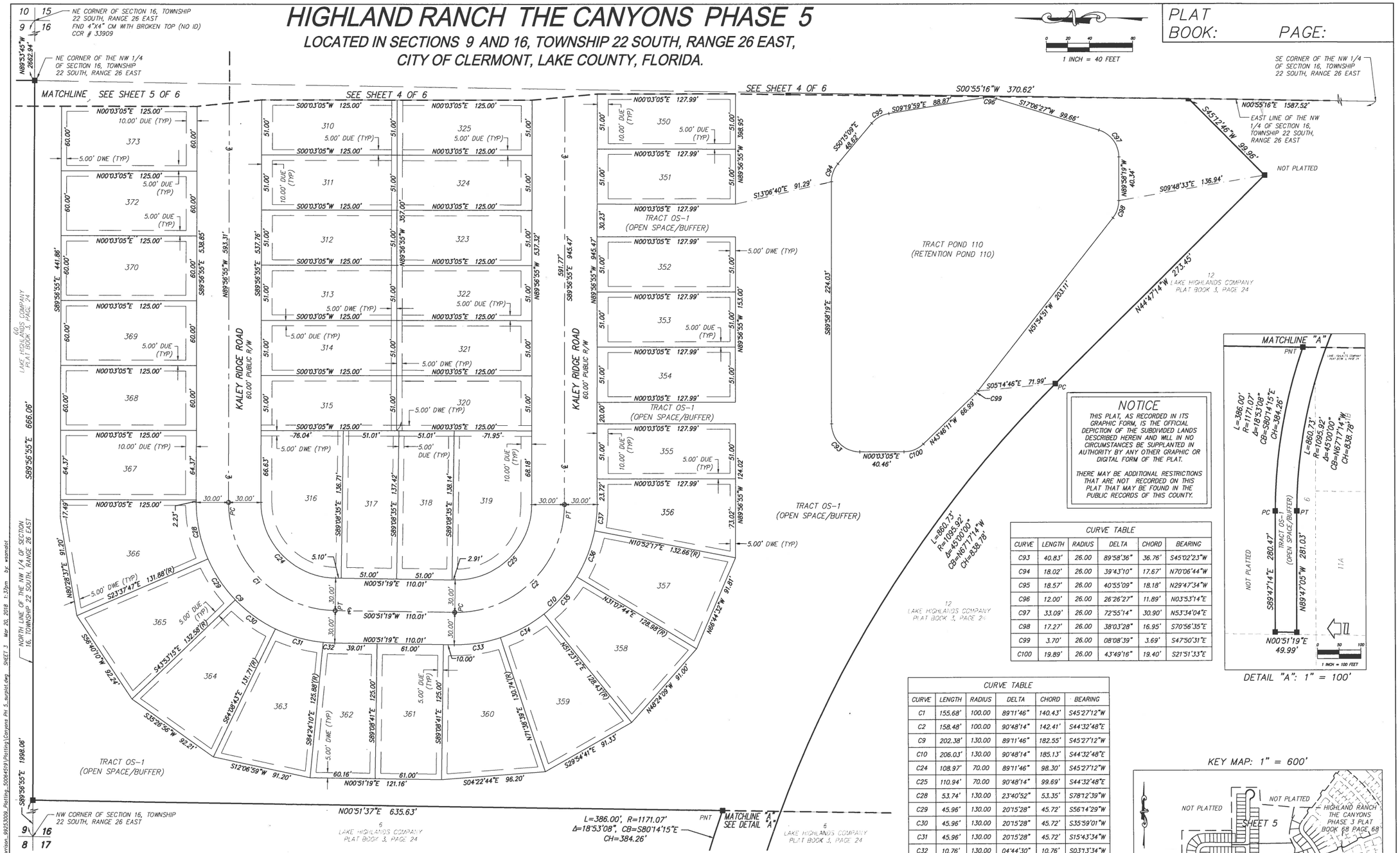
Drawing name: S:\Block West_Taylor Morrison_99253009_Platting_50084519\Platting\Canyons PH 5_surplat.dwg SHEET 2 Mar 20, 2018 1:36pm by: wesmabot

HIGHLAND RANCH THE CANYONS PHASE 5

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE:

1 INCH = 40 FEET



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CURVE TABLE

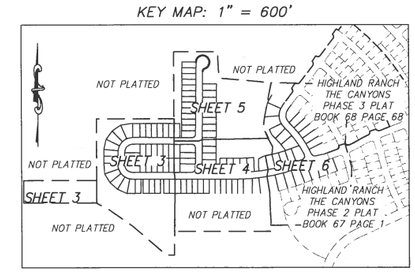
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C93	40.83'	26.00	89°58'36"	36.76'	S45°02'23"W
C94	18.02'	26.00	39°43'10"	17.67'	N70°06'44"W
C95	18.57'	26.00	40°55'09"	18.18'	N29°47'34"W
C96	12.00'	26.00	26°26'27"	11.89'	N03°53'14"E
C97	33.09'	26.00	72°55'14"	30.90'	N53°34'04"E
C98	17.27'	26.00	38°03'28"	16.95'	S70°56'35"E
C99	3.70'	26.00	08°08'39"	3.69'	S47°50'31"E
C100	19.89'	26.00	43°49'16"	19.40'	S21°51'33"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	155.68'	100.00	89°11'46"	140.43'	S45°27'12"W
C2	158.48'	100.00	90°48'14"	142.41'	S44°32'48"E
C9	202.38'	130.00	89°11'46"	182.55'	S45°27'12"W
C10	206.03'	130.00	90°48'14"	185.13'	S44°32'48"E
C24	108.97'	70.00	89°11'46"	98.30'	S45°27'12"W
C25	110.94'	70.00	90°48'14"	99.69'	S44°32'48"E
C28	53.74'	130.00	23°40'52"	53.35'	S78°12'39"W
C29	45.96'	130.00	20°15'28"	45.72'	S56°14'29"W
C30	45.96'	130.00	20°15'28"	45.72'	S35°59'01"W
C31	45.96'	130.00	20°15'28"	45.72'	S15°43'34"W
C32	10.76'	130.00	04°44'30"	10.76'	S03°13'34"W
C33	43.59'	130.00	19°12'39"	43.38'	S08°45'01"E
C34	45.96'	130.00	20°15'28"	45.72'	S28°29'05"E
C35	45.96'	130.00	20°15'28"	45.72'	S48°44'32"E
C36	45.96'	130.00	20°15'28"	45.72'	S69°00'00"E
C37	24.56'	130.00	10°49'11"	24.51'	S84°32'19"E

DETAIL "A": 1" = 100'

KEY MAP: 1" = 600'



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Dewberry

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HIGHLAND RANCH THE CANYONS PHASE 5

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

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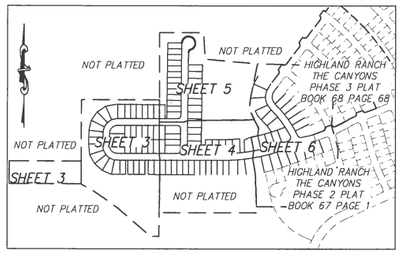
KEY MAP: 1" = 600'



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0 20 40 80

1 INCH = 40 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	528.25'	1500.00	20°10'39"	525.52'	N79°57'45"E
C11	538.81'	1530.00	20°10'39"	536.03'	N79°57'45"E
C21	517.68'	1470.00	20°10'39"	515.01'	N79°57'45"E
C22	39.52'	25.00	90°34'10"	35.53'	S44°39'50"E
C26	39.02'	25.00	89°25'50"	35.18'	N45°20'10"E
C27	39.52'	25.00	90°34'10"	35.53'	N44°39'50"W
C38	46.48'	1530.00	01°44'26"	46.48'	N89°10'52"E
C39	80.14'	1530.00	03°00'04"	80.13'	N86°48'37"E
C40	59.23'	1530.00	02°13'05"	59.22'	N84°12'03"E
C41	74.28'	1530.00	02°46'54"	74.27'	N81°42'03"E
C67	83.72'	1470.00	03°15'47"	83.71'	N81°09'01"E
C68	40.13'	1470.00	01°33'50"	40.13'	N83°33'50"E
C69	61.98'	1470.00	02°24'57"	61.97'	N85°33'14"E
C70	65.31'	1470.00	02°32'44"	65.30'	N88°02'04"E
C71	19.09'	1470.00	00°44'39"	19.09'	N89°40'45"E

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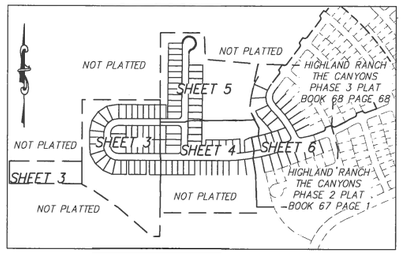

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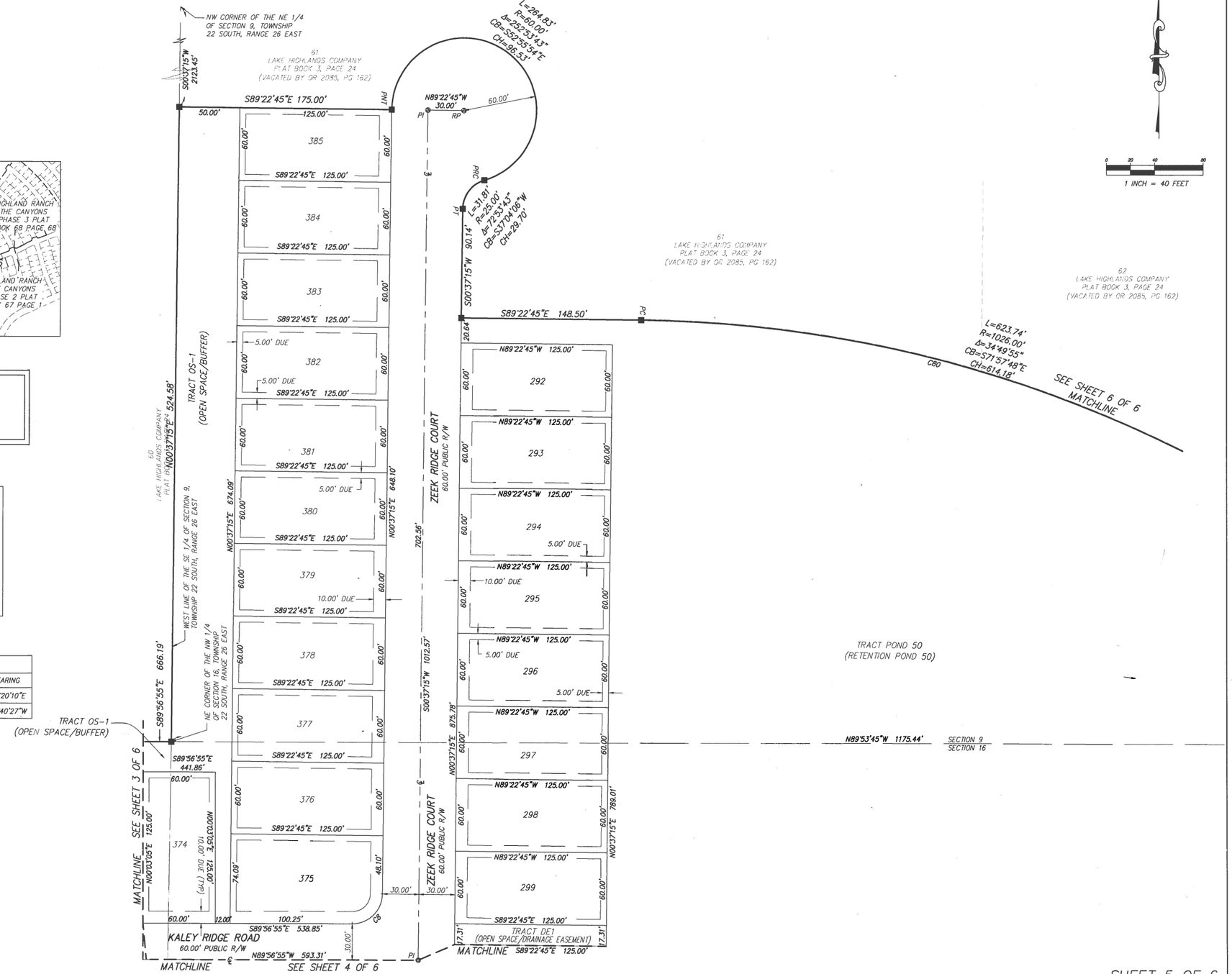
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C8	39.02'	25.00	89°25'50"	35.18'	N45°20'10"E
C80	490.84'	1026.00	27°24'36"	486.17'	N75°40'27"W



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

Drawing name: S:\Block West_Taylor Morrison_9925309_Platting_5094519\Platting\Canyons PH 5_surplat.dwg SHEET 5 Mar 20, 2018 1:38pm by: wsamalot

HIGHLAND RANCH THE CANYONS PHASE 5

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE:

KEY MAP: 1" = 600'

1 INCH = 40 FEET

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	528.25'	1500.00	20°10'39"	525.52'	N79°57'45"E
C4	35.93'	250.00	08°14'01"	35.89'	S73°59'26"W
C5	35.93'	250.00	08°14'01"	35.89'	N73°59'26"E
C6	384.08'	884.00	24°53'37"	381.06'	N33°48'53"W
C7	167.37'	115.00	83°23'23"	152.99'	S04°34'00"E
C11	538.81'	1530.00	20°10'39"	536.03'	N79°57'45"E
C12	31.61'	220.00	08°14'01"	31.59'	S73°59'26"W
C13	40.24'	280.00	08°14'01"	40.20'	N73°59'26"E
C14	31.61'	220.00	08°14'01"	31.59'	N73°59'26"E
C15	33.89'	25.00	77°40'10"	31.35'	S63°03'28"E
C16	351.56'	914.00	22°02'18"	349.40'	N35°14'32"W
C17	123.71'	85.00	83°23'23"	113.08'	S04°34'00"E
C18	211.04'	145.00	83°23'23"	192.90'	S04°34'00"E
C19	310.11'	854.00	20°48'21"	308.41'	N35°51'31"W
C20	41.60'	25.00	95°19'46"	36.96'	N22°12'33"E
C21	517.68'	1470.00	20°10'39"	515.01'	N79°57'45"E
C42	74.28'	1530.00	02°46'54"	74.27'	N78°55'09"E
C43	74.28'	1530.00	02°46'54"	74.27'	N76°08'16"E
C44	74.28'	1530.00	02°46'54"	74.27'	N73°21'22"E
C45	55.85'	1530.00	02°05'29"	55.84'	N70°55'10"E
C46	7.77'	280.00	01°35'26"	7.77'	N77°18'44"E
C47	32.46'	280.00	06°38'35"	32.45'	N73°11'43"E
C48	49.22'	914.00	03°05'07"	49.21'	N25°45'57"W
C49	59.04'	914.00	03°42'03"	59.03'	N29°09'32"W
C50	59.04'	914.00	03°42'03"	59.03'	N32°51'36"W
C51	59.04'	914.00	03°42'03"	59.03'	N36°33'39"W
C52	59.04'	914.00	03°42'03"	59.03'	N40°15'43"W
C53	64.04'	914.00	04°00'52"	64.03'	N44°07'10"W
C54	2.15'	914.00	00°08'05"	2.15'	N46°11'39"W
C55	28.46'	145.00	11°14'45"	28.41'	S31°30'19"W
C56	67.59'	145.00	26°42'27"	66.98'	S12°31'43"W
C57	33.03'	145.00	13°03'03"	32.96'	S07°21'02"E
C58	40.22'	145.00	15°53'39"	40.09'	S21°49'23"E
C59	41.74'	145.00	16°29'29"	41.59'	S38°00'57"E
C60	85.79'	854.00	05°45'21"	85.75'	N42°30'38"W
C61	112.46'	854.00	07°32'41"	112.38'	N35°51'37"W
C62	98.86'	854.00	06°37'56"	98.80'	N28°46'18"W
C63	50.75'	1470.00	01°58'42"	50.75'	N70°51'47"E
C64	65.56'	1470.00	02°33'19"	65.56'	N73°07'47"E
C65	65.57'	1470.00	02°33'21"	65.57'	N75°41'07"E
C66	65.57'	1470.00	02°33'20"	65.56'	N78°14'28"E
C72	101.12'	1046.00	05°32'20"	101.08'	N24°32'21"W
C73	67.57'	1046.00	03°42'03"	67.55'	N29°09'32"W
C74	67.57'	1046.00	03°42'03"	67.55'	N32°51'36"W
C75	67.57'	1046.00	03°42'03"	67.55'	N36°33'39"W
C76	67.57'	1046.00	03°42'03"	67.55'	N40°15'43"W
C77	72.57'	1046.00	03°58'29"	72.55'	N44°05'59"W
C78	93.86'	1046.00	05°08'28"	93.82'	N48°39'28"W
C79	132.90'	1026.00	07°25'19"	132.81'	N58°15'30"W
C80	490.84'	1026.00	27°24'36"	486.17'	N75°40'27"W
C81	72.91'	1151.00	03°37'46"	72.90'	N76°19'00"E
C82	81.32'	1151.00	04°02'53"	81.30'	N72°28'40"E
C83	11.65'	1151.00	00°34'48"	11.65'	N70°09'50"E
C84	13.01'	854.00'	00°52'22"	13.01'	N45°49'30"W

Dewberry

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CERTIFICATE OF AUTHORIZATION No. LB 8011

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 – 6	PLAT DETAILS

Drawing name: S:\Black West_Taylor Morrison_9925\009_Platting_50064519\Platting\Canyons PH 5_surplat.dwg SHEET 6 Mar 20, 2018 1:39pm by: wsamatot

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, March 27, 2018	
Agenda Item Name	
Board Appointment	
Requested Action	
Consider re-appointing Council Member Brishke.	
Staff Report	
The City Council appointed Council Member Brishke to complete the unexpired term in February to the Lake County Arts and Cultural Alliance. Lake County is requesting appointment for the full two (2) year term beginning August 1, 2018.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. Ltr re. Lake County Arts and Cultural Alliance	Ltr re. Lake County Arts and Cultural Alliance.pdf

LAKE COUNTY
FLORIDA

RECEIVED 3/8/18

Tracy
see me

March 5, 2018

Mr. Darren Gray, City Manager
City of Clermont
685 West Montrose Street
Clermont, FL 34712-0219

RE: **Lake County Arts and Cultural Alliance**

Dear Mr. Gray:

Lake County Ordinance 2007-21 created the Lake County Arts and Cultural Alliance, and Ordinance 2014-50 amended membership requirements (copies attached). The Alliance makes decisions regarding cultural and arts activities within Lake County.

The Alliance is comprised of a total of seven (7) members and includes one (1) member each from the municipalities of Clermont, Eustis, Leesburg, Minneola, Mount Dora, and Tavares. In addition, there is one (1) member who represents each of the following smaller municipalities on a rotating basis: Astatula, Fruitland Park, Groveland, Howey-in-the Hills, Lady Lake, Mascotte, Montverde, and Umatilla.

All individuals acting as a representative of a municipality shall be selected by the *governing body* of that municipality. The Board of County Commissioners appoints members to the Alliance as recommended by the municipality.

Council Member Heidi Brishke was appointed to the Arts and Cultural Alliance as the City of Clermont's representative recently on February 27, 2018 to complete an unexpired term ending July 31, 2018.

At this time, we would greatly appreciate your selection/reselection of an individual to represent your municipality for a two (2) year term beginning August 1, 2018. **Please provide us with the name, home address, home phone, business phone, FAX number, and email address of your selection within 60 days of this notification as outlined in the attached Ordinance, Section 2-90.37(b) Membership.**

Thank you in advance for your assistance.

Sincerely,

Timothy I. Sullivan
Chairman

/klb

cc: Kathy Pagan, Office of Economic Prosperity

BOARD OF COUNTY COMMISSIONERS' OFFICE
P.O. BOX 7800 • 315 W. MAIN ST. • SUITE 316 • TAVARES, FLORIDA 32778-7800 • P 352.343.9850 • F 352.343.9495
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN *District 1* | SEAN M. PARKS, AICP, QEP *District 2* | WENDY R. BREEDEN *District 3* | LESLIE CAMPIONE *District 4* | JOSH BLAKE *District 5*

Staff Summary

This ordinance amends Lake County Code Section 2-90.37(a), regarding membership of the Lake County Arts and Cultural Alliance, in order to remove the residency requirement for the members representing the cities of Clermont, Eustis, Minneola, Leesburg, Tavares and Mount Dora.

ORDINANCE 2014 - 50

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING DIVISION 10, ARTICLE IV, CHAPTER II OF THE LAKE COUNTY CODE, ENTITLED "LAKE COUNTY ARTS AND CULTURAL ALLIANCE", IN ORDER TO REMOVE THE RESIDENCY REQUIREMENT FOR THE MEMBER REPRESENTATIVES OF THE CITIES OF CLERMONT, EUSTIS, MINNEOLA, LEESBURG, TAVARES AND MOUNT DORA; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake County Board of County Commissioners recognizes the importance of cultural activities and desires to encourage and facilitate opportunities for residents to participate in cultural events in all areas of the County; and

WHEREAS, the Board created the Lake County Arts and Cultural Alliance in 2007 to serve as an advisory body to the Board on cultural and arts issues in the County; and

WHEREAS, the Board wishes to adjust the membership requirements of the Alliance, in order to remove the residency requirement for members representing the municipalities of Clermont, Eustis, Minneola, Leesburg, Tavares and Mount Dora; and

WHEREAS, having members on the Alliance representing the member municipalities will provide a comprehensive perspective of cultural issues in Lake County, and removing the residency requirement will allow for greater flexibility in appointing members;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida that:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Amendment. Chapter 2 of the Lake County Code, entitled "Administration", Article IV, entitled "Boards, Commissions, Authorities, Etc.", Division 10, entitled "Lake County Arts and Cultural Alliance", is hereby amended as shown below. Changes are shown as follows: ~~Strikethrough~~ for deletions and underline for additions to existing Code sections. The notation "* * *" shall mean that all preceding or subsequent text remains unchanged:

Enacted this 12 day of August, 2014.

Filed with the Secretary of State August 20, 2014.

ATTEST:

Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

Jimmy Conner, Chairman

This 14th day of August, 2014.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

August 20, 2014

Honorable Neil Kelly
Clerk of the Circuit Court
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Susan Boyajan

Dear Mr. Kelly:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge of your electronic copy of Lake County Ordinance No. 2014-50, which was filed in this office on August 19, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270 • Facsimile: (850) 488-9879
www.dos.state.fl.us

Staff Summary

This ordinance dissolves the Lake County Cultural Affairs Council and creates the Lake County Arts and Cultural Alliance as an advisory body to the Board of County Commissioners. The ordinance also designates the Lake County Office of Tourism and Business Relations as the Lake County local arts agency and authorizes the office to apply for grants to support the arts.

ORDINANCE 2007 -21

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, DISSOLVING THE LAKE COUNTY CULTURAL AFFAIRS COUNCIL; CREATING DIVISION 10, ARTICLE IV, CHAPTER II OF THE LAKE COUNTY CODE, ENTITLED LAKE COUNTY ARTS AND CULTURAL ALLIANCE; CREATING THE ALLIANCE AS AN ADVISORY BODY; PROVIDING FOR MEMBERSHIP; PROVIDING FOR DUTIES OF THE ALLIANCE; PROVIDING PROCEDURES FOR ALLIANCE MEETINGS, PUBLIC HEARINGS AND RULES; DESIGNATING THE LAKE COUNTY OFFICE OF TOURISM AND BUSINESS RELATIONS AS ITS LOCAL ARTS AGENCY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 18, 1995, the Board of County Commissioners adopted Resolution 1995-72, creating the Lake County Cultural Affairs Council; and

WHEREAS, on April 9, 1996, the Board of County Commissioners adopted Resolution 1996-61, amending the membership terms of the Lake County Cultural Affairs Council; and

WHEREAS, on June 15, 1999, the Board of County Commissioners adopted Resolution 1999-111, extending and amending the membership terms of the Lake County Cultural Affairs Council; and

WHEREAS, the Board recognizes the importance of cultural activities and desires to encourage and facilitate opportunities for residents to participate in cultural events in all areas of the County; and

WHEREAS, the Board now wishes to reorganize the membership and duties of the committee that makes decisions regarding cultural and arts activities within the County; and

WHEREAS, the reorganization of the committee will promote efficiency and effectiveness in providing cultural events for the citizens of Lake County; and

WHEREAS, having members on the committee from the cities will provide a more comprehensive perspective of cultural issues in Lake County; and

WHEREAS, the Board now desires to dissolve the Cultural Affairs Council and create the Arts and Cultural Alliance as an advisory body to advise the Board on cultural and arts issues in the County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida that:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Dissolution. The Lake County Cultural Affairs Council is hereby dissolved.

Section 3. Creation. Division 10, Article IV, Chapter II of the Lake County Code, entitled Lake County Arts and Cultural Alliance, consisting of Sections 2-90.36-2-90.41 is created to read as follows:

DIVISION 10. Lake County Arts and Cultural Alliance

Section 2-90.36. Title.

The Lake County Arts and Cultural Alliance is hereby created, hereinafter referred to as the "Alliance."

Section 2-90.37. Membership.

(a) The Alliance shall have seven (7) members and shall include one (1) member who is a resident of the following municipalities: Clermont, Eustis, Minneola, Leesburg, Tavares, and Mount Dora. Additionally, there shall be one (1) member who shall represent the following municipalities on a rotating basis: Astatula, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Mascotte, Monteverde and Umatilla. The member representing the smaller municipalities shall serve one (1) year terms, rotating in alphabetical order.

(b) All individuals acting as a representative of a municipality shall be recommended by the governing body of that municipality. The Board of County Commissioners will appoint members to the Alliance as recommended by the municipality. In the event that a municipality fails to recommend a member to serve on the Alliance within sixty (60) days after notification of a vacancy, the appointment shall be made by the Board. In the event that the municipality representing the smaller cities fails to recommend a member to serve on the Alliance within sixty (60) days after notification of its term, the governing body of the next municipality shall make a recommendation to fill the position.

(c) Each permanent member shall be appointed for a term of two (2) years; provided, however, the initial terms of the members representing Clermont, Leesburg, and Minneola shall expire July 31, 2008. The initial terms of the remainder of the members shall expire July 31, 2009. Thereafter, all membership terms shall for be two (2) years. If a vacancy occurs, the

Board shall appoint a replacement member to serve the remainder of the term as set forth above. Members may be reappointed.

(d) Committee members may be removed by the Board of County Commissioners at any time. Regular attendance at meetings is required.

(e) A member of the Lake County Board of County Commissioners shall serve as a non-voting liaison to the Committee.

Section 2-90.38. Duties.

The Alliance shall advise the Board of County Commissioners on matters relating to arts and cultural affairs within the County. The Alliance shall:

(a) Encourage and facilitate more efficient use of public and private resources for the development and support of the arts.

(b) Assess opportunities for the arts, artists, art institutions, community arts organizations and the citizens of the County relating to the arts.

(c) Provide recommendations regarding use of Florida Arts License Plate fees received pursuant to Section 320.08058(12), Florida Statutes.

(d) Provide recommendations to the Board regarding technical assistance to the arts community, including advising the Board on available local, state or federal grants that may be available for application.

(e) Stimulate public awareness and appreciation of the arts in Lake County.

(f) Perform any other functions as directed by the Board of County Commissioners regarding matters related to the arts.

Section 2-90.39. Procedures.

(a) The Alliance shall meet at least quarterly or more often as determined by the Alliance.

(b) The members of the Alliance shall elect a chairman and vice-chairman.

(c) All meetings shall be held in a public place and shall be open to the public pursuant to Section 286.011, Florida Statutes.

(d) All meetings shall be noticed and minutes recorded.

(e) Robert's Rules of Order, Newly Revised, shall be the reference source on all questions of parliamentary procedure.

(f) A quorum for conducting business shall be a majority of the currently appointed members.

Sections 2-90.40-41. Reserved.

Section 4. Designation. The Lake County Board of County Commissioners hereby designates the Lake County Office of Tourism and Business Relations as the Lake County local arts agency to receive Florida Arts License Plate fees pursuant to Section 320.08058(12), Florida Statutes. The Office of Tourism and Business Relations shall use the fees to support arts organizations, arts programs and art activities within the County. The Office is also authorized to apply for state, federal, or private grants that will support the arts in Lake County.

Section 5. Inclusion in Code. It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. Severability. If any section, sentence, clause, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided for by law.

Enacted this 15th day of May, 2007.

Filed with the Secretary of State May 24 2007.

Effective May 24, 2007.

ATTEST:

James C. Watkins, Clerk of the
Board of County Commissioners
of Lake County, Florida

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

Welton G. Cadwell, Chairman

This 21st day of May, 2007.

Approved as to form and legality:

Sanford A. Minkoff
County Attorney

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018
Agenda Item Name
Surplus Request
Requested Action
Recommend to approve and declare end of life inventory as surplus from the various departments and dispose of in accordance with the Purchasing Policy.
Staff Report

The Purchasing Department, on behalf of the Police Department, City Clerk Department and Parks & Recreation 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.

Police Department

Qty:	Property Description
(1)	2006 Chevrolet Impala Vehicle No. 2143 – 120,000 miles
(1)	2011 Dodge Charger Vehicle No. 2176 - 105,000 miles

Parks and Recreation Department

Qty:	Property Description
(1)	White metal podium.

City Clerk Department

Qty:	Property Description
(1)	Black leather chair.

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
Surplus property is anticipated to be sold for approximately $3,000

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Police Deparrment - Property Disposal	Police Deparrment - Property Disposal.pdf
2.	Parks & Rec - Property Disposal	Parks & Rec - Property Disposal.pdf
3.	City Clerk - Property Disposition	City Clerk - Property Disposition.pdf

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #: 10319

Contact Person: Sgt.Dan Creighton

Phone: 352-536-8411

Year / Make / Model: 2006 Chevrolet Impala

Vehicle No. 2143

Miles / Hours: 120,000

Serial / VIN: 2G1WB55KX69148868

Description of Property vehicle IMPALA LS SEDAN, 4-DR, 3.5L, V6

☐ *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:

Date: 2-14-18

*******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: 5242

Revised 4/12/2017

CLERMONT
Choice of Champions

PROPERTY DISPOSAL FORM

Dept. / Division: POLICE

Property Tag #:

Contact Person: Sgt. Dan Creighton

Phone: 352 536 8411

Year / Make / Model: 2011 Dodge Charger

Vehicle No. 2176

Miles / Hours: 105,000

Serial / VIN: 2B3CL1CG9BH550635

Description of Property Marked police vehicle

☐ *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.

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☐ **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:

Date: 7-20-18

*******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:

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: P&R/P&R Property Tag #: _____

Contact Person: Jennifer Mac Neil Phone: 352-708-5951

Year / Make / Model: _____ Vehicle No. _____

Miles / Hours: 3 seasons Serial / VIN: _____

Description of Property White metal podium used at the Splash Park

☐ *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: _____ Date: 3/5/18

*******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: _____

Revised 4/12/2017

PROPERTY DISPOSAL FORM

Dept. / Division: CITY CLERK

Property Tag #:

Contact Person: Tracy Ackroyd-Howe

Phone: 352-241-7331

Year / Make / Model:

Vehicle No.

Miles / Hours:

Serial / VIN:

Description of Property Black Leather Chair

☐ *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:

Date: 3-14-2018

*******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:

Revised 4/12/2017

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018

Agenda Item Name
Bid Award

Requested Action
Recommend to approve contract between the City of Clermont and The Lane Construction Corporation to provide street resurfacing services to Minnehaha Avenue in the budgeted amount of $119,420 (including contingencies).

Staff Report

The Purchasing Department and the Public Works Department recommend approval of the above action.

The Public Works Department contacted the Purchasing Department to determine the most effective manner to contract with a company to provide road resurfacing services to Minnehaha Avenue. The Purchasing Department issued a Request for Bid (RFB) number 18-017 to acquire these services. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were five (5) responses to the RFB.

The work includes road resurfacing, paving and striping. All pavement shall have a smooth and even surface as well as smooth transition street edges.

Award is being recommended to the low responsive and responsible bidder The Lane Construction Corporation at the lump sum price of $99,420.00 who complied with all terms, conditions, and specifications stated in the RFB.

An additional contingency fund of $20,000 or 20% is being sought for unforeseen circumstances that may occur during the crack seal process. The fiscal impact of $119,420.00 includes contingency values.

Additional Analysis

Fiscal Impact Summary

The contract amount is included in the current year approved budget.

Fiscal Impact	Fund Number and Description	Available Budget Amount
$119,420.00	12541-54603	$615,000.00

Exhibits Attached (copies of original agreements)

1. RFB 18-017 Response Tabulation	RFB 18-017 Response Tabulation.pdf
2. RFB 18-017 Award Recommendation	RFB 18-017 Award Recommendation.pdf

RESPONSE TABULATION

RFB 18-017, STREET RESURFACING SEVICES – 2018
DUE DATE/TIME: FEBRUARY 22, 2018 AT 2:00 P.M. (EST)

COMPANY NAME	BID BOND	ADDENDA 1	LUMP SUM PRICE	CRACK SEAL PRICE
The Lane Construction Corporation – Eaton Park, FL	Y	Y	$99,420.00	$33.60 / Gal.
Ranger Construction Industries, Inc. – Winter Garden, FL	Y	Y	$139,726.05	$585.00 / Gal.
D.A.B. Constructors, Inc. – Inglis, FL	Y	Y	$144,444.44	$60.00 / Gal.
C.W. Roberts Contracting, Inc. – Wildwood, FL	Y	Y	$161,928.65	$65.00 / Gal.
Traverse Group, Inc. – Clermont, FL	Y	Y	$229,913.13	$90.50 / Gal.

* Addenda 1 was not a mandatory submittal with the bid response.

FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
MARCH 2, 2018
RFB 18-017 – STREET RESURFACING SERVICES – 2018

Based on the results of the bid submittals, the Purchasing Department is recommending award to the low responsive and responsible bidder, The Lane Construction Corporation in the total price of $99,420.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018

Agenda Item Name
Bid Award

Requested Action
Recommend to approve contract between the City of Clermont and Bentley Architects + Engineers, Inc. to provide professional architectural services for the new Public Works facility for the budgeted amount of $774,004.97.

Staff Report

The Purchasing Director and the Evaluation Committee recommend approval of the above action.

The Public Works Department contacted the Purchasing Department to obtain the services of an architectural firm to design the new Public Works facility. The Purchasing Department issued a Request for Qualifications (RFQ) number 17-048 on August 11, 2017 to obtain these services. The RFQ was fully competed, advertised and complies with the City of Clermont Purchasing Policy and Florida Statute 287.055 Consultant's Competitive Negotiation Act (CCNA). There were twelve (12) responses to the RFQ.

An Evaluation Committee composed of five (5) City staff members (four voting members and one non-voting member) reviewed, scored and ranked the RFQs. The Evaluation Committee shortlisted for (4) firms to conduct informal presentations and Bentley Architects + Engineers, Inc. was the top ranked firm selected for their qualifications, knowledge and years of experience with similar projects. The Purchasing Director entered into negotiations with the top ranked firm Bentley Architects + Engineers, Inc. which resulted in a fourteen percent (14%) reduction in price from $895,503.89 to $774,004.97 for a savings of $121,498.92. The reduction in cost included revisions to the scope of work and reduction in architectural fees. The reduction in fees did not affect the level of services or proposed build quality for the new facility. The negotiated price includes optional services including covered equipment parking structure, refueling island and wash pad, and furniture specifications.

The award recommendation is being made to the most qualified respondent Bentley Architects + Engineers, Inc.

Additional Analysis

Fiscal Impact Summary

The contract amount is included in the current year approved budget.

Fiscal Impact	Fund Number and Description	Available Budget Amount
$580,503.73	32549-66900-49000	$600,000.00
$193,501.24	49534-66900-49000	$200,000.00

Exhibits Attached (copies of original agreements)

1. RFQ 17-048 Response Tabulation — RFQ 17-048 Response Tabulation.pdf

2.	RFQ 17-048 Evaluation Summary	RFQ 17-048 Evaluation Summary.pdf
3.	RFQ 17-048 Ranking Order	RFQ 17-048 Ranking Order.pdf
4.	RFQ 17-048 Award Recommendation	RFQ 17-048 Award Recommendation.pdf

RESPONSE TABULATION

RFQ 17-048, ARCHITECTURAL SERVICES FOR PUBLIC WORKS FACILITY
DUE DATE/TIME: SEPTEMBER 28, 2017 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	ADDN. 2	ADDN. 3	1-ORIGINAL	5-COPIES
CPH, Inc. – Sanford, FL	Y	Y	Y	Y	Y
Dickerson Architects, Inc. – Leesburg, FL	Y	Y	N	Y	Y
Cold Spring Green, Inc. / ARCADD, Inc. – Tampa, FL	Y	Y	Y	Y	Y
Rispoli & Associates – Ocala, FL	Y	Y	Y	Y	Y
Architects Design Group – Winter Garden, FL	Y	Y	Y	N	Y
Kosinski Architecture – Fort Lauderdale, FL	Y	Y	Y	Y	Y
GatorSktch – Clermont, FL	Y	Y	Y	Y	Y
Architecture Studio, Inc. – Ocala, FL	Y	Y	Y	Y	Y
Powell Studio Architecture, LLC. – Clermont, FL	Y	Y	Y	Y	Y
Straughn Trout Architects, LLC. – Lakeland, FL	Y	Y	Y	Y	Y
Bentley Architects + Engineers, Inc. – Longwood, FL	Y	Y	Y	Y	Y
Forefront Architectural Engineering – Minneola, FL	Y	Y	Y	Y	Y

* Addendum 1 to 3 were not mandatory submittals with RFQ response.

City of Clermont Evaluation Summary

RFQ No. 17-048 PROJECT TITLE: Architectural Services for Public Works Facility
Meeting Location and Time:
October 27, 2017 at 9:00 AM 2nd FloorConference Room

Evaluation Committee Members:

James Kinzler	Capital Planning, Grants, Projects Director
Stoney Brunson	Public Works Director
Terry Dykehouse	City Engineer
Lee VanDever	Assistant Public Works Director
Freddy Suarez	Purchasing Director (non-voting member)

	Points Received	Points Received	Points Received	Points Received	Total Points	Average
CPH	72	82	91	81	**326**	**81.50**
Dickerson Architects	60	58	83	70	**271**	**67.75**
Cold Spring Green	30	26	51	17	**124**	**31.00**
Rispoli & Associates	60	56	73	65	**254**	**63.50**
Architects Design Group	80	79	95	84	**338**	**84.50**
Kosinski Architecture	52	38	77	65	**232**	**58.00**
GatorSktch	67	63	66	70	**266**	**66.50**
Architecture Studio	58	66	77	66	**267**	**66.75**
Powell Studio Architecture	69	70	69	77	**285**	**71.25**
Straughn Trout Architects	77	74	85	78	**314**	**78.50**
Bentley Architects	83	95	95	87	**360**	**90.00**
Forefront Architectural	47	41	42	72	**202**	**50.50**

Shortlisted Firms: Bentley Architects, Architects Design Group, CPH, Straughn Trout Architects

Notes:
The evaluation committee has chosen to shortlist the four (4) firms who receivd the most points. These four (4) firms will be invited to conduct informal presentations with the evaluation committee.

PURCHASING DEPARTMENT

November 13, 2017

RFQ 17-048, Architectural Services for Public Works Facility

Based on the presentations from the shortlisted firms, the Evaluation Committee the Evaluation Committee ranked each firm in the following order.

Company Name	Ranking Order
Bentley Architects + Engineers, Inc.	1
Straughn Trout Architects, LLC.	2
Architects Design Group / ADG, Inc.	3
CPH, Inc.	4

The Purchasing Director will proceed to negotiate a contract with firm the number 1 ranked firm. In the event a contract cannot be negotiated with the highest ranked ranked firm, negotiations will discontinue and the Purchasing Director shall begin negotiations with the next firm in accordance with the ranking order established by the Evaluation Committee. This process shall continue until an agreement is reached or the short list is exhausted. When the short list is exhausted, a new solicitation shall be initiated.

P.O. BOX 120219 ● CLERMONT, FLORIDA 34712-0219
PHONE: 352-241-7350 ● FAX: 352-394-2379

FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
FEBRUARY 26, 2018
RFQ 17-048 – ARCHITECTURAL SERVICES FOR PUBLIC WORKS FACILITY

The Purchasing Director and the Evaluation Committee are recommending award to Bentley Architects + Engineers, Inc.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018
Agenda Item Name
Contract Amendment
Requested Action
Recommend to approve first contract amendment between the City of Clermont and Fifth Third Bank to provide commercial card services.
Staff Report
The Purchasing Department and the Finance Department recommend approval of the above action. The Purchasing Department issued a Request For Proposal (RFP) number 16-034 for banking services which resulted in a contract with Fifth Third Bank starting October 1, 2017. This amendment is being issued to add commercial card services to the banking services agreement. Commercial card services provides the use of purchasing cards, more commonly known as P-Cards, to city employees who have been delegated appropriate purchasing authority. The Purchasing Director acts as the administrator of the P-Card program and is responsible for card issuance, cancellation, communication with the financial institution, receipt of cards, and management of reports. The annual card rebate will remain the same as the current rebate program (see Exhibit A - Rebate Amendment). The City's payment term is 30/15 to maximize rebates and annual expenditures are usually between $2,500,000 and $9,999,999 range.
Additional Analysis
Fiscal Impact Summary
There is no cost to the city for the use of purchase cards.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Exhibit A - Rebate Amendment	Exhibit A - Rebate Amendment.pdf

CONFIDENTIAL

EXHIBIT A

(Attached)

This Rebate Amendment is NOT valid unless the Rebate Table is attached. If, however a Rebate Table is not attached to this Rebate Amendment but there is in effect and not superseded a Rebate proposal from us set forth in a writing signed in ink by one of our authorized representatives that has been accepted by you, signed by you in ink, returned to us by you and appears in our records, that Rebate proposal is deemed incorporated into this Exhibit A. If a Rebate Table is attached to this Rebate Amendment, that Rebate Table supersedes any such proposal.

REBATE SPEND LEVELS		PAYMENT TERMS	PAYMENT TERMS		
City of Clermont		30/25	30/15	LTI*	Discount
$1,000,000	$2,249,999.00	1.10%	1.20%	0.50%	0.20%
$2,500,000	$9,999,999.00	1.40%	1.50%	0.50%	0.20%
$10,000,000	Or greater	1.60%	1.65%	0.50%	0.20%

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018

Agenda Item Name
Special Event Sign Request

Requested Action
Recommend approval for the Caribbean American Association of Lake County to temporarily erect signage for the promotion of their annual "Clermont Jerk Festival"

Staff Report

The Caribbean American Association of Lake County (CAALC) is requesting to erect temporary signage for the promotion of the annual "Clermont Jerk Festival" on May 19, 2018 at Waterfront Park.

The organization would like to place signage on City property at the following locations:
-SE Corner of 50 and 12th STreet
-Cut Road at Clermont Water Tower
-East Avenue and N. Palm Street
-Corner of Palm and East Avenue

Please see attached banners from last year. They will be using the same style and changing the date to May 19, 2018. The request is to install on April 28, 2018 and take down on May 20, 2018. These are the same locations they have utilized in the past.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	CAALC Sign Request 2018	CAALC Sign Request 2018.pdf
2.	Banner proof final	Banner proof final.JPG

The Caribbean American Association Of Lake County

614 E Highway 50 #251, Clermont, FL 34711 - Tel. 352-978-0813
Website: www.caalc.org - E-mail: caalc@live.com

March 1, 2018

Via Email mrivera@clermontfl.org
Mr. Darren Gray
Clermont City Manager
685 West Montrose Street
Clermont, FL 34711

Dear Mr. Gray:

Re: SIGN PERMITS FOR ANNUAL CLERMONT JERK FESTIVAL

Permission is being requested for the temporary erecting of event signs for our Annual Jerk Festival to be held on May 19, 2018 at the Clermont Water Front Park.

The signs will be 4'x4' and will have the following verbiage: Clermont Jerk Festival, Saturday May 19, 12018, Clermont Waterfront Park, 12 noon to 10 pm. www.caalc.org, Tel. 352-978-0813, plus the logos of the major sponsors.

A. The signs will be placed at the following locations on April 28, 2018 and taken down on May 20, 2018:

SE Corner of 50 and 12Th Street
Cut Road at Clermont Water Tower
East Avenue and N. Palm Street
The Placement of two signs by 8th Street Gateway
Corner of Palm Street and East Avenue.

Your kind consideration will be greatly appreciated.

Yours Sincerely

Christopher Barrett
Event Coordinator
352 638 2135

COME & ENJOY A TASTE OF THE CARIBBEAN!

CLERMONT JERK Festival

June 10th · 12pm - 10pm

CLERMONT WATERFRONT PARK

www.CAALC.org

COME & ENJOY A TASTE OF THE CARIBBEAN!

June 10th · 12pm - 10pm

CLERMONT WATERFRONT PARK

CLERMONT JERK Festival

www.CAALC.org

The Caribbean American Association Of Lake County

Funding Scholarships & the Lake Steel Orchestra

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018
Agenda Item Name
Ordinance No. 2018-10 *Final* *Citrus Tower Commerce Center*
Requested Action
Recommend approval of Ordinance No. 2018-10.
Staff Report

The applicant, is requesting a rezoning for the subject parcel located at 423 Citrus Tower Boulevard.

The 5 acre parcel is currently zoned C-2 General Commercial with a Future Land Use Designation of Industrial. The applicant is requesting to rezone the property to Planned Unit Development (PUD).

The Planned Unit Development (PUD) would allow for a multi-tenant mixed use development with approximately 15,600 square feet of Commercial/Retail in the front portion of parcel and 40,600 square feet of Office/Warehouse Flex Space in the rear of the subject parcel.

As part of the PUD zoning request, the applicant is requesting 4 waivers to the City Code.

1) First is to allow two monument signs along Citrus Tower Blvd. Current city code only allows one sign per parcel. Because the applicant is requesting two different uses within the parcel, they are requesting one sign for the commercial/retail building along the front of the parcel, and a second sign for the office/warehouse space in the rear of the parcel. (staff recommends the second sign be allowed (½) one half of the square footage of the primary sign for a maximum of 36 square feet).

2) The second request is to allow a 15 foot landscape buffer along Citrus Tower Blvd. Per City code, collector roads such as Citrus Tower Blvd; are required to provide a 20 foot landscape buffer.

3) The third request is to allow for more than 10 parking spaces in a row without a landscape island. This waiver is directed toward the rear of the parcel in the office/warehouse use area. The applicant would like more flexibility of the area with larger trucks utilizing the warehouse use in the rear of the parcel.

4) The fourth request is to allow for an internal lot line without the requirement for landscape buffers or setbacks. Traditionally staff views this type of development as one cohesive development with shared parking and one perimeter landscape buffer. The applicant wishes to have the option to sell off a portion of the development without being required to provide these requirements.

The rezoning to Planned Unit Development (PUD) will be consistent with the City of Clermont Comprehensive Plan Goals, Objectives and Policies. The mixed use development is consistent with the character of the surrounding properties and will be in harmony with the general intent and purpose of the Land Development Codes.
Staff recommends approval of Ordinance No. 2018-10, rezoning subject parcel from C-2 General Commercial to

Planned Unit Development (PUD), however, Staff cannot support the requested waivers as requested.

Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. Ordinance 2018-10-Citrus Tower Commerce-Rezoning-RM (00000003)	Ordinance 2018-10-Citrus Tower Commerce-Rezoning-RM (00000003).pdf
2. Citrus Tower Commerce Location Maps	Citrus Tower Commerce Location Maps.pdf
3. Clermont Zoning Map	Clermont Zoning Map.pdf
4. Final Site Plan-3-16-18	Final Site Plan-3-16-18.pdf
5. Building Facade Elevations	Building Facade Elevations.pdf
6. Application	Application.pdf
7. ORDINANCE NO. 2018-10 Legal AD	ORDINANCE NO. 2018-10 Legal AD.pdf

CITY OF CLERMONT
ORDINANCE NO. 2018-10

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 (the "Property"):

LEGAL DESCRIPTION

PARCEL 1: The Eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26 East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

PARCEL 2: The West 1/2 of Tract 5, Section 20, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 feet thereof.

Also less and except the following described lands:

Commence at the North 1/4 corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 feet wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said West line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 530.00 feet; thence run Northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

LOCATION

423 Citrus Tower Blvd. Clermont, FL
(Alternate Key 1647746)
5.06 +/- Acres

From: General Commercial (C-2)
To: Planned Unit Development (PUD)

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for a multi-tenant mixed use development with 15,600 square feet of Commercial/Retail in the front and 40,600 square feet of Office/Warehouse Flex Space in the rear of the parcel. The permitted uses specified herein on and subject to the terms and conditions of this Ordinance (as hereinafter defined) 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 pursuant to the terms and conditions of this Ordinance and in substantial accordance with the Conceptual Plan attached hereto as Exhibit "A" (the "Conceptual Plan"). Formal construction plans incorporating all terms and conditions stated in this Ordinance 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 parcel without first submitting necessary plans and obtaining required approvals and permits in accordance with City Codes and Land Development Regulations and those of other appropriate jurisdictional entities.

4. This Ordinance, including the Concept Plan, must comply with all applicable requirements of the City Comprehensive Plan and City Land Development Codes and Regulations.

SECTION 3. Land Uses and Specific Conditions

1. The Planned Unit Development (PUD) shall comply with the M-1 Industrial Zoning District Codes and Regulations as indicated in the Land Development Code, Section 122-261.

2. The following criteria shall apply to the development, improvement, operation and use of the property:

(a) The total maximum floor space allowed is 15,600 square feet of Commercial/Retail in the front of the subject parcel and 40,600 square feet of Office/Warehouse Flex Space in the rear of the subject property. The site shall be developed in substantial accordance with the Exhibit A - Conceptual Plan prepared by McCoy and Associates.

(b) No automotive, truck, motorcycle or boat repairs, sales, or leasing shall be conducted on site.

(c) Outdoor Storage is prohibited. All permitted uses and business operations shall be conducted inside the buildings.

(d) A wavier shall be granted to allow a 15-foot landscape buffer adjacent to Citrus Tower Boulevard instead of the 20 feet required by the Land Development Code.

(e) A wavier shall be granted to allow more than 10 parking spaces without a landscape buffer in front of the warehouse/flex space buildings located in the rear of the property. Parking spaces are still required to comply with ADA requirements and regulations.

(f) All Landscape buffers shall be planted with three canopy trees and five understory trees per 100 lineal feet and must provide a continuous three-foot-high opaque screen of landscape materials at time of plantings.

(g) The property shall be allowed one (1) Master Development Multi-tenant ground monument sign that complies with City Code, Chapter 102 Signs, and a secondary monument sign that does not exceed one half (½) of the allowable copy area square footage of the Master sign for a maximum of 36 square feet.

(h) A wavier shall be granted to allow for an internal lot line without the requirement for landscape buffers or setbacks.

(i) The site shall be developed according to the City of Clermont Land Development Codes and all buildings must comply with the City of Clermont Architectural Design Standards.

(j) A minimum five-foot wide sidewalk shall be constructed along each street's right-of-way adjacent to parcel that comply with the American Disabilities Act requirements and provide pedestrian access. Sidewalks construction shall be coordinated with appropriate government entity for designated streets.

3. Building Setbacks:

Citrus Tower Blvd:	25 Feet from Property Lines
Side Setback:	12 feet from Property Lines
Side Street:	25 feet from Property Lines
Rear Setback:	25 feet from Property Lines

4. The maximum building height shall be 55 feet, measured at the highest point.

5. The maximum impervious surface area ratio for the Property shall be 80% with a floor area ratio for the Property not to exceed 0.35.

6. Building façade landscape shall be required for the buildings designated as commercial/retail locted in the front of subject parcel.

7. Interior landscape and vehicular use area landscape shall be required for the buildings designated as commercial/retail located in the front of subject parcel.

8. The property 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.

9. The project may be developed in multiple phases but if developed in multiple phases, each phase must be developed in a manner that allows the individual phases to function independently of one another

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.

Location map:

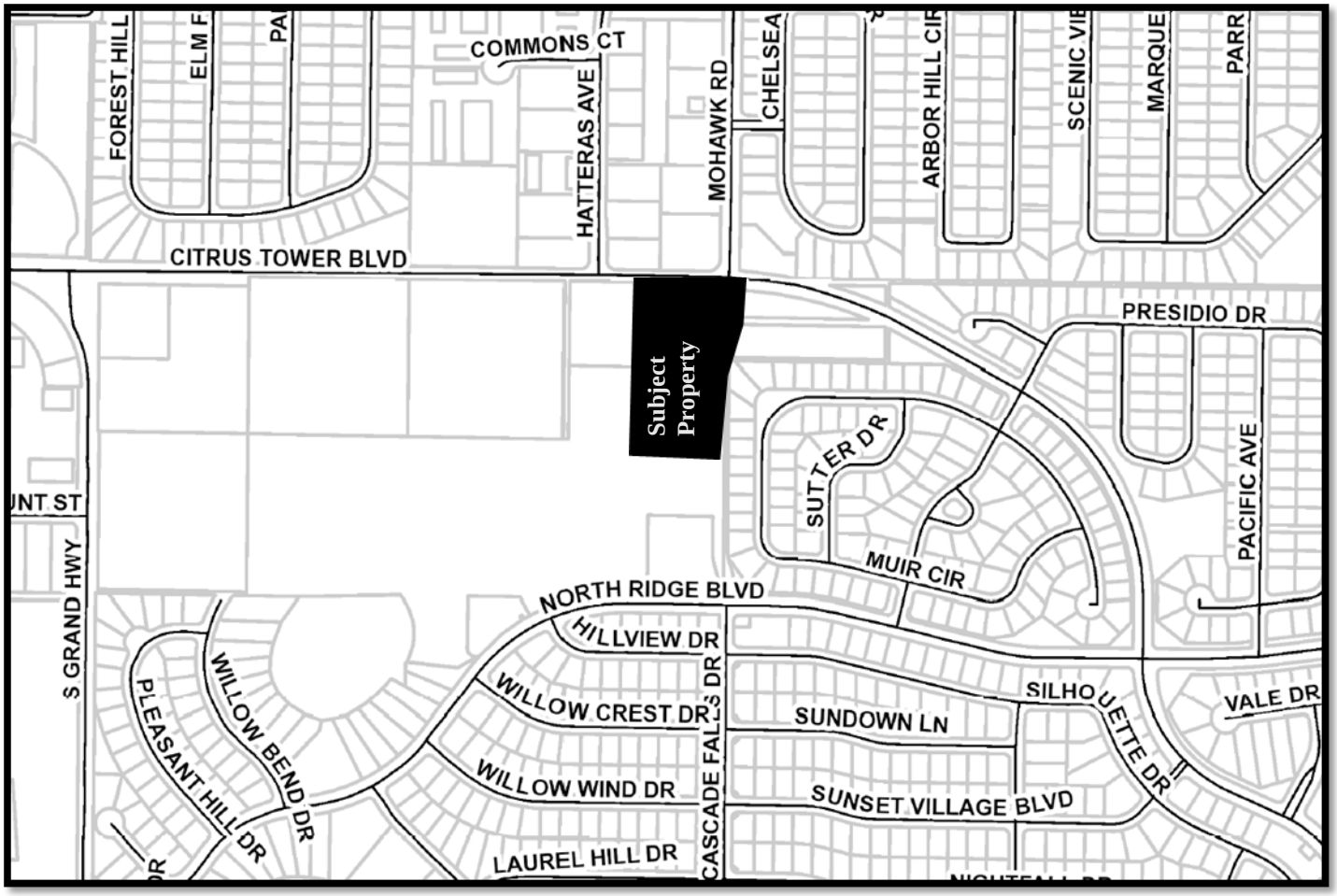
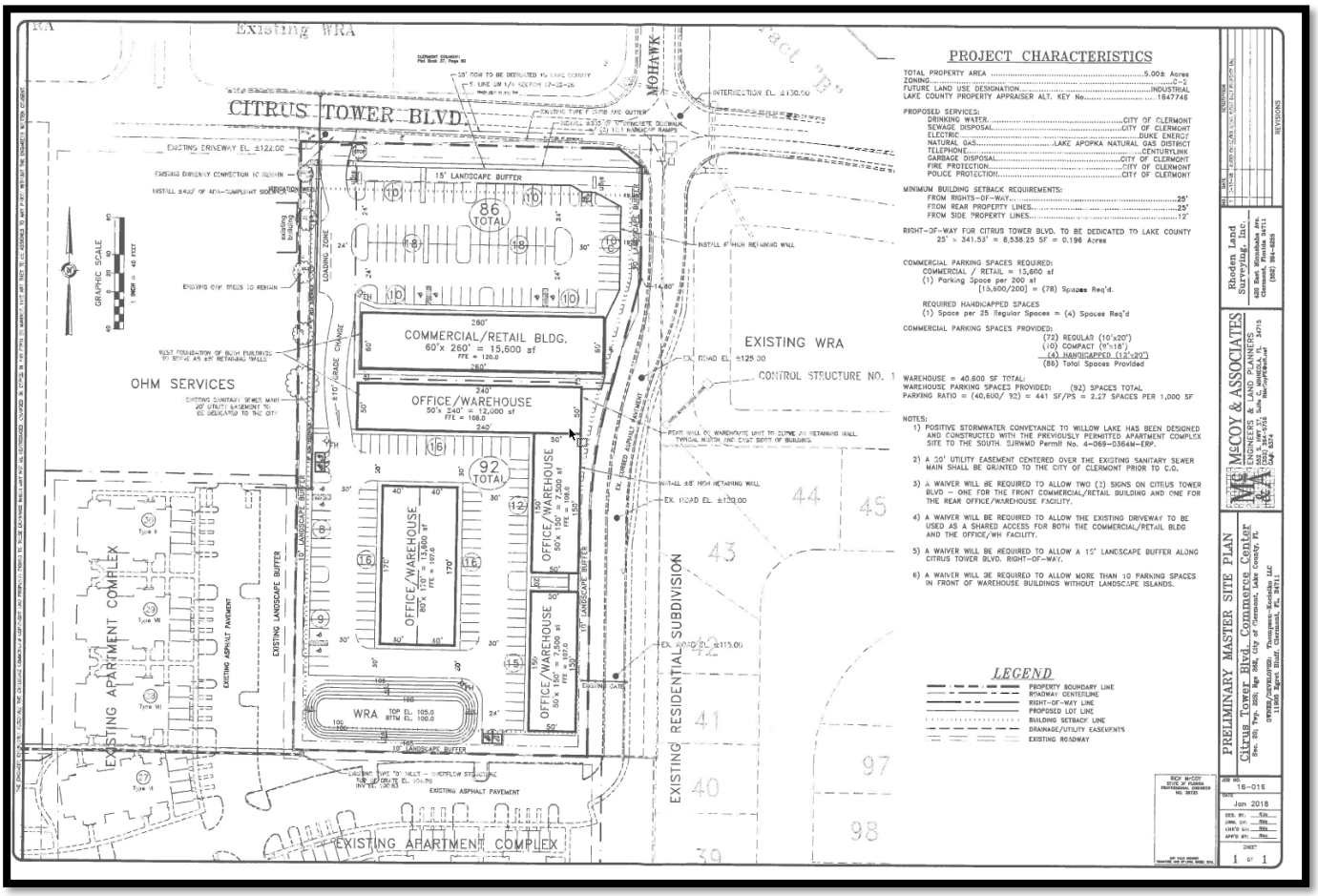


Exhibit A: Conceptual Plan



CITY OF CLERMONT
ORDINANCE NO. 2018-10

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

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

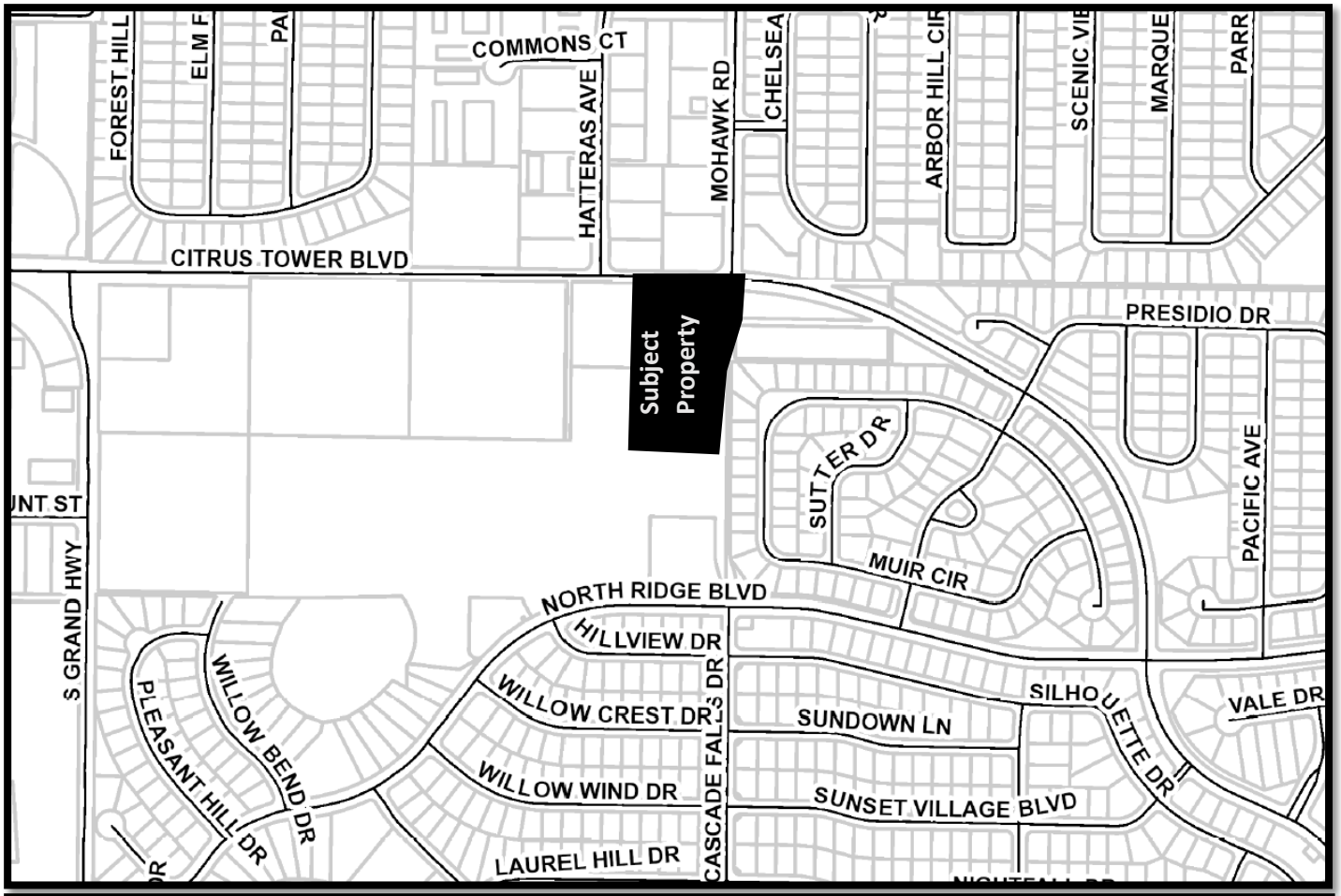
ATTEST:

_____
Tracy Ackroyd Howe, MMC, City Clerk

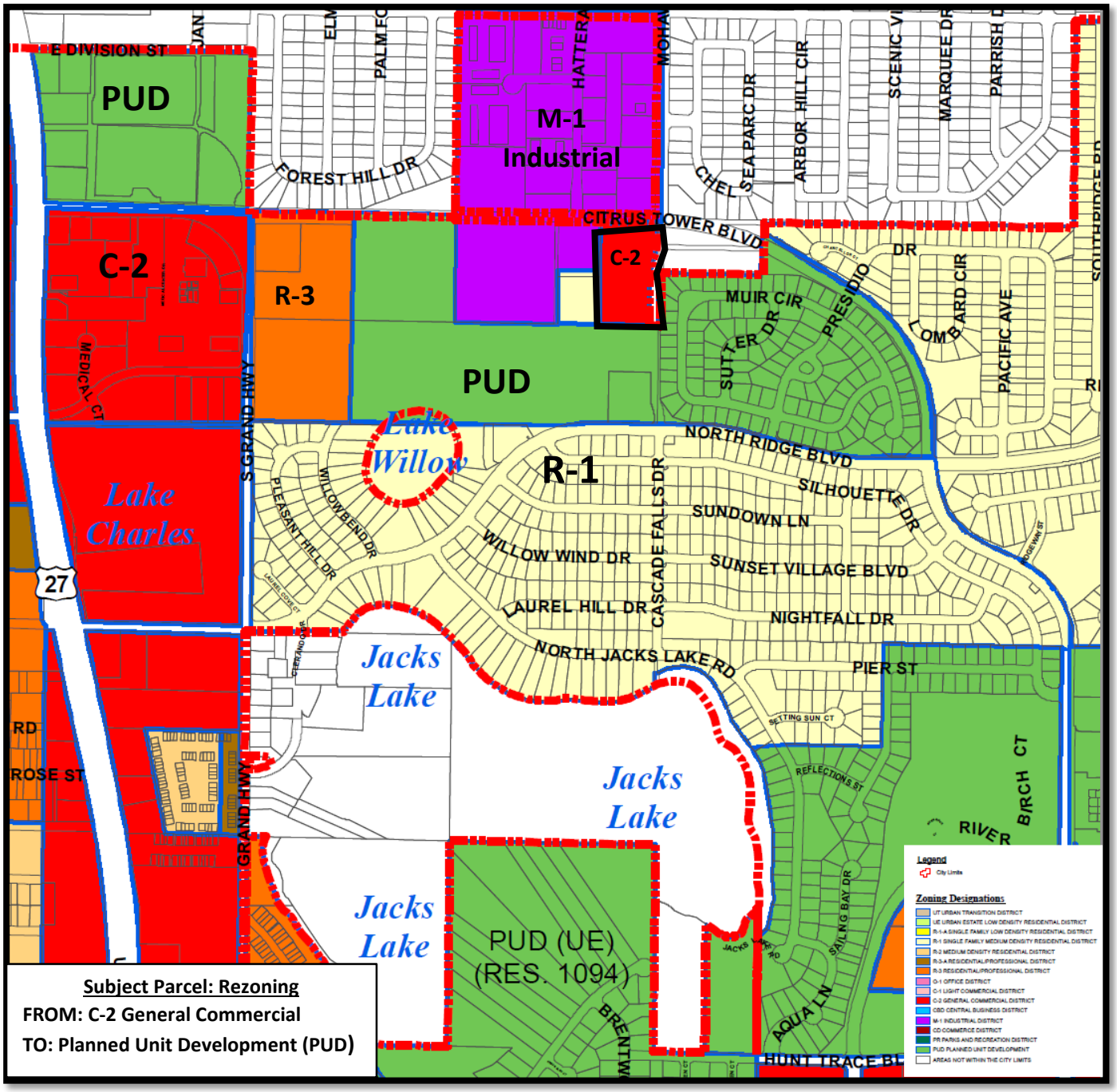
Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Location Map



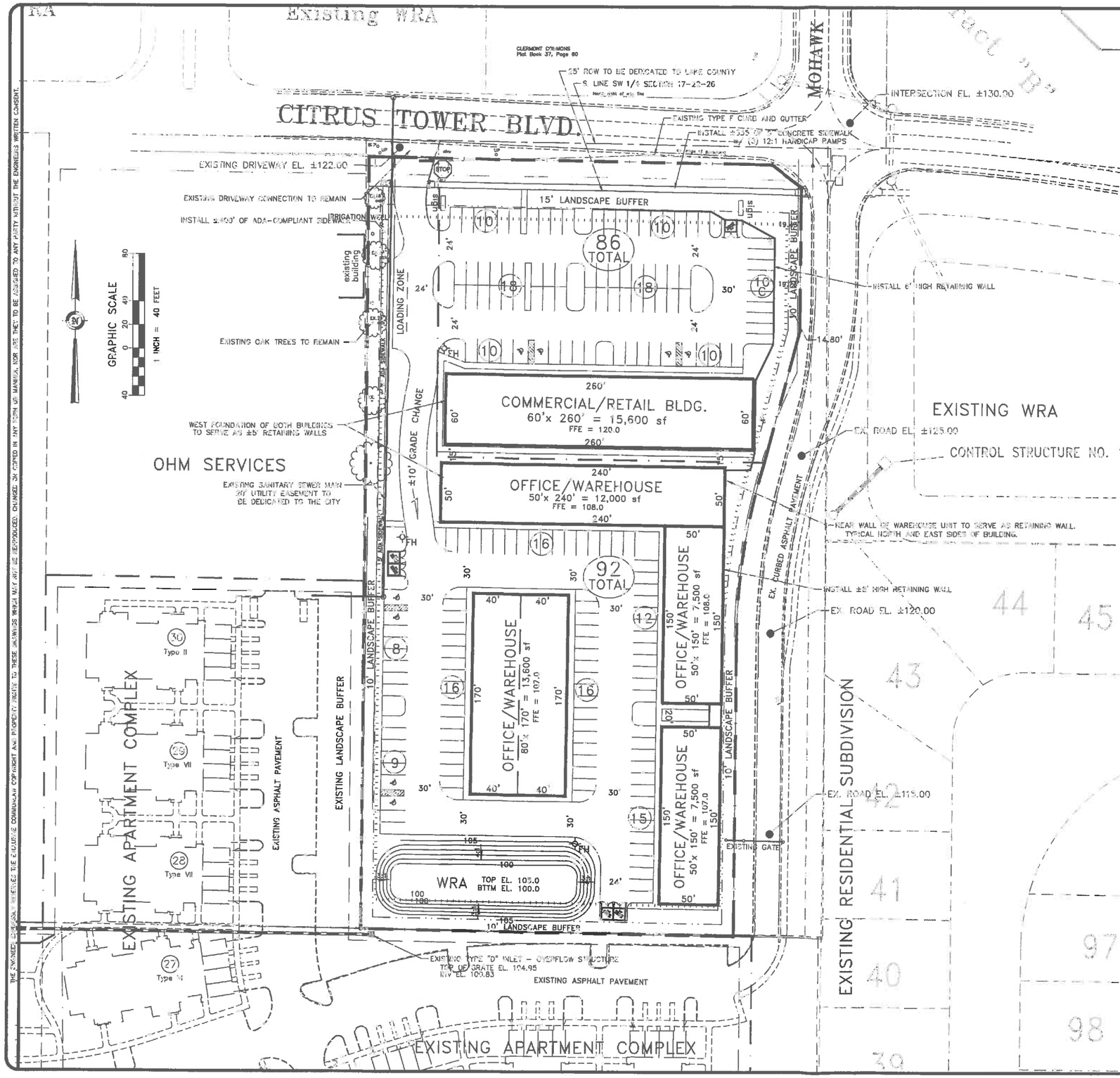
Clermont Zoning Map



Subject Parcel: Rezoning

FROM: C-2 General Commercial

TO: Planned Unit Development (PUD)



PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA .....5.00± Acres
ZONING.....C-2
FUTURE LAND USE DESIGNATION.....INDUSTRIAL
LAKE COUNTY PROPERTY APPRAISER ALT. KEY No.....1647746

PROPOSED SERVICES:
- DRINKING WATER.....CITY OF CLERMONT
- SEWAGE DISPOSAL.....CITY OF CLERMONT
- ELECTRIC.....DUKE ENERGY
- NATURAL GAS.....LAKE APOPKA NATURAL GAS DISTRICT
- TELEPHONE.....CENTURYLINK
- GARBAGE DISPOSAL.....CITY OF CLERMONT
- FIRE PROTECTION.....CITY OF CLERMONT
- POLICE PROTECTION.....CITY OF CLERMONT

MINIMUM BUILDING SETBACK REQUIREMENTS:
- FROM RIGHTS-OF-WAY.....25'
- FROM REAR PROPERTY LINES.....25'
- FROM SIDE PROPERTY LINES.....12'

RIGHT-OF-WAY FOR CITRUS TOWER BLVD. TO BE DEDICATED TO LAKE COUNTY
25' x 341.53' = 8,538.25 SF = 0.196 Acres

COMMERCIAL PARKING SPACES REQUIRED:
COMMERCIAL / RETAIL = 15,600 sf
(1) Parking Space per 200 sf
[15,600/200] = (78) Spaces Req'd.

REQUIRED HANDICAPPED SPACES
(1) Space per 25 Regular Spaces = (4) Spaces Req'd

COMMERCIAL PARKING SPACES PROVIDED:
(72) REGULAR (10'x20')
(10) COMPACT (9'x18')
(4) HANDICAPPED (12'x20')
(86) Total Spaces Provided

WAREHOUSE = 40,600 SF TOTAL:
WAREHOUSE PARKING SPACES PROVIDED: (92) SPACES TOTAL
PARKING RATIO = (40,600/ 92) = 441 SF/PS = 2.27 SPACES PER 1,000 SF

NOTES:
1) POSITIVE STORMWATER CONVEYANCE TO WILLOW LAKE HAS BEEN DESIGNED AND CONSTRUCTED WITH THE PREVIOUSLY PERMITTED APARTMENT COMPLEX SITE TO THE SOUTH. SJRWMD Permit No. 4-069-0364M-ERP.
2) A 20' UTILITY EASEMENT CENTERED OVER THE EXISTING SANITARY SEWER MAIN SHALL BE GRANTED TO THE CITY OF CLERMONT PRIOR TO C.O.
3) A WAIVER WILL BE REQUIRED TO ALLOW TWO (2) SIGNS ON CITRUS TOWER BLVD – ONE FOR THE FRONT COMMERCIAL/RETAIL BUILDING AND ONE FOR THE REAR OFFICE/WAREHOUSE FACILITY.
4) A WAIVER WILL BE REQUIRED TO ALLOW THE EXISTING DRIVEWAY TO BE USED AS A SHARED ACCESS FOR BOTH THE COMMERCIAL/RETAIL BLDG AND THE OFFICE/WH FACILITY.
5) A WAIVER WILL BE REQUIRED TO ALLOW A 15' LANDSCAPE BUFFER ALONG CITRUS TOWER BLVD. RIGHT-OF-WAY.
6) A WAIVER WILL BE REQUIRED TO ALLOW MORE THAN 10 PARKING SPACES IN FRONT OF WAREHOUSE BUILDINGS WITHOUT LANDSCAPE ISLANDS.

LEGEND

- PROPERTY BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- DRAINAGE/UTILITY EASEMENTS
- EXISTING ROADWAY

RICK McCOY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 38725
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

NO.	DATE	DESCRIPTION
1	2-6-18	ADDED VERTICAL CONC. ALONG EAST PROPERTY LINE

REVISIONS

Rhoden Land Surveying, Inc.
420 East Minnehaha Ave.
Clermont, Florida 34711
(352) 394-6256

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
552 S. HWY 27, Suite C, MINNEOLA, FL 34715
(352) 394-5756
RMcCoyPE@att.net
CA# 8374

PRELIMINARY MASTER SITE PLAN

Citrus Tower Blvd. Commerce Center

Sec. 20; Twp. 22S; Rge 26E, City of Clermont, Lake County, FL

OWNER/DEVELOPER: Thompson-Kocielko LLC
11905 Egret Bluff, Clermont, FL 34711

JOB NO. 16-016
DATE Jan 2018
DES. BY: RMc
DWN. BY: RMc
CHK'D BY: RMc
APP'D BY: RMc
SHEET 1 OF 1

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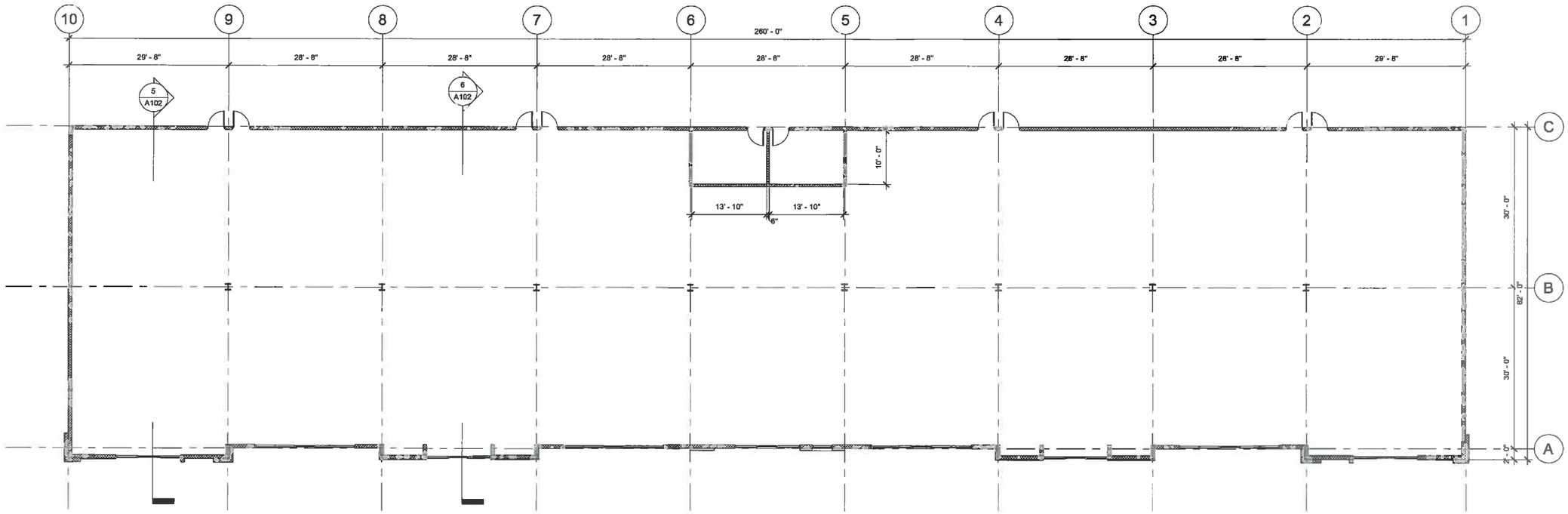
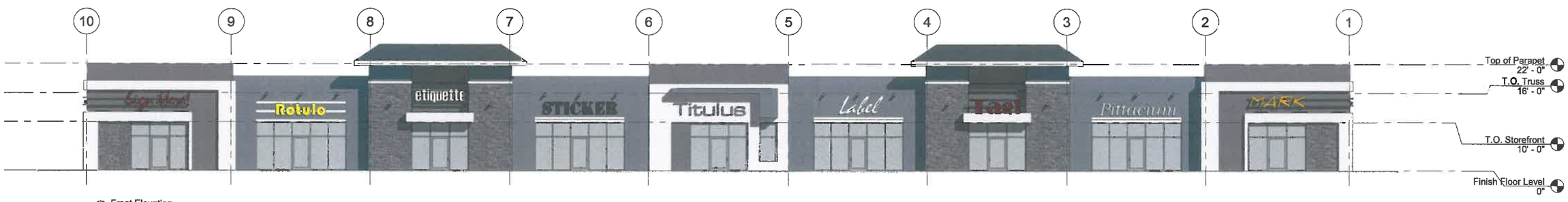
Sign Here!
Rótulo
étiquette
STICKER
Titulus
Label
Tag

MARK
Pittacium



1 Architectural Floor Plan
3/32" = 1'-0"



2 Front Elevation
3/32" = 1'-0"

REVISION
07/22/02

ARCHITECTURE + ENGINEERING
1230 Oakley Seaver Drive, Suite 200 - Clermont, FL 34711
P: 888-850-FFAE (3323)
www.forefrontae.com
FOREFRONT
Service Beyond Design

Citrus Tower Blvd.
Concept Drawings
Architectural Floor Plan

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB #: 18-06359
DATE: 02-26-18

A101

3/1/2018 10:44:57 AM

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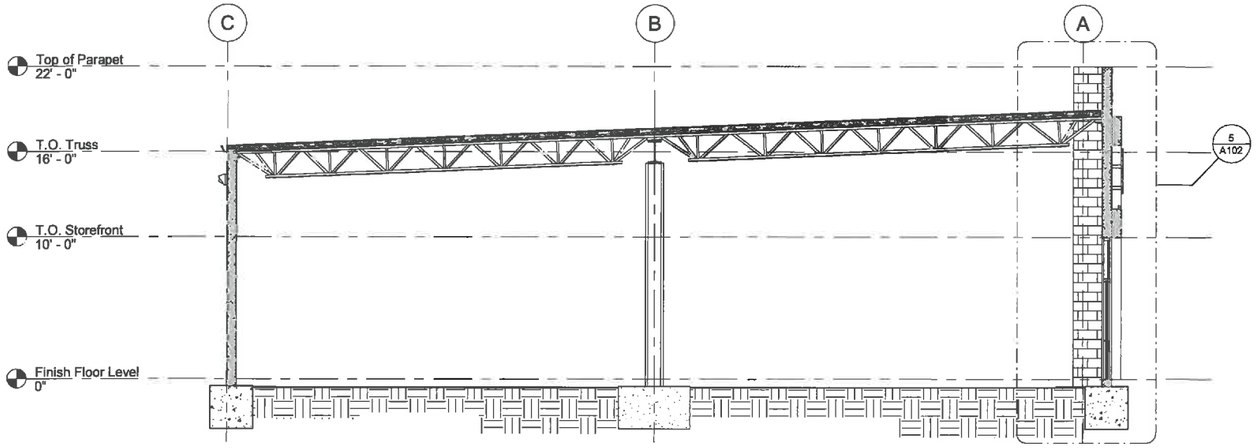
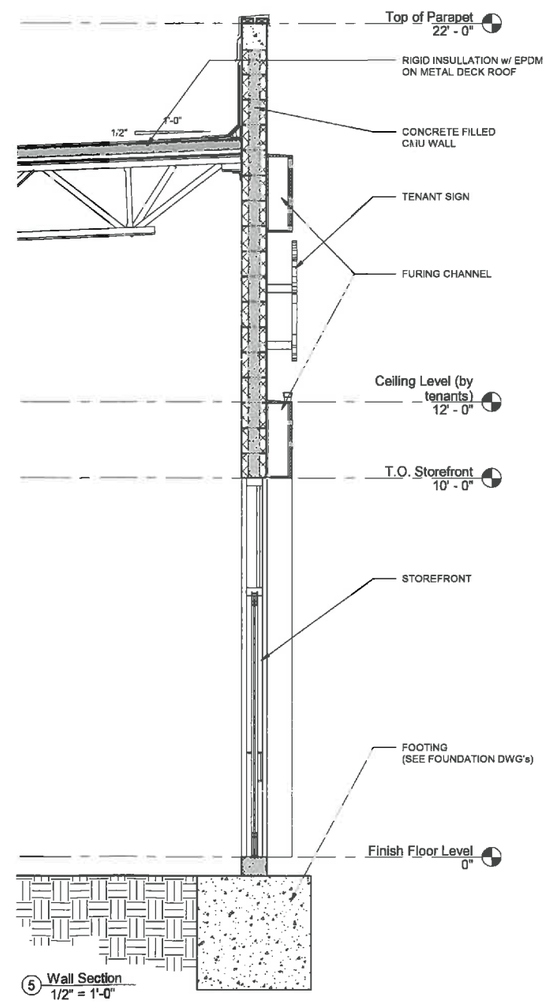
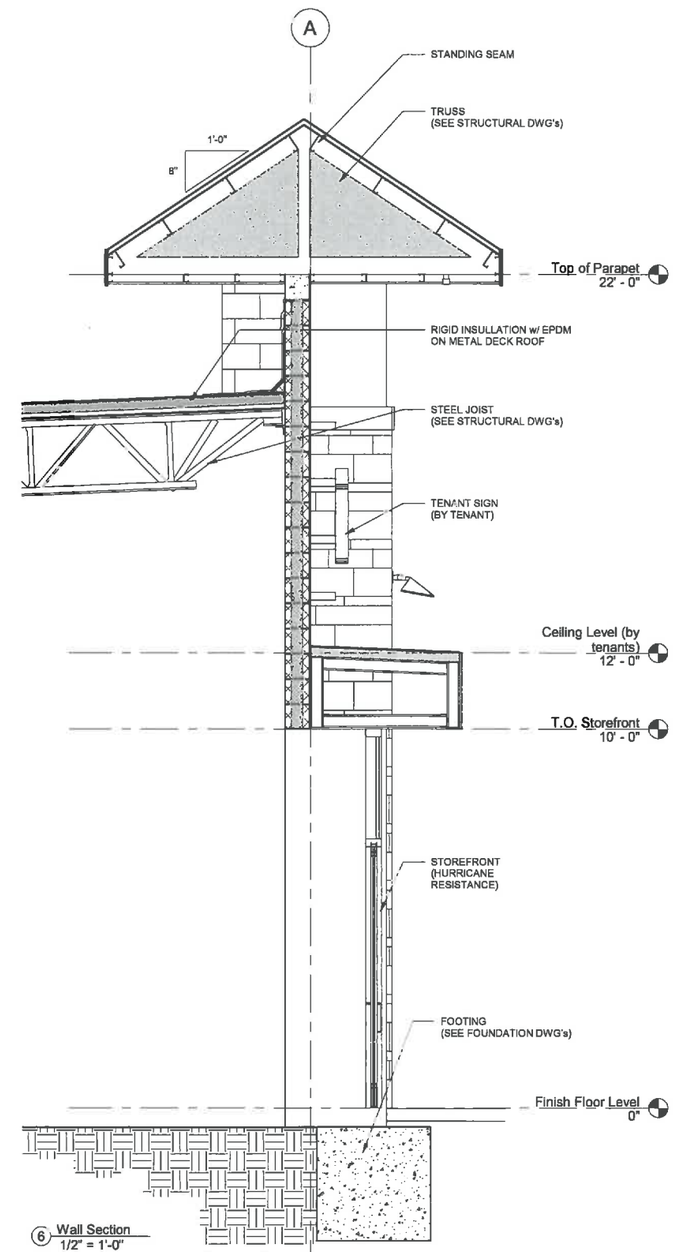


1 Section 1
3/16" = 1'-0"



5 Wall Section
1/2" = 1'-0"



6 Wall Section
1/2" = 1'-0"

REVISION
02/28/18

ARCHITECTURE + ENGINEERING

1230 Oakley Seaver Drive, Suite 200 - Clermont, FL 34711
P: 888-850-FFAE (3323)
www.forefrontae.com

FOREFRONT
Service Beyond Design

Citrus Tower Blvd.
Concept Drawings
Building & Wall Sections

ANY DISCREPANCY OR ERROR IN DIMENSIONS OR NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

JOB #: 18-06359
DATE: 02-28-18

A102

3/1/2018 10:44:58 AM

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Rez1801-0001

CITY OF CLERMONT
REZONING
APPLICATION

DATE: JAN. 31, 2018

FEE: $542.00
+ cost of advertisement

PROJECT NAME (if applicable): CITRUS TOWER COMMERCE CENTER

APPLICANT: Thompson-Kocielko LLC

CONTACT PERSON: Robert Thompson

Address: 11905 Egret Bluff

City: Clermont State: Florida Zip: 34711

Phone: (321) 689-5785 Fax: _____

E-Mail: RobertDavisonThompson@gmail.com

OWNER: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 423 Citrus Tower Blvd., Clermont 34711

Legal Description (include copy of survey): Please see attached legal

Acreage: 5.0 acres Land Use: Industrial
(City verification required)

Present Zoning: C-2 Proposed Zoning: Planned Unit Development
(City verification required)

CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

What are you proposing to do that would require a rezoning?

A Commercial Complex with 15,600 sf of Commercial / Retail along the CTB frontage and 30,000 sf of Office/Warehouse on the rear half of the parcel with shared driveway access to CTB and signage for both users on CTB.

Robert Thompson
Applicant Name (print)

X
Applicant Name (signature)

Robert Thompson
Owner Name (print)

X
Owner Name (signature)

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

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: 10073680
Phone: (352) 241-7331
Date: 02/19/18
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	02/20/2018	02/20/2018	**$240.01**

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. 2018-10

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

423 Citrus Tower Blvd, Clermont, FL
Alternate Key - #1647746

LEGAL DESCRIPTION

Parcel 1: The Eastern one-half 1/2 of Tract 5, Section 20, Township 22 South, Range 26, East, according to the Plan of Lake Highlands Company, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

Parcel 2: The West 1/2 of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 feet thereof.

Also less and except the following described lands:

Commence at the North 1/4 corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 feet wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South,Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3,Page 30, Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said West line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 530.00 feet; thence run Northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

Containing a total of 5.33 Acres, more or less. AK 1647746

FROM: C-2 General Commercial
TO: Planned Unit Development (PUD)

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 Introduction and on Tuesday, March 27, 2018 for Final Adoption. All meetings will be held at City Hall, located at 685 W. Montrose Street.
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10073680
February 20, 2018

Payment Info	
Ad Price	**$240.01**
Tax	**$0.00**
Sub Total	**$240.01**
Prepaid Amount	**$0.00**
Balance Due	**$240.01**

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018

Agenda Item Name
Ordinance No. 2018-11 *Final* *Anderson Hill*

Requested Action

Staff Report

The owner, Anderson Hill DLSU, LLC, is requesting an amendment to PUD Ordinance 2017-35. The property is approximately 9.5 +/- acres in size and was approved for a multi-tenant commercial use project by the City Council on September 26, 2017. The owner is seeking an amendment to the existing PUD to remove language concerning the existing billboard onsite and to clarify outdoor speaker use. The owner is not changing the development plan. The building layout, sizes and uses will all remain the same, as approved under PUD Ordinance 2017-35.

The owner has indicated they do not own the billboard, nor are they leasing the property on which the billboard is located on to the billboard owner. The billboard owner is Lamar Advertising of Ocala. The owner has indicated that a perpetual easement for the billboard was in place prior to their acquisition of the property and attempts to negotiate the sale or removal of the billboard with Lamar has been unsuccessful. The billboard condition is not possible for the owner to comply with and is seeking the removal of condition 8, under item 3 that contains the billboard language that states it to be removed by December 31, 2019.

The owner would also like to add language to clarify that outdoor speakers could be used for drive-through facilities, such as banks and restaurant menu/order boards. This request came forward due to a resident's inquiry that no outdoor speakers, as indicated in condition 12 under item 3 of the PUD ordinance, included drive-through facilities. It was evident that at the public hearing and the specific wording was to prohibit amplified music or entertainment in the outdoor patio areas.

The Planning and Zoning Commission voted 6-1 in favor of removing the billboard condition. Staff's position on the billboard is that it is an off-site sign, which is prohibited under Section 102-8 (19) of the sign code. If the Council decides to allow the sign, staff would recommend it meeting Section 102-24 Nonconforming Signs, especially if the sign was damaged or destroyed and the estimated cost of reconstruction exceeds 50 percent of the replacement cost, then it would cease operation.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	2018-11 Draft Anderson Hill PUD (mark up)	2018-11 Draft Anderson Hill PUD (mark up).docx
2.	Application	rezoning application.pdf
3.	Narrative and Justification Statement	narrative and justification statement.pdf
4.	Location Map	Location Map.pdf
5.	PUD Site Development Plan	PUD Site Development Plan 1-31-18.pdf
6.	Legal Ad	ORDINANCE NO. 2018-11 LEGAL AD.pdf

CITY OF CLERMONT
ORDINANCE NO. 2018-11

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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

Containing a total of 9.47 acres, more or less.

LOCATION

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

Repeal PUD Ordinance 2017-35 and replace with PUD Ordinance 2018-11 to remove billboard language and clarify outdoor speaker language

SECTION 2. General Conditions

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.

2. The property shall be developed in substantial accordance with the Planned Unit Development Site Development Plan prepared by Avid Group, dated June 30, 2017. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.

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

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 58,000 square feet of C-2 General Commercial uses with one structure greater than 20,000 square feet but no more than 22,000 square feet. This structure is identified as "Commercial F" on the Planned Unit Development Site Development Plan prepared by Avid Group, dated June 30, 2017.

2. Setbacks

From US Highway 27	50 feet from the property line
From Anderson Hill Road	25 feet from the property line
North property line	12 feet from the property line
West property line	50 feet from the property line

3. Maximum building height will be 35 feet, measured at the highest point.

4. Driveway access and parking may be below the centerline of US Highway 27 or Anderson Hill Road and will be subject to the approval of the City Engineer.

5. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.

6. Individual retaining wall heights up to 6 feet in height are allowed to deal with the changing grades on the site and may be stair stepped, not to exceed 15 feet of elevation change.

7. A modified landscape buffer along the western property line is requested as a result of meeting with the adjoing property owners on Maria Avenue. The landscape buffer shall be a minimum of 10 feet in width and shall consist of a six-foot high decorative masonry or brick wall that may be incorporated onto the top of the retaining wall. In addition, the property owner at 13220 Maria Avenue has requested no trees to be planted along the property line due to an existing pool enclosure. The four canopy trees and two understory trees will be clustered within the rest of the western landscape buffer.

~~8. The existing billboard will be removed prior to December 31, 2019.~~

8. The developer will construct safety upgrades to improve the shoulders along the curved section of Anderson Hill Road just west of US Highway 27. In addition, the developer will add striping along Anderson Hill Road extending from US Highway 27 to the western property line and will construct a 5 foot pedestrian sidwalk along the north side of Anderson Hill Road the length of the property. Off-site improvements shall be eligible for transportation impact fee credits to the extent allowed pursuant to Lake County Code.

9. The developer shall submit an annual report to the City of Clermont, no later than February 15 of each year, on the monitoring of the intersections of US Highway 27 at John's Lake Road and Citrus Tower Boulevard at John's Lake Road. The results of the monitoring will be to see if the southbound left turns and eastbound left turns; respectively, cause the Level of Service (LOS) of the intersection to deteriorate below acceptable standards. If it is determined that additional traffic improvements are warranted, the developer will assist in the improvements through their proportional share. This annual report shall conclude two years after final build out of the development.

10. The buildings shall be constructed in a manner that closely resembles the architectual style and elevation as presented in the Anderson Hill Color Elevation Board labeled "Design Concepts" prepared by Empad Architecture and Design, dated February 6, 2017 and shall meet the City of Clermont's Architectural Standards.

11. Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.

12. No outside speakers to be used for music or entertainment. <u>Outside speakers for drive-through facilities (e.g., banks and restaurant menu/order boards) are allowed subject to compliance with the City's noise ordinance (Chapter 34, Article II).</u>

13. No deliveries between the hours of 9 PM to 7 AM.

14. No access to Anderson Hill Road shall be allowed except for emergency service vehicles. The access point shall be secured subject to the approval of the City's Fire Chief and Police Chief, or assigned designee.

15. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

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

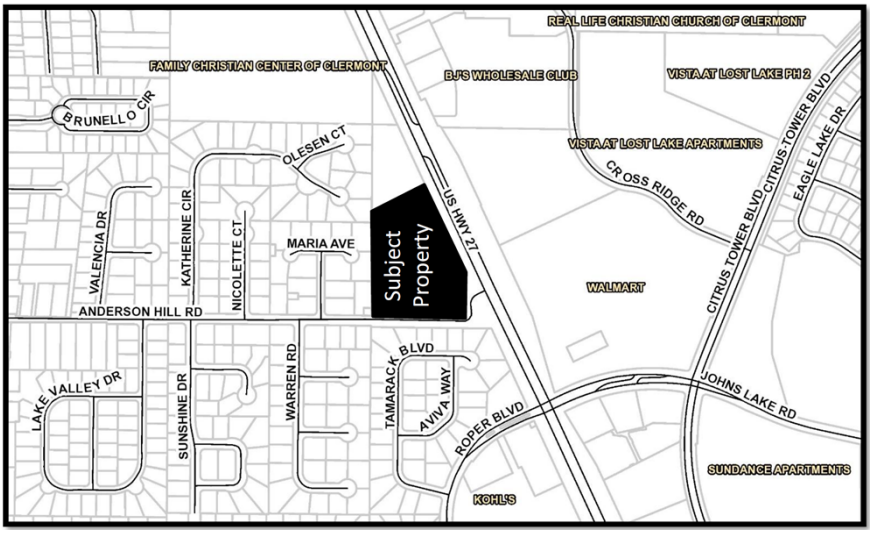
SECTION 5.

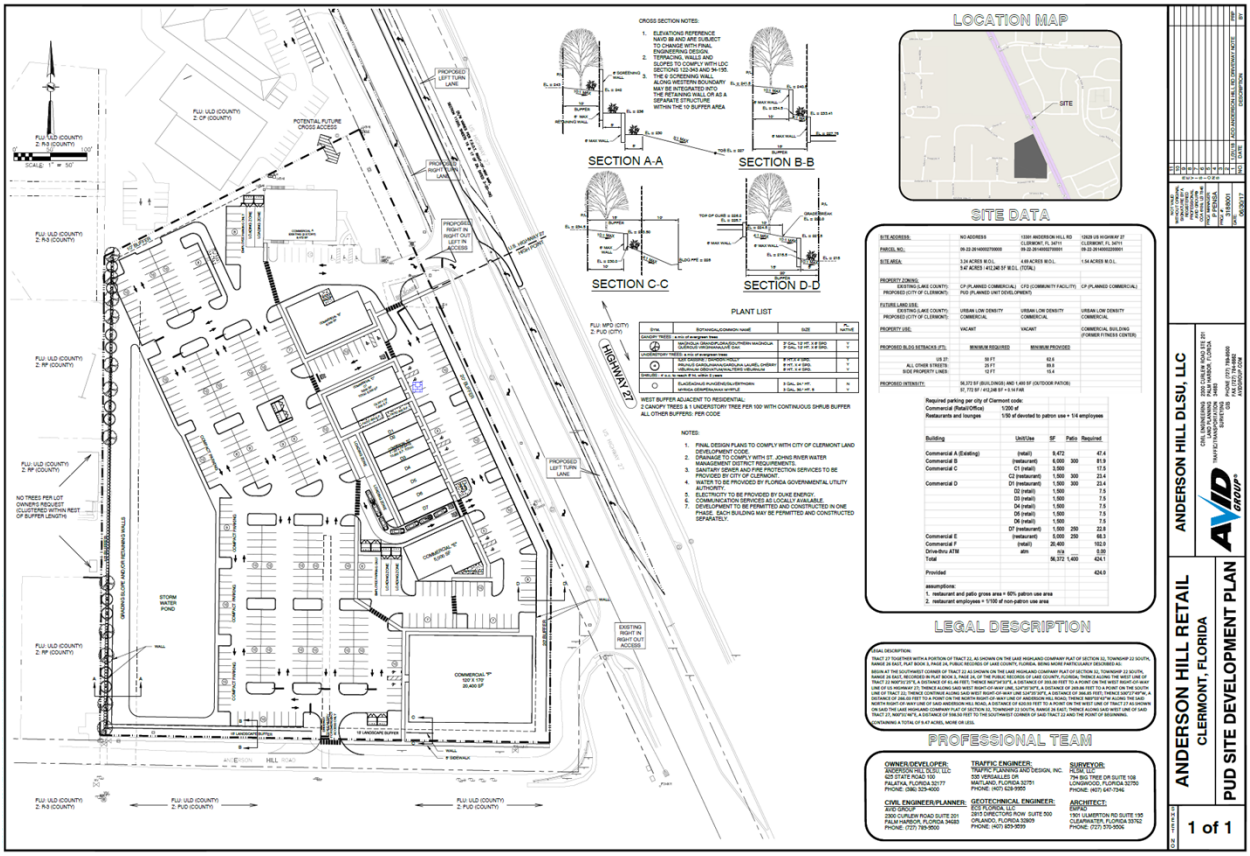
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6.

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

Location map:




LOCATION MAP
SITE
SITE DATA
LEGAL DESCRIPTION
PROFESSIONAL TEAM
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
PLANT LIST
HIGHWAY 27
ANDERSON HILL ROAD
POTENTIAL FUTURE CROSS ACCESS
PROPOSED LEFT TURN LANE
PROPOSED RIGHT IN RIGHT OUT LEFT IN ACCESS
EXISTING RIGHT IN RIGHT OUT ACCESS
STORM WATER POND
COMMERCIAL "B" 120' X 170' 20,400 SF
COMMERCIAL "C" 120' X 170' 20,400 SF
NO TREES PER LOT OWNERS REQUEST CLUSTERED WITHIN REST OF BUFFER LENGTH
ANDERSON HILL DLSU, LLC
ANDERSON HILL RETAIL
CLERMONT, FLORIDA
PUD SITE DEVELOPMENT PLAN
1 of 1

CITY OF CLERMONT
ORDINANCE NO. 2018-11

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

CITY OF CLERMONT
REZONING
APPLICATION

$542.00 +
cost of advertisement

DATE: Jan 31, 2018

FEE: ~~$350.00~~

PROJECT NAME (if applicable): Anderson Hill Commercial

APPLICANT: AVID Group

CONTACT PERSON: Peter Pensa, AICP

Address: 2300 Curlew Road, Suite 201

City: Palm Harbor State: FL Zip: 34683

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

E-Mail: peter.pensa@avidgroup.com

OWNER: Anderson Hill DLSU, LLC

Address: 625 State Road 100

City: Palatka State: FL Zip: 32177

Phone: 386-329-4000 Fax: n/a

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

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

Acreage: 9.47 +/- Land Use: Commercial
(City verification required)

Present Zoning: PUD Proposed Zoning: PUD
(City verification required)

CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

What are you proposing to do that would require a rezoning?

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

Peter R. Pensa
Applicant Name (print)
Director of Planning
AVID Group

X
Applicant Name (signature)

Quintus I. Roberts, Sr.
Owner Name (print)
Managing Member
Anderson Hill DLSU, LLC

X
Owner Name (signature)

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

Narrative & Justification Statement
PUD Zoning Amendment Application

Anderson Hill Retail
NWC of US Highway 27 & Anderson Hill Road, Clermont, FL

Project Description:

Anderson Hill DLSU, LLC is the owner of the 9.47-acre tract of land comprised of three parcels located at the northwest corner of US Highway 27 and Anderson Hill Road. Said tract of land was annexed into the City of Clermont with the future land use map classification of "Commercial" and the zoning map designation of "Planned Unit Development (PUD)" on September 26, 2017 by Ordinance Nos. 2017-33, 2017-34 and 2017-35, respectively.

The owner desires to proceed with the project as planned; however, a PUD amendment is necessary to do so. **The plan of development is not changing**. The project will still consist of up to 58,000 sq.ft. of C-2 General Commercial uses as originally presented and approved by the City Council. The only change made to the site plan is the addition of this label "driveway to be gated / for emergency access only" over the Anderson Hill Road access for consistency with Condition #15.

Description of Proposed Amendment:

The purpose of this PUD amendment is to change two of the conditions of approval, one is due to hardship and the other for clarification. The requested changes are as follows:

> ~~**8. The existing billboard will be removed prior to December 31, 2019.**~~
>
> **13. No outside speakers to be used for music or entertainment. Outside speakers for drive-through facilities (e.g., banks and restaurant menu/order boards) are allowed subject to compliance with the City's noise ordinance (Chapter 34, Article II of the Clermont Code of Ordinances).**

Condition #8 cannot be satisfied due to circumstances that are beyond the control of the property owner, so the owner is requesting that Condition #8 be removed in its entirety.

The property owner ("Anderson Hill") does not own the billboard, nor is the property owner leasing the property on which the billboard is located to the owner of the billboard, which is Lamar Advertising of Ocala ("Lamar"). Prior to Anderson Hill's acquisition of the property, Lamar's predecessor-in-interest obtained a perpetual easement for the billboard. Consequently, Anderson Hill does not receive any compensation from Lamar nor does Anderson Hill have the legal authority to compel Lamar to relocate the billboard. Indeed, Lamar

has recently informed Anderson Hill that it "would not be interested in selling the easement or the sign." (See email dated November 17, 2017, from Cheryl Tucker, Lamar's Real Estate Manager, to Elliott Jamison -- a copy of which is attached hereto as Exhibit "A."). **Thus, it is not possible for Anderson Hill to comply with Condition #8**.

Anderson Hill's situation is unique. Anderson Hill does not earn any money from the billboard. Anderson Hill cannot compel Lamar to abandon its billboard. Anderson Hill cannot force Lamar to sell its billboard rights. Rather, Anderson Hill's property is burdened by a perpetual easement which it did not grant to Lamar.

In addition, it has come to the owner's attention that an area resident has inquired with city staff about the drive-thru facilities. The City Council record is clear that both the public hearing discussion and the specific wording of Condition #12 was to prohibit amplified music or entertainment in the outdoor patio areas. As such, the owner is requesting additional language be added to Condition #12 to clarify that the prohibition on outdoor speakers is not applicable to drive-thru facilities and to acknowledge that such facilities shall comply with the City's noise ordinance.

Rezoning Evaluation Criteria:

Pursuant to Land Development Code (LDC) Section 82-226, the Planning Commission and City Council shall consider the following criteria. In furtherance of this requirement, the applicants' professional land planning and engineering consultant has made the following findings in support of the project:

Review Criteria

1. **Consistency with the comprehensive plan, or, in the case of a plan amendment, consistency with the remainder of the plan and its goals, objective and policies.**

   Applicant's finding: Subject property was recently annexed into the City of Clermont with PUD (Planned Unit Development) zoning and Commercial future land use map designation. The proposed PUD amendment does not change the site plan nor the plan of development, which was previously found to be consistent with the goals, objectives and policies of the City's comprehensive plan.

   The PUD zoning and plan of development is appropriate given the physical characteristics and location of the property and the development pattern of the surrounding area. One of the subject parcels is already commercially developed, as is the majority of this segment of the US Highway 27 corridor (from State Road 50 to the north to Hammock Ridge Road/Citrus Tower Boulevard to the south). For example, the property across US Highway 27 is located in the City and is developed as a WalMart Super Center. And, the adjacent property to the north is located in the County and developed as an automobile repair shop.

2. **Consistency with applicable sections of this land development code.**

   Applicant's finding: The proposed PUD amendment does not change the site plan nor the plan of development, which was previously found to be consistent with the City's land development code. The request to remove Condition #8 to allow the billboard to remain is a hardship that is unique to this property, was not created by the property owner, and is beyond the property owner's control as discussed in the "description of proposed amendment" section above.

3. **Additionally, as to rezoning amendments:**
   a) **Whether justified by changed or changing conditions.**
   b) **Whether adequate sites already exist for the proposed district uses.**
   c) **Whether specific requirements of this land development code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.**

   Applicant's finding:

   a. The request to remove Condition #8 to allow the billboard to remain is a hardship that is unique to this property, was not created by the property owner, and is beyond the property owner's control as discussed in the "description of proposed amendment" section above.

   b. Not applicable to this PUD amendment, the property is already zoned PUD. The site plan, uses and intensity are not changing.

   c. Not applicable to this PUD amendment, the property is already zoned PUD. The site plan, uses and intensity are not changing. For historical background purposes, the following finding was provided to address this in the original rezoning application:

      The project can be developed consistent with the City's land development code requirements, which by design are intended to provide use-based compatibility measures such as minimum building setbacks and landscape buffering between different uses. A neighborhood meeting was held on March 30, 2017 and based on feedback from the adjoining property owners, specific details of the proposed landscape buffer for the western boundary are provided on the PUD site development plan. The neighbors requested a wall (not a fence) be installed on top of or adjacent to the retaining wall, one neighbor requested that he not have any trees along his portion of the buffer because of the close proximity of his house and pool enclosure to the property line, and the other three neighbors requested additional privacy screening so the trees will be clustered along their lots instead.

Planned Unit Development Review Criteria:

Pursuant to Land Development Code (LDC) Section 122-315, the Planning Commission and City Council shall use the following standards in reaching recommendations and decisions to grant PUD approval. In furtherance of this requirement, the applicants' professional land planning and engineering consultant has made the following findings in support of the project:

Review Criteria

1. **Location**
   a. **Relation to major transportation facilities.**

   Applicant's finding: The development is located at the intersection of a state-maintained arterial roadway (US Highway 27) and a county-maintained collector road (Anderson Hill Road). Both roads are currently operating at an acceptable level of service (LOS), per the *"2016 Lake County Annual Traffic Counts"* report prepared by Lake County Public Works and the *"Lake County TMS Segment Report – 2014/15 Level of Service"* prepared by Lake-Sumter MPO.

   The proposed project will not degrade the LOS on either road, per the *"Lake County Retail Project Traffic Impact Analysis"*, prepared by Traffic Planning and Design, Inc., dated August 2017 (revised), which has been reviewed and approved by Lake-Sumter MPO.

   In addition, the public right-of-way width and streets are adequate to serve the project. There was previously an additional 40' of right-of-way dedication granted from subject property along Anderson Hill Road. The developer is proposing to construct safety upgrades to improve the shoulders along the curved section of Anderson Hill Road just west of US Highway 27, to add striping along Anderson Hill Road, and to construct a 5-ft. pedestrian sidewalk along the north side of Anderson Hill Road.

   The three individual site plans previously approved in unincorporated Lake County included a total of one access driveway onto US Highway 27 and two access driveways onto Anderson Hill Road. By combining and master planning the three parcels through the City's PUD process, the two driveways on Anderson Hill Road have been eliminated and replaced with one gated driveway for emergency vehicle access only.

   b. **Relation to public utilities, facilities and services.**

   Applicant's finding:
   Potable Water and Fire Service: Utilities are available to serve the development. Potable water is adjacent to the site and provided by Utilities Inc. (see attached service availability letter). The developer will install water and fire service connections as needed to serve the development.

Sanitary Sewer: The developer will be installing an on-site lift station and an off-site sewer main extension in order to connect to the City of Clermont's existing sanitary sewer system. Wastewater discharge shall comply with the requirements of Code Section 66-76.

Stormwater: The development does not outfall into a City-maintained stormwater system. It drains into the FDOT right-of-way. The project's design will abide by all of the stormwater release rate and volume criteria of FDOT, SJRWMD, and the City.

Due to the fact that the existing site contains significant depressional storage, the existing site does not release much of its stormwater runoff. The design of the proposed development will have to mimic the same low-discharge scenario. Very little runoff from the developed site is expected to leave the site. Almost all of the project's runoff will be retained and percolated.

The rates and volumes of water to be discharged from the property were anticipated in the design of FDOT's US 27 drainage system. The project is not anticipated to overburden any downstream drainage systems.

The project will include an outfall structure to allow its permitted discharges, as well as allowing runoff from storms greater than the design storm to exit the site without creating adverse on-site flooding conditions.

Solid Waste: There is adequate capacity to dispose of solid waste from the development. Hazardous waste generation is not anticipated since the development is a shopping center with typical uses such as retail businesses, personal service establishments, fitness centers, restaurants, offices, and bank/ATM facilities.

c. Physical character of site and relation to surrounding property.

Applicant's finding: The site is suitable for development in the manner as approved under the Florida Building Code, and other applicable state, county and city laws. The proposed commercial development is consistent with the character and type of development that is allowed within the requested City land use and zoning classifications, which allow a maximum density of 12 du/ac (none proposed) and a maximum intensity of 0.25 FAR and 0.80 ISR. There are no residential units proposed and the PUD site development plan shows the project's proposed intensity of 57,772 sq.ft. (0.14 FAR).

The development is compatible with the terrain and surrounding development pattern. Consolidation of the three parcels for redevelopment allows the property to be graded and developed consistent with the City's grading standards. In addition to traditional compatibility measures such as minimum building setback and landscape buffer requirements, the design further enhances compatibility because of the site needing to be terraced and lowered (relative to the residential lots to the west), which in turn further increases the building setbacks and buffering, further reduces light and noise associated

with traffic circulation since vehicles will be below the abutting residential grade level, and ensures that stormwater runoff is directed away from the neighborhood.

The buildings, drive-thru facilities, and outdoor patio areas are located toward the front of the site in order to orient activity toward the street and away from the neighborhood. Per the original PUD zoning conditions approval there will be no outside speakers to be used for music or entertainment in the outdoor patio areas. The stormwater pond/open space and parking are primarily oriented toward the rear of the site for increased separation from the neighborhood. Site access is limited to one driveway on US Highway 27, and one gated driveway on Anderson Hill Road for emergency vehicle access only, to minimize impacts on traffic flow and there are multiple routes for safe and convenient vehicular circulation within the development. Sidewalks are provided for pedestrian safety and interconnectivity between all uses/buildings within the development and from the two abutting streets.

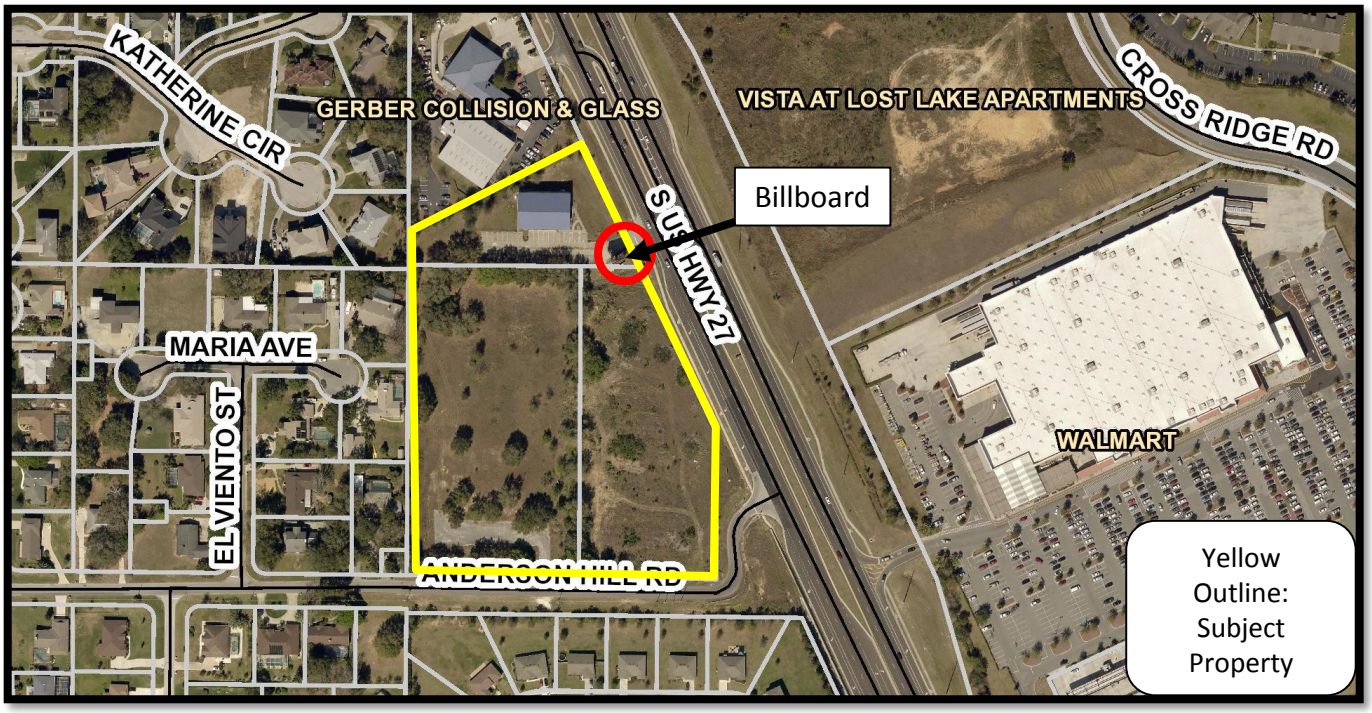
2. Uses, density, open pace, living area per family and other regulations.

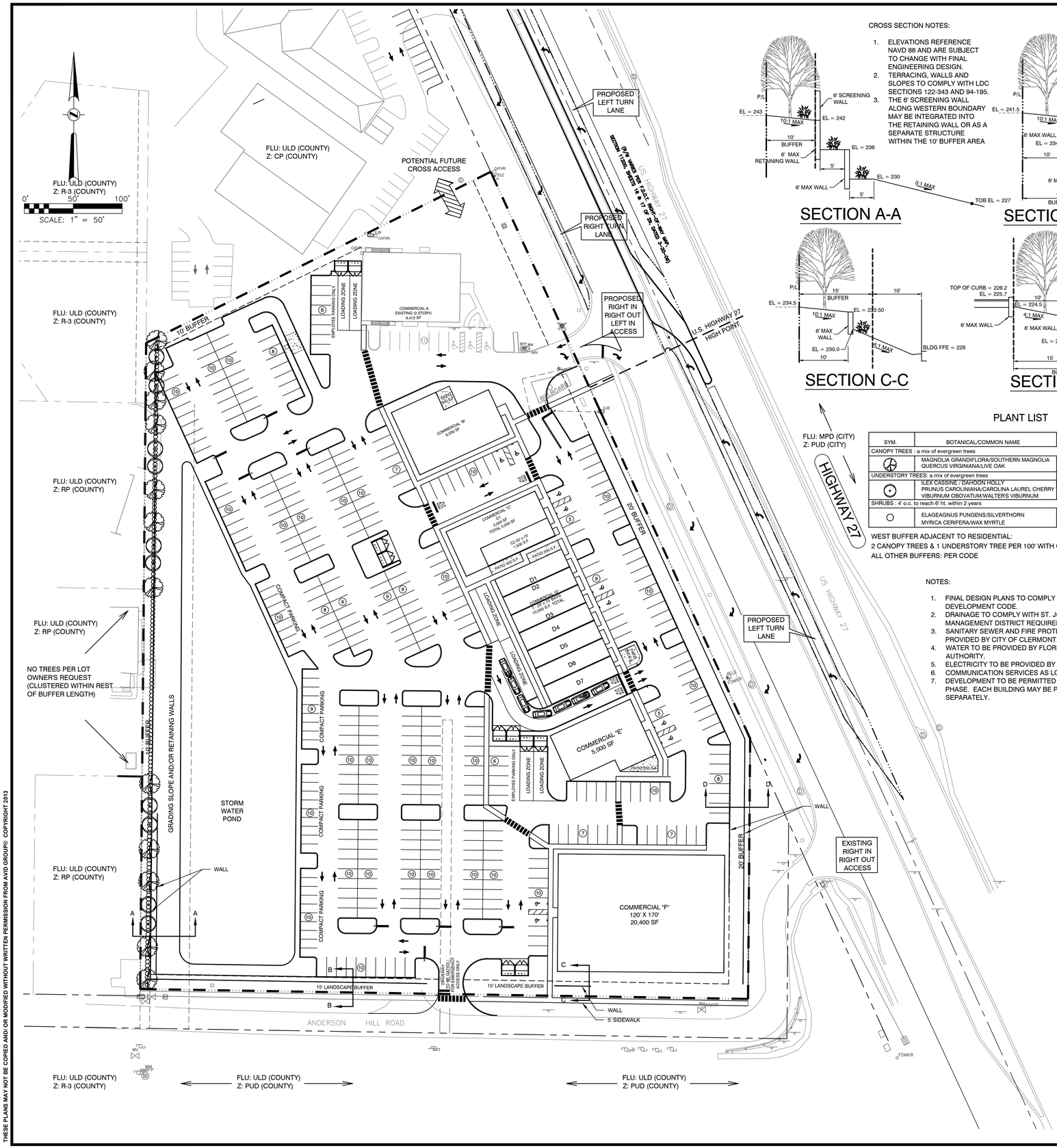
Applicant's finding: The development is intended to comply with the standards for the City's C-2 General Commercial District in terms of both dimensional standards and permitted uses. The only potential design exceptions known to be requested are related to the western buffer yard. Approval is requested to allow the proposed 6' high screening wall to be constructed as an integral part of the top tier retaining wall, as shown on the PUD site development plan, or in close proximity to the retaining wall (less than 5' separation) if built as a separate a freestanding structure. It is not clear whether the code requires a separation or not, so specific approval is requested. This will allow a full 10' buffer width to maximize the root zone for healthy growth of the buffer trees. The other exception is to allow clustering of the trees within the western buffer, as shown on the PUD site development plan, to address one neighbor's request for no trees along his common property line and intensification of the tree density along the other three neighbor's common property lines.

Prepared by:
AVID Group

Peter Pensa, AICP
Director of Planning

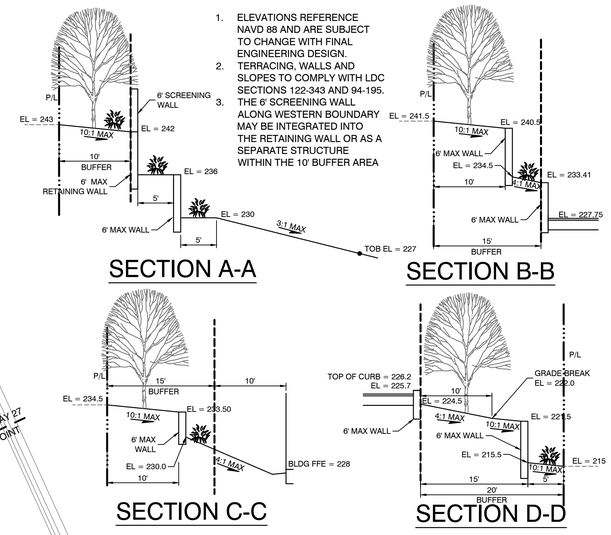
Exhibit - Location Map – Anderson Hill Retail





CROSS SECTION NOTES:

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



PLANT LIST

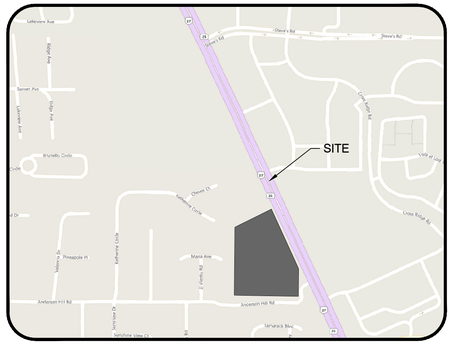
SYM.	BOTANICAL/COMMON NAME	SIZE	FL. NATIVE
CANOPY TREES : a mix of evergreen trees			
	MAGNOLIA GRANDIFLORA/SOUTHERN MAGNOLIA	3' CAL. 12' HT. X 6' SPD	Y
	QUERCUS VIRGINIANA/LIVE OAK	3' CAL. 12' HT. X 6' SPD.	Y
UNDERSTORY TREES: a mix of evergreen trees			
	ILEX CASSINE / DAHOON HOLLY	8' HT.X 4' SPD.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

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

NOTES:

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

LOCATION MAP



SITE DATA

SITE ADDRESS:	NO ADDRESS	13301 ANDERSON HILL RD CLERMONT, FL 34711	12629 US HIGHWAY 27 CLERMONT, FL 34711
PARCEL NO.:	09-22-26140002700000	09-22-26140002700001	09-22-26140002200001
SITE AREA:	3.24 ACRES M.O.L.	4.69 ACRES M.O.L.	1.54 ACRES M.O.L.
	9.47 ACRES / 412,248 SF M.O.L. (TOTAL)		
PROPERTY ZONING:			
EXISTING (LAKE COUNTY):	CP (PLANNED COMMERCIAL)	CFD (COMMUNITY FACILITY)	CP (PLANNED COMMERCIAL)
PROPOSED (CITY OF CLERMONT):	PUD (PLANNED UNIT DEVELOPMENT)		
FUTURE LAND USE:			
EXISTING (LAKE COUNTY):	URBAN LOW DENSITY	URBAN LOW DENSITY	URBAN LOW DENSITY
PROPOSED (CITY OF CLERMONT):	COMMERCIAL	COMMERCIAL	COMMERCIAL
PROPERTY USE:	VACANT	VACANT	COMMERCIAL BUILDING (FORMER FITNESS CENTER)
PROPOSED BLDG SETBACKS (FT):	MINIMUM REQUIRED	MINIMUM PROVIDED	
US 27:	50 FT	62.6	
ALL OTHER STREETS:	25 FT	89.8	
SIDE PROPERTY LINES:	12 FT	15.4	
PROPOSED INTENSITY:	56,372 SF (BUILDINGS) AND 1,400 SF (OUTDOOR PATIOS)		
	57, 772 SF / 412,248 SF = 0.14 FAR		

Required parking per city of Clermont code:				
Commercial (Retail/Office)	1/200 sf			
Restaurants and lounges	1/50 sf devoted to patron use + 1/4 employees			
Building	Unit/Use	SF	Patio	Required
Commercial A (Existing)	(retail)	9,472		47.4
Commercial B	(restaurant)	6,000	300	81.9
Commercial C	C1 (retail)	3,500		17.5
	C2 (restaurant)	1,500	300	23.4
Commercial D	D1 (restaurant)	1,500	300	23.4
	D2 (retail)	1,500		7.5
	D3 (retail)	1,500		7.5
	D4 (retail)	1,500		7.5
	D5 (retail)	1,500		7.5
	D6 (retail)	1,500		7.5
	D7 (restaurant)	1,500	250	22.8
Commercial E	(restaurant)	5,000	250	68.3
Commercial F	(retail)	20,400		102.0
Drive-thru ATM	atm	n/a		0.00
Total		56,372	1,400	424.1
Provided				424.0
assumptions:				
1. restaurant and patio gross area = 60% patron use area				
2. restaurant employees = 1/100 sf non-patron use area				

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

TRACT 27 TOGETHER WITH A PORTION OF TRACT 22, AS SHOWN ON THE LAKE HIGHLAND COMPANY PLAT OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

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

CONTAINING A TOTAL OF 9.47 ACRES, MORE OR LESS.

PROFESSIONAL TEAM

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

TRAFFIC ENGINEER:
TRAFFIC PLANNING AND DESIGN, INC.
535 VERSAILLES DR
MAITLAND, FLORIDA 32751
PHONE: (407) 628-9955

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

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

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

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

NO.	DATE	DESCRIPTION	BY
1	1/31/18	ADD ANDERSON HILL RD DRIVEWAY NOTE	PRP
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

REVISIONS

NOT VALID WITHOUT ORIGINAL SIGNATURE BY A REGISTERED PROFESSIONAL
AVID GROUP®
COA-8139, LB-7945

PROJ. MANAGER: P. PENSA
PROJ. #: 3188001
DATE: 06/30/17

ANDERSON HILL DLSU, LLC

CIVIL ENGINEERING
LAND PLANNING
TRANSPORTATION
SURVEYING
GIS
2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683
PHONE: (727) 789-9500
FAX: (727) 784-6662
AVIDGROUP.COM

ANDERSON HILL RETAIL

CLERMONT, FLORIDA

PUD SITE DEVELOPMENT PLAN

SHEET NO. 1 of 1

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K:\PROJECTS\3188001\DWG\CURRENT\PLANNING\3188001-PSP 1-31-18.DWG, 1/31/2018 5:18:33 PM, Peter Pensa

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: 10073510
Phone: (352) 241-7331
Date: 02/14/18
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	02/27/2018	03/13/2018	**$313.68**

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. 2018-11
An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

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

LEGAL DESCRIPTION
Tract 27 together with a portion of Tract 22, as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, Plat Book 3, Page 24, public records of Lake County, Florida. Being more particularly described as:
Begin at the Southwest corner of Tract 22 as shown on the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida; thence along the West line of Tract 22 N00°31'25"E, a distance of 61.46 feet; thence N63°34'33"E, a distance of 393.00 feet to a point on the West Right-of-Way line of US Highway 27; thence along said West Right-of-Way line, S24°35'30"E, a distance of 269.86 feet to a point on the South line of Tract 22; thence continue along said West Right–of-Way line S24°35'30"E, a distance of 366.85 feet; thence S00°27'49"W, a distance of 266.03 feet to a point on the North Right–of-Way line of Anderson Hill Road; thence N89°03'43"W along the said North Right-of-Way line of said Anderson Hill Road, a distance of 620.93 feet to a point on the West line of Tract 27 as shown on said the Lake Highland Company plat of Section 32, Township 22 South, Range 26 East; thence along said West line of said Tract 27, N00°31'46"E, a distance of 598.50 feet to the Southwest corner of said Tract 22 and the Point of Beginning.
Containing a total of 9.47 acres, more or less.

To amend existing
PUD Ordinance 2017-35

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 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.

Tracy Ackroyd Howe
City Clerk

Ad No: 10073510

February 27, 2018 &
March 13, 2018

Payment Info	
Ad Price	$313.68
Tax	$0.00
Sub Total	$313.68
Prepaid Amount	$0.00
Balance Due	$313.68

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, March 27, 2018

Agenda Item Name
Variance Request *Lucky's Market*

Requested Action
Recommend approval of variance requests.

Staff Report
The applicant is requesting additional wall signs in excess of the maximum allowable square footage of 200 square feet. The existing wall sign of Lucky's Market is at the code maximum of 200 square feet. The applicant is requesting 4 additional informational signs totaling 73 square feet for all four. The applicant feels the additional signage proposed is in direct proportion to the building square footage of approximately 30,300 square feet and is necessary for conducting business out of this store size. If Lucky's Market façade was broken up into 3 separate store fronts, they could be permitted up to 460 square feet of wall signage, because this is one singular store front, code only permits up to 200 square feet. The Land Development Code calculates wall signage using the following formula: height x width of the building frontage x 15%, with a maximum size of 200 sq. ft. (if the code did not limit the sign to 200 square feet , the sign would be 530 square feet) The overall square footage of a wall sign is calculated in accordance with Sec. 102-14 using geometric shapes for a whole sign. Section 86-174 of the LDC requires a positive finding on five items in order to grant a variance, and staff believes that all five meet these findings. Therefore, staff recommends approval of the variance requests by the applicant 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. New 86-174 Review Criteria-Lucky Sign	New 86-174 Review Criteria-Lucky Sign.pdf
2. Location Map	Location Map.pdf
3. Picture	Picture.jpg
4. Sign Site Plans	Sign Site Plans.pdf
5. Application	Application.pdf
6. LUCKY'S MARKET VARIANCE AD	LUCKY'S MARKET VARIANCE AD.pdf

Lucky's Market Sign Variance

The requirements for a variance are as follows:

"Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:**"**

FINDINGS:

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners of negatively impact the standard of living of the citizens of the city;
Applicant response: *We feel our request will not be injurious or detrimental to the public welfare, will not interfere with the reasonable employment of nearby property owners, nor diminish property values or alter the essential character of land use along Highway 50 office commercial and retail. Our intention is to maintain compatibility with surrounding properties.*

Staff comments: *The requested sign variance will not interfere with the reasonable enjoyment of the adjacent property owners or negatively impact the surrounding areas.*
Positive finding

(2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *We feel our request will not alter the character of the surrounding properties. When you consider the essential character of land use along Highway 50 – office, commercial and retail, our request will maintain compatibility with surrounding properties.*

Staff comments: *The requested variances will allow reasonable use of the property and is not out of character with other commercial and retail properties. The Land Development Code, Section 102 allows a maximum building sign copy area of 200 square feet, the applicant is requesting multiples signs that identify the many different specialty products and services offered that are unique to this retail establishment. The maximum total wall signage will be 273 square feet of copy area.*
Positive finding

(3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *The strict application of the Land Development Code regulations creates an unfair non-economic hardship on the applicant in this case because of the restriction of one sign per elevation at 200 square feet. The signs we are requesting would be used as both informational and directional.*

Staff comments: *The requested sign variance will not further any legitimate city objective. The proposed signage will be for a new retail store that will be located in the Clermont Town Center. The new retailer will provide an opportunity for economic growth and prevent a vacant retail space.*
Positive finding

(4) The granting of the variance is consistent with the city's comprehensive plan;
Applicant response: *The general intent of the Land Development Code is to grant signs that are descriptive in nature, proportional to the location and provide advertisement that will be beneficial to the general public. The nature of the surrounding properties is retail as is the property in question. Our request will not be injurious to the surrounding properties.*

Staff comments: *The requested sign variance is consistent with the City of Clermont Comprehensive Plan.*
Positive finding

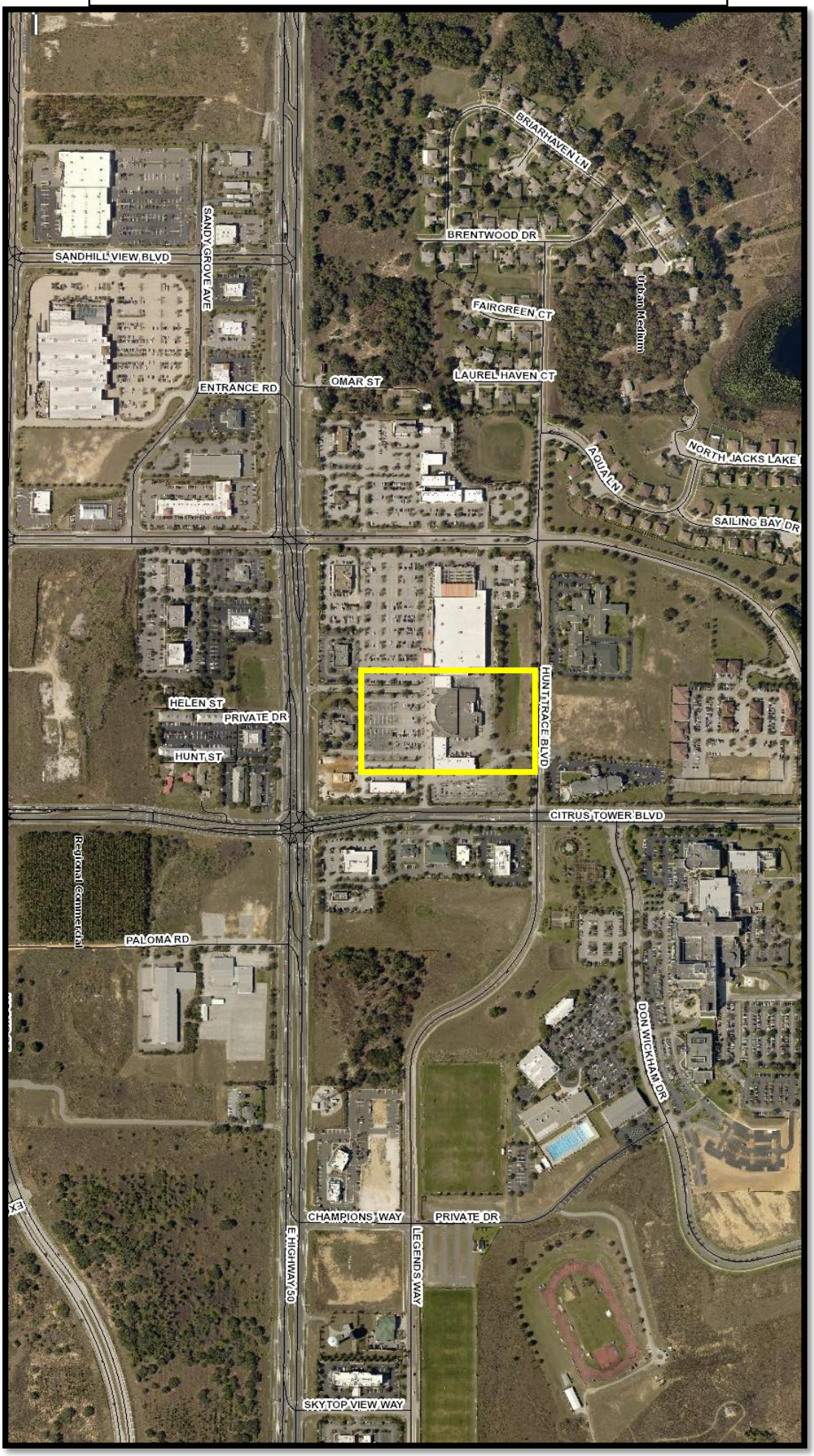
(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *Our request, if granted, is the minimum variance needed to address our concern of providing signage that will give the general public the information needed about the services offered. The general public desires convenience and values their time. The requested signs will provide information about services provided at this business.*

Staff comments: *The variance request is the minimum variance that will make reasonable use of the site. Because of the demographic location of the building in the shopping center, the proposed signage is the minimum required to create a visually appealing business climate and improve vehicular safety and reduce visual pollution.*
Positive finding

STAFF RECOMMENDATION:

Staff recommends **approval** of the variance request to the Clermont Land Development Code.

LOCATION MAP



Lucky's Market
NOW OPEN

VARIANCE PACKAGE

Lucky's Market

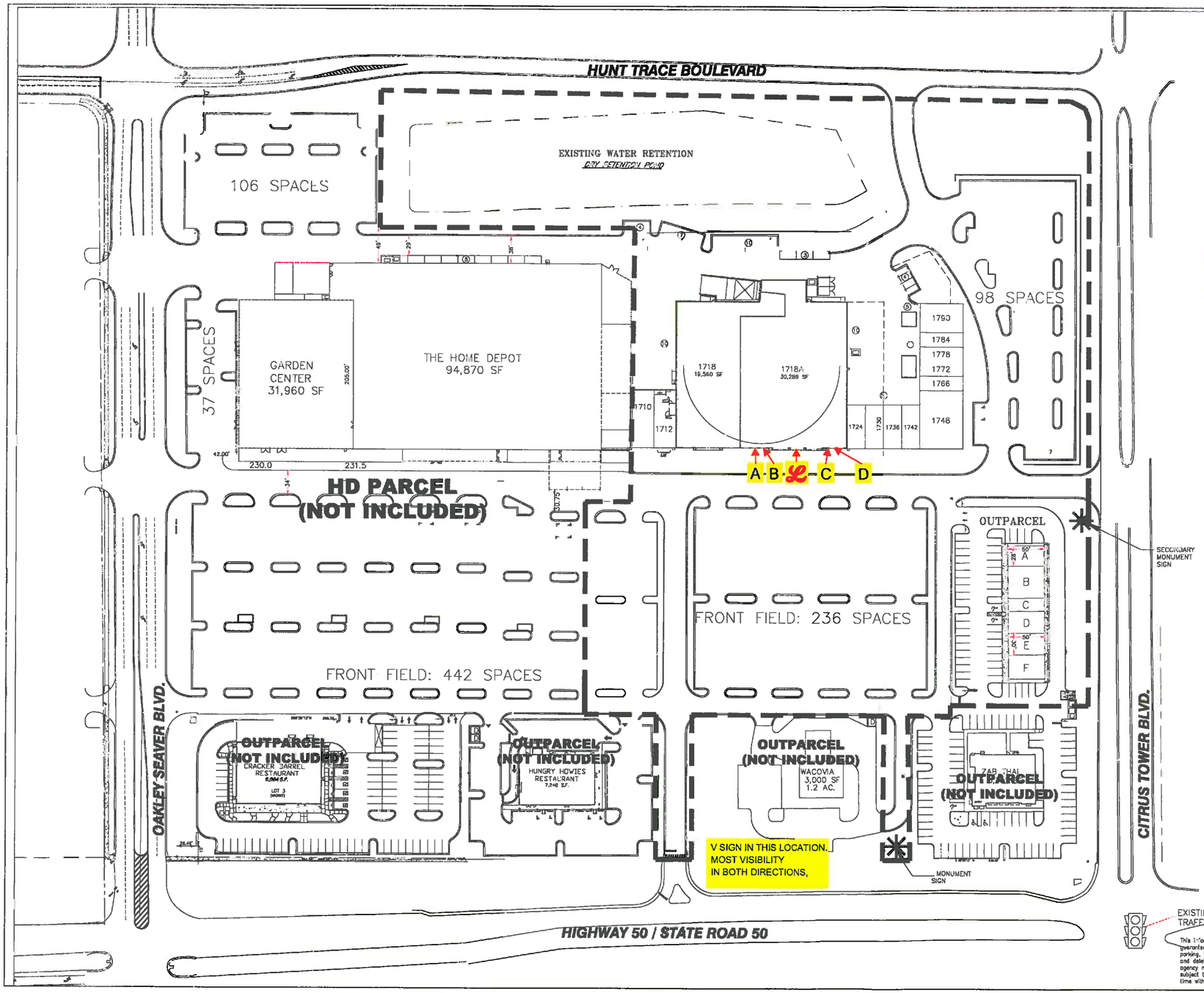
1710 E Hwy 50 | Clermont, FL

DN: 70110 PID: 79742 February 05, 2018

Prepared by:
THOMAS
SIGN & AWNING CO INC
4590 118th Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

Lucky's Market
Clermont, FL

Celebrating 48 years of Quality Manufacturing and Service 48



No.	TENANT	ADDRESS		SQ. FT.
1710	ERA REAL ESTATE	1710 E. HIGHWAY 50		2,400
1712	CLERMONT BICYCLES	1712 " "		2,400
1718	HOMEGOODS	1718 " "		19,560
1720	LUCKYS	1720 " "		30,289
1724	URBAN HAIR LOUNGE	1724 " "		1,500
1730	AVAILABLE	1730 " "		1,500
1736	GREAT CLIPS	1736 " "		1,500
1742	PENTHOUSE CLEANERS	1742 " "		1,500
1748	CRICKERS	1748 " "		4,800
1766	HEALTH HUT	1766 " "		1,200
1772	PINCH-A-PENNY	1772 " "		2,400
1778		1778 " "		
1784	GULFSTREAM DENTAL	1784 " "		1,200
1790	GREEN GARDEN	1790 " "		2,400
		1796 " "		
63?8	HOME DEPOT			126,830
A	AVAILABLE	1670 "	STE A	1,500
B	LA TAN	1670 "	STE B	2,100
C	TAHI NAILS	1670 "	STE C	900
D	MUNCHEL BROTHERS	1670 "	STE D	1,500
E	AVAILABLE	1670 "	STE E	1,500
F	AVAILABLE	1670 "	STE F	1,500

LEGEND

= LIMITS OF SHOPPING CENTER

= PRIMARY PYLON SIGN

Existing 200SF Front Entrance Sign

A "Fresh Produce" Wall Sign One (1) 23.83SF

B "Natural Foods" Wall Sign One (1) 23.86SF

C "Beer-Wine" Wall Sign One (1) 17.25SF

D "Café" Wall Sign One (1) 7.96SF

This information shown is not a representation, warranty or guarantee as to size, location or identity. Tenants, buildings, parking, ingress, and egress are subject to changes, additions and deletions as the architect, landlord or any governmental agency may direct. Any specific tenant referenced herein is subject to change, deletion, change of location, etc., at any time without prior notice.

CLERMONT TOWN CENTER, CLERMONT, FL

GRAPHIC SCALE 60 0 30 60 (IN FEET)

Site Lease Plan

July 21, 2017

CASTO
5391 Lakewood Ranch Blvd.
Suite #100
Sarasota, Florida 34240
Phone: (941) 552-2700
Fax: (941) 552-2701

Site Plan

SCALE: NTS

THOMAS SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Lucky's Market
Design Number:
70110 A
Installation Address:
1710 E Hwy 50
Clermont, FL

Project Identity Number:
79742

Sales Associate:	Project Team:
BG	TK
Designer:	Date:
JJD	10/13/17

Filename:
70110 79742 LM 200SF VARIANCE PKG 02.05.18
Project Updates:
11.15.17 P/E added JJD
12.04.17 MAIN ID to 200SF JJD
12.05.17 SECONDARY signs JJD
01.30.18 Secondary CLs No Backers, New Elevation, Swap Beer/Wine Cover Page, dates etc. JJD
01.31.18 Secondary CLs to 18in JJD
02.05.18 Secondary CLs to 5in & PE JJD

3M™ MCS™ Warranty

Underwriters Laboratories Inc. LISTING E89514
ELECTRIC SIGN COMPLIES TO UL 48
THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

Approval:
☐ Approved
DATE:
☐ Approved as noted
DATE:
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DATE:

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Page 1 | Sheet 1 OF 6

Local: 727-573-7757
Fax: 727-573-0328

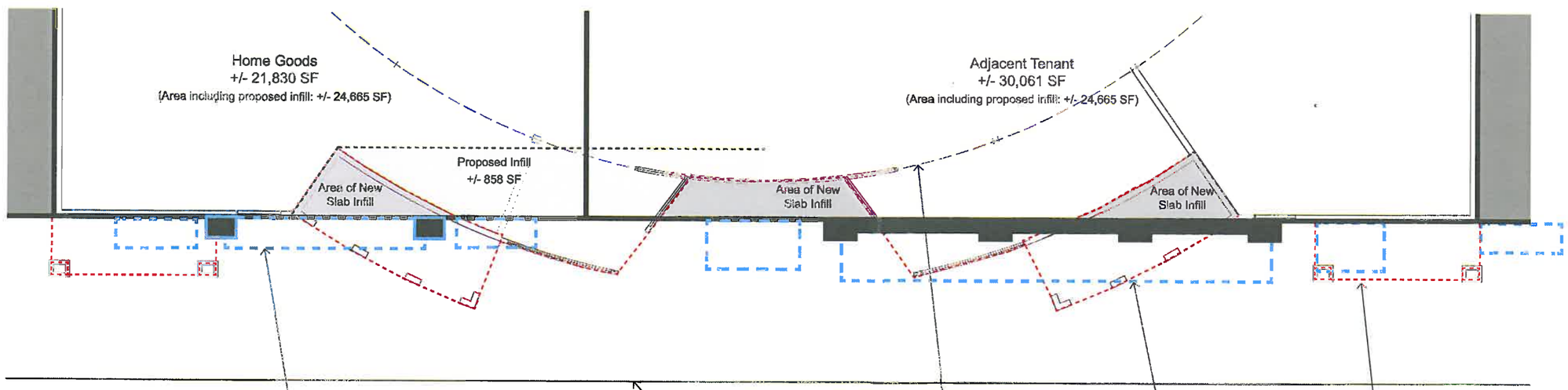
Lucky's Market
Clermont, FL

Celebrating 48 years of Quality Manufacturing and Service 48

ELEVATION - SOUTH

COLOR OPTION 1A

Shades of the existing color palette for new facades.



PARTIAL PLAN

Note: Tenant Signage shown for graphic intent only. Final Signage to be coordinated with allowable sign areas.

SOUTH Elevation / Partial Plan

SCALE: NTS

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Lucky's Market
Clermont, FL

Celebrating 48 years of Quality Manufacturing and Service 48

P1 PAINT COLORS E1 ELECTRICAL NOTES V1 VINYL COLORS F1 FABRICATION NOTES

A Channel Letters w/Neon - Remote

SQ. FT. 23.83'

SCALE: 1/2" = 1'-0"

TOTAL SQFT = 23.83'

PART # LUMACL24FPNEON

ESTIMATE # 156772

Material for Neon Channel Letters

BACKS: .063 ALUMINUM PRE-FINISHED
RETURNS: .050" ALUMINUM PRE-FINISHED DEPTH: 5"
FACES: .177 CLEAR ACRYLIC
NEON: 15MM CLEAR RED
TRIM CAP: 1" RED JEWELITE

Colors for Neon Channel Letters

FACES: CLEAR
RETURNS INT: TO MATCH PMS 485C
RETURNS EXT: TO MATCH PMS 485C
NEON: 15MM CLEAR RED

Paint Notes

1) TO MATCH PMS 485 C

Electrical Notes

1) Weather Proof Disconnect Switch
2) 15MM CLEAR RED NEON
3) Sign Is Wired AS IS on Schematic for Power Supply
4) Electrical Primary 6' Min. Whip

Electrical Specifications Neon Tube

Allanson

NEON COLOR - CLEAR RED					
NEON SIGN TRANSFORMER - WEATHERPROOF / SELF ADJUSTING per 60ft					
LUMINOUS TUBE TRANS.		NEON FOOTAGE = 72ft			
NORMAL POWER FACTOR-120VOLTS - 60HERTZ					
TRANSFORMER Allanson Uni-Serve 101530BPX120 R	SECONDARY VOLTS	SECONDARY M.A.	LINE AMP	PRIM. V.A.	GRND POINT
2	10000-15000	30/60	3.75	120V/60Hz/450VA	MIDPNT
TOTAL AMPS			7.5	120V/60Hz/450VA	
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED					

GROUNDED ELECTRICAL CONNECTIONS

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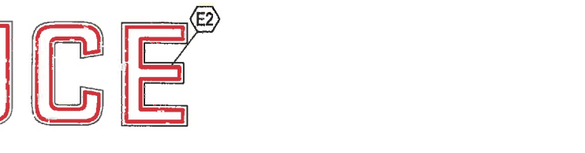
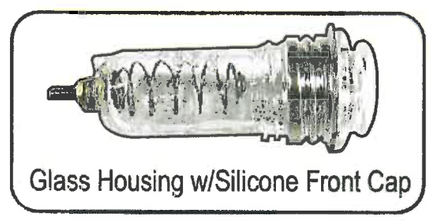


Double-Stroke Neon Pattern E3



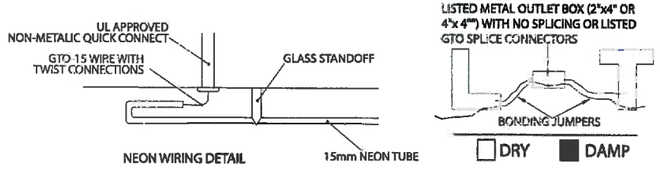
Glass Housing w/Silicone Front Cap

#200 Glass Electrode Neon Detail

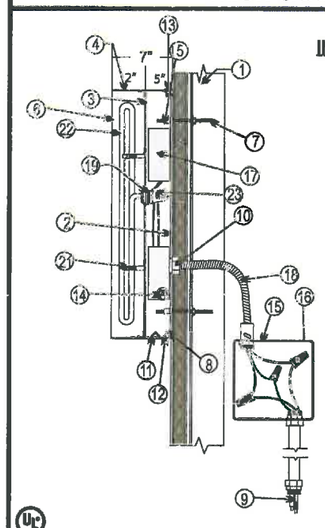
MATCH PMS 485C

MATTHEWS WHITE 42202SP
NATURAL WHITE LRV 89.3

Color Reference



NEON CHANNEL LETTER



SECTION DETAIL / INSTALLATION INSTRUCTIONS

1. EXISTING WALL
2. ALUMINUM BACK
3. ALUMINUM FACE .063"
4. ALUMINUM RETURN
5. RIVNUT
6. CLEAR ACRYLIC FACE
7. WALL FASTENERS PER ENGINEER
8. FASTENERS AS REQUIRED
9. PRIMARY ELECTRICAL SOURCE (1/2" MIN. CONDUIT, NEC 600-6 & 600-21
10. WEATHERPROOF CONDUIT/PASS THROUGH
11. DRAIN HOLES W/ LIGHT COVERS IF USED OUTDOOPS
12. SCREW ATTACHMENT TO ANGLE
13. ALUM ANGLE FOR ATTACHMENT, CAN TO BACK
14. 120 VOLT WEATHERPROOF DISCONNECT SWITCH RATED 20A-120/277V PER NEC 600-6. AND LOCATED WITHIN SIGHT OF SIGN
15. BRANCH CIRCUIT +-(WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND / BOND TO GROUND)
16. UL RATED WIRENUTS
17. NEON TRANSFORMER
18. 1/2" LISTED FLEX
19. METAL ENCLOSED ELECTRODE RECEPTACLE (ELECTRODE RECEPTACLE CAP REQUIRED IF NO PLASTIC AT LOCATION.
20. BONDING JUMPERS (MIN.NO.14 COPPER) REQUIRED IF FLEXIBLE METAL CONDUIT IN GROUND RETURN PATH EXCEEDS 6'. (NEC 350-5 EXC. NO.2), (2) CONDUIT IS NON METALLIC OR (3) ELECTRODE RECEPTACLE USES GASKETS THAT WILL IMPAIR GROUND RETURN PATH OR DIRECT METAL TO METAL CONTACT. NEC 110-14(A), 250-43 (G), 250-79 (F), 250-97, 250-113 & 600-5.
21. GLASS NEON TUBE SUPPORT
22. 15MM RED NEON TUBE
23. GH20 PEANUT GLASS HOUSING NEON TUBE ELECTRICAL SUPPORT

3M™ MCS™ Warranty

Underwriters Laboratories Inc.
LISTING E89514
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3	3 OF 6

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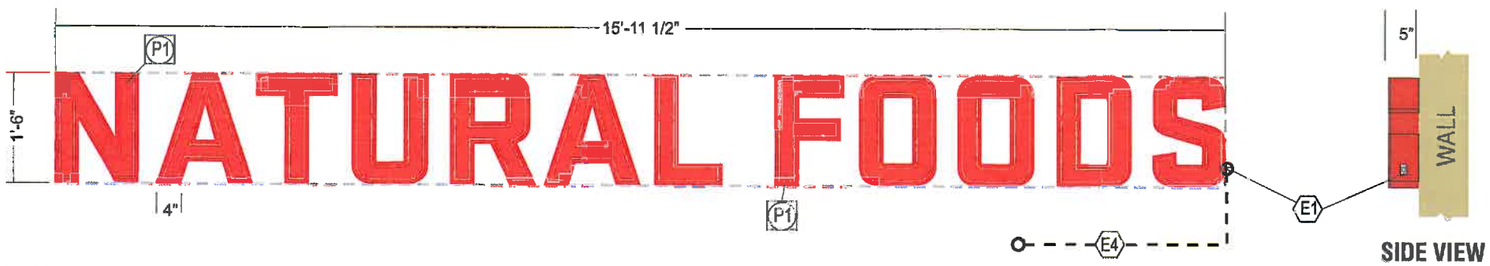
Lucky's Market
Clermont, FL

Celebrating 48 years of Quality Manufacturing and Service 48

(P1) PAINT COLORS (E1) ELECTRICAL NOTES [V1] VINYL COLORS (F1) FABRICATION NOTES



NF15 B Channel Letters w/Neon - Remote

SQ. FT. 23.86'

SCALE: 1/2" = 1'-0"

TOTAL SQFT = 23.86'

PART # LUMACL24NFNEON

ESTIMATE # 156773

Material for Neon Channel Letters

BACKS: .063 ALUMINUM PRE-FINISHED
RETURNS: .050" ALUMINUM PRE-FINISHED DEPTH: 5"
FACES: .177 CLEAR ACRYLIC
NEON: 15MM CLEAR RED
TRIM CAP: 1" RED JEWELITE

Colors for Neon Channel Letters

FACES: CLEAR
RETURNS INT: TO MATCH PMS 485C
RETURNS EXT: TO MATCH PMS 485C
NEON: 15MM CLEAR RED

Paint Notes

1) TO MATCH PMS 485 C

Electrical Notes

1) Weather Proof Disconnect Switch
2) 15MM CLEAR RED NEON
3) Sign Is Wired AS IS on Schematic for Power Supply
4) Electrical Primary 6' Min. Whip

Electrical Specifications Neon Tube

Allanson

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NEON SIGN TRANSFORMER - WEATHERPROOF / SELF ADJUSTING per 60ft					
LUMINOUS TUBE TRANS.		NEON FOOTAGE = 67ft			
NORMAL POWER FACTOR-120VOLTS - 60HERTZ					
TRANSFORMER Allanson Uni-Serve 101530BPX120 R	SECONDARY VOLTS	SECONDARY M.A.	LINE AMP	PRIM. V.A.	GRND POINT
2	10000-15000	30/60	3.75	120VAC/1ø/450VA	MIDPNT
TOTAL AMPS			7.5	120VAC/1ø/450VA	
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED					

GROUNDED ELECTRICAL CONNECTIONS

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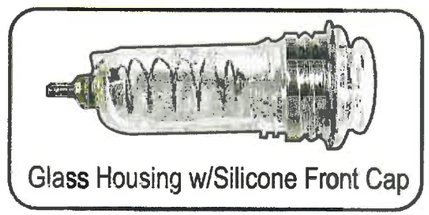
01.31.18 Secondary CLs to 18in JJD
02.05.18 Secondary CLs to 5in & PE JJD

NATURAL FOODS (E2)

Double-Stroke Neon Pattern (E3)



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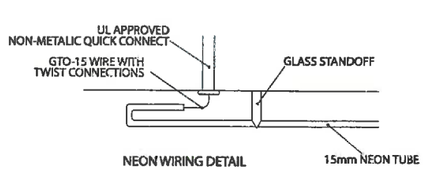
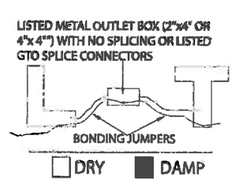
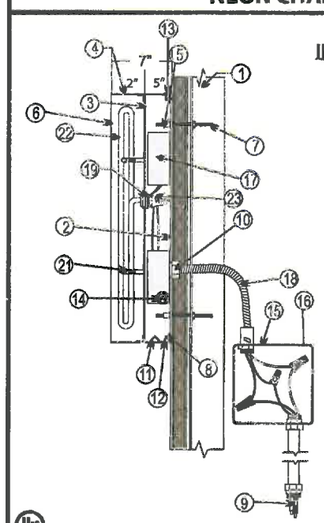




NEON CHANNEL LETTER



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14. 120 VOLT WEATHERPROOF DISCONNECT SWITCH RATED 20A-120/277V PER NEC 600-6. AND LOCATED WITHIN SIGHT OF SIGN
15. BRANCH CIRCUIT -(WIRING HOT TO HOT, NEUTRAL TO NEUTRAL, GROUND / BOND TO GROUND)
16. UL RATED WIRENUTS
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20. BONDING JUMPERS (MIN.NO.14 COPPER) REQUIRED IF FLEXIBLE METAL CONDUIT IN GROUND RETURN PATH EXCEEDS 6' (NEC 350-5 EXC. NO.2), (2) CONDUIT IS NON METALLIC OR (3) ELECTRODE RECEPTACLE USES GASKETS THAT WILL IMPAIR GROUND RETURN PATH OR DIRECT METAL TO METAL CONTACT. NEC 110-14(A), 250-43 (G), 250-79 (F), 250-97, 250-113 & 600-5.
21. GLASS NEON TUBE SUPPORT
22. 15MM RED NEON TUBE
23. GH20 PEANUT GLASS HOUSING NEON TUBE ELECTRICAL SUPPORT

3M™ MCS™ Warranty

Underwriters Laboratories Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48
THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

Approval:
☐ Approved
DATE:
☐ Approved as noted
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DATE:

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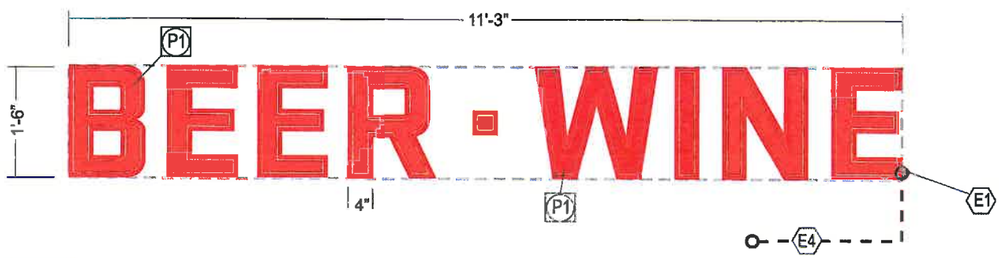
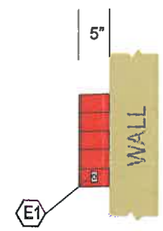
Local: 727-573-7757
Fax: 727-573-0328

Lucky's Market
Clermont, FL

Celebrating 48 years of Quality Manufacturing and Service 48

P1 PAINT COLORS E1 ELECTRICAL NOTES V1 VINYL COLORS F1 FABRICATION NOTES





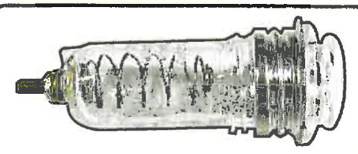
SIDE VIEW

BW15 C Channel Letters w/Neon - Remote

SQ. FT. 17.25'
SCALE: 1/2" = 1'-0"

BEER · WINE E2

Double-Stroke Neon Pattern E3



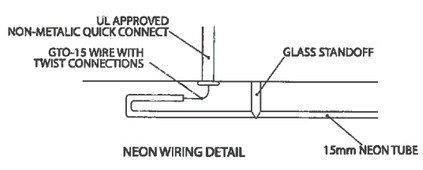
Glass Housing w/Silicone Front Cap

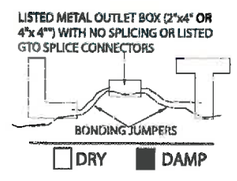
#200 Glass Electrode Neon Detail

MATCH PMS 485C

MATTHEWS WHITE 42202SP
NATURAL WHITE LRV 89.3

Color Reference





TOTAL SQFT = 17.25'

PART # LUMACL24BWNEON

ESTIMATE # 156774

Material for Neon Channel Letters

BACKS: .063 ALUMINUM PRE-FINISHED
RETURNS: .050" ALUMINUM PRE-FINISHED DEPTH: 5"
FACES: .177 CLEAR ACRYLIC
NEON: 15MM CLEAR RED
TRIM CAP: 1" RED JEWELITE

Colors for Neon Channel Letters

FACES: CLEAR
RETURNS INT: TO MATCH PMS 485C
RETURNS EXT: TO MATCH PMS 485C
NEON: 15MM CLEAR RED

Fabrication Notes

1) .080" ALUMINUM SERVICE DOOR - AS REQ'D

Paint Notes

1) TO MATCH PMS 485 C
2) MATTHEWS WHITE 42202SP / NATURAL WHITE LRV 89.3

Electrical Notes

1) Weather Proof Disconnect Switch
2) 15MM CLEAR RED NEON
3) Sign Is Wired AS IS on Schematic for Power Supply
4) Electrical Primary 6' Min. Whip

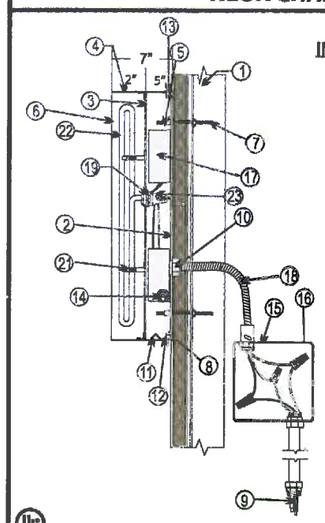
Electrical Specifications Neon Tube

Allanson

NEON COLOR - CLEAR RED						
NEON SIGN TRANSFORMER - WEATHERPROOF / SELF ADJUSTING per 60/1						
LUMINOUS TUBE TRANS.			NEON FOOTAGE = 51ft			
NORMAL POWER FACTOR-120VOLTS - 60HERTZ						
TRANSFORMER Allanson Uni-Serve 101530BPX120 R	SECONDARY VOLTS	SECONDARY M.A.	LINE AMP	PRIM. V.A.	GRND POINT	
1	10000-15000	30/60	3.75	120V/60Hz/450VA	MIDPNT	
TOTAL AMPS			3.75	120V/60Hz/450VA		
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED						

GROUNDED ELECTRICAL CONNECTIONS

NEON CHANNEL LETTER



SECTION DETAIL / INSTALLATION INSTRUCTIONS

1. EXISTING WALL
2. ALUMINUM BACK
3. ALUMINUM FACE .063"
4. ALUMINUM RETURN
5. RIVNUT
6. CLEAR ACRYLIC FACE
7. WALL FASTENERS PER ENGINEER
8. FASTENERS AS REQUIRED
9. PRIMARY ELECTRICAL SOURCE (1/2" MIN. CONDUIT, NEC 600-6 & 600-21
10. WEATHERPROOF CONDUIT/PASS THROUGH
11. DRAIN HOLES W/ LIGHT COVERS IF USED OUTDOORS
12. SCREW ATTACHMENT TO ANGLE
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21. GLASS NEON TUBE SUPPORT
22. 15MM RED NEON TUBE
23. GH00 PFANUT GLASS HOUSING NEON TUBE ELECTRICAL SUPPORT

NTS

THOMAS SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Lucky's Market

Design Number:
70110 A

Installation Address:
1710 E Hwy 50
Clermont, FL

Project Identity Number:
79742

Sales Associate:	Project Team:
BG	TK
Designer:	Date:
JJD	10/13/17

Filename:
70110 79742 LM 200SF VARIANCE PKG 02.05.18
Project Updates:
11.15.17 P/E added JJD
12.04.17 MAIN ID to 200SF JJD
12.05.17 SECONDARY signs JJD
01.30.18 Secondary CLs No Backers, New Elevation, Swap Beer/Wine Cover Page, dates etc. JJD
01.31.18 Secondary CLs to 18in JJD
02.05.18 Secondary CLs to 5in & PE JJD

3M™ MCS™ Warranty

Underwriters Laboratories Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48
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Lucky's Market
Clermont, FL

Celebrating 48 years of Quality Manufacturing and Service 48

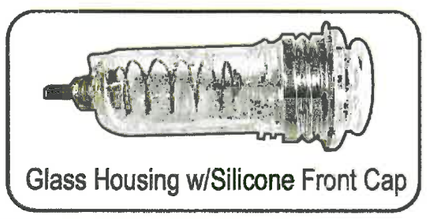
P1 PAINT COLORS E1 ELECTRICAL NOTES V1 VINYL COLORS F1 FABRICATION NOTES

CAFE15 D Channel Letters w/Neon - Remote

SQ. FT. 7.96'

SCALE: 1/2" = 1'-0"

Double-Stroke Neon Pattern E3

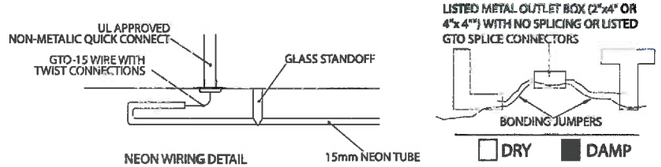


#200 Glass Electrode Neon Detail

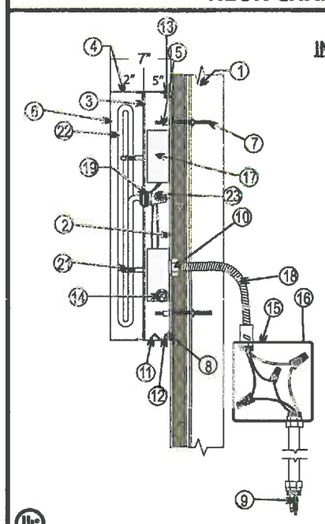
MATCH PMS 485C

MATTHEWS WHITE 42202SP
NATURAL WHITE LRV 89.3

Color Reference



NEON CHANNEL LETTER



SECTION DETAIL / INSTALLATION INSTRUCTIONS

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2. ALUMINUM BACK
3. ALUMINUM FACE .063"
4. ALUMINUM RETURN
5. SPACER
6. CLEAR ACRYLIC FACE
7. WALL FASTENERS PER ENGINEER
8. FASTENERS AS REQUIRED
9. PRIMARY ELECTRICAL SOURCE (1/2" MIN. CONDUIT, NEC 600-6 & 600-21
10. WEATHERPROOF CONDUIT/PASS THROUGH
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23. GH20 PEANUT GLASS HOUSING NEON TUBE ELECTRICAL SUPPORT

NTS

TOTAL SQFT = 7.96'

PART # LUMACL24CNEON

ESTIMATE # 156775

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NEON: 15MM CLEAR RED

Paint Notes

1) TO MATCH PMS 485 C

Electrical Notes

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Allanson

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LUMINOUS TUBE TRANS.		NEON FOOTAGE =22ft			
NORMAL POWER FACTOR-120VOLTS - 60HERTZ					
TRANSFORMER Allanson Uni-Serve 101530BPX120 R	SECONDARY VOLTS	SECONDARY M.A.	LINE AMP	PRIM. V.A.	GRND POINT
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Local: 727-573-7757
Fax: 727-573-0328

Zoning (City verification required): C-2

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: Section 102-15 - Permitted Signs (a) Commercial Districts (2) Multiple occupancy commercial sites (b) Wall signs (1) One primary wall maximum 200 square feet

What are you proposing to do that would require a variance and why? We are requesting to install sub copy signs on storefront; a total of (4) signs that total 72.9 square feet.

How does the Code create a hardship? Current code will not allow Lucky's Market wall signage over 200 square feet.

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

Variance requested – subject and code section: 72.9 sf of additional wall signs where 200 sf is allowed. Section 102-15 (a)(2)(b)(1) - one primary wall sign no tto exceed 200 square feet.

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) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

We feel our request will not be injurious or detrimental to the public welfare, will not interfere with the reasonable employment of nearby property owners, nor diminish property value or alter the essential character of land use along Highwy 50 office commercial and retail. Our intention is to maintain compatibility with surrounding properties.

(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

We feel our request will not alter the character of the surrounding properties. When you consider the essential character of land use along Highway 50 - office, commercial and retail - our request will maintain compatibility with surrounding properties.

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

The strict application of the Land Development Code regulations creates an unfair non-economic hardship on the applicant in this case because of the restriction of one sign per elevation at 200 square feet. The signs we are requesting would be used as both informational and directional.

(4) The granting of the variance is consistent with the city's comprehensive plan; and

The general intent of the Land Development Code is to grant signs that are descriptive in nature, proportional to the location and provide advertisement that will be beneficial to the general public. The nature of the surrounding properties is retail as is the property in question. Our request will not be injurious to the surrounding properties and will assist the public with locating the business for safe and easy access.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

Our request, if granted, is the minimum variance needed to address our concern of providing signage that will give the general public the information needed about the services offered. The general public desires convenience and values their time. The requested signs will provide information about all the services provided at this business.

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: 10074703
Phone: (352) 241-7331
Date: 03/14/18
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	03/19/2018	03/19/2018	**$103.50**

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following Variance: To allow a wall sign in excess of the maximum allowable copy area of 200 square feet - as required by the Land Development Code, Section 102-15, at the following location:

LOCATION

1700 East Highway 50
Lucky's Market

A complete legal description may be obtained in the Planning & Zoning 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, March 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.

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
City Clerk

Ad No: 10074703
March 19, 2018

Payment Info	
Ad Price	$103.50
Tax	$0.00
Sub Total	$103.50
Prepaid Amount	$0.00
Balance Due	$103.50