



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, June 9, 2015**

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. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Central Florida Expressway Authority

Quarterly Budget Update

Grant-Funded Planning Study

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 request to approve minutes of the December 9, 2014 and January 13, 2015 Regular Council meeting.

Item No. 2 - Plat Approval

Consider approval of the Canyons Phase 2 plat located in the Highland Ranch subdivision.

Item No. 3 - Event Request

Consider event request to allow alcohol consumption during the Greater Clermont Cancer Foundation "Music Festival" at Waterfront Park.

Item No. 4 - Event and Road Closure Request

Consider request to allow additional road closures and alcohol consumption for a car show for the First Friday Food Truck event on July 3, 2015.

Item No. 5 - Event Request, Contract and Budget Amendment

Consider approval of event request to allow alcohol consumption, the contract for 4th of July fireworks, and a budget amendment in the amount of \$12,000.

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Item No. 6 - Contract Amendment

Consider request of contract amendment to incorporate recently updated language regarding access to records and retention of records.

Item No. 7 - Bid Award

Consider approval of bid award to CPH, Inc., GatorSketch Corporation, and Powell Studio Architecture, LLC. to provide on-call professional architectural services.

UNFINISHED BUSINESS

Item No. 8 - On-Street Parking

One-Way Street review and consider normal parallel parking spaces on Desoto St., W. Montrose St. and 5th Street.

Item No. 9 - Ordinance No. 2015-65; *Final Piora*

Consider Ordinance to change the zoning from R-1 Single Family to R-2 Medium Density for property located at Chestnut Street and West Avenue.

Item No. 10 - Variance Request
Marks

Consider request for a variance to allow for a 30 foot driveway access width, which is greater than the 20 feet allowed in section 98-9 (2)(a) of the Land Development Code, located at 4204 Foxhound Drive.

NEW BUSINESS

Item No. 11 - Lien Release
Montgomery

Consider reduction of code enforcement fine and release of lien.

Item No. 12 - Variance Request
State Farm

Consider a variance request to allow for no landscaping in front of a retaining wall placed adjacent to the property line, located half-way between Lake Avenue and Fifth Street on Highway 50.

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ADJOURN

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

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

CFX VISIONING
+ 2040
MASTER PLAN

YOUR NEW CFX

- › Established June 2014
- › Board: 6 elected, 3 Governor appointees
- › 4 county jurisdiction
- › Multimodal opportunities

CFX
visioning

+

2040
master plan

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

**board & staff
visioning exercise**





BY THE NUMBERS

- › 6 expressways
- › 14 toll plazas
- › 61 interchanges
- › 295 bridges
- › 287,000 E-PASS accounts
- › 530,000 active transponders
- › 326M transactions

CFX
visioning

+

2040
master plan

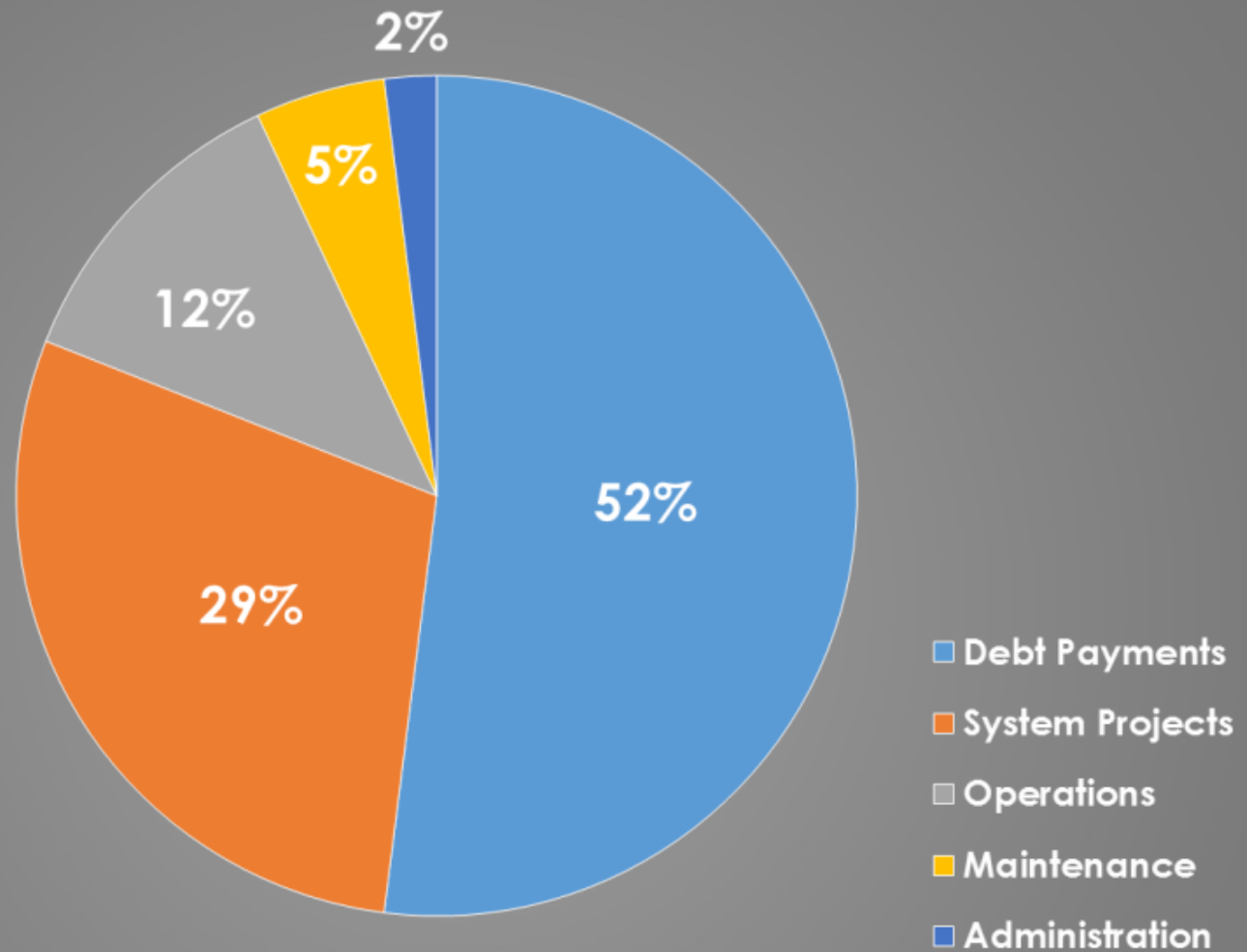
CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

CFX
visioning

+

2040
master plan

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**



WHERE DOES THE MONEY GO?

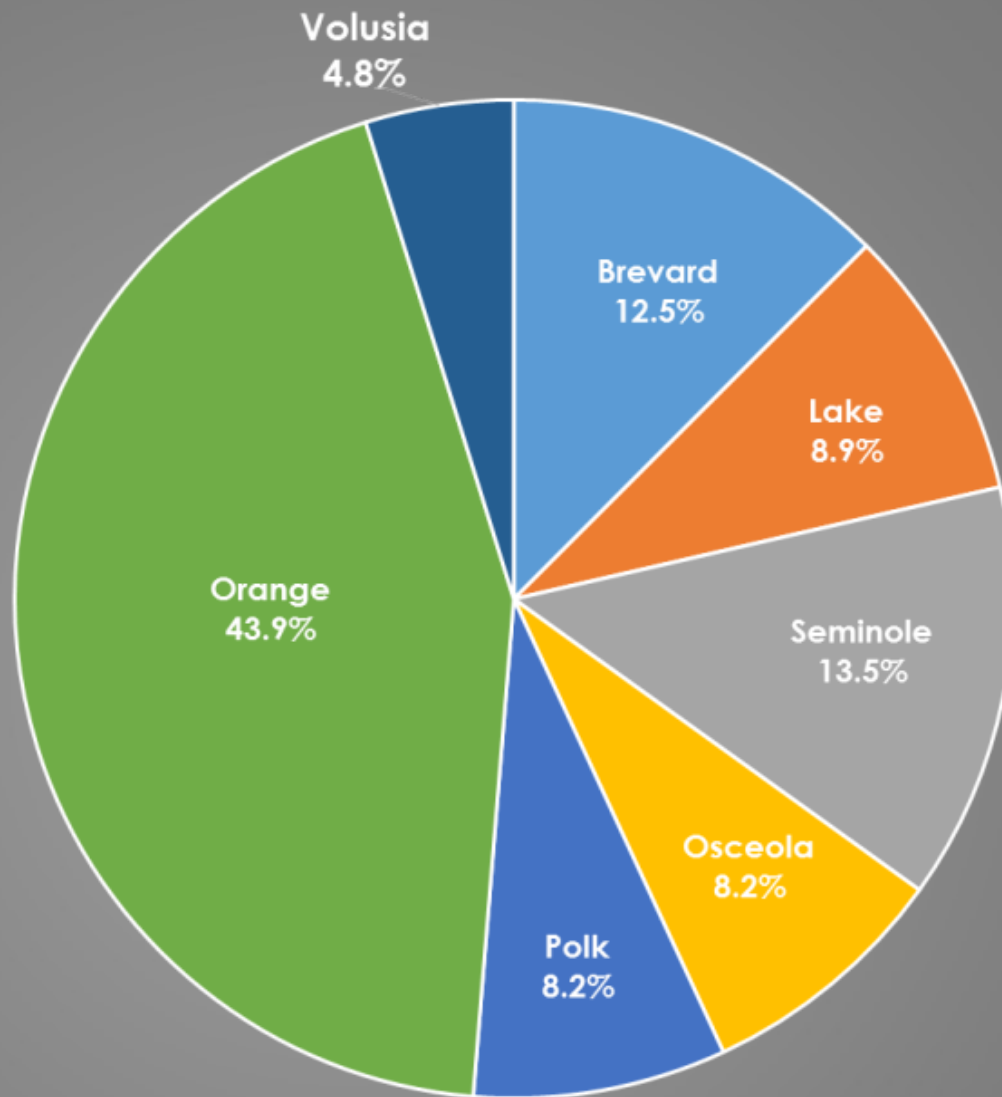
[FY 2015]

CFX
visioning

+

2040
master plan

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**



TRANSPONDER USAGE BY COUNTY
[E-PASS & SUNPASS]

MASTER PLAN PURPOSE

- › Policy for future operations & capital investment decisions
- › Basis for 5-Year Work Plan

CFX
visioning

+

2040
master plan

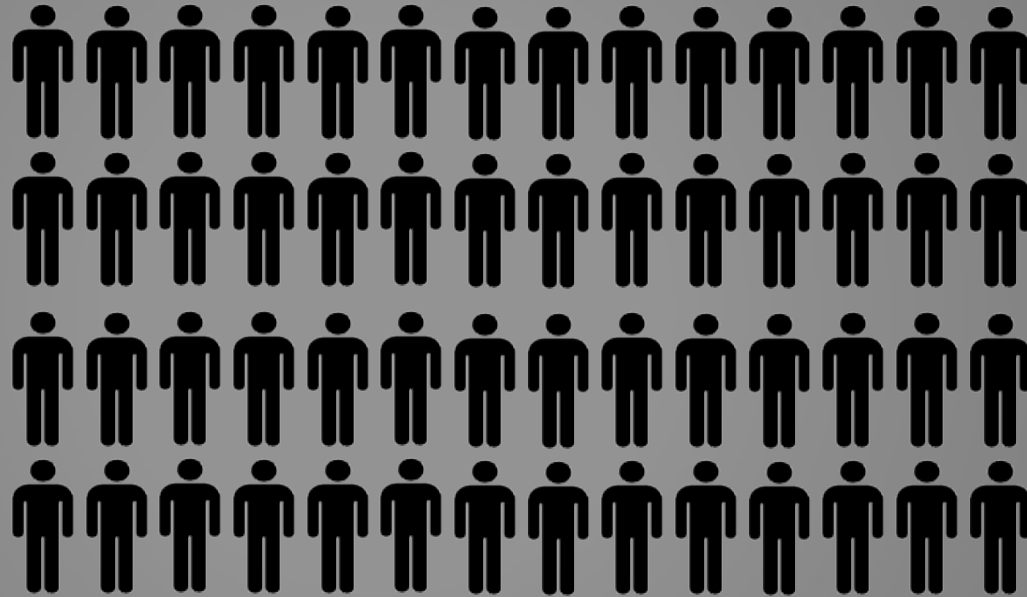
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FLORIDA
EXPRESSWAY
AUTHORITY

MASTER PLAN ELEMENTS

- › Existing system improvements
- › Revenue / tolling options
- › Potential expansion projects
- › Multimodal transportation role

4 MILLION

CENTRAL FLORIDA POPULATION 2015



CFX
visioning

+

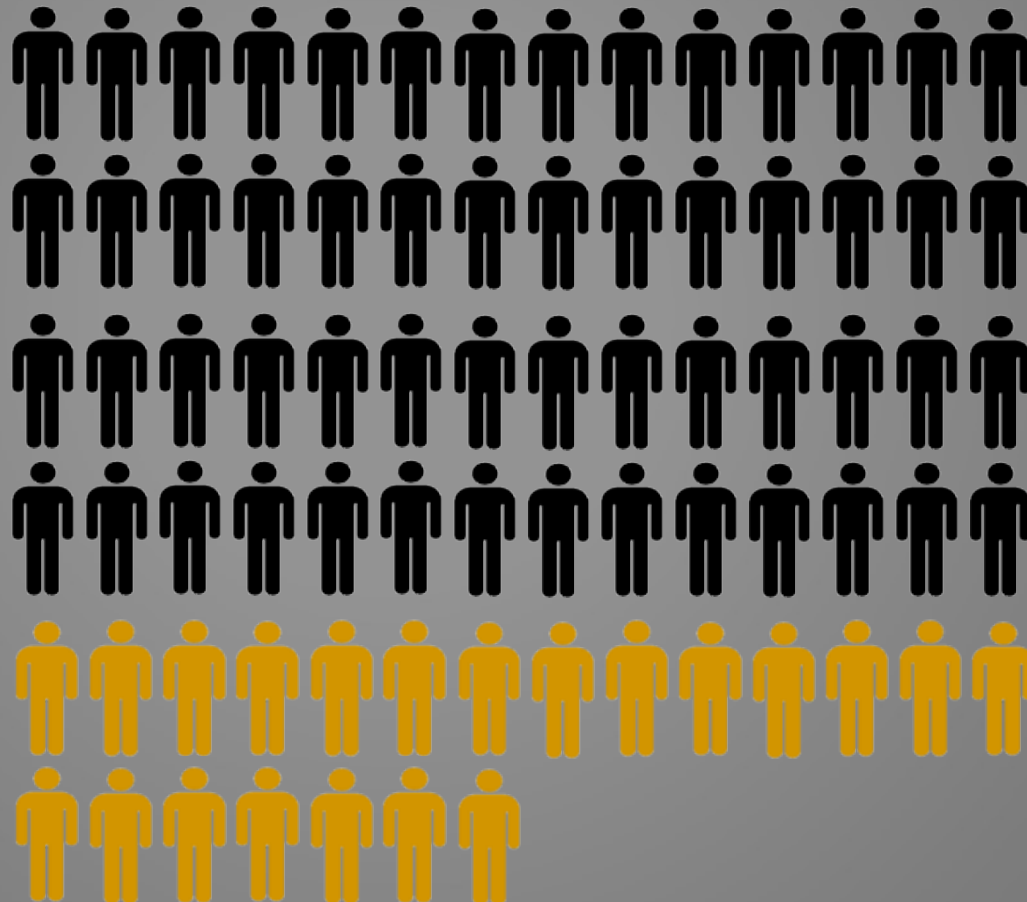
2040
master plan

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

Central Florida Counties: Brevard, Lake, Orange, Osceola, Polk, Seminole, Volusia
Source: Florida Demographic Estimating Conference, February 2014

5.5 MILLION

CENTRAL FLORIDA POPULATION 2040



CFX
visioning

+

2040
master plan

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

Central Florida Counties: Brevard, Lake, Orange, Osceola, Polk, Seminole, Volusia
Source: Florida Demographic Estimating Conference, February 2014

CFX
visioning

+

2040
master plan

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FLORIDA
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TIMELINE

APRIL - JUNE	outreach & data collection
JULY	board visioning workshop
JULY - NOVEMBER	identification & evaluation
DECEMBER	draft plan
2016	final adoption

*Subject to change

SURVEY

**WHAT DOES CFX
LOOK LIKE IN 2040?**

CFX.2040.sgizmo.com/s3



CFX
visioning

+

2040
master plan

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY



**Thank you for taking a few minutes to complete the
Central Florida Expressway Authority's 2040 Master Plan +
Visioning survey. We appreciate your input.**

**If you prefer to complete this survey online, please visit:
cfx.2040.sgizmo.com/s3**

Completed surveys can be mailed by June 30, 2015 to:
Central Florida Expressway Authority
Attn: 2040 Master Plan
4974 ORL Tower Road
Orlando, FL 32807

1. How essential is the current Central Florida Expressway Authority (CFX) roadway system to you? *CFX roads include: SR 408, SR 528, SR 417, SR 429, SR 414, SR 451*

- ☐ Very essential
- ☐ Somewhat essential
- ☐ Not essential

Comments:

2. What makes CFX roadways different than the other roads or modes of travel you choose to use in Central Florida? *CFX roads include: SR 408, SR 528, SR 417, SR 429, SR 414, SR 451*

3. How do you view CFX's ability to manage its operations? *Please select one and leave additional feedback in the comments section.*

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

Comments:

**4. Which of the following areas of CFX work do you perceive to be the most important today?
Please select the top two (2).**

- ☐ Maintaining the current CFX roadway system
- ☐ Building/constructing roadway projects
- ☐ Planning for new roadways
- ☐ Exploring new technologies and new markets
- ☐ Setting transportation vision for the region

Comments:

**5. Which organizations do you consider the most effective at influencing transportation policy at
a local level? Please select the top three (3).**

- ☐ Businesses
- ☐ Cities
- ☐ Counties
- ☐ Federal government
- ☐ Florida Department of Transportation
- ☐ Florida Turnpike Enterprise
- ☐ Local expressway tolling authorities
- ☐ Metropolitan Planning Organizations / Transportation Planning Organizations
- ☐ Media
- ☐ State legislature
- ☐ Other:

6. What are the top transportation needs and/or priorities in your area?



In 2014, Florida state statute created the Central Florida Expressway Authority (CFX). CFX has jurisdiction in Lake, Orange, Osceola and Seminole counties, with the authority to plan, design, construct, operate and maintain the 109-mile roadway system.

In addition, CFX has the authority to consider *other modes of transportation (multimodal)** and to make right-of-way acquisition, similar to government agencies and local municipalities. The next set of questions seeks your input on CFX's vision, project priorities and the role of the agency.

**Multimodal is defined as using more than one transport to move people or goods – roads, rail, bus, bikes and boats.*

7. Please assign a value to the work you believe to be the most important for CFX to pursue for the next 15-25 years (on a scale of 1-10, with 10 being the most important).

Operate and maintain the current CFX roadway system	1	2	3	4	5	6	7	8	9	10
Plan for new roadways	1	2	3	4	5	6	7	8	9	10
Build or construct roadway projects	1	2	3	4	5	6	7	8	9	10
Remain a locally controlled agency funded only by toll revenues	1	2	3	4	5	6	7	8	9	10
Take the lead on setting the transportation vision for the region	1	2	3	4	5	6	7	8	9	10
Consider multimodal transportation within the existing CFX right-of-way	1	2	3	4	5	6	7	8	9	10
Explore new technologies and new markets	1	2	3	4	5	6	7	8	9	10

8. Do you believe CFX should play a role in multimodal* transportation?

**Multimodal is defined as using more than one transport to move people or goods – roads, rail, bus, bikes and boats.*

- ☐ Yes
☐ No

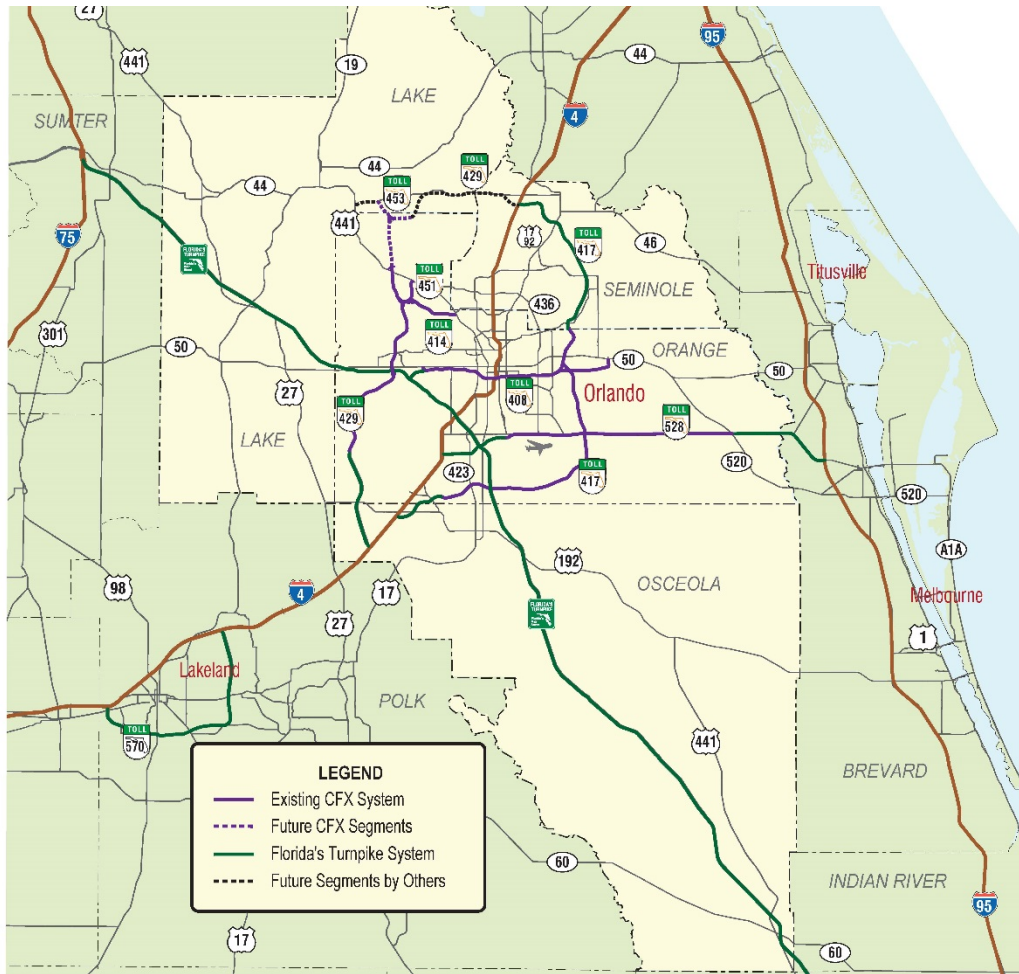
If you answered “no” to question 8, please skip to question 10.

9. If you answered “YES” that CFX should play a role in multimodal transportation in its existing right-of-way, please share the level you agree or disagree on whether CFX should pursue this line of work for multimodal:

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not applicable
Planning						
Operating						
Maintaining						
Funding						
Oversight						
Policy						

10. Previous master plans have helped identify roadway projects for the board to consider. Some of these include Wekiva Parkway, the I-4/SR 408 Interchange and improvements to the SR 408/SR 417 Interchange.

Below is a map of the Central Florida region. Please take a few minutes and share what you believe are the top regional priorities for the CFX board to consider (*you can comment and/or draw on the map*).



Comments:

11. We want to hear your thoughts about CFX's vision. Let's say it is 25 years from now. Please describe the CFX of 2040.

12. In which county do you reside?

- ☐ Lake County
- ☐ Orange County
- ☐ Osceola County
- ☐ Seminole County
- ☐ Other:

13. Using the criteria below, which best describes where you work?

- ☐ Municipal/local government
- ☐ Transportation agency
- ☐ Small business (less than 50 employees)
- ☐ Business (more than 50 employees)
- ☐ Non-profit
- ☐ Other:

14. Age Range:

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-54
- ☐ 55+

15. Gender:

- ☐ Male
- ☐ Female

*Thank you for taking the time to complete this survey and offer input that will help shape the agency's future – from vision to priority projects.
The survey outcomes will be completed by July 2015 and posted on www.cfxway.com.*

*If you have additional questions or ideas, please contact Alayna Curry,
Community/Government Relations Coordinator, at masterplan@cfxway.com.*



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date					
Tuesday, June 9, 2015					
Agenda Item Name					
Grant-Funded Planning Study					
Requested Action					
Staff Report					
The Development Services Department was awarded a \$25,000 grant last year from the Florida Department of Economic Opportunity to complete a study of parcels in the City with barriers to development such as extreme topography changes or setback limitations. University of Central Florida interns Hector Guerrero and Sony Peronel, working under the supervision of Senior Planner John Kruse, identified and mapped about 80 parcels and then prepared recommendations to facilitate their development. The June 9, 2015 presentation is intended to update the Council on the project and to encourage discussion of potential initiatives the City might pursue to encourage development of these properties.					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 9, 2014

The Clermont City Council met in a regular meeting on Tuesday, December 9, 2014 in the Council Chambers at City Hall. Mayor Ash called the meeting to order at 6:00 pm with the following Council Members present: Council Members Goodgame, Mullins, Bates and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris and City Clerk Ackroyd.

INVOCATION

Pastor Ramirez gave the invocation followed by the Pledge of Allegiance.

REPORTS

City Manager Gray thanked the community for attending the Light Up Clermont events over the weekend with the symphony on Thursday, the Light Up ceremony on Friday, and parade on Saturday. He announced City Hall would be closed Christmas Day and on Friday, December 26. A City Council Retreat is scheduled for January 26 with the location to be determined.

City Attorney Mantzaris reported there were certain lease agreements with the State of Florida related to the floating docks the City maintains. The City needs to expand the lease agreements associated with the use of the floating dock to accommodate the Boathouse and requested a motion to modify the lease agreements.

Council Member Mullins moved to make the necessary modifications; seconded by
Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Bates thanked staff for the Light Up Clermont events and commented he enjoyed having the Christmas tree at City Hall Park.

Council Member Goodgame commented the Montverde Academy chorus will participate in Light Up Clermont every year. Kings Ridge held a Light Up Kings Ridge event with the proceeds given to the Community Foundation of South Lake for the Faith Neighborhood Center. He commented it was suggested the City record and video City Council meetings and maintain the recordings for seven years. He requested City Manager Gray follow up on the suggestion.

Council Member Mullins encouraged the public to continue supporting local events.

Council Member Travis thanked the South Lake Historical Society for their 5K event and congratulated Chief Broadway on his record time. She requested adding a discussion regarding the curve on East Avenue where it connects with Lakeshore Drive on the next agenda, and to add a discussion regarding changing the Council meeting start time. Mayor Ash suggested adding the items to the Council Retreat agenda.

Council Member Goodgame suggested a solar-operated red blinking light at the intersection of East Avenue and Lakeshore Drive.

Mayor Ash reported she attended all the Light Up Clermont activities and commented on the public's appreciation and enjoyment of the events.

City of Clermont
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FIRST ORDER OF BUSINESS

Item No. 1 – Board Appointments

Code Enforcement Board

There were two expiring 3-year terms. Dave Holt and Ken Forte have requested re-appointment. City Manager Gray stated the City did not receive additional requests for appointment.

Council Member Goodgame moved to re-appoint Dave Holt and Ken Forte; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Planning and Zoning Commission

There were four expiring 2-year terms. Development Services Director Hollerand commented Harry Mason had requested re-appointment; however he was unable to attend the Council Meeting.

City Manager Gray stated there were four positions on the Planning and Zoning Commission which will expire. Harry Mason, Herb Smith, and Carlos Solis have requested re-appointment. Requests for appointment were received from Linda Brown, Jack Martin, Otis Taylor, and Cuqui Whitehead.

Herb Smith and Carlos Solis provided their background and history of serving on the Planning and Zoning Commission.

Jack Martin, Otis Taylor, and Linda Brown provided their background.

Cuqui Whitehead provided her history of service with the City.

Council Member Mullins moved to re-appoint Herb Smith and Carlos Solis to the Planning & Zoning Commission; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Mullins requested an Arts and Recreation Citizens Advisory Board. City Manager Gray will research his request and bring back to Council.

Council Member Goodgame moved to nominate Cuqui Whitehead and Jack Martin to the Planning & Zoning Commission; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Outside Agency Appointments

Council Member Mullins moved to re-appoint Suzy Gibson to the MPO Citizens Advisory Council; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Goodgame moved to re-appoint Brian Davis to the MPO Bicycle & Pedestrian Advisory Council; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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Council Member Goodgame moved to re-appoint Ann Dupee to the Lake Apopka Natural Gas Board; seconded by Council Member Mullins. The motion passed with all members present voting aye.

The Council appointments to outside agencies were discussed.

Mayor Ash announced Rick VanWagner had served as the South Lake Chamber of Commerce Representative and inquired if Council Member Travis was interested in serving. Council Member Travis agreed to serve as representative.

Council supported Council Member Travis serving as the South Lake Chamber of Commerce Representative.

Mayor Ash commented she would like a water liaison with the St. Johns River Water Management District and asked Council Member Goodgame to serve. Council Member Goodgame agreed to serve as the water liaison.

Council supported Council Member Goodgame serving as the water liaison with the St. Johns River Water Management District.

Mayor Ash stated the Mayor typically serves as the Lake Community Action Agency Representative and requested nomination.

Council supported Mayor Ash serving as the Lake Community Action Agency Representative.

Council Member Bates served on the Lake County League of Cities Board of Directors in the past and Mayor Ash inquired if he wished to continue. Council Member Bates agreed to continue.

Council supported Council Member Bates serving on the Lake County League of Cities Board of Directors..

Mayor Ash commented Council Member Goodgame has represented the City on the Metropolitan Planning Organization Governing Board. Council Member Goodgame requested he remain on the Board as he was elected Chairman by the Metropolitan Planning Organization.

Mayor Ash stated she previously served on the Metropolitan Planning Organization Governing Board and expressed an interest in becoming involved and would like to serve as the alternate.

Council supported Council Member Goodgame remaining on the Metropolitan Planning Organization Governing Board and Mayor Ash serving as an alternate on the Metropolitan Planning Organization Governing Board.

Council Member Goodgame stated he was stepping down from the Lake County Tourism Council. Council Member Mullins inquired when the Lake County Tourism Council met. Council Member Goodgame stated they met three to four times a year. Council Member Mullins expressed interest in serving. The term is for four years and expires in 2018. Council Member Bates expressed interest in serving as an alternate.

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Council supported Council Member Mullins serving on the Lake County Tourism Council and Council Member Bates serving as an alternate on the Lake County Tourism Council.

Council Member Mullins moved to approve all outside agency appointments; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 2 – Johns Lake Landing

Planning Manager Henschel reported Johns Lake Landing was a proposed mixed-use development which would be constructed within the Joint Planning Area just east of the City limits. A utility service agreement was approved for 845 age-restricted homes and commercial property. The developer requested changes through Lake County in 2012; however never updated the utility service agreement with the City. The developer has requested additional changes to the development. The Planned Unit Development amendment includes a total of 832 single family residential units and 274,000 square feet of commercial property adjacent to Highway 50. The Lake County Board of County Commissioners has requested comments from the City Council. The applicant will be required to return to Council to amend the utility service agreement.

Mayor Ash expressed concern regarding allowed uses and inquired if any of the 2005 prohibited uses remained in the proposed plan. Planning Manager Henschel stated any prohibited uses were removed.

Council Member Goodgame commented the Interlocal Service Boundary Agreement was approved by Lake County and the City could annex the property. He suggested the applicant consider moving forward with annexation.

Council expressed concerns regarding the entrance and suggested aligning the entrance with Tiny Morse Boulevard and installing a traffic signal.

Ben Shoemaker; KB Homes Vice President of Land Acquisition Development, stated he was not aware of the concerns regarding the project and requested Council table to a later date.

Council Member Mullins moved to table to January 13; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Mayor Ash recessed the meeting at 7:04pm. Mayor Ash reconvened the meeting at 7:12pm.

PROCLAMATIONS

City Clerk Ackroyd read the Florida Lakes Symphony Orchestra proclamation and Mayor Ash presented the proclamation to Audrey Sanders.

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.

City of Clermont
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December 9, 2014

- | | |
|--|---|
| Item No. 3 - Council Meeting Minutes | Consider request to approve minutes of the August 26, 2014 and September 9, 2014 Regular Council meeting, and the November 18, 2014 Special Council Meeting. |
| Item No. 4 - 2015 Council Meeting Schedule | Consider request to approve City Council meeting calendar. |
| Item No. 5 - Purchase and Equipment Surplus Approval | Consider request to purchase two Life Pak 15 cardiac monitor defibrillators and have two Life Pak 12 cardiac monitor defibrillators declared surplus. |
| Item No. 6 - Bid Award | Consider request to award to five engineering firms to provide on-call professional engineer services. |
| Item No. 7 - Bid Award and Budget Amendment | Consider request to award bid to Jordan Brothers Construction, LLC. to provide construction of Lake Hiawatha Phase 1B in the amount of \$1,044,072.93 and a budget amendment in the amount of \$244,072.93. |
| Item No. 8 - Facility Use Agreement | Consider request of Kingdom Revelation Ministries' Facility Use Agreement. |
| Item No. 9 - Management Agreement | Consider request of Lake County Rowing Associations Management Agreement for the Clermont Boathouse. |
| Item No. 10 - Resolution No. 2014-41 and Budget Amendment | Consider request to approve Resolution 2014-41 settlement agreement and a budget amendment in the amount of \$100,000. |
| Item No. 11 - Fine Reduction and Lien Release Request | Consider request for a fine reduction and release of lien. |
| Item No. 12 - Plat Approval | Consider request to approve Highland Ranch-Esplanade Phase I plat. |

Council Member Goodgame pulled Consent Agenda Item 7.

Council Member Mullins pulled Consent Agenda Item 8.

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Council Member Travis pulled Consent Agenda Item 9.

Mayor Ash pulled Consent Agenda Item 11.

Council Member Bates moved to approve Consent Agenda Items 3, 4, 5, 6, 10 and 12; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Goodgame addressed Item 7 and commented the Lake Hiawatha Phase 1B project may not be completed in the current fiscal year. He suggested awarding a contract for the current fiscal year and a separate contract for the following fiscal year. City Manager Gray stated the contract could be approved and budgeted in two separate fiscal years, and the requested budget amendment would no longer be required.

Council Member Mullins moved to accept Consent Agenda Item 7 as amended; seconded by Council Member Bates. The motion passed with all members present voting aye.

City Manager Gray explained Item 8 was a facility use agreement with Kingdom Revelation Ministries; formerly Celebration of Praise church, to use the performance hall at the Arts and Recreation Center for \$800 a week until May 31, 2015.

Council Member Mullins moved to approve Consent Agenda Item 8; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Travis addressed Item 9 and commented the management agreement with the Lake County Rowing Association was \$500 per month to cover overhead expenses such as electric and water. She inquired what occurred if the monthly expenses exceeded \$500. City Manager Gray stated the City would cover the excess expenses.

Council Member Travis stated the five year agreement did not include an escalation clause.

Mayor Ash expressed concerns with deferring payments until October 1.

Council Member Mullins suggested changing the contract to state security system telephone line instead of telephone line.

Mayor Ash suggested including a statement to re-evaluate costs after six months.

City Attorney Mantzaris stated the agreement contains a termination for convenience clause, enabling the City to terminate and renegotiate the agreement.

Council Member Goodgame moved to approve Consent Agenda Item 9; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Mayor Ash addressed Item 11 and spoke in opposition to reduce the Code Enforcement fine to \$3,000.

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City Attorney Mantzaris stated most fines are resolved at the Code Enforcement Board level before a lien was created. Historically the position of the City regarding the code enforcement process was the process was designed to motivate compliance and not to punish property owners. The owner worked slowly to bring the property into compliance and the City felt a significant reduction was appropriate.

Mayor Ash commented a more substantial fine was in order.

Council Member Mullins inquired why the process of bringing the lien reduction request before Council was lengthy. City Attorney Mantzaris stated the process involved negotiations with the property owner's attorney and the City seeking possible foreclosure. The owner was not slow to respond; he was slow coming into compliance.

Council Member Mullins stated a fine of \$5,000 would be more appropriate; however the owner agreed to \$3,000 and the City would risk not receiving the higher amount.

Council Member Travis moved to approve Consent Agenda Item 11 as written; seconded by Council Member Bates. The motion passed 4 to 1 with Mayor Ash opposed.

PUBLIC COMMENTS

Helmut Michelson complimented the City for funding the symphony orchestra event.

Ann Dupee mentioned the need for additional street lighting in the City and continuing with road striping maintenance.

Jim Purvis thanked Council and staff for the recent events.

UNFINISHED BUSINESS

Item No. 13 - Variance Request, Rickerds

Withdrawn.

Items 14 and 15 were heard concurrently and voted on separately.

Item No. 14 - Resolution No. 2014-21, Woodwinds

City Clerk Ackroyd read Resolution 2014-21 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a Planned Unit Development for a proposed 104 unit apartment development.

Item No. 15 - Variance Request, Woodwinds

Senior Planner Kruse presented the Woodwinds apartments request. The proposed project was a multi-family development consisting of 104 apartments with on-site amenities, including a community center and pool. A gated entry feature was requested. Revised plans included changes to the number of 2- and 3- bedroom units, reduced parking, building layout changes, and elimination of the variance requests.

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The City received letters in opposition of the proposed project. The Planning and Zoning Commission recommended denial of the Conditional Use Permit. Staff recommended approval of the Conditional Use Permit with a gated entry feature.

Attorney Jimmy Crawford was present on behalf of the applicant, Charles Sharkus. The request was a continuation from the August 26 hearing. Attorney Crawford reviewed the changes from the original plans for condominiums and the plans presented at the August 26 hearing.

Council Member Travis inquired if a turn-around outside of the gate was incorporated into the plans.

Jeff Earhart, Civil Engineer, confirmed a turn-around was included in the plans. Mayor Ash opened the public hearing and imposed a five-minute time limit.

Edward Freeman, Catherine Razaitis, Mike Selewach, Gail Goehring, Edward Whitehead, Jerry Harris, Charlene Forth, Tom Questell, Chuck Aaron, and Pamela Smith spoke in opposition of the proposed project citing concerns regarding the effect on the school system, preference for single-family housing, preference for condominiums, traffic speed, wildlife habitat, obstruction of view, noise, ground saturation, security, crime, decreased property values, and project location.

Gail Springer spoke in favor of the proposed project, citing the need for additional workforce housing in the community.

Mayor Ash closed the public hearing.

Mayor Ash recessed the meeting at 8:53pm. Mayor Ash reconvened the meeting at 9:05pm.

Attorney Crawford responded to crime data presented, commenting the comparison of Osprey Ridge to Clermont Yacht Club was not a fair comparison. Osprey Ridge received a crime-free housing community designation last year. He addressed the concerns regarding workforce income housing and noted it was a violation of both the Florida and Federal Fair Housing Act to discriminate against the proposed type of housing.

Mr. Crawford introduced Sean Wilson, Blue Sky Communities Director. Mr. Wilson addressed several of the residents' concerns. The majority of the funding to construct the proposed project would come from federal money with a small amount of conventional financing. Reserve money equal to \$300 per unit is deposited each year; in addition to six months of operating expenses, six months debt service, and partnership fees. The transactions are closely monitored by state agencies.

Council Member Mullins stated the project was referred to as a 30-year project and inquired what transpires after 30 years. Mr. Wilson replied the property would be eligible every 15 years to apply for the federal subsidy.

Attorney Jimmy Crawford introduced Oliver King with the Osprey Ridge management company.

Mr. King stated annual inspections are performed, the management company insures the property is taken care of, and prospective residents are carefully screened.

Attorney Crawford requested Council approve the proposed project.

Council Member Mullins disclosed Steve Smith showed him the new location of the lift station and the new building elevation.

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Council Member Travis stated she met with Mr. Smith and walked the back of the property and through Northridge.

Council Member Goodgame noted he received electronic mail regarding the proposed Woodwinds apartments.

Council Member Bates inquired why the gate was added. Attorney Crawford stated the gate was in response to concerns from the Northridge community.

Council Member Bates expressed concern about the closeness of the gate to Grand Highway and buses stopping on the road.

Mayor Ash commented the proposed project needed an alternate egress.

Council Member Goodgame inquired how the walls were sound-proofed. Jeff Powell; Architect, stated the walls would be firewalls. Council Member Goodgame requested improved sound-proofing.

Council Member Goodgame asked if there was sufficient visitor and handicapped parking. Mr. Powell stated parking spaces are calculated based on City Code; however there were no designated visitor parking spaces. Attorney Jimmy Crawford commented Council requested maximizing the green space and minimizing the parking spaces.

Council Member Mullins inquired if the southern wall would contain landscaping. City Manager Gray stated the wall and landscaping would be discussed during the site review process.

Mayor Ash asked about the federal funding process. Attorney Crawford replied the process was a two-stage process. The first stage was pre-approval of the site and the site has received approval. The second stage is the application for the funding.

Council Member Travis moved to approve Resolution 2014-21 as presented by staff, which does not include the gate; seconded by Council Member Mullins. The motion passed 4 to 1 with Mayor Ash opposing.

Items 16, 17, 18 and 19 were heard concurrently and voted on separately.

Item No. 16 - Ordinance No. 2014-30; Final, Hartwood Marsh Subdivision

City Clerk Ackroyd read Ordinance 2014-30 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. 17 - Ordinance No. 2014-31; Final, Hartwood Marsh Subdivision

City Clerk Ackroyd read Ordinance 2014-31 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

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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. 18 - Ordinance No. 2014-32; Final, Hartwood Marsh Subdivision

City Clerk Ackroyd read Ordinance 2014-32 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.

Item No. 19 - Variance Request, Hartwood Marsh Subdivision

Senior Planner Kruse presented the Hartwood Marsh subdivision request to annex a 20-acre parcel located on the south side of Hartwood Marsh Road. Staff recommended approval of the annexation request.

The applicant requested a Large Scale Comprehensive Plan Amendment to change the future land use map from Lake County Urban Low Density to City of Clermont Low Density Residential. The Planning and Zoning Commission recommended approval of the Large Scale Comprehensive Plan Amendment. Staff recommended approval of the Large Scale Comprehensive Plan Amendment.

The applicant requested a rezoning from Urban Estate Low Density Residential to Medium Density Residential. The Planning and Zoning Commission recommended approval of the rezoning request. Staff recommended approval of the rezoning request.

The applicant requested a variance to allow for a gated entry feature into a subdivision with private streets. The proposed gated entry is off of Hartwood Marsh Road. Staff recommended denial of the variance request. Matt Young, Civil Engineer, requested approval of the applicant's requests.

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

Council Member Goodgame commented a sidewalk beginning at the Regency Hills subdivision and ending near Hartwood Marsh Road had two sidewalk connections requiring completion. Senior Planner Kruse stated when the project is built out, the applicant's portion would be constructed. Council Member Goodgame requested City Manager Gray contact the remaining property owner to complete the remaining portion of the sidewalk.

Council Member Mullins moved to approve Ordinance 2014-30; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Council Member Mullins moved to approve Ordinance 2014-31; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Council Member Mullins moved to approve Ordinance 2014-32; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Council Member Mullins moved to grant the variance; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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Item No. 20 - Resolution No. 2014-35, Heritage Hills

City Clerk Ackroyd read Resolution 2014-35 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting an amendment to a Conditional Use Permit to allow an adjustment to the road-way connection points and to allow for a non-age restricted portion of the site.

Planning Manager Henschel presented the Resolution to allow for adjustments to roadway connection points and to allow for a non-age restricted phase. The request was tabled to the December 9, 2015 Council meeting to allow the Planning and Zoning Commission the opportunity to reconsider the request. The Planning and Zoning Commission recommended approval of the variance request. Staff recommended approval of the variance request.

Terrie Boling; Lennar Homes, was present to address any questions.

Mayor Ash opened the public hearing.

Stephen Cluney requested the Lennar Homes Conditional Use Permit section disallowing access to the amenities of Heritage Hills include the roads in Heritage Hills.

City Attorney Mantzaris stated the roads in Heritage Hills are private roads and the City does not have jurisdiction.

Council Member Mullins inquired if the City had the authority to force the developer to exclude people from the clubhouse. City Attorney Mantzaris stated the property was part of a Development of Regional Impact and designed as one integrated large development. The developer has requested to change the existing approvals for a particular portion of the development and the applicant has agreed to include the “no access” clause in the Conditional Use Permit.

Jim Purvis expressed concerns regarding the request.

Mayor Ash closed the public hearing.

Council Member Mullins moved to approve Resolution 2014-35; seconded by Council Member Bates. The motion passed with all members voting aye.

Item No. 21 - Ordinance No. 2014-34; Final, Landscape Code

City Clerk Ackroyd read Ordinance 2014-34 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 118 Vegetation, Section 118-35 Maintenance and Pruning; providing for codification; severability; effective date; and publication.

Planning Manager Henschel presented the proposed language to clarify issues regarding canopy trees damaged by severe pruning; for example, when the remaining canopy trees meet minimum code requirements. The proposed amendment would not require the removal of the damaged tree. The Planning and Zoning Commission recommended approval of the Land Development Code amendment. Staff requested approval of the proposed amendment.

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Mayor Ash opened the public hearing.

Jim Purvis spoke in opposition of the amended language.

Mayor Ash closed the public hearing.

Council Member Goodgame moved to approve Resolution 2014-34; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Item No. 22 - Ordinance No. 2014-38, Final, Garbage Franchise

City Clerk Ackroyd read Ordinance 2014-38 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, under the Code of Ordinances of the City of Clermont, granting a garbage collection franchise to WCA Waste Corporation; providing for the term of the franchise and for other purposes connected with a franchise for the collection of garbage within the City of Clermont.

City Clerk Ackroyd reported the Ordinance was a standard non-exclusive garbage franchise agreement.

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

Council Member Goodgame moved to approve Ordinance 2014-35; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

NEW BUSINESS

Item No. 23 - Resolution No. 2014-36, East Ridge Village

City Clerk Ackroyd read Resolution 2014-36 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a multi-family complex with more than 12 units.

Planning Manager Henschel presented the Conditional Use Permit request for a 103 multi-family apartment development located north of Hooks Street and west of Hancock Road. The parcel is part of the Hills of Clermont Planned Unit Development approved in 2001. The existing Conditional Use Permit; Resolution 1208, allowed the parcel to be converted to Commercial in July 2001 and specifically prohibited multi-family use. The Planning and Zoning Commission recommended approval of the Conditional Use Permit. Staff recommended approval of the Conditional Use Permit.

David Stimmell; applicant, was present and available to address any questions.

Mayor Ash opened the public hearing.

David Hooper, Bishop Bill Edwards, Pastor Sandy Edwards, Janet McKenzie, Natalie Kooma, Sam Durrance, Mr. Ellis, and Anita Kumar spoke in opposition of the request citing increased crime rates, traffic, and preference for commercial zoning.

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Mayor Ash closed the public hearing.

Mr. Stimmell commented the apartments would be work force housing in a location where jobs, shopping, and schools were available. He requested Council approve the request.

Council Member Goodgame stated the surrounding properties were zoned commercial and was opposed to the request.

Council Member Mullins preferred the location remain commercial.

Council Member Bates concurred.

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

Item No. 24 - Resolution No. 2014-38, Wal-mart

City Clerk Ackroyd read Resolution 2014-38 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting an amendment to a Conditional Use Permit to allow an expansion to the existing Wal-mart.

Planning Manager Henschel presented the request to allow a 3,905 square foot expansion on the east side of building for liquor sales. The proposed expansion would not be accessible from the inside of the main building. The Planning and Zoning Commission voted 4 to 1 to recommend approval of the amendment. Staff recommended approval of the amendment.

The applicant was not present.

Mayor Ash opened the public hearing.

Jim Purvis asked Council to deny the request.

Mayor Ash closed the public hearing.

Council Member Mullins was not in support of the request.

Council Member Goodgame was not in support of the request.

Council Member Goodgame moved to deny Resolution 2014-38; seconded by Council Member Bates. The motion passed with all members present voting aye.

Items 25 and 26 were heard concurrently and voted on separately.

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Item No. 25 - Resolution No. 2014-40, Jesus Perez Dental Office

City Clerk Ackroyd read Resolution 2014-40 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a professional office greater than 3,000 square feet in the Central Business District.

Item No. 26 - Variance Request, Jesus Perez Dental Office

Senior Planner Kruse presented the request to allow a professional office to occupy more than 3,000 square feet in the Central Business District at 912 West Avenue. The Land Development Code allows a doctor's office in the Central Business District; however a Conditional Use Permit is required due to the proposed building square footage. The Planning and Zoning Commission recommended approval of the Conditional Use Permit. Staff recommended approval of the Conditional Use Permit.

The applicant requested a variance to allow an eight-foot landscape buffer instead of the required fifteen feet. Staff recommended denial of the variance request.

Applicant Dr. Jesus Perez was present and requested approval.

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

Council Member Goodgame requested Mr. Perez grant permission to use the parking lot for public parking during non-business hours. Mr. Perez expressed concerns regarding property damage and increased maintenance costs.

City Attorney Mantzaris commented Council can request Mr. Perez speak with his neighbors regarding a shared parking arrangement.

Council Member Mullins moved to adopt Resolution 2014-40; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Mullins moved to grant variance and pay extra attention to landscaping on the western parameter; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 27 – Variance Request, Panda Express

Senior Planner Kruse presented the landscape buffer variance requests. The applicant requested a reduction in the number of canopy and understory trees in the northern landscape buffer; to allow a continuous row of shrubs and eliminate canopy and understory trees in the southern landscape buffer; to allow a western landscape buffer of less than 20 feet; and to allow a western buffer with a reduction in the number of canopy and understory trees. Staff recommended denial of the variance request.

Matt Sistrunk; Project Engineer, represented Panda Express and commented granting the variances was within the intent of the Landscape Code to develop aesthetically pleasing sites.

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

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Council Member Mullins moved to grant the variances; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 28 - Ordinance No. 2015-01; Introduction, Sidewalk Cafés

City Clerk Ackroyd read Ordinance 2015-01 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, adding to the Code of Ordinances, Chapter 122 Zoning; Section 122-357 Sidewalk Café and amending Chapter 6 Alcoholic Beverages, Section 6-3 Consumption or Possession Upon Public Property; Penalty; providing for codification; severability; effective date; and publication.

Council Member Mullins moved to introduce Ordinance 2015-01; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 29 - Ordinance No. 2015-02; Introduction, Changeable Copy Signs

City Clerk Ackroyd read Ordinance 2015-02 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 102 Signs; Section 102-23 Changeable Copy Signs; providing for codification; severability; effective date; and publication.

Council Member Mullins moved to introduce Ordinance 2015-02; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 12:09am

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

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The Clermont City Council met in a regular meeting on Tuesday, January 13, 2015 in the Council Chambers at City Hall. Mayor Pro-Tem Goodgame called the meeting to order at 7:00 pm with the following Council Members present: Council Members, Mullins, Bates and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris and Deputy City Clerk Noak.

INVOCATION

Choice Edwards lead in the Pledge of Allegiance and gave an invocation.

Mayor Pro-Tem Goodgame announced Mayor Ash was absent due to illness.

PROCLAMATIONS

Deputy City Clerk Noak read the proclamation declaring January 16, 2015 as Arbor Day in the City of Clermont.

PRESENTATIONS

Fiscal Year 2014 Year End Budget Presentation

Finance Director VanZile presented the top ten revenues for the City. Five of the six revenue funds exceeded projections and the Stormwater Fund met 77.88% of their projected income. He announced all departments operated within their budget and the City's reserve funds are sufficient.

City Manager Gray commented staff was working on a reserve policy recommended by the auditors.

Fiscal Year 2014 Economic Development Presentation

Economic Development Director Hitt presented comparison populations for the Lake County municipalities and unincorporated Lake County. He provided historical permit data for the City and presented a listing of the recent businesses and residential projects in the City.

The Community Redevelopment Agency processed twelve incentive grants in 2014 for façades, code assistance, building improvements, and building permit refunds. The next Community Redevelopment Agency meeting is scheduled for January 27th.

PUBLIC COMMENTS

Yellymary Montalvo requested additional lighting in the downtown area.

Linda Charlton presented photos of parked vehicles on Desoto Street near the Veterans of Foreign Wars building and on Montrose Street near the First Baptist Church. She commented the spaces were compact and vehicles extended beyond the spaces and into the streets. Ms. Charlton requested the City correct the parking issue.

Charlene Forth spoke in agreement with Ms. Charlton and commented employees of the day care centers and the church are using the street parking spaces.

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Christine Charpia commented she received a red light camera ticket and requested additional signage at camera locations.

Tim Murry thanked the Police Department and Lake County Sheriff's Department for participating in the basketball game challenge on December 12 and announced the Clermont Police Department won. He stated the amount of unwrapped toys received to distribute to local children at Christmas was significant. Mr. Murry extended an invitation to the Martin Luther King celebration at Waterfront Park on January 19.

Dane Pontzius; Stormy Hill Harley Davidson General Manager, requested assistance with seven upcoming events. City Manager Gray asked Economic Development Director Hitt to work with Mr. Pontzius.

Matthew Modica expressed concern regarding the red light cameras and commented the Clermont Police Department should handle traffic issues.

City Manager Gray stated Ms. Charlene Forth requested fifteen minutes to address the City Council.

Ms. Forth commented she believed the citizens of the Northridge Subdivision's rights were violated when they were allowed only five minutes to speak regarding the Woodwinds Apartments request. The Council Members had individually met with the developers prior to the meeting and the developer did not have a time limit to speak. She requested citizens be provided the same amount of speaking time as developers are allowed and asked Council to address the time limit issue on an upcoming agenda.

Mayor Pro-Tem Goodgame requested she meet with City Manager Gray.

Attorney Jimmy Crawford commented the citizens spoke for approximately two hours at the initial hearing in October.

REPORTS

City Manager Gray announced the half-day Council retreat on January 26 beginning at 8:30am and commented the Master Plan consultants will give a presentation. The Community Redevelopment Agency will meet January 27 at 6:30pm.

He commented the City will apply for a KaBOOM! playground to be constructed at the Arts and Recreation Center.

City Manager Gray stated Mayor Ash requested the City provide a fireworks display on the 4th of July. Council Member Bates expressed concern about competing with Groveland's events. Council Member Mullins suggested combining the fireworks with Music on Montrose and the Food Truck event on July 3.

City Attorney Mantzaris – No report.

Council Member Bates reported he attended the Florida League of Cities meeting and they are seeking nominations for their annual Community Service Awards. The deadline for nominations is February 20 and requested the information be placed on the City's website.

He announced the One-Cent Sales Tax will be on the November ballot and the League is seeking input on projects municipalities have used the funds for, and projects the funds will be used for in the future.

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Council Member Bates announced the Florida League of Cities was offering the required Elected Officials Ethics training on March 13. City Attorney Mantzaris commented the Florida League of Cities training was a good opportunity. His office can provide training which would address issues specific to Clermont. Council Member Mullins stated he would prefer the customized training and suggested holding one-hour sessions prior to Council meetings.

Council Member Mullins commented the First Friday event in January was successful. The Downtown Clermont Partnership expanded the event by bringing in vendors and extending the hours.

Council Member Travis reported the South Lake Chamber was continuing to build on the runner and biker-friendly City designation and will begin working on the walker-friendly City designation. The South Lake Chamber's annual Installation Ball Banquet will be held February 6 at Bella Collina.

She announced a Team Wellness Challenge between North Lake and South Lake County will take place from March through May. The challenge is on weight loss and the team entry fee is \$500.

Mayor Pro-Tem Goodgame requested additional red light camera signs. City Manager Gray will look into obtaining Florida Department of Transportation permitting.

He requested staff look into changing City Code to address zero-scaping and household hot-water reuse. City Manager Gray will place on a workshop agenda.

Mayor Pro-Tem Goodgame announced the Lake-Sumter Metropolitan Planning Organization will hold their monthly board meeting on January 28 in the Council Chambers at 2pm; followed by an Awards Banquet at the Clermont City Center.

CONSENT AGENDA

Mayor Pro-Tem Goodgame 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 - Council Meeting Minutes

Consider approval of the Regular Council Meeting Minutes of September 12, 2014 and October 14, 2014.

Item No. 2 - Resolution No. 2015-01

Consider request to approve Fiscal Year 2015 budget amendments.

Item No. 3 - Resolution No. 2015-02

Consider request to approve revised Purchasing Policy.

Item No. 4 - Resolution No. 2015-03

Consider appointment of Council Member Mullins to serve on the Tourism Development Council committee.

Item No. 5 - Plat Approval

Consider request to approve Heritage Hills Phase 4A East plat.

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Item No. 6 - Surplus Request

Consider Fire Department request to surplus Rocket routers, associated wireless amplifiers, and vehicles.

Item No. 7 - Event Sponsorship Request

Consider request from Pig on the Pond to sponsor the event, allow an open container in approved beverage area, and waive fees for use of Waterfront Park and Tent Permits.

Item No. 8 - Fee Reduction Request

Consider NTC Softball/PFZA and National Training Center request for ballfield use and reduced fees.

Item No. 9 - Facility Use and License Agreement

Consider request to enter into an agreement with Red Apples Media.

Council Member Mullins mentioned a correction was made to the October 14, 2014 Council Meeting Minutes.

Council Member Mullins moved to approve the Consent Agenda as corrected; seconded by Council Member Bates. The motion passed with all members present voting aye.

Mayor Pro-Tem Goodgame announced Item 14 was withdrawn by the applicant and staff requested tabling Item 13 to March 10, 2015.

Council Member Mullins moved to table Item 13 to March 10; seconded by Council Member Bates. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 10 - Variance Request; *Kerpsack*

Senior Planner Kruse presented the variance request to allow a rear yard setback of nine feet from the high-water line to install an in-ground swimming pool with a deck and screen enclosure. Staff recommended denial of the variance request.

Joseph Kerpsack commented a seawall existed on the rear of the property and requested approval of the variance.

Mayor Pro-Tem Goodgame opened the public hearing. There were no public comments. Mayor Pro-Tem Goodgame closed the public hearing.

Council Member Mullins inquired if the seawall was higher than the flood plain. Mr. Kerpsack responded the wall was higher than the flood plain.

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

Item No. 11 - Ordinance No. 2014-17; *Transmittal Hearing*

Deputy City Clerk Noak read Ordinance 2014-17 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan of the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting text changes to the policies of the Intergovernmental Coordination Element of the Comprehensive Plan; setting forth the authority for adoption of the Comprehensive Plan Amendments; setting forth the purpose and intent of the Comprehensive Plan Amendments; establishing the legal status of the Comprehensive Plan Amendments; providing for severability, conflict and an effective date.

Senior Planner Kruse presented staff's request to transmit the proposed changes to the Comprehensive Plan to the Florida Department of Economic Development. The Intergovernmental Coordination Element of the City's Comprehensive Plan will be amended to include the adoption of the Interlocal Service Boundary Agreement between the City and Lake County. Staff will return with the adoption Ordinance at a future date.

Mayor Pro-Tem Goodgame opened the public hearing. There were no public comments. Mayor Pro-Tem Goodgame closed the public hearing.

Council Member Mullins moved to transmit Ordinance 2014-17; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 12 - Ordinance No. 2015-01; *Final*

Deputy City Clerk Noak read Ordinance 2015-01 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, adding to the Code of Ordinances, Chapter 122 Zoning; Section 122-357 Sidewalk Café and amending Chapter 6 Alcoholic Beverages, Section 6-3 Consumption or Possession Upon Public Property; Penalty; providing for codification; severability; effective date; and publication.

Economic Development Director Hitt presented the Ordinance to allow for sidewalk cafés and outside alcohol consumption in the Central Business District. Tables and chairs on the sidewalk must maintain Americans with Disabilities Act accessibility requirements and must be confined to the area adjacent to the established business. He commented a permit would be required.

Mayor Pro-Tem Goodgame opened the public hearing.

Yellymary Montalvo, Hope Lamb, Ron Smart, and Kurt Clummish spoke in favor of the Ordinance.

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Alan Fuglar spoke in favor of the Ordinance. He requested Council revisit the insurance requirements under Alcohol Service 8 d(2) and Consumption or Possession Upon Public Property, Penalty 2 g; as it appeared there were conflicting amounts. He suggested a simple General Liability Insurance amount of \$1,000,000.

Sascha Weyer spoke in favor of the Ordinance and mentioned the need for restroom facilities. City Manager Gray stated restroom facilities have been funded in the budget.

Mayor Pro-Tem Goodgame closed the public hearing.

Council Member Mullins inquired if current businesses providing outdoor seating and service would be required to apply for a permit. Economic Development Director Hitt replied the permit was primarily for alcoholic beverages, a previous Code change allowed for outdoor tables and chairs.

Council Member Mullins requested changing the Ordinance to state furniture must be stored in a good manner off of City property and to include wording regarding removal of trash. Council was in agreement.

Council Member Mullins expressed concerns with 7 a; Special Restrictions, regarding allowing a sponsoring event coordinator to approve a sidewalk café during special events. City Attorney Mantzaris recommended removing 7 a. Council was in agreement.

Council Member Bates inquired if the Ordinance covered only the downtown area and asked when businesses can begin to apply. Economic Development Director Hitt replied the Ordinance is restricted to downtown. City Attorney Mantzaris stated the Ordinance is effective when adopted by Council.

City Attorney Mantzaris suggested changing the insurance dollar amounts in Alcohol Service 8 d(2) to state \$200,000 with a total aggregate of \$1,000,000. The second half of 8 d(4) should be deleted, leaving only "An applicant for a permit shall be required to submit evidence of liability insurance.". Council was in agreement.

Council Member Mullins asked if the cost of a permit should be included in the Ordinance. City Attorney Mantzaris replied any associated fees would be adopted by resolution.

Council Member Mullins moved to adopt Ordinance 2015-01 as amended; seconded by Council Member Bates. The motion passed 4 to 0 on a roll call vote.

NEW BUSINESS

Item No. 15 - Variance Request; *State Farm*

Senior Planner Kruse presented the variance request to allow for a rear-yard setback of 44 feet from State Road 50 and a landscape buffer of less than 20 feet on State Road 50. The proposed building contains 3,000 square feet with 15 parking stalls, a stormwater pond, and landscaping. Access to the site will be located off of Chestnut Street. Staff received an email objecting to the elevation view from State Road 50. Staff recommended denial of the two variance requests.

Joaquin Mojica; Parkland Engineering, and Maurice St. Seir; General Contractor, were present on behalf of the applicant.

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Mayor Pro-Tem Goodgame opened the public hearing. There were no public comments. Mayor Pro-Tem Goodgame closed the public hearing.

Council Member Travis inquired why the back of the building faced State Road 50. Mr. Mojica stated the only viable access to meet the parking requirements was to use Chestnut Street as the entrance.

Council Member Mullins asked about the height of the retention wall and if the wall extended to State Road 50. Mr. Mojica replied there was an eight-foot elevation change from the edge of Chestnut Street to State Road 50 and the wall would be four foot high.

Council Member Bates moved for approval; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 16 - Variance Request; *Clermont Hillside Terrace*

Planning Manager Henschel presented the variance request to allow an additional monument sign south of the current primary sign near the corner of Brogden Drive and Highway 27 at 2400 Highway 27. The proposal would allow for two signs on one street frontage. The second variance request was to allow for the second sign to be larger than 50% of the primary sign. Staff recommended denial of the variance requests.

Jimmy Crawford; Attorney for the applicant, commented accessibility and visibility were issues with the property. The applicant's overall plan included placing wall signs, making landscape changes, and gaining approval of the requested sign variances.

Mayor Pro-Tem Goodgame inquired what sign was at the Brogden Drive entrance. Attorney Crawford replied there was a directional sign in the interior as you pull up.

Attorney Crawford showed the proposed landscape plan and stated there were 20 oak trees on Highway 27 in front of the sign. The applicant is replacing some of the oak trees with palm trees to provide visibility. The variance request was to move the monument sign and make the sign larger.

Mayor Pro-Tem Goodgame opened the public hearing. There were no public comments. Mayor Pro-Tem Goodgame closed the public hearing.

Council Member Mullins agreed the original sign was too small and suggested creating a 75 square-foot sign, removing some of the trees, and removing the existing sign. Attorney Crawford stated the suggested option had not been explored. Planning Manager Henschel stated there may be setback issues involved with the suggested option.

Attorney Crawford requested 30 days to reassess options.

Council Member Mullins moved to table to February 10; seconded by Council Member Bates. The motion passed with all members present voting aye.

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January 13, 2015

Item No. 17 - Joint Planning Area (JPA) Review; *Four Corners – Cemex Sand Mine*

Senior Planner Kruse presented the proposed sand mine operation located approximately 1.5 miles south of the City limits. The proposed project is within the Joint Planning Area and the recently adopted Interlocal Service Boundary Agreement area. The project area consists of 1,200 acres with 575 acres for actual mining. The estimated life of the mine is approximately 30 years and the hours of operation will be 24 hours a day, 7 days a week. The mining operation consists of excavation, sorting, and sales.

City Manager Gray stated the property is located in Lake County's jurisdiction and the City has the opportunity to comment. The Lake County Planning and Zoning Board will hear the proposed operation on February 4 and the Lake County Board of County Commissioners will consider the request on February 24.

Roger Sims, Mark Stevens, and Tracey Nelsey were present to answer questions.

Mayor Pro-Tem Goodgame opened the public hearing.

Hope Lamb inquired what percentage of land would the sand mine operation encompass of the Wellness Way Sector Plan area. City Manager Gray replied the percentage was approximately 8%.

Ms. Lamb asked how many development units were allowed in the area. City Manager Gray commented out of the 16,000 acres, approximately 1,600 residential units plus commercial units could be developed. The residential units can only be built when jobs are available.

Ms. Lamb inquired if the Plan had been submitted to the State and did the Plan include the mining operation. City Manager Gray stated the Plan transmitted to the State by the Lake County Board of County Commissioners did not include the mining operation.

Mayor Pro-Tem Goodgame closed the public hearing.

Mayor Pro-Tem Goodgame expressed concern regarding increased traffic.

Roger Sims; Holland and Knight, announced an open house for the project would be held at the Clermont City Center on January 29 from 4pm to 6pm.

Mr. Sims commented the amount of traffic from the project would be offset by reduction of traffic from other sand mines.

Mark Stevens; Collinas Group Engineer, described the dry mechanical mining process Cemex would use. He stated the excavation process uses front-end loaders and conveyers to transport the sand material for processing.

Council Member Mullins asked what the depth of the excavation would be and how much of the hill would be removed. Mr. Stevens replied the excavation would be five feet above the prevailing water table and half the hill height would be removed.

Mayor Pro-Tem Goodgame commented the land would be below current grades. Mr. Stevens stated if someone desired to build a large commercial development some of the hills would still have to be leveled.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 13, 2015

Mayor Pro-Tem Goodgame inquired how many trucks per day would use Highway 27. Mr. Sims replied approximately 160 to 300 trucks.

Mayor Pro-Tem Goodgame expressed concern regarding the additional traffic on Highway 27, the blueberry farmer's concerns regarding dust, and the potential negative impact on attracting businesses to the area.

Tracy Nelsey; Cemex Government Relations Consultant, stated studies show there would be less than a 1% increase in traffic on Highway 27.

Council consensus was in opposition to the project.

City Manager Gray stated the City recommended denial during the Wellness Sector Plan process.

Council Member Bates moved to send the County a letter of opposition; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 18 - Ordinance No. 2015-03; Introduction

Deputy City Clerk Noak read Ordinance 2015-03 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, under the Code of Ordinances of the City of Clermont, granting a garbage collection franchise to MDG Partners, LP; providing for the term of the franchise and for other purposes connected with a franchise for the collection of garbage within the City of Clermont.

Council Member Mullins moved to introduce Ordinance 2015-03; seconded by Council Member Bates. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 10:13pm

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, June 9, 2015			
Agenda Item Name			
Plat Approval			
Requested Action			
Move to approve Canyons Phase 2 plat.			
Staff Report			
The Canyons Phase 2 plat located in the Highland Ranch subdivision has been approved by the City Engineer and the contracting Engineer.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Plat Highlands Ranch The Canyons Phase 2_surplat 11x17.pdf			

Drabing name: S:\Block West-Taylor Morrison_98253019-Trailers_50064519 (Platted) Highlands Ranch - The Canyons Phase 2.surplat.dwg Sheet 1 May 26, 2015 1:13:39m by: tcamden

HIGHLAND RANCH THE CANYONS PHASE 2

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 397.05 FEET TO A POINT ON THE WESTERLY LINE OF TRACT GG, HIGHLAND RANCH ESPLANADE PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE 31 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01°49'09", A CHORD BEARING OF NORTH 24°00'21" WEST AND A CHORD DISTANCE OF 63.49 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY LINE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.50 FEET TO THE POINT OF NON-TANGENCY; THENCE NORTH 05°07'05" EAST, A DISTANCE OF 76.66 FEET; THENCE NORTH 36°20'10" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 565.60 FEET, A CENTRAL ANGLE OF 23°41'34", A CHORD BEARING OF NORTH 41°49'03" WEST AND A CHORD DISTANCE OF 232.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1994.40 FEET, A CENTRAL ANGLE OF 01°25'13", A CHORD BEARING OF NORTH 30°40'52" WEST AND A CHORD DISTANCE OF 49.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.43 FEET TO THE NORTHWEST CORNER OF LOT 35 OF AFOREMENTIONED HIGHLAND RANCH ESPLANADE PHASE 1 AND THE POINT OF NON-TANGENCY; THENCE DEPARTING AFORESAID WESTERLY LINE, SOUTH 58°36'31" WEST, A DISTANCE OF 42.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1952.00 FEET, A CENTRAL ANGLE OF 00°34'15", A CHORD BEARING OF NORTH 31°40'36" WEST AND A CHORD DISTANCE OF 19.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.44 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 58°02'17" WEST, A DISTANCE OF 121.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1831.00 FEET, A CENTRAL ANGLE OF 00°04'46", A CHORD BEARING OF NORTH 32°00'06" WEST AND A CHORD DISTANCE OF 2.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.54 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 57°57'31" WEST, A DISTANCE OF 181.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 09°53'49", A CHORD BEARING OF SOUTH 27°05'34" EAST AND A CHORD DISTANCE OF 284.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.01 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 68°53'50" WEST, A DISTANCE OF 96.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°58'18", A CHORD BEARING OF NORTH 67°07'00" WEST AND A CHORD DISTANCE OF 34.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.38 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 70°31'42" WEST, A DISTANCE OF 60.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°58'09", A CHORD BEARING OF SOUTH 22°12'14" WEST AND A CHORD DISTANCE OF 35.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10°37'05", A CHORD BEARING OF SOUTH 62°22'46" WEST AND A CHORD DISTANCE OF 98.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 11°35'26", A CHORD BEARING OF SOUTH 62°51'57" WEST AND A CHORD DISTANCE OF 94.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°41'25", A CHORD BEARING OF NORTH 66°59'37" WEST AND A CHORD DISTANCE OF 34.95 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.70 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 71°58'20" WEST, A DISTANCE OF 60.21 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°45'38", A CHORD BEARING OF SOUTH 23°28'37" WEST AND A CHORD DISTANCE OF 36.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 69°52'26" WEST, A DISTANCE OF 95.11 FEET; THENCE SOUTH 20°07'34" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 69°52'26" EAST, 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 SOUTH 63°44'45" EAST 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 SOUTHWESTERLY, HAVING A RADIUS OF 1167.00 FEET, A CENTRAL ANGLE OF 04°40'26", A CHORD BEARING OF SOUTH 15°01'43" EAST AND A CHORD DISTANCE OF 95.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.20 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 69°52'26" WEST, A DISTANCE OF 458.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1151.00 FEET, A CENTRAL ANGLE OF 08°15'27", A CHORD BEARING OF SOUTH 74°00'10" WEST AND A CHORD DISTANCE OF 165.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.88 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 11°52'07" EAST, A DISTANCE OF 224.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 53°23'23", A CHORD BEARING OF SOUTH 38°33'48" EAST AND A CHORD DISTANCE OF 449.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 465.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°15'29" EAST, A DISTANCE 90.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TIMBERVALE TRAIL (80.00' PUBLIC RIGHT OF WAY), AS SHOWN ON THE PLAT OF HIGHLAND RANCH PRIMARY PHASE 1, RECORDED IN PLAT BOOK 66, PAGE 8 OF AFOREMENTIONED PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 40°55'09", A CHORD BEARING OF NORTH 45°12'05" EAST AND A CHORD DISTANCE OF 377.51 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 385.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°39'39" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 860.75 FEET TO THE NORTHWEST CORNER OF TIMBERVALE TRAIL AS SHOWN ON THE AFOREMENTIONED PLAT OF HIGHLAND RANCH ESPLANADE PHASE 1 AND THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°52'20", A CHORD BEARING OF NORTH 57°43'29" EAST AND A CHORD DISTANCE OF 8.28 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID TIMBERVALE TRAIL; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 181.98 FEET, A CENTRAL ANGLE OF 10°09'13", A CHORD BEARING OF NORTH 44°42'43" EAST AND CHORD DISTANCE OF 32.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 17°01'34", A CHORD BEARING OF NORTH 30°54'37" EAST AND A CHORD DISTANCE OF 21.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 09°51'31", A CHORD BEARING OF NORTH 27°19'35" EAST AND A CHORD DISTANCE OF 15.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.31 FEET TO THE SOUTHEASTERLY CORNER OF TRACT GG OF AFOREMENTIONED HIGHLAND RANCH ESPLANADE PHASE 1 AND THE POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES ALONG THE WEST LINE OF SAID TRACT GG, NORTH 24°20'21" WEST, A DISTANCE OF 57.39 FEET; THENCE NORTH 53°38'32" EAST, A DISTANCE OF 15.34 FEET; THENCE NORTH 24°20'21" WEST, A DISTANCE OF 67.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 12°46'10", A CHORD BEARING OF NORTH 16°42'41" WEST AND A CHORD DISTANCE OF 444.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.158 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 - 4	PLAT DETAILS

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.



Dewberry

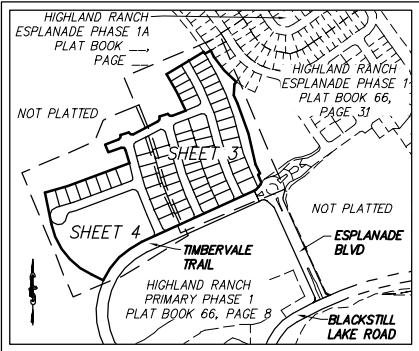
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 321.354.9826 FAX: 407.648.8104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

LEGEND AND ABBREVIATIONS:

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

KEY MAP: 1" = 600'



PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°53'45" WEST.
- 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.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT AND A 5 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE SIDES AND THE REAR UNLESS NOTED OTHERWISE.
- TRACT "LL" (TRAIL) SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION).
- TRACT "MM" (AMENITY TRACT) SHALL BE OWNED BY AND MAINTAINED BY THE "ASSOCIATION".
- THE WALL EASEMENT PORTION OF THE DRAINAGE AND WALL EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE "ASSOCIATION". THE DRAINAGE EASEMENT PORTION OF THE DRAINAGE AND WALL EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE CITY OF CLERMONT AS DESCRIBED IN THE DEDICATION HEREON.
- THE FOLLOWING EASEMENTS, ASSIGNMENTS, AGREEMENTS AND ANNEXATIONS AFFECT THIS PLAT AND ARE BLANKET IN NATURE, THUS ARE NOT PLOTTABLE.

- MISCELLANEOUS ORDINANCE NO. 559-M RECORDED IN OFFICIAL RECORDS BOOK 3203, PAGE 1411.
- MISCELLANEOUS ORDINANCE NO. 559-M RECORDED IN OFFICIAL RECORDS BOOK 3241, PAGE 2436.
- MISCELLANEOUS ORDINANCE NO. 559-M RECORDED IN OFFICIAL RECORDS BOOK 3350, PAGE 1572.
- ROAD ACCESS AND WATER AND SEWER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4354, PAGE 1348.
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1036.
- LIFTSTATION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1056.
- GENERAL ASSIGNMENT OF ENTITLEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1071.
- PERPETUAL UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 2092.

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 PRIMARY PHASE 1 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS FLA. CH. 177, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2015, 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

JOINDER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED AS HIGHLAND RANCH THE CANYONS PHASE 2, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF LANDS DESCRIBED THEREIN BY THE OWNER, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCES, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1080, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PINELICH MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: JAMES P. CARUSO, PRESIDENT

SIGNED: _____ (CORPORATE SEAL)
TITLE: PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ PRINTED NAME _____

WITNESS SIGNATURE _____ PRINTED NAME _____

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

NOTARY PRINTED NAME _____ (NOTARY SEAL)

SIGNATURE OF NOTARY _____ MY COMMISSION EXPIRES _____

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, FLORIDA STATUTES.

DEWBERRY - 520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801 LICENSED BUSINESS NO. 8011

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

PLAT BOOK: _____ PAGE: _____

HIGHLAND RANCH THE CANYONS PHASE 2 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.

1. TO CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.: TRACT "LL" AND TRACT "MM" 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.

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. 2015.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

NAME: CHRIS TYREE

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 _____, 2015, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CHRIS TYREE, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY. 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 PRINTED NAME _____ (NOTARY SEAL)

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. (352) 343-8481
902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778
LICENSE BUSINESS NO. 7514

FOR THE FIRM:

_____, DATE _____

JAMES M. STRAUGHAN, PSM/PRINCIPAL
PROFESSIONAL SURVEYOR AND MAPPER NO. 5309

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 _____, 2015 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 _____

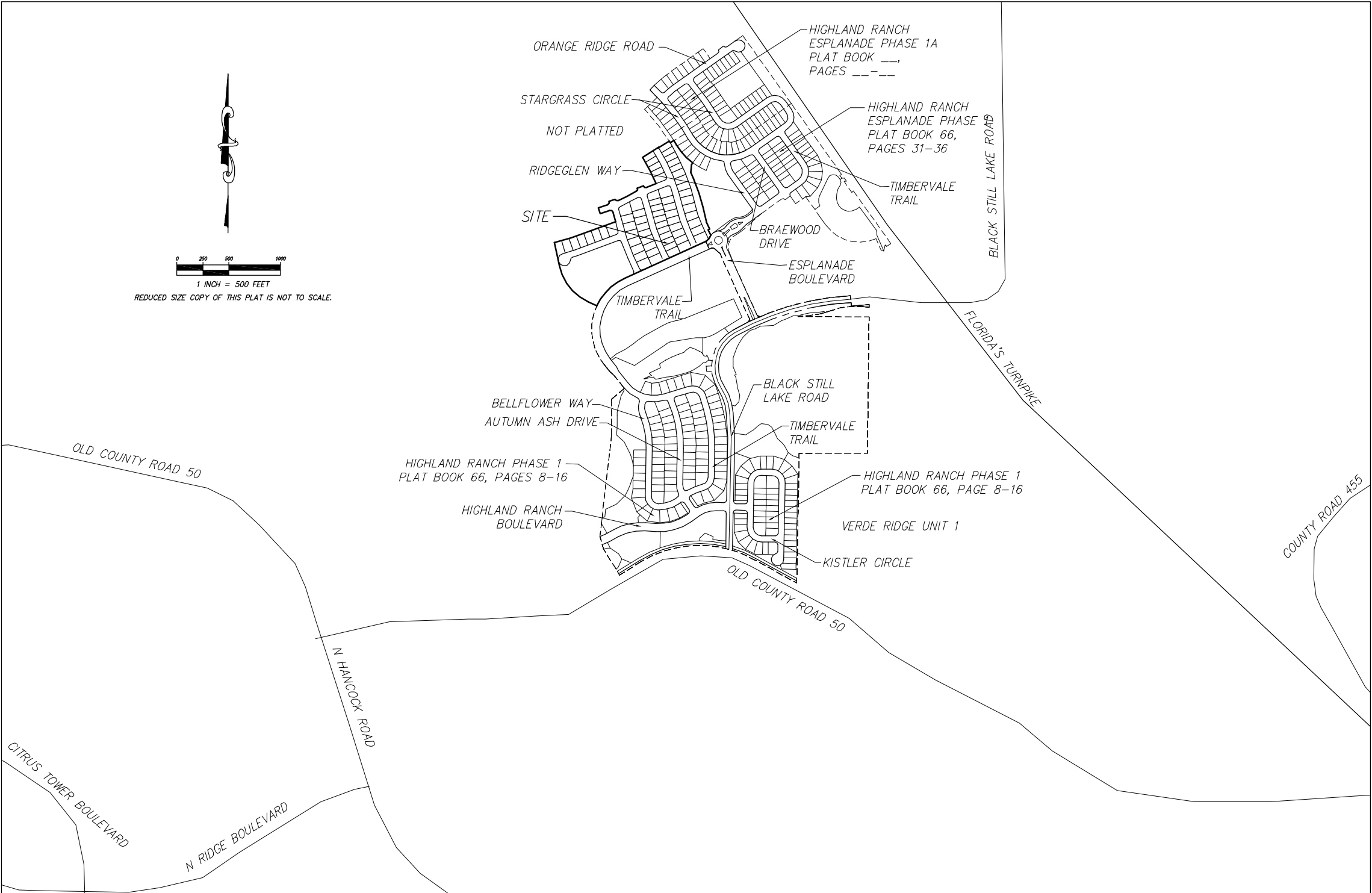
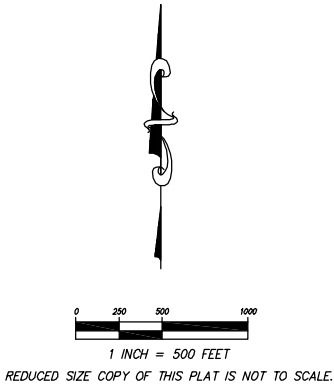
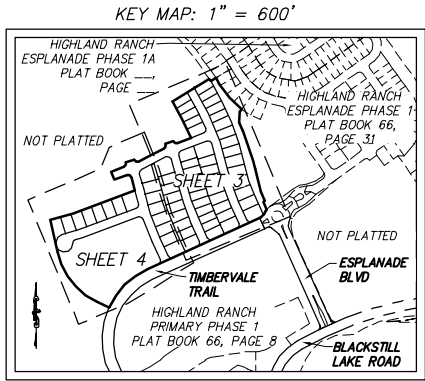
PRINT NAME _____ PRINT NAME _____

SHEET 1 OF 4

NOTICE
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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.

HIGHLAND RANCH THE CANYONS PHASE 2
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT
BOOK: PAGE:



SHEET INDEX	
SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 - 4	PLAT DETAILS

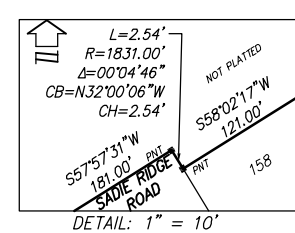
 **Dewberry**
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

VICINITY MAP
1" = 500'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	343.84'	1801.00	10°56'19"	343.32'	N26°34'19"W
C2	265.26'	1801.00	8°26'20"	265.02'	N16°53'00"W
C3	243.92'	1197.00	11°40'31"	243.49'	S18°30'05"E
C4	56.98'	1499.00	2°10'41"	56.98'	N22°11'30"W
C5	220.78'	1499.00	8°26'20"	220.58'	N16°53'00"W
C6	305.45'	1499.00	11°40'31"	304.93'	S18°30'05"E
C7	103.21'	500.00	11°49'37"	103.03'	S62°59'02"W
C15	619.25'	1831.00	19°22'39"	616.30'	N22°21'09"W
C16	237.80'	1167.00	11°40'31"	237.39'	S18°30'05"E
C17	39.27'	25.00	90°00'00"	35.36'	S69°20'21"E
C18	39.27'	25.00	90°00'00"	35.36'	N20°39'39"E
C19	250.03'	1227.00	11°40'31"	249.60'	S18°30'05"E
C20	205.05'	1771.00	6°38'01"	204.93'	N15°58'50"W
C21	282.32'	1771.00	9°08'01"	282.02'	N27°28'28"W
C22	40.06'	25.00	91°48'19"	35.91'	N22°59'41"E
C23	40.06'	25.00	91°48'19"	35.91'	N65°12'00"W
C24	38.38'	25.00	87°58'18"	34.72'	S24°54'41"W
C25	171.07'	1529.00	6°24'38"	170.98'	N15°52'09"W
C26	299.34'	1469.00	11°40'31"	298.82'	S18°30'05"E
C27	39.27'	25.00	90°00'00"	35.36'	S69°20'21"E
C28	39.27'	25.00	90°00'00"	35.36'	N20°39'39"E
C29	311.57'	1529.00	11°40'31"	311.03'	S18°30'05"E
C30	40.88'	25.00	93°41'53"	36.48'	N65°45'46"W
C31	84.64'	470.00	10°19'04"	84.52'	S62°13'46"W
C42	638.02'	1952.00	18°43'39"	635.19'	N22°01'39"W
C43	213.15'	1046.00	11°40'31"	212.78'	S18°30'05"E
C44	58.16'	1952.00	1°42'25"	58.15'	N31°06'30"W
C45	58.16'	1952.00	1°42'25"	58.15'	N29°24'05"W
C46	58.16'	1952.00	1°42'25"	58.15'	N27°41'40"W
C47	58.16'	1952.00	1°42'25"	58.15'	N25°59'15"W
C48	58.16'	1952.00	1°42'25"	58.15'	N24°16'50"W
C49	68.73'	1952.00	2°01'02"	68.72'	N22°25'06"W
C50	68.73'	1952.00	2°01'02"	68.72'	N20°24'03"W
C51	68.73'	1952.00	2°01'02"	68.72'	N18°23'01"W
C52	68.73'	1952.00	2°01'02"	68.72'	N16°21'59"W
C53	79.30'	1952.00	2°19'39"	79.29'	N14°11'38"W
C54	61.43'	1046.00	3°21'53"	61.42'	S14°20'46"E
C55	73.53'	1046.00	4°01'40"	73.51'	S18°02'33"E
C56	73.53'	1046.00	4°01'40"	73.51'	S22°04'12"E
C57	4.66'	1046.00	0°15'18"	4.66'	S24°12'41"E
C58	54.55'	1831.00	1°42'25"	54.55'	N31°06'30"W
C59	54.55'	1831.00	1°42'25"	54.55'	N29°24'05"W
C60	54.55'	1831.00	1°42'25"	54.55'	N27°41'40"W
C61	54.55'	1831.00	1°42'25"	54.55'	N25°59'15"W
C62	54.55'	1831.00	1°42'25"	54.55'	N24°16'50"W
C63	64.47'	1831.00	2°01'02"	64.46'	N22°25'06"W
C64	64.47'	1831.00	2°01'02"	64.46'	N20°24'03"W
C65	64.47'	1831.00	2°01'02"	64.46'	N18°23'01"W
C66	64.47'	1831.00	2°01'02"	64.46'	N16°21'59"W
C67	74.38'	1831.00	2°19'40"	74.38'	N14°11'38"W
C68	11.70'	1831.00	0°22'00"	11.70'	N12°50'49"W
C69	68.53'	1167.00	3°21'53"	68.52'	S14°20'46"E
C70	82.04'	1167.00	4°01'39"	82.02'	S18°02'33"E
C71	82.04'	1167.00	4°01'39"	82.02'	S22°04'12"E
C72	5.19'	1167.00	0°15'18"	5.20'	S24°12'41"E
C73	58.29'	1771.00	1°53'09"	58.29'	N31°05'54"W
C74	58.29'	1771.00	1°53'09"	58.29'	N29°12'45"W
C75	58.29'	1771.00	1°53'09"	58.29'	N27°19'36"W
C76	58.29'	1771.00	1°53'09"	58.29'	N25°26'27"W
C77	49.16'	1771.00	1°35'25"	49.15'	N23°42'10"W
C78	54.31'	1650.00	1°53'09"	54.31'	N31°05'54"W
C79	54.31'	1650.00	1°53'09"	54.31'	N29°12'45"W
C80	54.31'	1650.00	1°53'09"	54.31'	N27°19'36"W
C81	54.31'	1650.00	1°53'09"	54.31'	N25°26'27"W
C82	67.77'	1650.00	2°21'13"	67.77'	N23°19'16"W
C83	76.75'	1771.00	2°28'59"	76.75'	N18°03'21"W

HIGHLAND RANCH THE CANYONS PHASE 2

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



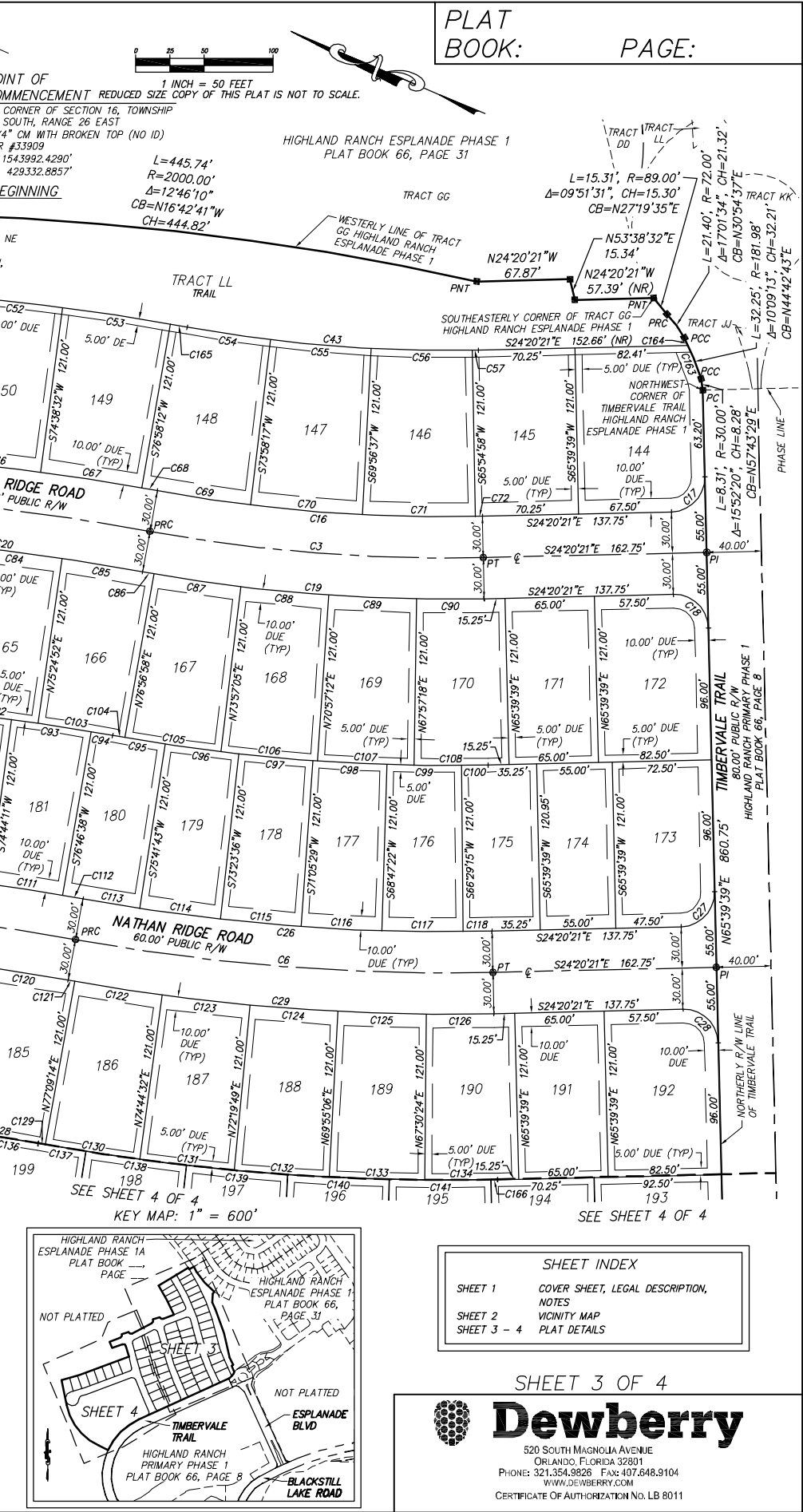
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C84	68.88'	1771.00	2°13'44"	68.88'	N15°42'00"W
C85	59.40'	1771.00	1°55'18"	59.40'	N13°37'29"W
C86	8.28'	1227.00	0°23'13"	8.28'	S12°51'26"E
C87	64.21'	1227.00	2°59'53"	64.20'	S14°32'59"E
C88	64.21'	1227.00	2°59'53"	64.20'	S17°32'52"E
C89	64.21'	1227.00	2°59'53"	64.20'	S20°32'45"E
C90	49.12'	1227.00	2°17'39"	49.13'	S23°11'31"E
C91	79.38'	1650.00	2°45'23"	79.37'	N18°40'58"W
C92	58.77'	1650.00	2°02'27"	58.77'	N16°17'03"W
C93	58.77'	1650.00	2°02'27"	58.77'	N14°14'36"W
C94	16.10'	1650.00	0°33'33"	16.10'	N12°56'36"W
C95	38.60'	1348.00	1°38'27"	38.61'	S13°29'03"E
C96	54.16'	1348.00	2°18'07"	54.15'	S15°27'21"E
C97	54.16'	1348.00	2°18'07"	54.15'	S17°45'27"E
C98	54.16'	1348.00	2°18'07"	54.15'	S20°03'34"E
C99	54.16'	1348.00	2°18'07"	54.15'	S22°21'41"E
C100	19.45'	1348.00	0°49'36"	19.45'	S23°55'33"E
C101	93.49'	1650.00	3°14'48"	93.48'	N18°26'15"W
C102	64.18'	1650.00	2°13'44"	64.18'	N15°42'00"W
C103	55.34'	1650.00	1°55'18"	55.34'	N13°37'29"W
C104	9.10'	1348.00	0°23'12"	9.10'	S12°51'26"E
C105	70.54'	1348.00	2°59'53"	70.53'	S14°32'59"E
C106	70.54'	1348.00	2°59'53"	70.53'	S17°32'52"E
C107	70.54'	1348.00	2°59'53"	70.53'	S20°32'45"E
C108	53.97'	1348.00	2°17'40"	53.97'	S23°11'31"E
C109	47.23'	1529.00	1°46'11"	47.23'	N18°11'22"W
C110	54.46'	1529.00	2°02'27"	54.46'	N16°17'03"W
C111	54.46'	1529.00	2°02'27"	54.46'	N14°14'36"W
C112	14.92'	1529.00	0°33'33"	14.92'	N12°56'36"W
C113	42.07'	1469.00	1°38'27"	42.07'	S13°29'03"E
C114	59.02'	1469.00	2°18'07"	59.01'	S15°27'21"E
C115	59.02'	1469.00	2°18'07"	59.01'	S17°45'27"E
C116	59.02'	1469.00	2°18'07"	59.01'	S20°03'34"E
C117	59.02'	1469.00	2°18'07"	59.01'	S22°21'41"E
C118	21.19'	1469.00	0°49'36"	21.19'	S23°55'33"E
C119	96.05'	1469.00	3°44'46"	96.03'	N17°02'26"W
C120	64.19'	1469.00	2°30'13"	64.19'	N13°54'56"W
C121	4.86'	1529.00	0°10'56"	4.86'	S12°45'18"E
C122	64.36'	1529.00	2°24'42"	64.36'	S14°03'07"E
C123	64.37'	1529.00	2°24'43"	64.36'	S16°27'50"E
C124	64.36'	1529.00	2°24'42"	64.36'	S18°52'32"E
C125	64.37'	1529.00	2°24'43"	64.36'	S21°17'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C126	49.25'	1529.00	1°50'45"	49.25'	S23°24'58"E
C127	97.47'	1348.00	4°08'35"	97.45'	N17°14'20"W
C128	58.90'	1348.00	2°30'13"	58.90'	N13°54'56"W
C129	5.25'	1650.00	0°10'56"	5.25'	S12°45'18"E
C130	69.46'	1650.00	2°24'43"	69.45'	S14°03'07"E
C131	69.46'	1650.00	2°24'43"	69.45'	S16°27'50"E
C132	69.46'	1650.00	2°24'43"	69.45'	S18°52'32"E
C133	69.46'	1650.00	2°24'43"	69.45'	S21°17'15"E
C134	53.15'	1650.00	1°50'45"	53.15'	S23°24'58"E
C135	113.68'	1348.00	4°49'56"	113.65'	N16°53'39"W
C136	42.69'	1348.00	1°48'52"	42.69'	N13°34'16"W
C137	35.29'	1650.00	1°13'32"	35.29'	S13°16'36"E
C138	74.06'	1650.00	2°34'18"	74.05'	S15°10'31"E
C139	74.06'	1650.00	2°34'18"	74.05'	S17°44'49"E
C140	74.06'	1650.00	2°34'18"	74.05'	S20°19'07"E

NOTICE
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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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C141	74.06'	1650.00	2°34'18"	74.05'	S22°53'25"E
C151	11.21'	530.00	1°12'43"	11.21'	N57°40'35"E
C163	26.19'	181.98	8°14'46"	26.17'	N45°39'56"E
C164	6.06'	181.98	1°54'27"	6.06'	N40°35'20"E
C165	12.48'	181.98	0°02'59"	12.48'	N12°50'49"W
C166	4.69'	1650.00	0°09'46"	4.69'	S24°15'27"E



PLAT BOOK: PAGE:

SHEET INDEX	
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SHEET 2	VICINITY MAP
SHEET 3 - 4	PLAT DETAILS

SHEET 3 OF 4

Dewberry

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
Event Request		
Requested Action		
Move to approve Greater Clermont Cancer Foundation request to allow alcoholic beverage consumption at their Music Festival at Waterfront Park.		
Staff Report		
The Greater Clermont Cancer Foundation is requesting approval to allow alcohol consumption during their 2015 Music Festival at Waterfront Park on October 17, 2015 to participants 21 years and older. The GCCF is requesting to have a controlled alcohol consumption area between 3rd and 4th Street at Waterfront Park between 8:00 AM - 10:00 PM. The group has also agreed to comply with all medical, fire and police regulations associated with the allowance. The Greater Clermont Cancer Foundation has agreed to comply with City rules and regulations and procedures regarding alcoholic beverages on City property.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Packet - Music Festival	Music Festival Council Packet 2015.pdf	



Supporting Community Families Touched By Cancer

P.O. Box 443, Minneola, FL 34755 (352) 435-3202

Clermont City Council
685 West Montrose Street
Clermont, FL 34711

May 5, 2015

The Greater Clermont Cancer Foundation is requesting to hold the second annual Clermont Music Festival scheduled for Saturday October 17, 2015 at the Waterfront Park.

We just celebrated our 10th year providing free aid and support to community Cancer patients, their immediate families and caregivers in the greater Clermont and surrounding areas.

Last year's festival was such a success that we look forward to working with you again. We are asking for the following considerations:

- Alcohol open container area at the Waterfront Park for the hours of 8am- 10 pm. The GCCF will provide the necessary police officers to adequately control the event area.

We are in the process of procuring sponsorships for the event and have already started accepting requests for the vendors. The outpouring of support from our local musicians has been overwhelming. In addition the community and local businesses have been very positive with their support for the festival. We worked very hard on the 2014 festival and we know that with your assistance this year's music festival is going to be a wonderful, safe event for families, and a great awareness for our foundation and the business merchants.

Thank you for your continued support of the Greater Clermont Cancer Foundation.

Sincerely
Marie Howd
GCCF Events Coordinator
Board of Director's



CITY OF CLERMONT EVENT APPLICATION

If approved, this application will be subject to the attached use agreement and responsible for any charges associated with this rental.

Date of Application: 2-10-15 Name of Event: Clermont Music Festival 1/5K

Date(s) of Request: 10-17-15 Actual Event Hours Start: 8 Am End: 10 pm
(All events must end no later than 10pm)

Set Up Hours Start: 5 Am End: _____ Breakdown Hours Start: 10 Am End: 11 pm

Please list all City of Clermont facilities and/or streets being requested: Highlander Hunt / Waterfront Park

Name of Organization/Renter: Greater Clermont Cancer Foundation Inc.

Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government

Tax Exempt: ☒ Yes ☐ No If Yes, you must provide your Tax Exempt # 85-8013114311C-0

Federal ID #/Drivers License #: _____ Website: _____

Event Contact: MARIE HOWD Email: mhowd@cf1.org

Day Phone: 407-538-3461 Cell Phone: 407-538-3461 Other Phone/Fax: 352-243-1657

Address: P.O. Box 443 City: Minneapolis State: FL Zip: 34755

Secondary Contact: Kay Simpson Phone#: 352-217-2545

Briefly Describe Event: Community Celebration of Hope (Music Festival)
5K - Fun Run (AM)

(Please attached any additional information such as a flyer, brochure or anything else that is pertinent to your event)

Do you have any special requests? (i.e. road closures, electrical, extra trash needs, special cleaning or stocking of bathrooms, etc):

electrical

Event Participants: _____ Expected Attendance: 5,000 # of Vehicles: _____

Are you planning on having food? ☒ Yes ☐ No Type of food: Street Food

Are you planning on selling food? ☒ Yes ☐ No Will you have an admission fee: ☐ Yes ☒ No If yes, how much: _____

Do you intend to set up tents? ☒ Yes ☐ No If yes, then how big, how many and where? 10x10 - vendor
(a special tent permit may be required)

**Please attach a proposed layout showing your event including parking, set up, tents, event items, etc.

I understand and agree that I am responsible for any vandalism or damage to the buildings and/or fixtures during my rental dates. As assurance of such responsibility I am posting the required deposit, which will be returned to me after the completion of my scheduled event, providing that the rental facilities, buildings and fixtures are not damaged, that all equipment has been properly stored and additional cleanup is not necessary. I understand all rental fees and deposit is required at time of reservation.

Maria Howard
Applicant Signature

2-10-15
Date

Rules received and read (initial): _____



CITY OF CLERMONT Alcohol Request Form

Date of Application: 2-10-15 Name of Event: Clermont Music Festival
Date (s) of Event: 10-17-15 Location of Event: Waterfront Park / Highlander Hut
Event Times: From: 8am-~~10am~~ am/pm To: _____ am/pm
Name of Organization/Renter: Greater Clermont Cancer Foundation
Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government
Contact Name: Marie Howell Email: _____
Day Phone: (407) 538-3461 Cell Phone: (407) 538-3461
Address: P.O. Box 443 City: Minneapolis State: FL Zip: 34755
Event Description: Music Festival

What do you plan on serving? ☒ Beer ☒ Wine/Champagne (check all that apply) ☐ Other _____

What is your beverage containment area? Outside event attach diagram, Inside event list room/s: _____

Who is your licensed beverage caterer? City Beverages

I declare that all information herein is true and complete to the best of my knowledge.
I understand that approval of this request is NOT a grant of a liquor license.

Marie Howell
Applicant Signature

2-10-15
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and **PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:**

☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason (s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Move to approve request to allow additional road closer and alcohol consumption for car show at the First Friday Food Truck event on July 3, 2015.		
Staff Report		
The Clermont Downtown Partnership is requesting additional road closures to accommodate a car show for their First Friday Food Truck on July 3, 2015 from 5:00pm to 10:00pm. Additional road closure request is for Montrose Street between West Avenue and 8th Street, 8th Street between Montrose Street and Minneola Avenue, Minneola Avenue between 8th Street and 7th Street, and Montrose Street between the City Hall entrance and Lake Avenue. The Clermont Downtown Partnership is also requesting the additional allowance of an alcoholic beverage area for Montrose Street between West Avenue and 8th Street, 8th Street between Montrose Street and Minneola Avenue, Minneola Avenue between 8th Street and 7th Street, and Montrose Street between the City Hall entrance and Lake Avenue from 5:00pm to 10:00pm. The organization has agreed to comply with the required number of police officers to accommodate the additional requested space. See attached map for details.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Application July 3rd - Food Truck & Car Show.pdf		



CITY OF CLERMONT EVENT APPLICATION

EXTENSION OF EXISTING EVENT FOR 7/3/15

If approved, this application will be subject to the attached use agreement and responsible for any charges associated with this rental.

Date of Application: 5/29/2015 Name of Event: FIRST FRIDAY FAMILY FOOD TRUCKS, MUSIC, CAR SHOW WITH

Date(s) of Request: JULY 3, 2015 Actual Event Hours Start: 5³⁰ PM End: 9³⁰ PM

Set Up Hours Start: 5⁰⁰ PM End: 6:00 - MUSIC CARS, VENDORS Breakdown Hours Start: 9:00 PM End: 10:00 PM (All events must end no later than 10pm)

Please list all City of Clermont facilities and/or streets being requested: MONTROSE from LAKE to WEST 7th DeSoto to Elk's drive on 7th 8th from Montrose to Minneola; Minneola from 8th to drive at Elk's on Minneola.

Name of Organization/Renter: Clermont Downtown Partnership

Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government

Tax Exempt: ☐ Yes ☒ No If Yes, you must provide your Tax Exempt # _____

Federal ID #/Drivers License #: _____ Website: www.clermontdowntownpartnership.com

Event Contact: Ron Smart Email: info@clermontdowntownpartnership.com

Day Phone: 352-242-4640 Cell Phone: 405-204-0839 Other Phone/Fax: _____

Address: P.O. Box 120734 City: Clermont State: FL Zip: 34711

Secondary Contact: MARY Jo Pfeiffer Phone#: 352-348-4111

Briefly Describe Event: FIRST FRIDAY FAMILY FOOD TRUCKS/MUSIC ON MONTROSE/ existing event
ADD: CAR SHOW for SPECIAL JULY 3rd holiday weekend event
and vendors including existing ones on Montrose, DJ (over from City Hall Park).
(Please attached any additional information such as a flyer, brochure or anything else that is pertinent to your event)

Do you have any special requests? (i.e. road closures, electrical, extra trash needs, special cleaning or stocking of bathrooms, etc):

* TRASH CANS, BARRICADES, CLOSURES AS NORMAL FOR FIRST FRIDAY PLUS: Montrose from Lake to West
(current is City Hall to 8th); 8th from Montrose to Minneola; Minneola to Elk's driveway on Minneola
Event Participants: 160 Expected Attendance: 1200 # of Vehicles: 130

Are you planning on having food? ☒ Yes ☐ No Type of food: FOOD TRUCKS & LOCAL DOWNTOWN RESTAURANTS

Are you planning on selling food? ☐ Yes ☒ No Will you have an admission fee: ☐ Yes ☒ No If yes, how much: _____

Do you intend to set up tents? ☒ Yes ☐ No If yes, then how big, how many and where? 10' x 10' on Montrose, 7th to West
& on 8th - Limited # of tents; Expecting 100 Show Cars (a special tent permit may be required)
(FAST & FURIOUS, CLASSICS, ETC)

**Please attach a proposed layout showing your event including parking, set up, tents, event items, etc.

I understand and agree that I am responsible for any vandalism or damage to the buildings and/or fixtures during my rental dates. As assurance of such responsibility I am posting the required deposit, which will be returned to me after the completion of my scheduled event, providing that the rental facilities, buildings and fixtures are not damaged, that all equipment has been properly stored and additional cleanup is not necessary. I understand all rental fees and deposit is required at time of reservation.

Ronald E Smart
Applicant Signature

5/29/2015
Date

Rules received and read (initial): RSJ

City of Clermont Recreation Department, 3700 South Highway 27, Clermont, FL 34711
(352) 394-3500 phone, (352) 394-2900 fax, www.cityofclermontfl.com

* Extension of Open Container / Adult Beverage consumption
within the event's designated area.

CITY OF CLERMONT COST ESTIMATOR

Name of Event: July 3rd Special Edition of First Friday Family Food Trucks/Music/CAR Show Date: 5/29/2015
 Event Contact: Ron Smart, Clermont Downtown Partnership Day Phone: 352-247-4640
 Refund Payable To: Clermont Downtown Partnership
 Refund Mailing Address: PO Box 120734, Clermont, FL 34712-0734

ITEM	RESIDENT	NON RESIDENT	COMMENTS	TOTAL
Event Application	\$10	\$10	Non refundable	\$10
City Property Event Deposit	\$150	\$150		
Boat Ramp Use - Per Boat	\$5	\$5	Total Boats-	
Additional City Staff - Per Hour (minimum 1 person)	\$25	\$25	Per Person Per Hour	
Set Up Staff - Per Hour (minimum 2 people)	\$25	\$25	Per Person Per Hour	
Tear Down Staff - Per Hour (minimum 2 people)	\$25	\$25		
Trash/Bathroom Event Staff - Per Hour (minimum 2hr)	\$25	\$25		
Dumpster - Per 20 Yard Dumpster	\$400	\$400		
Police Officer - Per Hour (four hour minimum)	\$30	\$30		
			Total Rental Estimated Costs	
			Applicable Sales Tax 7%	
			Total Application & Deposit Costs	
			Grand Total	

* Resident is defined by living, owning a business or owning land inside the City limits of Clermont

** Cleaning Fee will be taken out of deposit based on condition of facilities left

*** If applicable all fees paid must include 7% sales tax

Payments and Reservations:

The event application form accompanied by total estimated fees, event deposit and appropriate insurance and waivers, must be signed by the applicant and approved by the Parks and Recreation Department before a reservation can be guaranteed. Applications and fees should be received no later than 14 calendar days prior to required use. Please drop off or mail these forms with payment to the City of Clermont Recreation Department located at Clermont Arts & Recreation Center, 3700 S. Highway 27, Clermont, FL 34711. Please remember your request will not be reserved until all required fees are paid. Payment may be made in the form of cash, Money Orders, or Check payable to the **City of Clermont**.

Hold Harmless/Insurance Agreement:

The user will indemnify and hold harmless the City of Clermont from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, or resulting from the occupancy of the Park by the User, its agents, servants, invitees, and guests under this license.

The user will take all reasonable precautions for the safety of, and will provide reasonable protection to prevent damage, injury, or loss to all persons and property in the Park.

The User will comply with all laws, ordinances, regulations, or other orders regarding the safety of persons or property, or their protection from damage, injury or loss.

The applicant shall supply, when required, a Certificate of Insurance reflecting minimum coverage \$1,000,000 Comprehensive General Liability Insurance, without deductibles, per occurrence. The City of Clermont shall be named as an additional insured, which shall be noted on the Certificate of Insurance. The Certificate shall indicate that the applicant's insurance policy shall not be cancelled without thirty days prior written notice to the City of Clermont.

The undersigned agrees to abide by the regulations governing the said facility and is responsible for charges incurred and must supply the Certificate of Insurance to the City of Clermont no later than fourteen (14) calendar days prior to the Program/Event Date. Also, the undersigned agrees to be responsible for damage to facilities and conduct of persons in the program and/or event. Parking is permitted only in designated areas of the park. There is no parking allowed at any place of business or residence near the park unless written permission is granted by each individual owner in advance.

Ron Smart
Applicant Name

Ronald E Smart
Applicant Signature

5/29/2015
Date

DEPARTMENT USE ONLY

(To be filled out by City of Clermont Staff)

Application Fee \$ _____ Rental Fee/s \$ _____ Security Deposit Fee \$ _____ Check # _____

Total Estimated Fees and Deposit Required at Booking: \$ _____ Date _____

Total Estimated Rental Fees Due Before Event: \$ _____ Date _____

Rental Fees Received: \$ _____ Date: _____ Receipt # _____

Key #/Code Issued with Date: _____ Date Key Returned: _____

Condition of Facilities at completion of event: _____

Amount of Refund Issued: _____ Date Refund Issued: _____

Special Notes: _____



CITY OF CLERMONT

SPECIAL EVENT RULES & REGULATIONS

The guidelines and procedures specified through this document will govern all Special Event Requests for the City of Clermont property. These guidelines will be administered and enforced by the City of Clermont. Failure to adhere to any of these conditions may result in immediate cancellation of the existing contract/agreement and future use of requests for City of Clermont property.

Any inquiries pertaining to these guidelines or requests for interpretation of application should be sent to the Recreation Director's office for a decision or clarification. Further action may be taken to the City Manager's office as an appeals process.

I. APPLICATION

- A. Application requests should be made well in advance to insure appropriate consideration by the Recreation Department or City Council. An application request form will be furnished by the Recreation Department at Clermont Arts and Recreation Center, which must be filled out and approved by a recreation staff member or City Council depending on the level of need for request. The appropriate fees, deposit and paperwork must be submitted at the time of the reservation. An application or request is not considered complete until all applicable fees and deposits are received.
- B. Reservations cancelled outside of thirty (30) days of the scheduled event will be subject to a full refund of any deposit and rental fees collected. An event cancelled within twenty-nine (29) days of the event will receive 50% of their deposit fees. An event cancelled within nine (9) days will forfeit all deposit and event funds. Application fees are not refundable.
- C. The City of Clermont Special Event hours of operation are Monday through Sunday, from 7:00 AM – 10:00 PM. No activities shall go past 10:00 PM. All activities should schedule appropriate times for set up and clean up and must schedule and if required, pay for the entire amount of the usage time.

II. GENERAL RULES

- A. Users are to remain in requested area(s) and are responsible for supervising all participants during the duration of their event.
- B. Alcoholic beverages are prohibited on City of Clermont property and facilities.
- C. Parking is permitted ONLY in designated areas; illegally parked cars are subject to being fined or towed.
- D. Pre and Post event storage is not provided unless permitted in writing from the City of Clermont.
- E. The City of Clermont is not responsible for items stolen or left on the premises.
- F. There should be no usage of City outlets and City power.
- G. There should be no road closures or road blockages without written permission from the City of Clermont and required barricading of the roadways to meet DOT safety requirements.
- H. The City of Clermont Special Event hours of operation are Monday through Sunday, from 7:00 AM – 10:00 PM. No activities shall go past 10:00 PM. All activities should schedule appropriate times for set up and clean up and must schedule and pay for the entire amount of the usage time.

III. COMUNICATION

- A. For the purpose of eliminating confusion and establishing one-on-one direct communication flow between the City of Clermont and organizations, the President or designee of the group shall be the official spokesperson. All communication with the City must be made through the President or designee to the City's Recreation Director.

IV. INSURANCE

- A. Organizations utilizing City of Clermont's facilities must supply a Certificate of Insurance reflecting minimum coverage of \$500,000 Comprehensive General Liability insurance, without deductions, per occurrence. The City of Clermont shall be named as an additional insured, which shall be noted on the Certificate of Insurance. The Certificate shall indicate that the organization's insurance policy shall not be cancelable without thirty days prior written notice to the City of Clermont.

V. SAFETY

- A. The City of Clermont, at any time, may cancel, postpone, or delay any event or activity due to inclement weather or any other factors, which might impair the safety of visitors or cause damage to City Property. The City will contact the organization, if possible, in the event of cancellation. It shall be the responsibility of the user to advise its members of any area cancellations.
- B. User organization will take all reasonable precautions for safety before, during and post event. The event organization will provide reasonable protection to prevent damage, injury, or loss to all persons and property at the facility or special event area.
- C. Use organization will comply with all applicable safety laws, ordinances, rules, regulations, standards and lawful orders of any public authority bearing on the safety of persons or property, and protection of such from damage, injury or loss.
- D. Usage of City Property is only for the times and dates indicated in the agreements and facility use contracts. Events are to begin early enough to ensure completion by the end of the requested times in the application. If user runs past allotted time, the City of Clermont reserves the right to charge additional fees as deemed necessary to cover any extra time or costs.

VI. MAINTENANCE

- A. The City of Clermont maintains its facilities, streets and properties on a regular basis. It is the responsibility on the user of the event to provide for removal of all trash and debris in utilized areas. If the user leaves the areas utilized not as they were found any fees associated with the removal of the trash or debris will be charged directly to the user.
- B. At no time will an organization perform any maintenance to a City of Clermont facility, street or structure without a written agreement with the City of Clermont prior to beginning the maintenance. They may assist City of Clermont employees if requested.

VII. CITY EMPLOYEE EVENT STAFFING RATE:

- A. In the event it is necessary for a City Employee to be present during or to clean up after any activity, an hourly rate will be charged to the user. This charge is in addition to the rental fee, and applies to all activities, including those exempt from rental fees.

VIII. PROHIBITED ITEMS: The following shall not be permitted in buildings, pavilions, and on the beach area:

- A. Flammable Substances
- B. Animals (Except Seeing Eye Dogs)
- C. Posters of a permanent or semi-permanent nature
- D. Alcoholic Beverages
- E. Illegal Drugs
- F. No organization or individual may store or leave supplies, materials, or equipment of any sort.
- G. If the request is located in or congruent to a residential section of the City, noise and disturbances must be avoided.
- H. No Inflatable's are allow unless approved by City Council and must name the City of Clermont on the liability insurance certificate.

I have read the rules and regulations and fully understand them. I accept responsibility and insure that all members and guests will honor and abide by the above conditions.

Name of User (printed): Ronald E. Smart

Group Representing: Clermont Downtown Partnership

User Signature: RONALD E. SMART

Date: 5/29/15

City of Clermont Employee Signature: _____

Date: _____

**City of Clermont Recreation Department
3700 South Highway 27, Clermont, FL 34711
(352) 394-3500 office, (352) 394-2900 fax
WWW.CITYOFCLERMONTFL.COM**





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
Event Request, Contract and Budget Amendment		
Requested Action		
Move to approve event request to allow alcohol consumption, the contract with Four Seasons Display Inc., and a budget amendment in the amount of \$ 12,000.		
Staff Report		
The Parks & Recreation Department recommend approval of the above action. The City of Clermont is requesting approval to allow alcohol consumption during the 2015 4th of July event "Red, White & Boom" at Waterfront Park on July 4th to participants 21 years and older. We are requesting to have an alcohol consumption area between 3rd and 4th Street at Waterfront Park between 6:00pm to 10:00pm. The City has agreed to comply with all medical, fire, and police regulations associated with the allowance. Please see attached map for requested area for alcohol consumption. The contract will allow Four Seasons Display, Inc. to execute a firework display for the City of Clermont's inaugural 4th of July Celebration "Red, White & Boom" at Waterfront Park which will be free to attend for all City of Clermont residents. The cost of the fireworks event is \$9,000. Additional cost to support live music and other infrastructure associated with the event is \$3,000. The total budget amendment amount is \$12,000. The Parks and Recreation Department contacted three firework companies to obtain price quotes. Only one company was able to launch from a barge in Lake Minneola offering a safer method of launching fireworks as well as a larger viewing space at Waterfront Park. No other company contacted could offer the same option.		
Additional Analysis		
Fiscal Impact Summary		
The cost of doing a firework display is not included in the current year budget. A budget amendment to the General Fund in the amount of \$12,000 is proposed.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$12,000.00	10574-54810-74001	\$0.00
Exhibits Attached (copies of original agreements)		
1. Event Map	Open Container Map - Music Festival 2015 (1).jpg	
2. Four Seasons Contract	Four Seasons.pdf	
3. Cost	Costs.xlsx	



Four Seasons Display, Inc.
5500 New Jersey Avenue
De Leon Springs, FL 32130
386-878-9832

CONTRACT

THIS CONTRACT, entered into this 7 day of April, 2015, by and between Four Seasons Display, Inc.

AND

CITY OF CLERMONT

FOR AND IN CONSIDERATION of the mutual promise of benefits to be derived by both parties, they do hereby agree to the following and in this Contract CITY OF CLERMONT is known as CLIENT or CHRIS DUDECK known as CLIENT'S AGENT.

FOUR SEASONS DISPLAY, INC. will present a Fireworks display event on July 4, 2015 for \$9,000 (Nine Thousand Dollars) on Lake Minneola at Waterfront Park in Clermont, Florida.

CLIENT AGREES in addition to show cost to reimburse Four Seasons Display, Inc. for any and all costs for fire protection if required by City of Clermont or local jurisdiction.

CLIENT AGREES to obtain proper permitting. **FOUR SEASONS DISPLAY, INC.** will provide necessary documents for CLIENT to obtain permitting.

CLIENT AGREES to supply a safe and secure set-up site for this event including crowd control.

FOUR SEASONS DISPLAY, INC. agrees to purchase adequate insurance consisting of not less than \$5,000,000 per occurrence to cover this event with CLIENT and other related entities designated by client as additional insured at no additional cost to client.

If, for any reason, (weather or any unsafe conditions) the fireworks show is canceled, **FOUR SEASONS DISPLAY, INC.** will be given the opportunity to re-schedule the show for a future date mutually agreed upon by both parties and set as rain date indicated below. In the event that both parties do not agree upon a future date, 50% of the total show cost would be paid to **FOUR SEASONS DISPLAY, INC.** for time and expenses incurred in preparation.

CLIENT PARTY CANCELLATION: Show will be re-scheduled and set as rain date July 5, 2015

FOUR SEASONS DISPLAY, INC. will make every reasonable effort to conduct the display as scheduled. Should bad weather or any other unsafe condition prevent the display on the agreed dates, after crew is on site, set-up is in progress, or set-up is finished, CLIENT is responsible for additional expense and travel costs not to exceed 50% of the contracted price and will be deducted from the deposit or added to the final payment of the show.

CLIENT agrees to pay all Attorneys' fees, Court cost and a total of all incurred cost and/or loss if **FOUR SEASONS DISPLAY, INC.** should obtain an Attorney to enforce collection of this account.

CLIENT agrees to name **Four Seasons Display, Inc.** in all media correspondence and advertising concerning this event as the Fireworks Company presenting the show.

DEPOSIT: Deposit is due no later than 45 days before display date of 4 July 2015 in order to obtain insurance certificate and prepare permitting documents.

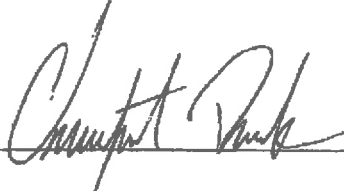
DEPOSIT: A 50% Deposit of \$4,500.00 (Four Thousand Five Hundred Dollars) is required to secure the shooting date of July 4, 2015 where time is of the essence in order to make this contract valid and secure necessary proof of insurance. Deposit will be fully refundable if Four Seasons Display, Inc. cannot perform due to unavoidable circumstances. Deposit will not be refunded if event is cancelled on **CLIENT'S** behalf. Balance of \$4,500.00 (Four Thousand Five Hundred Dollars) will be due **on or before** completion of show.

CLIENT'S AGENT: CHRIS DUDECK, Events Coordinator shall be designated as **CLIENT'S AGENT** to whom all questions and inquiries shall be sent. **CLIENT'S AGENT** shall be the only agent of the **CLIENT** authorized to request rescheduling of the delivery and exhibition of the fireworks display on part of the **CLIENT**.

THIS CONTRACT IS THE ENTIRE AGREEMENT BETWEEN BOTH PARTIES AND CAN ONLY BE MODIFIED IN WRITING WITH BOTH PARTIES SIGNATURES AND DEPOSIT OF \$5,000.00. DEPOSIT IS DUE AT LEAST 45 DAYS BEFORE DISPLAY DATE. THE CONTRACT BINDS AND BENEFITS BOTH PARTIES, THEIR SUCCESSORS AND ASSIGNS. TIME IS OF THE ESSENCE OF THIS CONTRACT.

The Parties have signed this contract for the date specified above:

Signature 
Bradford Mann
Four Seasons Display, Inc.
5500 New Jersey Avenue
De Leon Springs, FL 32130
386-878-9832
Bmann65@yahoo.com

Signature 
Chris Dudeck
City of Clermont
3700 South Hwy. 27
Clermont, FL 34711
352-394-3500
cdudeck@clermontfl.org



4th of July - Red, White & Boom
Amended Costs

Site	
Light Towers	\$1,000.00
Total	\$1,000.00
Program	
Fireworks	\$9,000.00
Performers/Band	\$1,000.00
Stage Sound	\$1,000.00
Total	\$11,000.00
Grand Total	\$12,000.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, June 9, 2015			
Agenda Item Name			
Contract Amendment			
Requested Action			
Motion to approve contract amendment to incorporate recently updated language regarding access to records and retention of records.			
Staff Report			
It is recommended that the Council approve contract modification between the City of Clermont and Fred Fox Enterprises, Inc. to incorporate recently updated language regarding access to records and retention of records.			
Additional Analysis			
Fiscal Impact Summary			
There's no fiscal impact.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. First Amendment To Agreement		FredFox 1st Amendment.doc	

**FIRST AMENDMENT TO AGREEMENT BETWEEN
THE CITY OF CLERMONT AND FRED FOX ENTERPRISES, INC.**

This Amendment is to that certain agreement of January 27, 2015 and all amendments thereto, (the Agreement) between the CITY OF CLERMONT, FLORIDA, hereinafter referred to as "CITY" and FRED FOX ENTERPRISES, INC., a Florida Corporation, locate at 26 Spanish Street, Saint Augustine, Florida 32084, hereinafter referred to as "CONSULTANT".

Whereas both parties to the Agreement wish to modify the Agreement to comply with State of Florida and U.S. Department of Housing and Urban Development requirements regarding Access to Records and Retention of Records for activities funded under the Florida Small Cities Community Development Block Grant program;

Now therefore, in consideration of the mutual promises of the parties contained herein, the parties agree as follows:

1. The **Article X – Miscellaneous 9 Records** section of the **Consultant Agreement**, is hereby modified to incorporate the following additional sub-clauses:

(e) The CITY, the Florida Department of Economic Opportunity, the Chief Financial Officer of the State of Florida, the Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, and any of their duly authorized representatives, shall have access to any books, documents, papers, and records, including electronic storage media, of the CONSULTANT which are directly pertinent to this contract for the purpose of audit, examination, making excerpts, and transcriptions., as they may relate to this Agreement.

(f) The CONSULTANT shall retain all records relating to this contract for six years after the local government makes final payment and all other pending matters are closed.

All provisions of the Agreement and any Exhibits or attachments thereto in conflict with this modification shall be and are hereby changed to confirm to this modification, effective as of the date of the execution of this modification by both parties.

All provisions not in conflict with this modification remain in full force and effect, and are to be performed at the level specified in the Agreement.

In witness whereof, the parties hereto have executed this document as of the dates set herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this document for the purposes herein expressed on the dates set forth below.

CITY OF CLERMONT

FRED FOX ENTERPRISES, INC.

By _____
Gail L. Ash, Mayor

By _____
Fred Fox, President

Date: _____

Date: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
Bid Award		
Requested Action		
Motion to approve contract between the City of Clermont and CPH, Inc., GatorSkitch Corporation, and Powell Studio Architecture, LLC. to provide on-call professional architectural services.		
Staff Report		
The Evaluation Committee and the Purchasing Department recommends approval of the above action. The Purchasing Department issued a Request For Qualifications (RFQ) number 15-013 on February 18, 2015 to obtain the services of a qualified firms to provide on-call professional architectural services. The selected firms will provide a full range of architectural services from schematics to construction documents to the city. Each firm will be paid in accordance with pre-negotiated billing rates and a total not-to-exceed fee per project. Each individual project will have a specific scope of services and task order agreed to by both parties. The RFQ was fully competed, advertised and complies with the City of Clermont Purchasing Policy. There were eight (8) responses to the RFQ. An evaluation committee composed of four (4) city staff members (three voting members and one non-voting member) reviewed, scored and ranked the qualifications. CPH, Inc., GatorSkitch Corporation, and Powell Studio Architecture, LLC. were the top three ranked firms and selected for their qualifications, knowledge and experience. The Purchasing Director entered into negotiations with the three firms and reduced their fee hourly rates and reimbursable charges. The award recommendation is being made to the three most qualified respondents CPH, Inc., GatorSkitch Corporation, and Powell Studio Architecture, LLC.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFQ 15-013 Evaluation Summary	RFQ 15-013 Evaluation Summary.pdf	
2. RFQ 15-013 Ranking Order	RFQ 15-013 Ranking Order.pdf	
3. RFQ 15-013 Award Recommendation	RFQ 15-013 Award Recommendation.pdf	



City of Clermont Shortlist Summary

RFQ No. 15-013 PROJECT TITLE: On-Call Professional Architectural Services

Meeting Location and Time:

April 22, 2013 @ 10:00a.m. 2nd Floor Conference Room

Selection Committee Members:

Terry Dykehouse

James Hitt

Paul Roy

Freddy Suarez (non voting member)

Shortlisted Firms:

Powell Studio, GatorSkitch, Rispoli & Associates, Strollo Architects, CPH

	Points Received	Points Received	Points Received	Total Points
<u>Architecture Studio</u>	56	70	65	191
<u>CPH</u>	54	83	71	208
<u>Forefront Architecture</u>	54	39	50	143
<u>GatorSkitch</u>	66	93	86	245
<u>Lunz Prebor Fowler</u>	71	64	69	204
<u>Powell Studio</u>	68	89	92	249
<u>Rispoli & Associates</u>	64	76	75	215
<u>Strollo Architects</u>	65	71	76	212



PURCHASING DIVISION

May 11, 2015

RFQ 15-013, On-Call Professional Architectural Services

After conducting interviews with the shortlisted companies, the following ranking order was established by the Evaluation Committee.

Company Name	Rank
Powell Studio Architecture, LLC.	1
CPH, Inc.	2
GatorSkitch Corporation	3
Rispoli & Associates Architecture, Inc.	4
Strollo Architects, Inc.	5

It is the intent of the Evaluation Committee to obtain architectural services from the top three firms.



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
MAY 28, 2015
RFP 15-013 – ON-CALL PROFESSIONAL ARCHITECTURAL SERVICES

Based on the evaluation of the Request for Qualification submittals, the Evaluation Committee is recommending award to the following three firms:

CPH, Inc.

GatorSketch Corp.

Powell Studio Architecture, Inc.

REQUEST FOR QUALIFICATIONS

The City of Clermont is requesting proposals from qualified respondents to establish an on-call contract for architectural services (RFQ 15-013). All responses must be received prior to 2:00 P.M. on Thursday, March 12, 2015. Information may be obtained from the City's website at www.ClermontFL.gov

Publication Date: Newspaper
February 23, 2015



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
On-Street Parking		
Requested Action		
Approval to change angle parking to parallel parking for Desoto St. from West Ave. to 8th Street; Montrose St. east of 5th Street; and, change on-street HC spaces on 5th Street to normal parking spaces, per state ADA codes.		
Staff Report		
On April 14, 2015, the City Council directed staff to explore one-way streets in the downtown and offer alternatives for on-street parking on Desoto Street (from West Avenue to 8th Street); Montrose Street (east of 5th Street); and 5th Street HC parking (south of Montrose St.). The on-street angled parking does not meet the current City parking regulations and needs to be changed to parallel spaces. Handicapped parking on Montrose St. (east of 5th Street), and the east side 5th Street (south of Montrose Street) was also reviewed, and neither location meets the Federal or State ADA (American with Disabilities Act) parking regulations. A Power Point presentation is offered for this review and recommendations.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. GAI One-Way SStreet review One-way streets, GAI.pdf		



GAI Consultants, Inc.
618 E. South Street
Suite 700
Orlando, Florida 32801
T 407.423.8398
gaiconsultants.com

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group

Memorandum

To:	Jim Hitt, City of Clermont
CC:	Darren Gray, James Kinzler - City of Clermont; Tom Kohler, Richard Levey, Blake Drury
Subject:	One-Way Streets and Downtowns
Project:	Clermont Downtown Planning
From:	Pete Sechler, PLA/AICP
Date:	May 12, 2015

Jim, I received the message that you would like some insight and opinion regarding one-way streets in downtown environments, both in theory and as applied to Clermont. I will start with this brief memorandum. If you desire more detail, research, article links, etc., I am happy to provide.

One Way Streets Summary

As a general rule, One-Way Streets are no longer viewed as a preferred alternative for urban environments within the Planning and Transportation communities. The reasons are several and in many cases, inter-related. However, essentially, the question comes down to the observed effects of one-way streets implemented decades ago, and the growing trend nationally to convert back to two-way wherever possible. As a generality, one-way streets have been found to negatively impact both retail main streets as well as property values of residential because they both limit uniform access, while encouraging faster driving.

Background

Before WWII, most cities were vibrant mixed use places that included residential, retail, office and civic uses (witness the many older downtown schools in many cities such as Orlando that became dormant or converted to other uses). As part of this mixed use picture, however, Cities were also the home to industry, shipping and in some cases associated with crime and poverty. Clermont itself had a (on a small scale) this mix of uses, in direct conjunction with the lakefront rail line for industry and citrus shipping.

After WWII, the interstate highway system and state road expansions were developed and brought with them the opportunity to radically open up access to rural areas for suburban development. Many cities implemented both an economic and planning model that would pursue a vision of quiet country living, linked to life in the cosmopolitan downtown along a scenic parkway. Downtowns were largely reclassified and rezoned as 'Central Business

Districts' – commercial and cultural uses would be downtown, residential would be in the country.

Unimpeded movement (opportunity to drive fast) was part of the vision (sold in large part by Car manufacturers) because suddenly small country roads were being replaced with large state routes and new 'expressways'. Bigger and faster was in vogue and became the driving value set – particularly for Departments of Transportation and their 'level of service' metric which singularly values roads for their ability to support more automobile traffic at a higher rate of speed.

One Way Pairs

The creation of one-way pairs as a solution to traffic congestion in cities large and small was developed for several reasons (real or perceived). Mostly, they had to do with accommodating a new phenomenon: **Rush Hour**. One way streets could effectively extend the stacking and access to the interstate deep into the City as the downtown office population left en masse for the suburbs. Additionally, one-way streets could create a uniform left turn in the left lane (removing this 'friction' from traffic movement) and allow the other lanes to be increased in speed.

The development of one-way pairs as a traffic model was primarily about evacuating an automobile centric city at 5PM, and as the balance of my comments will illustrate, is generally NOT an appropriate model for the re-discovered modern city.

Unintended Consequences

The result of the new suburban expansion was very damaging to cities. New residential migrated to the less expensive agricultural land, now accessible via the state and federal highways. (Examples of the legacy of these patterns can be seen in Clermont with the introduction and subsequent expansion of both State Route 50 and Route 27). However, as the residential grew, there were some very unfortunate unintended consequences for Cities: Retail and Office followed the residential. The land was less expensive and much closer to the customer. This created significant disinvestment in both the economic and cultural vitality of cities.

The One-Way Street Pairs had negative effects on Cities in several ways. As faster, wider, one-way streets became more hostile to pedestrians, some main streets were actually closed to traffic to create 'islands' of walkable downtown pedestrian retail malls. This was a *highly failed* experiment because the main streets became isolated and separated from uniform access. Today, the only remaining, successful closed pedestrian retail streets (there are less than 10) are successful due to highly unique circumstances, such as extreme residential

density (100-200 units/acre) or nationally significant tourism (such as in Boston or San Antonio).

Additionally, one-way streets made the Cities less intuitive and navigable. Motorists would have to 'go around the block' to get where they want to be, creating extended trips and traffic impacts on secondary streets. This further exacerbated the perception of downtown as being a place that was hard to get in and out of, hard to navigate and generally inconvenient.

As a result, the One-way pairs set up 'winners and losers'. Some retail was lucky to be on the 'go-home' side of traffic, while others weren't. Some residential streets were impacted by needless re-routing to get to a desired destination. And nearly all the streets became less walkable. This is of course, added to the fact that with less residential, the retail was going out of business and there wasn't as much to do in downtown. Cities from the size of Winter Garden and Winter Park to Orlando, Tampa and Atlanta were all in dire circumstances.

The Rediscovered City

As the suburban model developed through the 1970's and 1980's, some growing questions were raised: Does the Suburban Pattern work? What has happened to our Cities? Without getting into the relative pros and cons of suburban development, it is clear that a growing percentage of people felt as James Kunstler stated in his 1993 'Geography of Nowhere' – many suburban places are very similar. Milwaukee Mayor John Norquist responded with his 1998 book 'The Wealth of Cities' – celebrating the inherent values, uniqueness and economic vitality of healthy, livable, mixed use cities.

Cities have become an attractive place for both young and old as a place to Live, Work and Play. With industry largely repositioned in America (note: Clermont's Rail Line is no longer on the lakefront), environmental assets - previously were used for shipping and industry - are being renewed. Main Streets are being rediscovered, small town charm and social proximity are being celebrated. But real success hinges on attracting new residential and frequent day-trip visitors. The users of new residential are interested in safety, amenities (in the form of open space, walkable streets and retail services) and access.

Suburbs have their own characteristics, merits, and challenges - but a growing number of people desire an urban alternative that is unique, historic, authentic, livable and accessible.

From a One-Way Street Point of view, the model of faster ingress and egress does not fit the desired urban model. Vibrant, mixed use, livable cities are about walking, biking and 'calmed' driving that is safe and pleasurable for children and people of all ages. Access should be uniform so that all retail has exposure and easy access from all directions.

Today, the one-way to two-way conversion is an undeniable national trend. Two-way streets are better for retail, better for walking and biking, and therefore better for residential –

which is the path to renewed, rediscovered and repositioned downtowns. As a general rule within the national urban planning professional organizations, one-way streets and road closures are not part of the contemporary conversation. In fact, as recently as last week's Orlando Sentinel summary of the new Orlando DTO plan, the prioritization of calmed traffic, balanced with bike/ped opportunities is stressed. In my work with InVision Tampa, the removal of downtown one-way pairs was an immediate and overwhelming desire on the part of the community in our early stakeholder work.

Conclusion – Clermont is moving in a good direction!

I hope these thoughts are helpful and relevant to the exciting path that I believe Clermont is on. I personally am pleased to be able to participate in the conversation and rediscovery of downtown Clermont, which I think is in position to blossom over the next decade. A renewed public realm, new opportunities for living, and livable approaches to transportation are all part of the equation. I have attached a few additional items which also relate to this topic.

End Notes:

Attachments:

Top Ten Myths Downtown Planning

Newsweek Cover: Bye, Bye Suburban Dream

Advertisement: Your car can turn the pages of history.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 9, 2015	
Agenda Item Name	
Ordinance No. 2015-65; <i>Final Piora</i>	
Requested Action	
Move to approve Ordinance 2015-65.	
Staff Report	
This request was originally heard at the May 26, 2015 Council meeting but was tabled at the applicant's request to allow consideration by the full Council. The owner is requesting a rezoning from R-1 Single Family Medium Density Residential District to R-2 Medium Density Residential District. The owner has indicated that the request is to allow construction of a duplex on a portion of the lot. The current R-1 zoning district does not allow this type of use. The R-2 zoning district, under Section 122-143(2), permits this type of housing structure. The parcel is a corner lot located at the southwest corner of Chestnut Street and West Avenue. The subject property is approximately 21,000 square feet in size and has an existing home on part of the lot. The owner desires to keep the existing home and to split off a portion of the lot and build the duplex. The owner is aware that the lot lines would have to be reconfigured and that the building will need to meet the requirements in code Section 122 for lot requirements and yard setbacks. Based on an initial layout and staff's discussion with the owner, it appears that the duplex could fit without a variance. The subject parcel is surrounded by the following zoning designations: C-2 General Commercial to the north, R-1 Single Family to the west and south, and R-2 Medium Density to the east. Since the parcel is adjoined by R-2 Medium Density zoning, the expansion of this designation could be viewed as a logical growth pattern and would not create an enclave. Existing R-2 Medium Density abuts C-2 General Commercial zoning along 10th Street and SR 50. The existing uses, zoning, and the proposed use appear to be compatible. Based upon the above information, staff recommends approval of the rezoning change from R-1 Single Family to R-2 Medium Density. <i>At the Planning & Zoning Commission meeting May 5, 2015, Commissioner Cuqui Whitehead made a motion to recommend approval of the rezoning; seconded by Commissioner Jack Martin. The vote was 4-2 to recommend approval, with Commissioners Judy Proli and Tony Hubbard opposing.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	Piora REZ ORD 2015-65.doc	
2. Location Map	Piora Location Map.pdf	
3. Conceptual Site Plan	Conceptual site layout.pdf	
4. P&Z minutes	P&Z minutes.pdf	
5. Application	Application.pdf	
6. Legal ad	Piora REZ legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2015-65

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

Clermont Indian Hills, Block Lots 1, 2, east ½ of Lot 6, Block 101, being in 25-22-25 PB 8 PG 17 ORB 4440 PG 346.

Alternate Key 1621577

From: R-1 Single Family Medium Density Residential
To: R-2 Medium Density Residential

SECTION 2:

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

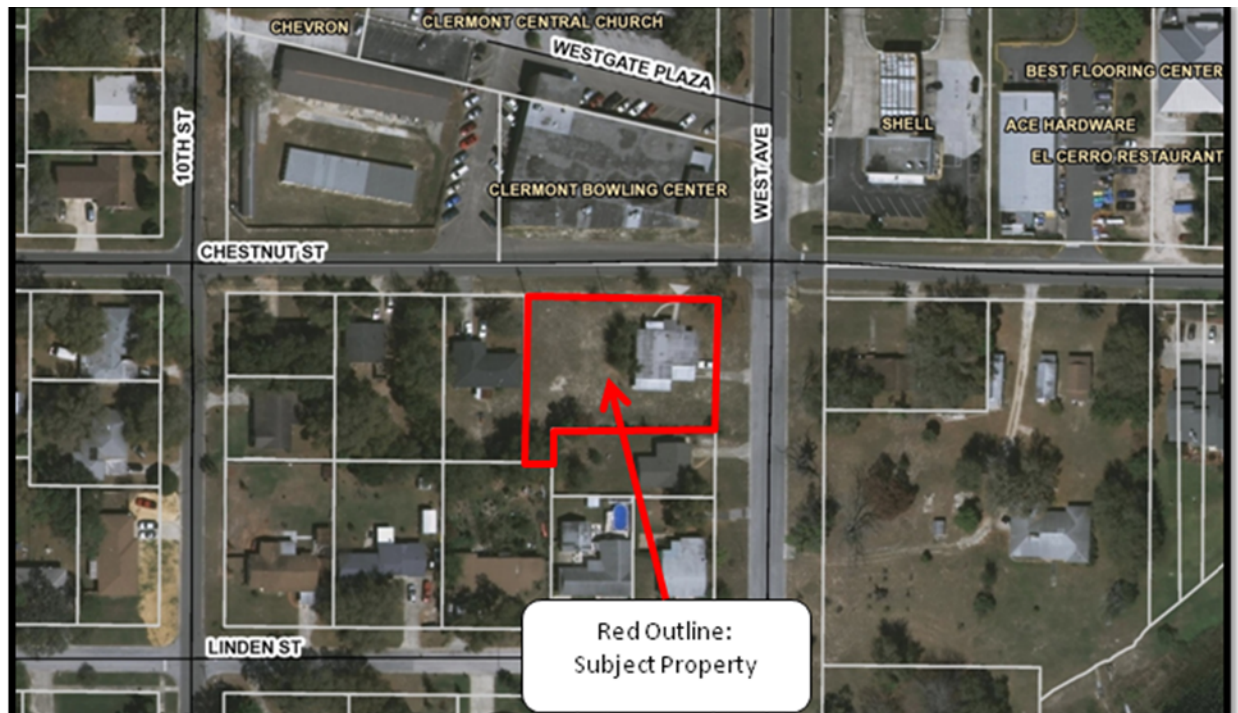
SECTION 3:

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

SECTION 4:

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

CITY OF CLERMONT
ORDINANCE No. 2015-65



CITY OF CLERMONT
ORDINANCE No. 2015-65

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

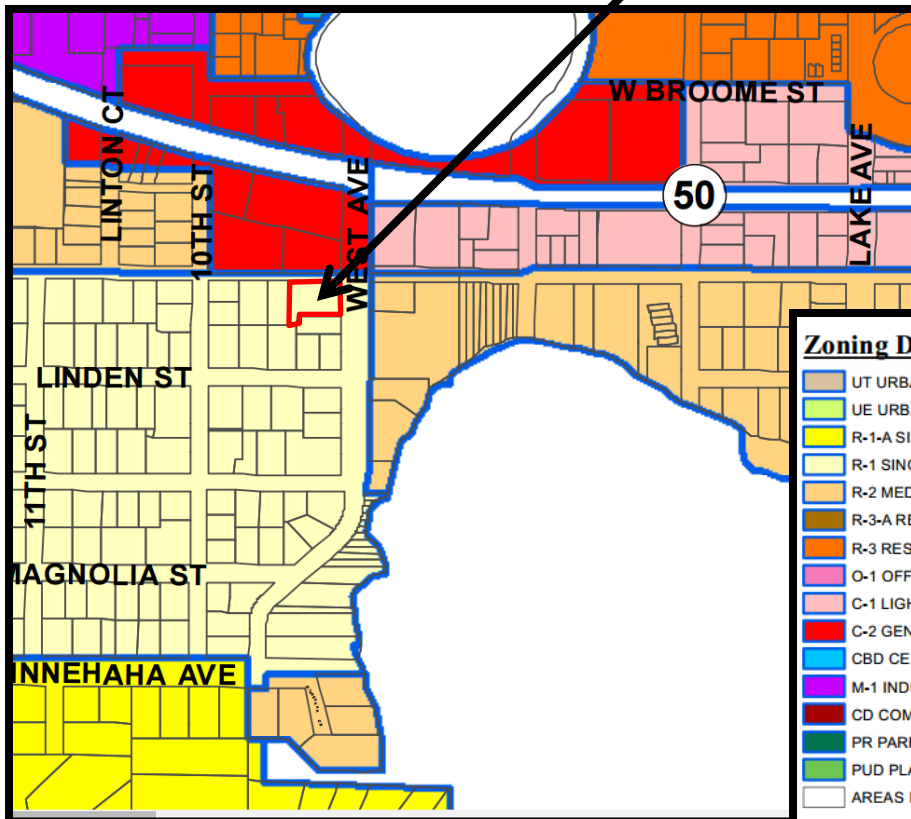
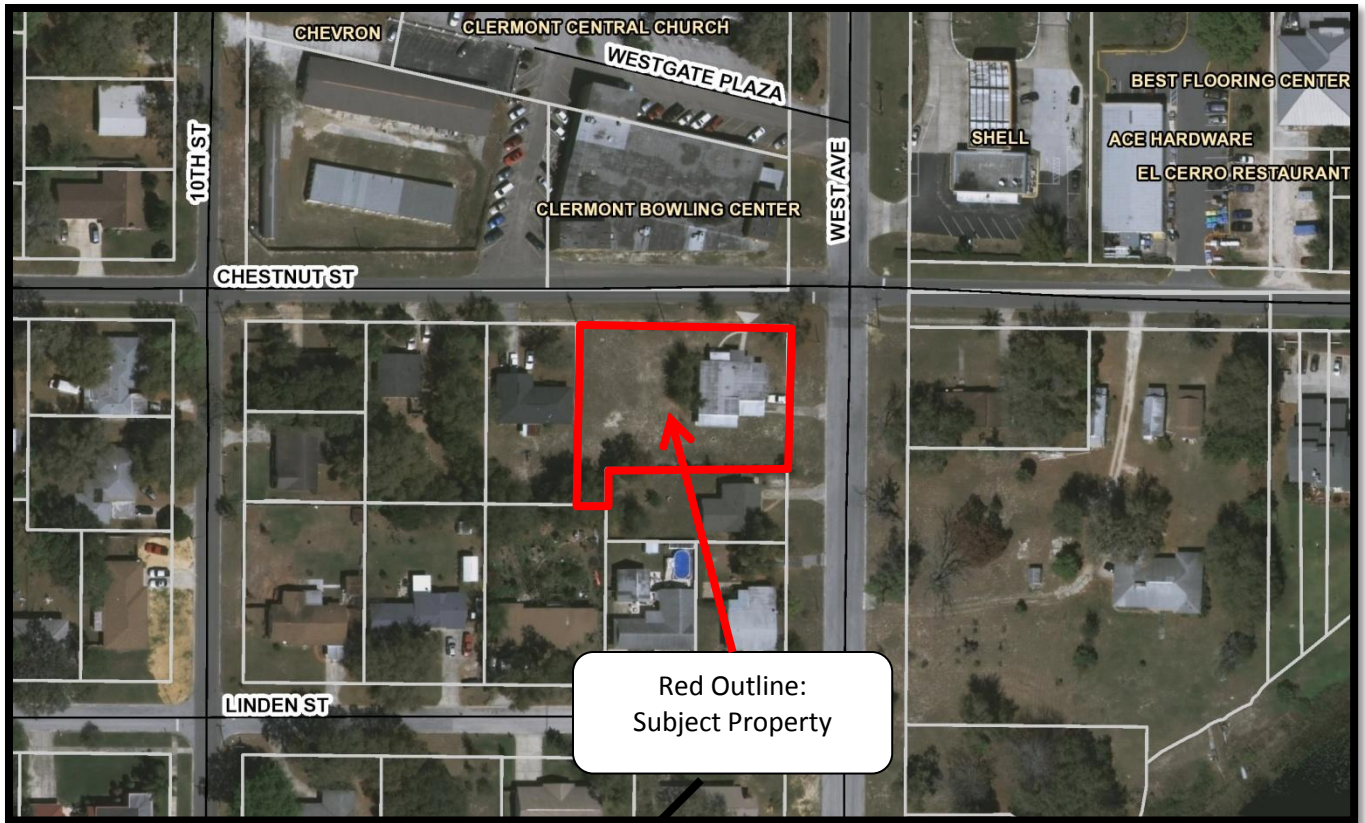
Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

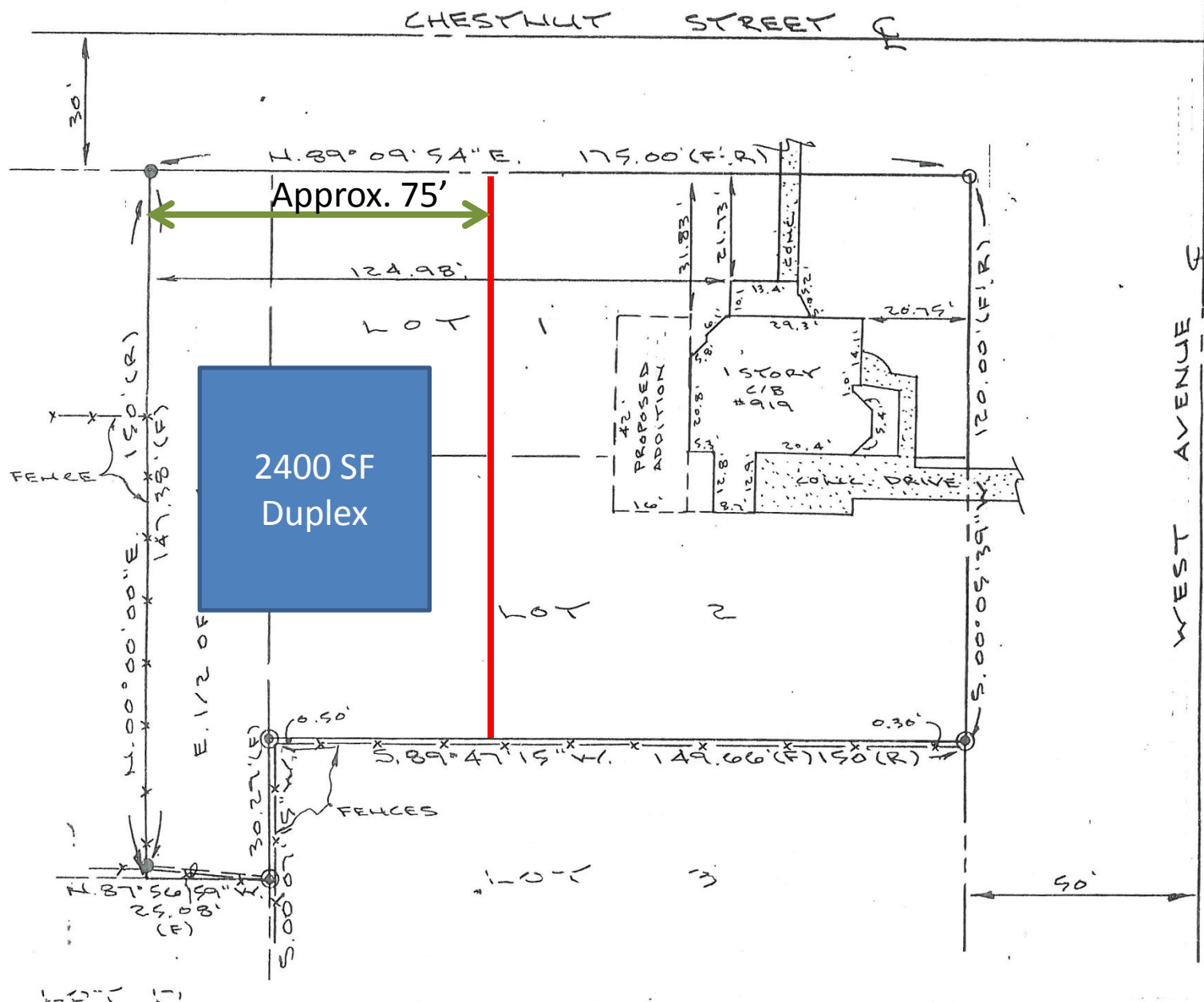
Location Map

Piora Rezoning – Chestnut & West Ave.



Zoning Designations:

- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS



**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
May 5, 2015**

Page 3

Commissioner Proli made a motion to recommend denial of the rezoning; seconded by Commissioner Whitehead. The vote was unanimous to recommend denial with Commissioner Hubbard abstaining.

4. REQUEST FOR REZONING

REQUEST: To change from R-1 Single Family Residential Density to R-2 Medium Residential Density

APPLICANT: Daryl Piora

Senior Planner John Kruse presented the staff report as follows:

The owner is requesting a rezoning from R-1 Single Family Medium Density Residential District to R-2 Medium Density Residential District. The owner has indicated on the application that the zoning change request is to allow the opportunity to construct a duplex on a portion of the lot. The current R-1 zoning district does not allow this type of use. The R-2 zoning district, under Section 122-143(2) permits this type of housing structure. The parcel is a corner lot located at the southwest corner of Chestnut Street and West Avenue. The subject property is approximately 21,000 square feet in size and has an existing home on part of the lot. The owner desires to keep the existing home and split off a portion of the lot and build the duplex. The owner is aware that the lot lines would have to be reconfigured in order to do this along with meeting the requirements in Section 122 of the Land Development Code for lot requirements and yard setbacks. Based upon an initial layout and discussions with the owner, it appears that it may be done.

The subject parcel is surrounded by the following zoning designations: C-2 General Commercial to the north, R-1 Single Family to the west and south, and R-2 Medium Density to the east. Since the parcel is adjoined by the existing R-2 Medium Density zoning, the expansion of this designation could be viewed as a logical growth pattern and would not create an enclave. Existing R-2 Medium Density abuts C-2 General Commercial zoning in the area along 10th Street and SR 50. The existing uses, zoning, and the proposed use appear to be compatible.

Based upon the analysis, staff recommends approval of the rezoning from R-1 Single Family to R-2 Medium Density.

Daryl Piora, 921 Lakeshore Dr., stated that he is requesting to put a duplex on a split lot.

Commissioner Whitehead asked if the property is adjacent to R-2 Medium Density Residential zoning.

Mr. Kruse stated that the property across the street is R-2 Medium Density Residential.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
May 5, 2015**

Page 4

Commissioner Whitehead made a motion to recommend approval of the rezoning; seconded by Commissioner Martin. The vote was 4-2 to recommend approval, with Commissioners Proli and Hubbard opposing.

5. REQUEST FOR LARGE-SCALE COMP PLAN AMENDMENT

REQUEST: To change the future land use to Commercial.

APPLICANT: Staff

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The agreement with the City was executed on April 19, 2005. Approximately one-half of the property is improved and is receiving water and sewer services from the City of Clermont. The remainder of the site is vacant and will be developed. The property, approximately 22.78 acres, is being developed as a shopping center and professional offices.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related request for a conditional use permit will create a City Planned Unit Development with limited C-1 & C-2 uses.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in July.

Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

Commissioner Whitehead made a motion to recommend approval of the large-scale comprehensive plan amendment; seconded by Commissioner Martin. The vote was unanimous to recommend approval.

6. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a conditional use permit for a mixed-use Planned Unit Development with limited C-1 Light Commercial and C-2 General Commercial uses.

APPLICANT: Staff

Senior Planner Kruse presented the staff report as follows:



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 3/23/2015

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): DARYL PIORA

APPLICANT: DARYL PIORA

CONTACT PERSON: DARYL PIORA

Address: 919 Chestnut St

City: CLERMONT State: FL Zip: 34711

Phone: (407) 451-4122 Fax: _____

E-Mail: DARYLPIORA@YAHOO.COM

OWNER: DARYL PIORA

Address: 919 Chestnut St

City: CLERMONT State: FL Zip: 34711

Phone: (407) 451-4122 Fax: _____

Address of Subject Property: 919 Chestnut St. CLERMONT, FL.

Legal Description (include copy of survey): _____

CLERMONT INDIAN HILLS BLOCK 10+5
1/2, E 1/2 OF Lot 6 BLK 101
AK 11021577

Acres: 21,000 SQ FEET Land Use: MEDIUM DEN RES.
(City verification required)

Present Zoning: R-1 Proposed Zoning: R-2
(City verification required)



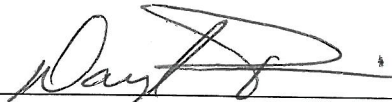
**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

I would like to construct a duplex on the
lot.

Daryl Piona
Applicant Name (print)

x 
Applicant Name (signature)

Daryl Piona
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

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. 2015-65

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

919 Chestnut Street
Alternate Key 1621577

LEGAL DESCRIPTION

Clermont Indian Hills, Block Lots 1, 2, east ½ of Lot 6, Block 101, being in 25-22-25 PB 8 PG 17 ORB 4440 PG 346.

FROM R-1 Single Family Medium Density
TO R-2 Medium Density

This request will be considered by the Planning & Zoning Commission on Tuesday, May 5, 2015 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, May 26, 2015 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, MMC
City Clerk

Daily Commercial
April 28, 2015 and May 12, 2015



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date												
Tuesday, June 9, 2015												
Agenda Item Name												
Variance Request <i>Marks</i>												
Requested Action												
Move to deny variance request.												
Staff Report												
This request was originally heard at the May 26, 2015 Council meeting but was tabled at the applicant's request to allow consideration by the full Council. The applicant is requesting a variance to allow for a driveway access width greater than 20 feet, as limited in section 98-9(2)(a) of the Land Development Code. The applicant owns a home with a three-car garage. The entrances going into the garage area are 30 feet in width at the house. The driveway access at the property line is 20 feet in width, as required by LDC. The applicant would like to extend the paver area of the driveway to the width of 30 feet at the sidewalk. The applicant would then extend the driveway apron to an overall width of 36 feet at the curb. The applicant has indicated that adding this additional driveway area would allow for easier and safer entry/exit into the third garage, would prevent ruining the grass, and would enhance the driveway use in general. Section 86-174 of the Land Development Code requires a positive finding on eight items in order to grant the variance, and staff believes that four of the eight do not meet these findings. Therefore, staff recommends denial of the variance request.												
Additional Analysis												
Fiscal Impact Summary												
Fiscal Impact	Fund Number and Description	Available Budget Amount										
Exhibits Attached (copies of original agreements)												
<table border="0"> <tr> <td>1. Site Exhibits</td> <td>Marks Exhibits.docx</td> </tr> <tr> <td>2. Sec 86-174 Review Criteria</td> <td>Marks Review Criteria.docx</td> </tr> <tr> <td>3. Variance Letter</td> <td>Variance Letter.pdf</td> </tr> <tr> <td>4. HOA email</td> <td>HOA email.pdf</td> </tr> <tr> <td>5. Letter</td> <td>Letter from neighbor.pdf</td> </tr> </table>			1. Site Exhibits	Marks Exhibits.docx	2. Sec 86-174 Review Criteria	Marks Review Criteria.docx	3. Variance Letter	Variance Letter.pdf	4. HOA email	HOA email.pdf	5. Letter	Letter from neighbor.pdf
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2. Sec 86-174 Review Criteria	Marks Review Criteria.docx											
3. Variance Letter	Variance Letter.pdf											
4. HOA email	HOA email.pdf											
5. Letter	Letter from neighbor.pdf											

6.	Application	Application.pdf
7.	Legal ad	VAR Legal AD Marks.docx

[illegible]

Wyatt Marks Driveway Variance

The requirements for a variance are as follows:

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

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

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: *I purchased this home with the three car garage and would like to extend the width of the driveway to accommodate the garage entrances.*

Staff comments: *Many houses have been built with three car garages using a 20 foot wide approach from the driveway in the same zoning district.*

Negative finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
Applicant response: *None*

Staff comments: *Staff believes that the applicant did not create a condition giving rise to the requested variance request. However, the applicant does have an interest in the property and the variance is being requested by applicant.*

Negative finding

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
Applicant response: *None*

Staff comments: *Several houses in the area have 3 car garages and use the same 20 foot wide driveway approach.*

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: *None*

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

Positive finding

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

Applicant response: None

Staff comments: Staff believes the variance request is reasonable and minimal to the structure. The lot is sufficient in width to support the additional driveway expansion.

Positive finding

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

Applicant response: None

Staff comments: The granting of the driveway expansion may encourage other homeowners with 3 car garages in the development to seek variance approval for the expansion of their driveways.

Negative finding

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

Applicant response: The increase in driveway width will allow ample parking and safer ingress/egress from the garage.

Staff comments: The expansion of the driveway should not diminish property values or alter the character of the surrounding area.

Positive finding

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

Applicant response: None

Staff comments: Staff feels that granting the variance will not be injurious to the surrounding properties or detrimental to the public welfare.

Positive finding

STAFF RECOMMENDATION:

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

Wyatt Marks
4204 Foxhound Dr
Clermont, FL 34711

May 1, 2015

City of Clermont
685 W Montrose St
Clermont, FL 34711

Variance Letter

To Whom It May Concern:

The intent of this letter is to explain why I would like to vary from Sec.54-78 subset (b), which indicates that the maximum width of access for residential driveways is 20 feet. I would like to extend the width of the paver portion of our driveway (by approximately 10 feet), so it aligns with our three-car garage.

The current limited width of the driveway apron makes it very difficult and nearly impossible to park my truck in the third car without ruining our yard. It's also challenging to wash cars and park any guest vehicles in the driveway.

Please consider my request.

Best Regards,

Wyatt Marks
407-256-3018

John E. Kruse

From: Cece Dela Cerna [CDeIacerna@stanpac.com]
Sent: Tuesday, May 26, 2015 3:38 PM
To: John E. Kruse
Subject: Hunter's Run Lot 182-Driveway Widening Variance Request

Hi John-

As discussed earlier today, the Hunter's Run HOA Board does not support the variance request for the above listed property and supports staff's recommendation of denial.

Please call or email me with any questions or concerns.

Thanks so much!

Cece Dela Cerna
Land Development Manager
444 W. New England Ave Ste. 220 | Winter Park, Fl. 32789
Direct: 407.645.6563 | Cell: 407.488. 3364
Cdelacerna@stanpac.com

21 May, 2015

Rae Chidlow
Planning Specialist
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Re: Request for Variance – 4204 Foxhound Dr., Clermont, FL

Dear Rae,

Thank you for the notice of the public hearing scheduled for May 26, 2014 during which the request for Variance of Land Development Code Section 98-9 (2)(a) for the owners of 4204 Foxhound Dr., Clermont, FL. will be presented to the City Council.

We will be unable to attend the meeting but wish to go on record that as owners of the adjacent property at 4200 Foxhound Dr, we have no objections to the widening of the driveway. For what it is worth, it makes no sense to us that a driveway for a three-car garage is limited to a width of 20 feet, and urge the City Council to grant this variance to our next door neighbor.

If you have any questions or need additional input from us, please feel free to contact us (see contact information at the bottom of this letter.) Thank you.

Sincerely,

Richard P. March
Darcy L. March
Richard P. March
Darcy L. March



CITY OF CLERMONT
VARIANCE
Application

DATE: 5/1/2015

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): _____

APPLICANT: WYATT MARKS

CONTACT PERSON: WYATT MARKS

Address: 4204 FOXHOUND DR

City: CLERMONT State: FL Zip: 34711

Phone: 407-256-3018 Fax: _____

E-Mail: WyattMarks@gmail.com

OWNER: WYATT MARKS

Address: 4204 FOXHOUND DR

City: CLERMONT State: FL Zip: 34711

Phone: 407-256-3018 Fax: _____

Address of Subject Property: 4204 FOXHOUND DR.

General Location: HUNTER'S RUN COMMUNITY
NEAR HANCOCK AND HARTWOOD

Legal Description (include copy of survey): CLERMONT, HUNTER'S RUN
PHASE 2 SUB LOT 102 PB 65 PG 44-46 102B/4494
PG 272

Land Use (City verification required): _____

Zoning (City verification required): _____



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:

SEC. 54-70

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

LIKE TO INCREASE MY DRIVEWAY APRON TO MATCH THE NUMBER
OF CARS I CAN PARK IN MY GARAGE.

How does the Code create a hardship? IT LIMITS THE DRIVEWAY APRON

TO ONLY 20 FT IN WIDTH.

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

Variance requested – subject and code section: SEC 54-78 DRIVEWAY
CONSTRUCTION STANDARDS

Sec. 86-174. Review criteria and findings.

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

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

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



CITY OF CLERMONT

VARIANCE

Application

Page 3

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

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

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

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

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



CITY OF CLERMONT
VARIANCE
Application
Page 4

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

WYATT MARKS
Applicant Name (print)

x Wyatt Marks
Applicant Name (signature)

WYATT MARKS
Owner Name (print)

x Wyatt Marks
Owner Name (signature)

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

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

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

LOT 182, HUNTER'S RUN PHASE 2, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 44-46
OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SCALE 1" = 40'

- SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT=25.00'
SIDES= 7.50'
REAR= 25.00'
CORNER LOTS= 25.00'
FROM HARTWOOD MARSH ROAD= 50.00'

ELEVATIONS SHOWN HEREON ARE BASED
ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BEARINGS SHOWN HEREON ARE BASED ON THE
- RECORD PLAT, THE REAR LOT, LINE OF LOT 182,
- BEARING BEING N00°51'51"E
- LANDS SHOWN HEREON MAY NOT BE ABSTRACTED
- FOR EASEMENTS, RIGHTS-OF-WAY, DEED
- RESTRICTIONS, OR ADJOINERS OF RECORD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER
- STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT
- AND FIELD MEASURED, UNLESS NOTED OTHERWISE.
- - F.C.M. LB # 6980 UNLESS NOTED OTHERWISE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
- AGENCY FIRE MAP NO. 12069C 0565 D, EFFECTIVE
- 07/03/2002, THE PROPERTY DESCRIBED HEREON
- APPEARS TO LIE IN ZONE "X"-UNSHADED, AN AREA
- OUTSIDE THE 500 YEAR FLOOD PLAIN.

WYATT THOMAS MARKS AND JULIE LYNN MARKS
STANDARD PACIFIC OF CENTRAL FLORIDA
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS: 4160 FOXHOUND DRIVE

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN
HEREON IS IN ACCORDANCE WITH THE TECHNICAL
STANDARDS AS SET FORTH BY THE BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

ROBERT D. JOHNSTON LS NO. 5031

FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT
VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A/C	- ARC LENGTH	D.	- ELEVATION	LB	- LICENSED BUSINESS	PK	- PK MAIL	S.T.A.C.	- SET 8" IRON ROD
A/C	- AIR CONDITIONING	EASMT	- EASEMENT	L.E.	- LANDSCAPE EASEMENT	P.R.C.	- PROPOSED	U.E.	- UTILITY EASEMENT
CONC	- CONCRETE	F.C.M.	- FLOW CONCRETE MONUMENT	L.S.	- LICENSED SURVEYOR	P.R.C.	- POINT OF REVERSE CURVE		- AND CAP (BARBERS)
CORNER	- CORNER	PF	- POLYIM FLOOR	N.R.	- NOTED	P.R.C.	- PERMANENT REFERENCE MONUMENT		- PROPOSED DRAINAGE FLOW
C.P.	- CENTER LINE	P.F.L.R.	- POLYIM 8" IRON ROD	N.T.S.	- NOT TO SCALE	P.T.	- POINT OF TANGENT		- SELF EXPLANATORY
C.M.	- CONCRETE MONUMENT	P.F.L.R.C.	- POLYIM 8" IRON ROD & CAP	P.C.	- POINT OF CURVATURE	R	- RADIUS	(M)	- CALCULATED MEASUREMENT
D.E.	- DRAINAGE EASEMENT	FENCE	- FENCE	P.C.P.	- POINT OF COMPOUND CURVE	R.M.	- RADIAL POINT	(D)	- DEED OR DESCRIPTION
D.U.E.	- DRAINAGE & UTILITY EASEMENT	FND	- FOUNDED	P.C.P.	- PERMANENT CONTROL POINT	R/W	- RIGHT OF WAY	(O)	- FIELD MEASURED
D/V	- DRIVEWAY	FND NED	- FOUNDED NAIL & DISC	P.I.	- POINT OF INTERSECTION	S/N	- RADIAL		

DATE OF FIELD SURVEY	
PLOT PLAN	10/17/13
BOUNDARY	11/20/13
FORMBOARD	12/2/13
FOUNDATION	

FRANKLIN, HART & REID
CIVIL ENGINEERS - LAND SURVEYORS
1368 EAST VINE STREET, KISSIMMEE, FL 34744
PHONE 846-1216 FAX 846-0037

PROJECT INFORMATION
JOB NO. 139871
DRAWN BY: KLG
REVIEWED BY: RDJ
CERTS ADDED 6/5/2014



LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) To allow for the maximum width of a residential driveway access (driveway) to be greater than 20 feet – rather than the requirements in the Land Development Code, Section 98-9(2)(a); at the following location:

LOCATION

Alt. Key 3889824
4204 Foxhound Drive

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, May 26, 2015 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
May 21, 2015



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
Lien Release <i>Montgomery</i>		
Requested Action		
Move to approve the reduction of the fine and release of the lien.		
Staff Report		
The Respondent, James L. Montgomery, has complied with Code Case 09-516 for excessive overgrowth of grass and weeds on a vacant interior lot between Bloxam Avenue and Scott Street, south of Pitt Street (Alternate Key 1616379). Mr. Montgomery is requesting elimination of the fine and release of the lien. The fines accrued to \$25,800 while not in compliance. Mr. Montgomery is requesting that the fine be waived. The City incurred administrative costs in pursuing this matter, and a reduction to \$350 is staff's recommendation. Upon Council approval, and after payment, if applicable, has been processed, the lien will be released from the property.		
Additional Analysis		
Fiscal Impact Summary		
Reduction to code enforcement fines of \$25,800.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Request	Lien Forgiveness request.pdf	
2. Exhibit 1 - Map	Montgomery.pdf	
3. City Attorney Memorandum	graymontgomeryliens (2).pdf	

Evie Wallace
Code Enforcement Supervisor

Re: Case# 09-516

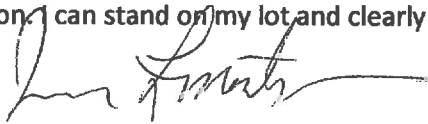
Property address: vacant lot between Bloxam & Scott St. (alt code # 1616379)

Dear Ms. Evie Walker,

In responding to your letter I find this lien amount somewhat baffling and without merit. The reason being is because each time that I received a letter from the city of Clermont I responded by adhering to the requested action by correcting the said violation.

On the lot that is in question I met with you or a representative from the city to be sure the lot was clean to specification. Each time we met I was informed that the code violation had been satisfied. I will be willing to meet with a representative from the city to explain what I have to do differently to correct the said violation. I can stand on my lot and clearly see from end to end.

Sincerely,

A handwritten signature in black ink, appearing to read "James L. Montgomery", written over the word "Sincerely,".

James L. Montgomery

Cc: City Manager Darren Gray

Cc: Public work director. Mr. Brounson.

May 1st, 2015

To: James L. Montgomery
640 Bloxam Ave.
Clermont, FL 34711

RE: Code Enforcement Case# 09-516

Dear Mr. Montgomery,

This is to notify you the above mentioned code enforcement case has not been closed due to the outstanding lien fine that remains on the property.

Total amount of lien is \$25,800.00 .

In order to close this case you are requested to:

1. Submit full payment at Development Services in City Hall (1st floor) before May 22nd, 2015

OR

2. Send a letter requesting a reduction or waiver of fine to me by letter. If I am not available, you can leave requested letter with anyone in Development Services. You are required to submit this letter requesting to appear before the City Council to request a waiver or reduction of the fine no later than May 15th, 2015. Please include the case number provided above.
If you should have any questions, please do not hesitate to contact me. Please disregard previous letter sent.

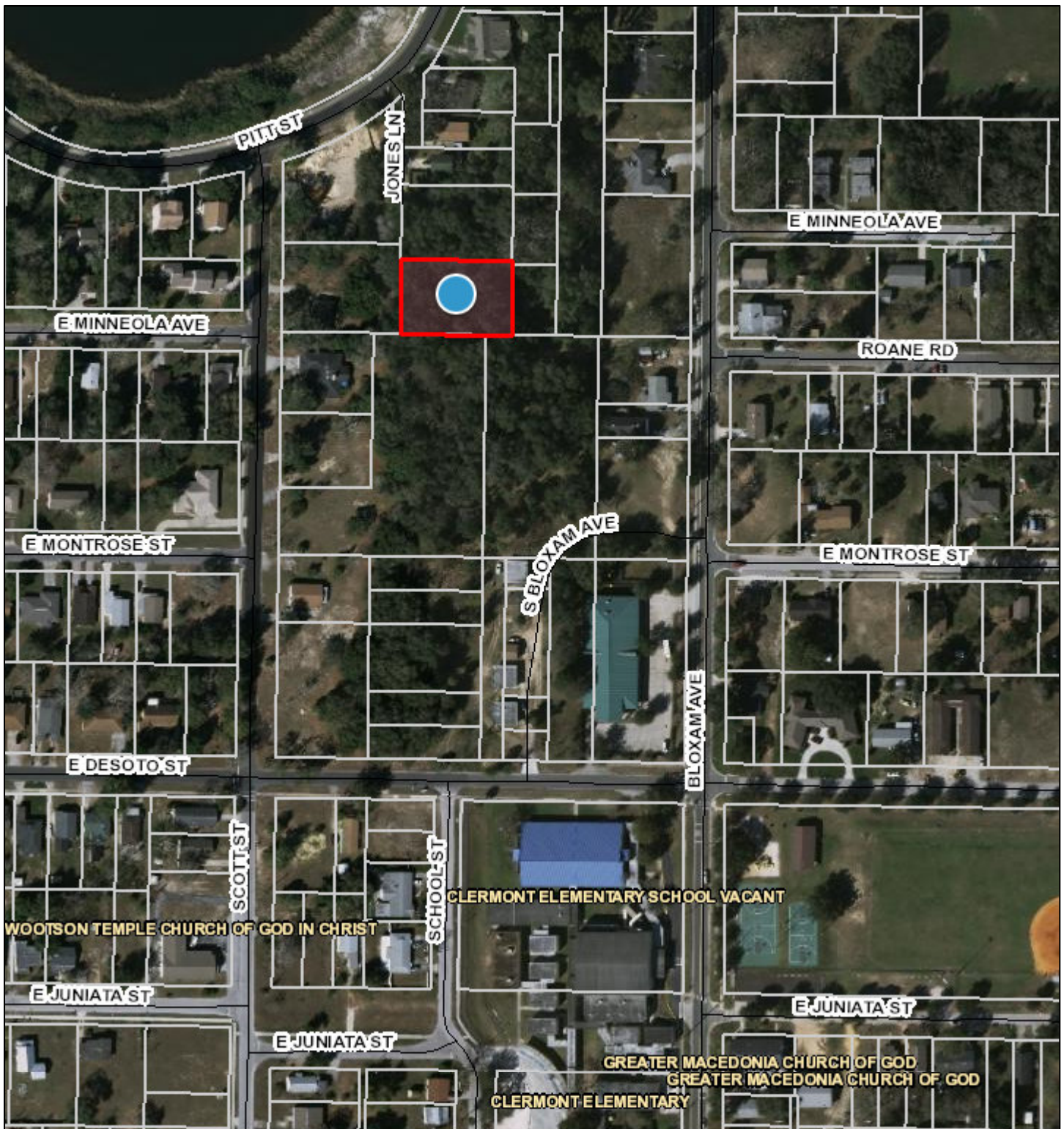
Thank you.

Sincerely,



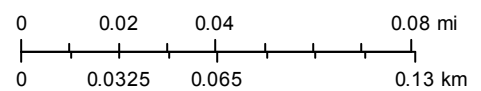
Evie Wallace
Code Enforcement Supervisor
(352) 241-7304
ewallace@clermontfl.org

Montgomery



May 29, 2015

1:2,500



Override 1

Property Name



Tax Parcels



Override 1



Surrounding Counties

Street Names



Local Streets

DE BEAUBIEN, KNIGHT, SIMMONS, MANTZARIS & NEAL, LLP

ATTORNEYS AND COUNSELORS AT LAW

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

Post Office Box 87

332 North Magnolia Avenue

Orlando, Florida 32802-0087

(407) 422-2454

Telefax (407) 992-3541

Writer's e-Mail: dfm14@dbksmn.com

M E M O R A N D U M

TO : Darren Gray, City Manager

FROM : Daniel F. Mantzaris, City Attorney

DATE : May 29, 2015

RE : Code Enforcement Lien Request for Reduction
Property Owner: James L. Montgomery
Property Location: Interior Vacant Lot Between
Bloxam and Scott Street

The subject property is a vacant interior lot as referenced above. In 2009 the City initiated a code enforcement case related to the property for violation of Section 34-61 of the City Code, (excessive weeds, grass and brush). In June 2009, the Code Enforcement Board entered an order finding a violation and affording the property owner until July 20, 2009 to correct the violation or a fine would accrue in the amount of \$75 per day. Because the property owner failed to comply with the Board's order, the City requested the Code Enforcement Board impose a lien on the subject property. By order dated May 21, 2010, the Board imposed a lien based in the accruing fine amount. On June 21, 2010, the property was inspected at the request of the property owner and found to be in compliance with the City Code. By virtue of the Code Enforcement Board's original order and the property owner's failure to timely comply, the lien amount has accrued to \$25,800.

In an effort to close out the matter, Code Enforcement Officer, Evie Wallace sent a letter to the property owner. The owner responded with what appears to be a request for a complete waiver of the lien. As you are aware, only the City Council can waive or reduce the lien. Therefore, this memo is provided to you for presentation to the Council for its consideration. As you are aware, in similar cases presented to the Council in the past, Staff, as an alternative to a complete waiver of a lien amount, has recommended a substantial reduction to an amount to cover the administrative expenses incurred by the City. Given the nature of this violation and the circumstances, we recommend that the City Council consider reducing the lien to the total amount of \$350. Provided that the

Memorandum to Darren Gray
May 29, 2015
Page 2

reduced amount is paid to the City within 30 days. If the reduced amount is not paid the lien would not be released and would remain at \$25,800.

If you have any questions, please do not hesitate to contact me.

cc: Barbara Hollerand

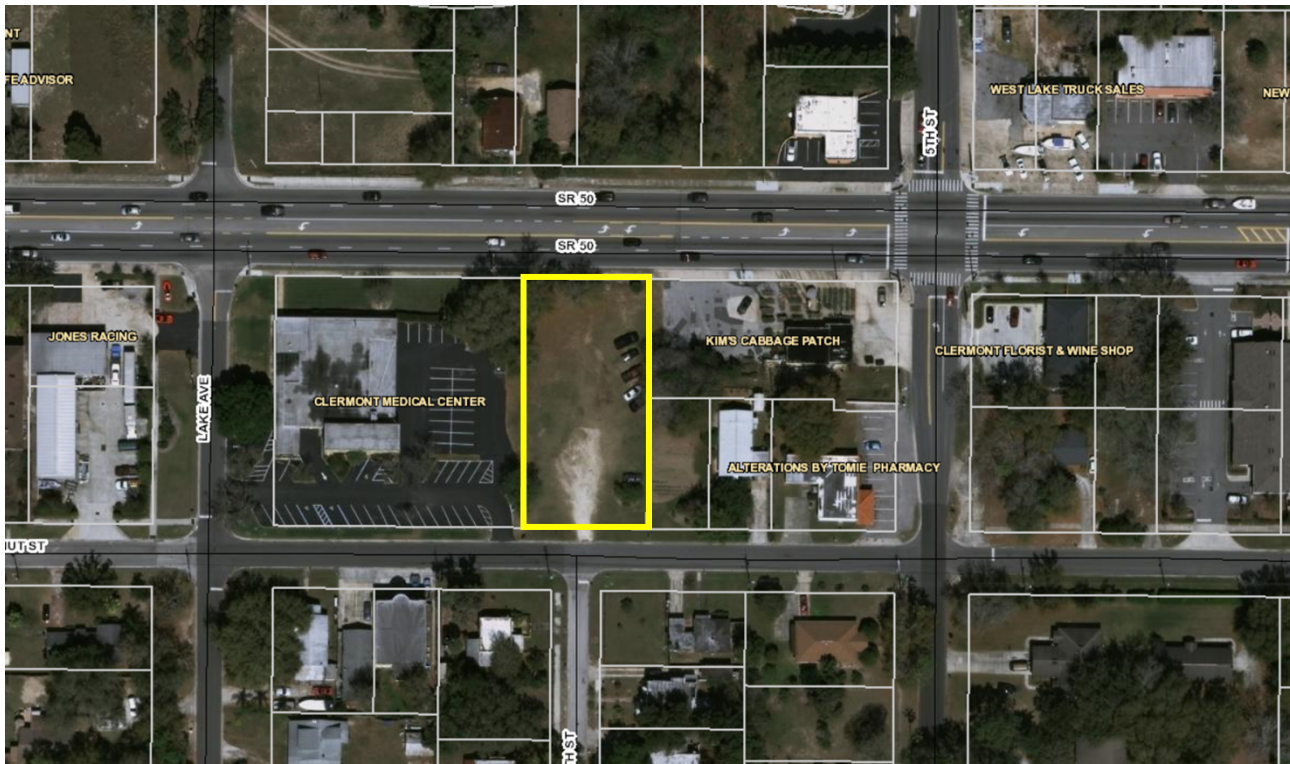


CITY OF CLERMONT

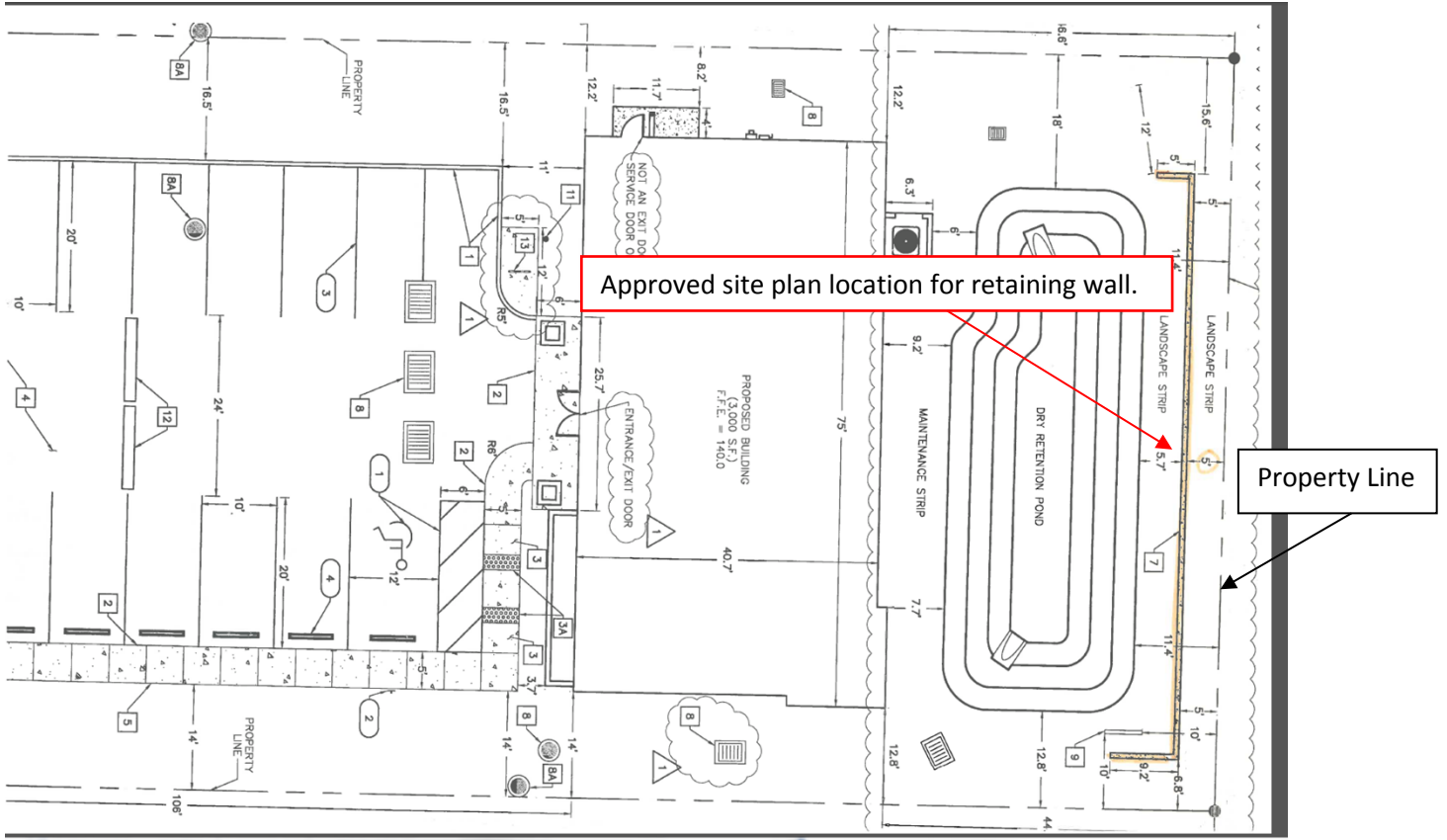
AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 9, 2015		
Agenda Item Name		
Variance Request <i>State Farm</i>		
Requested Action		
Move to deny variance request.		
Staff Report		
The applicant is requesting to allow a retaining wall landscape buffer of one foot rather than the required five-foot landscape buffer. Section 122-343 of the Land Development Code requires a minimum five-foot landscape buffer for a retaining wall that faces outward from the parcel. The applicant has obtained final site plan approval for the construction of a new office building along Highway 50. In January 2015, the development was granted a building setback variance from 50 feet to 44 feet along Highway 50, and a variance to allow for a right-of-way landscape buffer to be less than 20 feet (down to 11 feet). During construction, it was noticed that the retaining wall was constructed closer to the right-of-way line than the approved construction plans had allowed. The retaining wall is located one foot behind the sidewalk (property line) rather than the approved five-foot setback that is on the approved site plan. The five-foot setback is designed to provide a buffer for the wall and to allow room for landscaping to be placed between the wall and the property line (sidewalk). Section 86-174 of the Land Development Code requires a positive finding on eight items in order to grant the variance, and staff believes that five of the eight do not meet these findings. Therefore, staff recommends denial of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Site Plan 2	Site Plan.doc
2.	Findings	Findings of Fact.doc
3.	Site plan	Landscape Variance site plan.pdf
4.	Application	Landscape application variance.pdf
5.	Legal ad	Thies State Farm Wall and Landscape VAR Legal AD.docx



Site Plan



Heather Thies Setback Variance

The requirements for a variance are as follows:

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

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

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: *Growth of the landscape and maintenance of the 3 foot patch of landscape of the sidewalk would be a hardship in cost and maintenance for the owner and would rather place larger plantings up by the building and beautify the property as a whole.*

Staff comments: *Special conditions are not demonstrated in this case.*

Negative finding

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

Staff comments: *The applicant has created this variance request. The approved site plan would not have required this variance request.*

Negative finding

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

Staff comments: *If constructed as approved on the site plan, this variance request would not be required. No hardship presented.*

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: *This is an added cost in landscaping*

Staff comments: *Moving the wall to the approved location would require additional cost to develop the site.*

Negative finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;
Applicant response: *Move wall as per plans (one foot off property line) the structure (wall) be stucco finished giving the curb appeal a more appealing look.*

Staff comments: Staff feels the variance request is not the minimum necessary for a functional landscape buffer to be placed in front of the wall.

Negative finding

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

Applicant response: Most of the building and structures have the same look in this area.

Staff comments: Other buildings and structures in the area were built prior to the current code, and do share setbacks that allowed structures to be located closer to the right-of-way line.

Positive finding

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

Applicant response: No this will enhance the property.

Staff comments: Staff feels addition should not diminish property values or alter the character of the surrounding area.

Positive finding

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

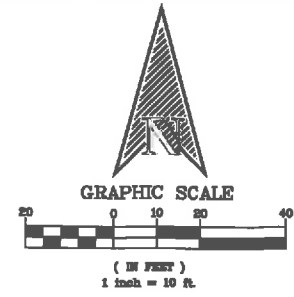
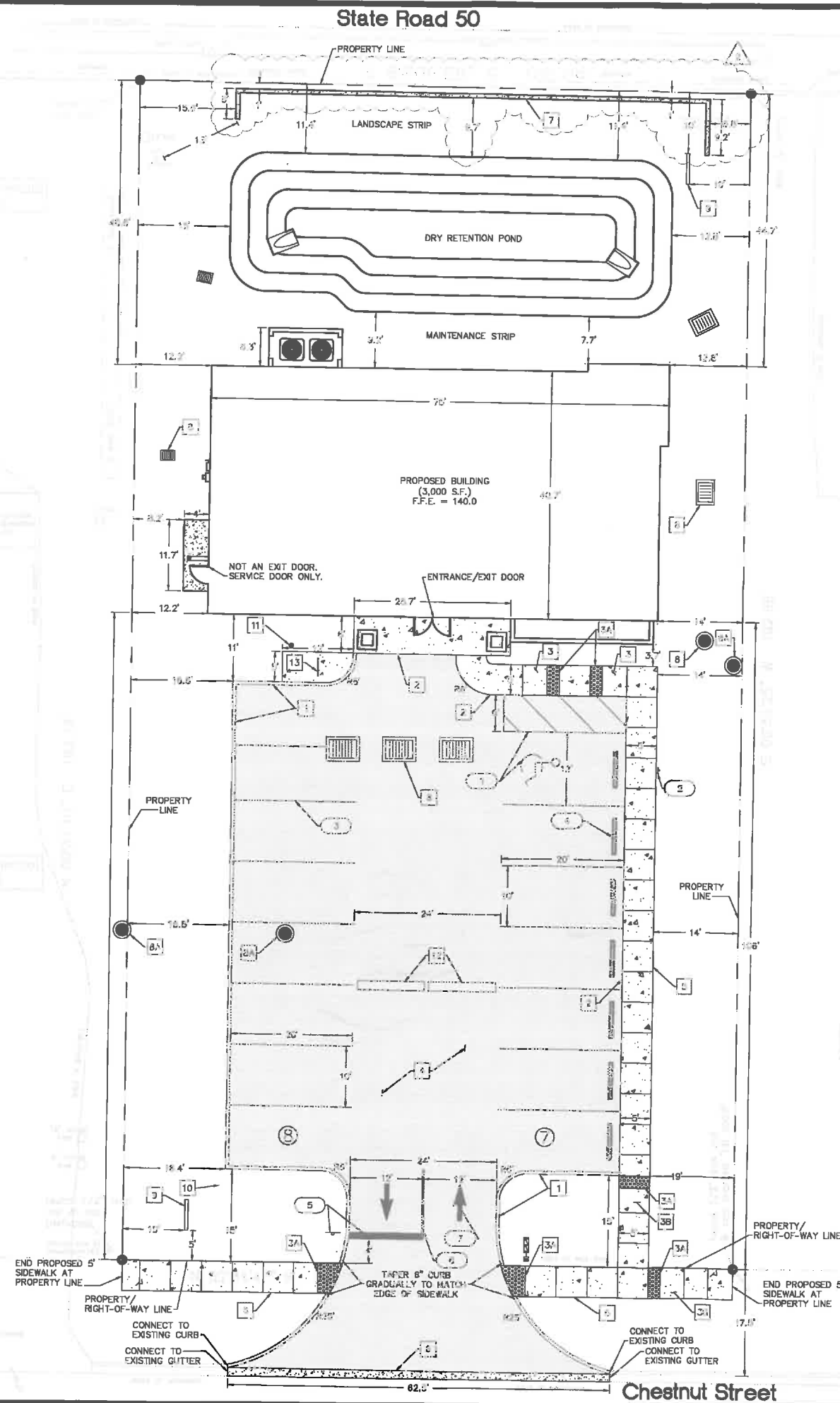
Applicant response:

Staff comments: Staff feels that granting the variance will not be injurious to the surrounding properties or detrimental to the public welfare.

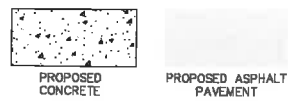
Positive finding

STAFF RECOMMENDATION:

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



LEGEND



-ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

-ALL STRIPING TO BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD INDEX, STANDARD SPECIFICATIONS 11860, 17346 AND D-5 GUIDELINES.

TRAFFIC IMPACT ANALYSIS / TRIP GENERATION CALCULATIONS

ITE (719) SINGLE TENANT OFFICE BUILDING
Trip Generation 7th Edition, Volume 3
(pages 1173-1179)

Average Weekday Trips = 11.57 / 1,000 s.f. or 35 trips

A.M. Peak Hour Trips = 1.80 / 1,000 s.f. or 5 trips

P.M. Peak Hour Trips = 1.73 / 1,000 s.f. or 5 trips

WASTE DISPOSAL SERVICE NOTES:

- THIS PROPERTY WASTE DISPOSAL SYSTEM WILL BE CURB SIDE PICK UP.
- THIS PROPERTY IS ELIGIBLE FOR CAN AND RECYCLE SERVICE ONLY - NO BULK PICK UP.
- THE OWNER TO AGREE TO AN ANNUAL REVIEW OF THE BUSINESS OPERATIONS AND UNDERSTAND THAT IF THE BUSINESS EXPANDS TO INCLUDE ANY EXTRA WASTE REQUIREMENT, THEN DUMPSTER SERVICE WILL BE REQUIRED.

FIRE PROTECTION WATER SUPPLY MUST BE AVAILABLE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.

SITE INFORMATION

SITE AREA	19,308 SF	0.44 AC
EXISTING (PRIOR TO PROPOSED IMPROVEMENTS)		
PERVIOUS AREA	19,308 SF	0.44 AC 100%
IMPERVIOUS AREA	0 SF	0 AC 0%

PROPOSED (AFTER PROPOSED IMPROVEMENTS)		
PERVIOUS AREA	8,800 SF	0.222 AC 50.6%
IMPERVIOUS AREA	9,506 SF	0.218 AC 49.2%

ZONING C-1 LIGHT COMMERCIAL

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (CHESTNUT STREET)	25 FT	100 FT ±
REAR (SR 50)	50 FT	44.7 FT
SIDE (WEST)	12 FT	12.2 FT
SIDE (EAST)	12 FT	12.8 FT

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (CHESTNUT STREET)	15 FT	15 FT
REAR (SR 50)	20 FT	11.4 FT ±
SIDE PARKING (WEST)	10 FT	16.4 FT
SIDE PARKING (EAST)	10 FT	14 FT
SIDE RETENTION POND (WEST)	10 FT	18 FT
SIDE RETENTION POND (EAST)	10 FT	12.8 FT

PARKING REQUIREMENTS:

1 SPACE PER 200 SF OF OFFICE SPACE

3,000 SF / 200 SF = 15 SPACES

TOTAL PROVIDED = 15 SPACES

REGULAR SPACE = 14

ADA SPACE = 1

TRAFFIC CONTROL & SIGNAGE CALLOUTS

- 1 PROPOSED HANDICAP PARKING & STRIPING
- 2 HANDICAP SIGN
- 3 PARKING STRIPING 6" WHITE LINE PAINT (TYP)
- 4 WHEEL STOP (TYP)
- 5 CONST. R1-1 HI-INTENSITY STOP SIGN & 12"-24" STOP BAR
- 6 6" DOUBLE YELLOW LINE (PAINT)
- 7 PAVEMENT MARKING

SITE CALLOUTS

- 1 6" CURB
- 2 6" MONOLITHIC CONCRETE WALKWAY & CURB
- 3 PROPOSED HANDICAP RAMP
- 3A DETECTABLE WARNING
- 3B PROPOSED SIDEWALK HANDICAP RAMP
- 4 PROPOSED ASPHALT PAVEMENT
- 5 5' CONCRETE SIDEWALK
- 6 CONCRETE GUTTER (MATCH EXISTING)
- 7 3' RETAINING WALL
- 8 DRAINAGE STRUCTURE (TYP) SEE SHEET CG-101
- 8A SANITARY MANHOLE (TYP) SEE SHEET CU-101
- 9 MONUMENT SIGN BY OTHERS
- 10 WATER SERVICE BACKFLOW PREVENTER SEE SHEET CU-101
- 11 SANITARY CLEANOUT (TYP) SEE SHEET CU-101
- 12 SPEED BUMP (8" GAP ON CENTER)
- 13 BIKE RACK

CALL 48 HOURS BEFORE YOU DIG
It's the Law!
1-800-492-4770
SPRINKLER STATE ONE CALL OF FLORIDA, INC.



By:	CDN	CDN
Revision/Issue:		
No:	1	2
Date:	01-18-13	05-14-16
	FOR CITY OF CLERMONT DRC COMMENTS	PER FIELD REVISION

SEAL

JOAQUIN A. MOJICA, P.E.
PE No. 80488

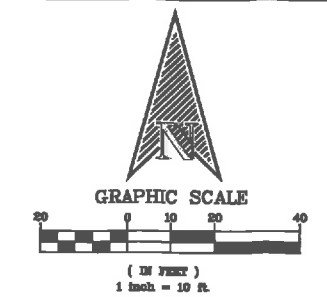
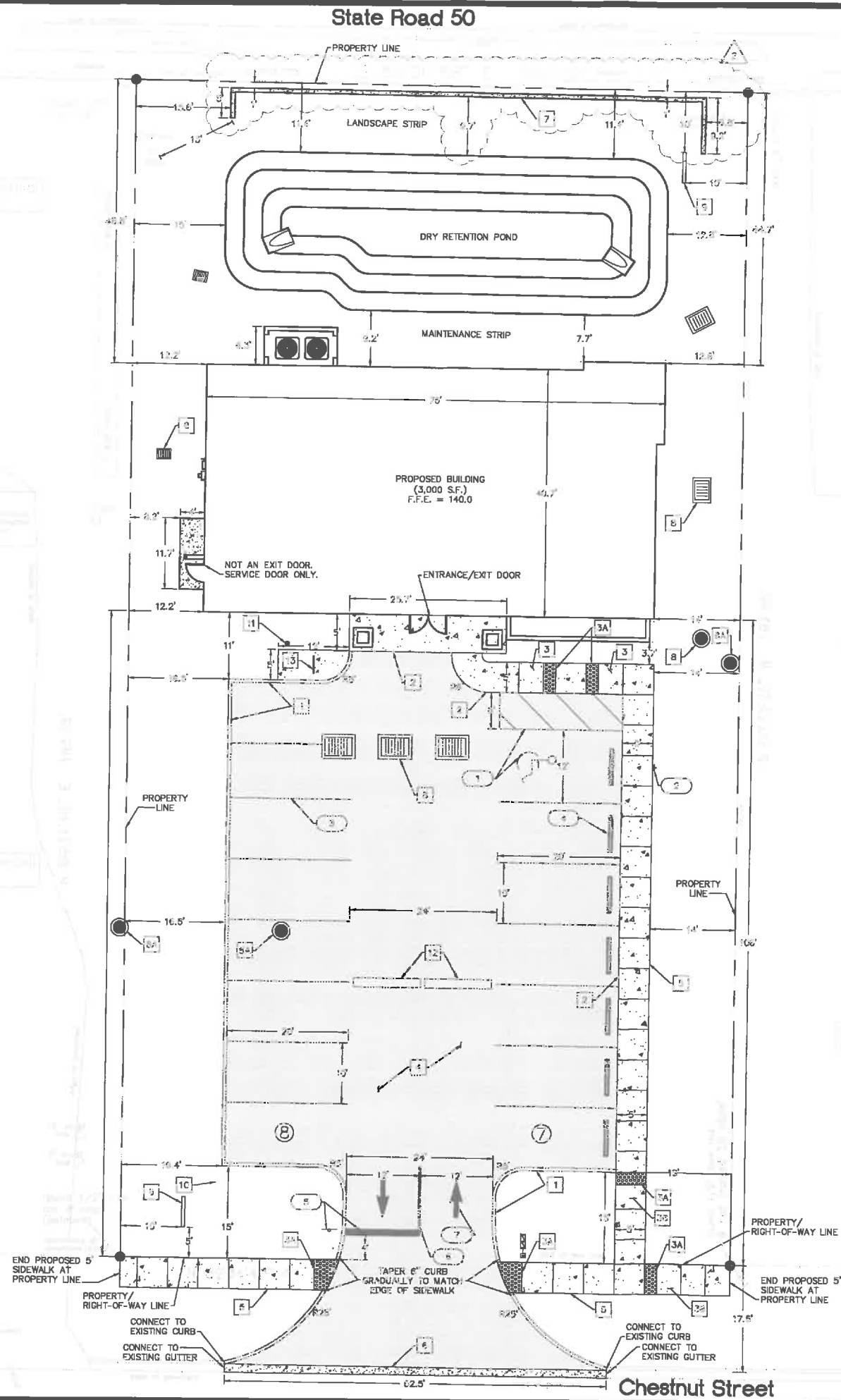
JOAQUIN A. MOJICA, P.E.
ENGINEER OF RECORD
P.E. # 80488

833 HIGHLAND AVE.
SUITE 201
ORLANDO, FL 32803
TEL: 407-389-3562

STATE FARM INSURANCE
OFFICE BUILDING

525 WEST S.R. 50
CLERMONT, FL

SITE GEOMETRY PLAN	
Date	10/8/14
Project #	CS-101
	14-004



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED ASPHALT PAVEMENT
- ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL STRIPING TO BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD INDEX, STANDARD SPECIFICATIONS 11860, 17346 AND D-5 GUIDELINES.

TRAFFIC IMPACT ANALYSIS / TRIP GENERATION CALCULATIONS

ITE (715) SINGLE TENANT OFFICE BUILDING
Trip Generation 7th Edition, Volume 3
(pages 1173-1179)

Average Weekday Trips = 11.57 / 1,000 s.f. or 35 trips
A.M. Peak Hour Trips = 1.80 / 1,000 s.f. or 5 trips
P.M. Peak Hour Trips = 1.73 / 1,000 s.f. or 5 trips

- WASTE DISPOSAL SERVICE NOTES:**
- THIS PROPERTY WASTE DISPOSAL SYSTEM WILL BE CURB SIDE PICK UP.
 - THIS PROPERTY IS ELIGIBLE FOR CAN AND RECYCLE SERVICE ONLY - NO BULK PICK UP.
 - THE OWNER TO AGREE TO AN ANNUAL REVIEW OF THE BUSINESS OPERATIONS AND UNDERSTAND THAT IF THE BUSINESS EXPANDS TO INCLUDE ANY EXTRA WASTE REQUIREMENT, THEN DUMPSTER SERVICE WILL BE REQUIRED.

FIRE PROTECTION WATER SUPPLY MUST BE AVAILABLE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.

SITE INFORMATION

SITE AREA	19,306 SF	0.44 AC
EXISTING (PRIOR TO PROPOSED IMPROVEMENTS)		
PERVIOUS AREA	19,306 SF	0.44 AC 100%
IMPERVIOUS AREA	0 SF	0 AC 0%
PROPOSED (AFTER PROPOSED IMPROVEMENTS)		
PERVIOUS AREA	9,800 SF	0.222 AC 50.8%
IMPERVIOUS AREA	9,506 SF	0.218 AC 49.2%
ZONING	C-1 LIGHT COMMERCIAL	
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (CHESTNUT STREET)	25 FT	100 FT ±
REAR (SR 50)	50 FT	44.7 FT
SIDE (WEST)	12 FT	12.2 FT
SIDE (EAST)	12 FT	12.8 FT
LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (CHESTNUT STREET)	15 FT	15 FT
REAR (SR 50)	20 FT	11.4 FT ±
SIDE PARKING (WEST)	10 FT	16.4 FT
SIDE PARKING (EAST)	10 FT	14 FT
SIDE RETENTION POND (WEST)	10 FT	18 FT
SIDE RETENTION POND (EAST)	10 FT	12.8 FT
PARKING REQUIREMENTS:		
1 SPACE PER 200 SF OF OFFICE SPACE		
3,000 SF / 200 SF = 15 SPACES		
TOTAL PROVIDED = 15 SPACES		
REGULAR SPACE = 14		
ADA SPACE = 1		

TRAFFIC CONTROL & SIGNAGE CALLOUTS

- 1 PROPOSED HANDICAP PARKING & STRIPING
- 2 HANDICAP SIGN
- 3 PARKING STRIPING 6" WHITE LINE PAINT (TYP)
- 4 WHEEL STOP (TYP)
- 5 CONST. R1-1 HI-INTENSITY STOP SIGN & 12"-24" STOP BAR
- 6 6" DOUBLE YELLOW LINE (PAINT)
- 7 PAVEMENT MARKING

SITE CALLOUTS

- 1 6" CURB
- 2 6" MONOLITHIC CONCRETE WALKWAY & CURB
- 3 PROPOSED HANDICAP RAMP
- 4 DETECTABLE WARNING
- 5 PROPOSED SIDEWALK HANDICAP RAMP
- 6 PROPOSED ASPHALT PAVEMENT
- 7 5' CONCRETE SIDEWALK
- 8 CONCRETE GUTTER (MATCH EXISTING)
- 9 3' RETAINING WALL
- 10 DRAINAGE STRUCTURE (TYP) SEE SHEET CG-101
- 11 SANITARY MANHOLE (TYP) SEE SHEET CU-101
- 12 MONUMENT SIGN BY OTHERS
- 13 WATER SERVICE BACKFLOW PREVENTER SEE SHEET CU-101
- 14 SANITARY CLEANOUT (TYP) SEE SHEET CU-101
- 15 SPEED BUMP (8" GAP ON CENTER)
- 16 BIKE RACK



By:	QDR	QDR
Revision/Issue:		
No:	1	2
Date:	01-12-16 PER CITY OF CLERMONT DRC COMMENTS	05-14-16 PER FIELD REVISION

JOAQUIN A. MOJICA, P.E.
PE No. 60488

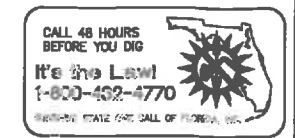
JOAQUIN A. MOJICA, P.E.
ENGINEER OF RECORD
P.E. # 60488

893 HIGHLAND AVE.
SUITE 201
ORLANDO, FL 32803
TEL: 407-369-3662

STATE FARM INSURANCE
OFFICE BUILDING

525 WEST S.R. 50
CLERMONT, FL

SITE GEOMETRY PLAN	
Date	10/3/14
Sheet	CS-101
Project #	14-004



Var1505-0001



CITY OF CLERMONT
VARIANCE
Application

DATE: May 13, 2015

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): State Farm Insurance Office Building

APPLICANT: HEATHER THIES

CONTACT PERSON: Marice Stoyl

Address: P.O. Box 568186

City: Orlando State: Florida Zip: 32812

Phone: 407-383 4959 Fax: _____

E-Mail: MO@LORRAAL.COM

OWNER: HEATHER THIES

Address: 297 E. Highway 50, Suite 1

City: Clermont State: Florida Zip: 34711

Phone: 407 832 0284 Fax: _____

Address of Subject Property: 525 West Highway 50 Clermont Florida 34711

General Location: _____

Legal Description (include copy of survey): _____

LOTS 6, 7, 16, AND 17, Block 61, City of Clermont According to the Plat
There of, 205 Recorded in Plat Book 8, Page 17, Public Records of Lake
County, Florida Less Right of Way for State Rd #50

Land Use (City verification required): Commercial

Zoning (City verification required): C-1 Light Commercial District



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VARIANCE

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

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

SEC 118-37. Landscape Buffer, Buffer ADJACENT TO Right of way
From NON Residential Uses

What are you proposing to do that would require a variance and why? LOCATION of the
Retaining wall to 1' off the Property Line, modifying the
Landscaping to the Property

How does the Code create a hardship? NO

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

Variance requested – subject and code section: Request Retaining wall to
ON for one ft off Property Line.

Sec. 86-174. Review criteria and findings.

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

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

Growth of Landscape; Maintenance of the 3 ft Patch of Landscape
on the sidewalk would be a hardship in Cost & Maintenance
for the owner and could rather place larger Planting
in by the Building and Building the Property as a whole

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



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

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

This is an added cost in landscaping willing to invest on the property

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

*more wall as per Plan (1 foot of Rupture Line)
the Structure (wall) will be Stucco finished
giving the curb appeal a more appealing look*

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

*Most of the Building's Structures have the
Same look in this area*

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

No this will enhance the Property



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

Maxine St Cyr
Applicant Name (print)

Heather Thies
Owner Name (print)

Maxine St Cyr
X [Signature]
Applicant Name (signature)

[Signature]
X [Signature]
Owner Name (signature)

***** NOTICE *****

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

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

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for no landscaping in front of a retaining wall placed adjacent to the property line— rather than 5 feet of landscaping in front of the wall as required by the Land Development Code, Section 122-343 (e)(8); at the following location:

LOCATION

Alt. Key 1613531
Vacant Lot – located half way between Lake Ave and 5th Street
with frontage on SR 50 and Chestnut St.

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, June 9, 2015 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd
City Clerk

Daily Commercial
June 2, 2015