



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, December 11, 2018**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Lake Apopka Natural Gas District
FY 2018 Quarterly Budget Presentation

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Surplus Request

Consider declaring end of life inventory as surplus from various departments and dispose of in accordance with the Purchasing Policy.

Item No. 2 - Bid Award

Consider approval of bid award to Robertson Industries, Inc. to provide resurfacing of the Champion Splash pad in the budgeted amount of \$72,177.65.

Item No. 3 - Bid Award

Consider bid award to William Medley Construction, Inc. d/b/a Medley Sports Construction to provide renovation of Lake Felter Park in the budgeted amount of \$99,400.

Item No. 4 - Scope of Services

Consider professional engineering services for Phase 2 of the Downtown Waterfront District Project with BESH Engineering, Inc., in the budgeted amount of \$142,410.00.

Item No. 5 - Police and Fire Pension Board
Appointments

Consider appointing Jason Sayre as the Fifth Member to the Police Officers Pension Board and Ryan Moore as the Fifth Member to the Firefighters Pension Board.

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COUNCIL MEETING AGENDA
6:30 PM, Tuesday, December 11, 2018**

Item No. 6 - Resolution No. 2018-54R	Consider authorizing the City Council to create a Parks and Recreation Advisory Committee.
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Item No. 7 - Resolution No. 2018-55R	Consider resolution to amend the FY 2019 Budget.
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UNFINISHED BUSINESS

Item No. 8 - Ordinance No. 2018-35 <i>Final Olympus Annexation</i>	Postpone to January 22, 2019
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Item No. 9 - Ordinance No. 2018-34 <i>Final Olympus CPA - Large Scale</i>	Postpone to January 22, 2019
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Item No. 10 - Ordinance No. 2018-36 <i>Final Olympus PUD Rezoning</i>	Postpone to January 22, 2019
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NEW BUSINESS

Item No. 11 - Variance Request	Consider request to allow for a rear yard setback less than 25 feet for property located at 1747 Presidio Drive.
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Item No. 12 - Board and Outside Agency Appointments	Consider Police Pension Board, Community Redevelopment Agency, Planning & Zoning Commission and outside agency appointments.
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Item No. 13 - Resolution No. 2018-56R	Consider establishing a Charter Review Committee.
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Item No. 14 - Fire Station No. 2	Discussion
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CLOSED SESSION

Private pending litigation session with the City Manager and the City Attorney to discuss settlement and legal expense issues related to a pending litigation matter involving the City of Clermont's approval of a Conditional Use Permit for Summit Construction Group (Citrus Tower Charter School). This meeting is authorized and not open to the public in accordance with 286.011, F.S.

Item No. 15 - Ordinance No. 2019-01 <i>Introduction Lakeview Preserve</i>	Consider ordinance to amend southern sidewalk condition as part of the original PUD Ordinance 2017-42 approval.
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ADJOURN

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, December 11, 2018

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

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

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

**AGENDA ITEM**

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Surplus Request		
Requested Action		
Recommend to approve and declare end of life inventory as surplus from various departments and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Finance, Development Services, and Information Technology Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Information Technology Department Qty: Property Description (1) Dell PowerEdge R610 1U rack mounted server. Development Services Department Qty: Property Description (1) 2005 Ford Ranger Vehicle No. 5232 – 131,952 miles (1) Perconti CD Plus Data System Software Finance Department Qty: Property Description (1) Paper shredder PS 60 Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$3,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. IT Department - Property Disposal	IT Department - Property Disposal.pdf	

2.	Development Services Department - Property Disposal	Development Services Department - Property Disposal.pdf
3.	Finance Department - Property Disposal	Finance Department - Property Disposal.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #: n/a
Contact Person: Chuck Stinson Phone: x7373
Year / Make / Model: Dell PowerEdge R610 Vehicle No.
Miles / Hours: Serial / VIN: G3BXHM1
Description of Property 1U rack mount server

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: Donald C. [Signature]

Date: Nov 28, 2018

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: DEV. SERVICES/DEV. SVCS Property Tag #: 10147
Contact Person: Curt Henschel Phone: 325-241-7308
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: NONE
Description of Property PERCONTI CD PLUS DATA SYSTEM

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

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

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

Director Signature: [Signature]

Date: 11-16-18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number: 5036



PROPERTY DISPOSAL FORM

Dept. / Division: DEV. SERVICES/DEV. SVCS Property Tag #: 222121
Contact Person: Curt Henschel Phone:
Year / Make / Model: 2005 Ford Ranger Vehicle No. 5232
Miles / Hours: 131952 Serial / VIN: 1FTYR144X5PA51676
Description of Property Code Enforcement Truck

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

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

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

Director Signature: [Signature]

Date: 11-27-18

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FINANCE Property Tag #: _____
Contact Person: Becki Young Phone: 352-241-7367
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property Shredder PS 60

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

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

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

Director Signature: _____

Date: Nov 7, 2018

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, December 11, 2018								
Agenda Item Name								
Bid Award								
Requested Action								
Recommend to approve contract between the City of Clermont and Robertson Industries, Inc. to provide all labor, material and equipment necessary to resurface the Champions Splash pad.								
Staff Report								
The Purchasing Department and the Public Works Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 19-005 to acquire the services of qualified contractors to provide resurfacing of the Champion Splash pad. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were two (2) responses to the RFB. Award is being recommended to the low responsive and responsible bidder Robertson Industries, Inc. in the lump sum price of \$72,177.65 who complied with all terms, conditions, and specifications stated in the RFB.								
Additional Analysis								
Fiscal Impact Summary								
The fiscal impact of \$72,177.65 is included in the current year approved budget. Department Account Code: 10574-66300								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"><tr><td>1.</td><td>RFB 19-005 Response Tabulation</td><td>RFB 19-005 Response Tabulation.pdf</td></tr><tr><td>2.</td><td>RFB 19-005 Award Recommendation</td><td>RFB 19-005 Award Recommendation.pdf</td></tr></table>			1.	RFB 19-005 Response Tabulation	RFB 19-005 Response Tabulation.pdf	2.	RFB 19-005 Award Recommendation	RFB 19-005 Award Recommendation.pdf
1.	RFB 19-005 Response Tabulation	RFB 19-005 Response Tabulation.pdf						
2.	RFB 19-005 Award Recommendation	RFB 19-005 Award Recommendation.pdf						



RESPONSE TABULATION

RFB 19-005, RESURFACING OF CHAMPION SPLASH PAD
DUE DATE/TIME: NOVEMBER 8, 2018 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE	BID BOND	ADDENDA 1	ADDENDA 2	LUMP SUM PRICE
Robertson Industries, Inc. – Tempe, AZ	Y	N	N	\$72,177.65
Advanced Recreational Concepts, LLC. – Melbourne, FL	N	N	N	\$126,327.42

* Addenda 1 and 2 were not mandatory submittals with bid response.

* Advanced Recreational Concepts is deemed non-response for failure to submit their bid bond with bid response.



FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
NOVEMBER 21, 2018
RFB 19-005 – RESURFACING OF CHAMPION SPLASH PAD

Based on the results of the bid submittals, the Purchasing Department is recommending award to the responsive and responsible bidder, Robertson Industries, Inc., in the lump sum price of \$72,177.65.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and William Medley Construction, Inc. d/b/a Medley Sports Construction to provide all labor, material and equipment necessary to renovate Lake Felter Park.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 19-006 to acquire a qualified contractor to provide renovations to Lake Felter Park. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were four (4) responses to the RFB. The work involves the resurfacing of two basketball courts, installing bleachers and chain link fence. Award is being recommended to the second low, responsive and responsible bidder, William Medley Construction, Inc. d/b/a Medley Sports Construction in the lump sum price of \$99,400 who complied with all terms, conditions, and specifications stated in the RFB. Mar-Con Construction, LLC. d/b/a Marbek Construction Co. is not being recommended for award due to not meeting the minimum qualifications of the bid. The minimum qualifications of the bid included the contractor having successfully completed five similar work within the last three years. The Marbeck Construction Co. showed no evidence of providing similar services. In addition, staff does not recommend award to Marbek Construction Co. due to unsatisfactory performance on prior contracts between the contractor and the City.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$99,400 is included in the current year approved budget.		
Department Account Code: 14542-66301-72905		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 19-006 Response Tabulation	RFB 19-006 Response Tabulation.pdf	
2. RFB 19-006 Award Recommendation	RFB 19-006 Award Recommendation.pdf	



RESPONSE TABULATION

RFB 19-006, LAKE FELTER PARK RENOVATIONS: PHASE II
DUE DATE/TIME: NOVEMBER 8, 2018 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	ADDENDA 2	LUMP SUM PRICE
Mar-Con Construction, LLC. d/b/a Marbek Construction Co. – Minneola	N	N	\$99,330.00
William Medley Construction, Inc. d/b/a Medley Sports Construction – Sorrento, FL	Y	Y	\$99,400.00
Advantage Courts, LLC. – Orlando, FL	N	N	\$102,975.00
Semco Construction, Inc. – Bartow, FL	Y	Y	\$128,619.00

* Addenda 1 and 2 were not mandatory submittals with bid response.



FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
NOVEMBER 21, 2018
RFB 19-006 – LAKE FELTER PARK RENOVATIONS: PHASE II

Based on the results of the bid submittals, the Purchasing Department is recommending award to the second low, responsive and responsible bidder, William Medley Construction, Inc. d/b/a Medley Sports Construction, in the lump sum price of \$99,400.

Mar-Con Construction, LLC. d/b/a Marbek Construction Co. did not meet the minimum qualifications as stated in Section C, Evaluation Process.



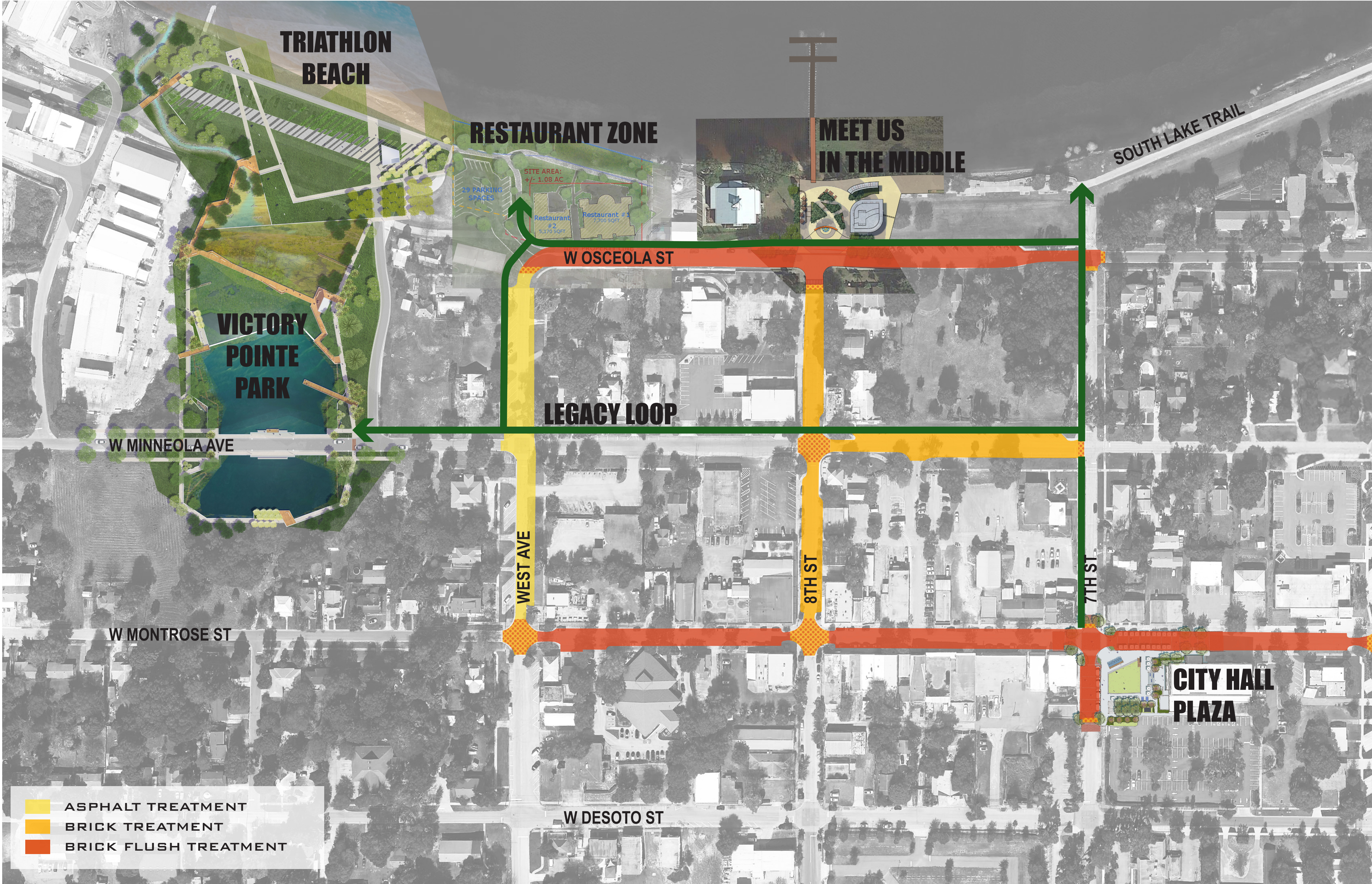
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Scope of Services		
Requested Action		
Recommend for approval of professional engineering services for Phase 2 of the Downtown Waterfront District Project with BESH Engineering, Inc., in the amount of \$142,410.00.		
Staff Report		
In 2015 the Clermont City Council approved a master plan that will serve as the blueprint for the city—especially the downtown-waterfront district—for the next 5, 10 and 20 years. Phase 1 of the Downtown Waterfront District Project include improvements of West Ave and Osceola St. Phase 1 Construction will begin in 2019. Phase 2 of the Downtown Waterfront District Project consists of portions of Minneola Ave and 8th Street (Between 7th Street and West Ave). The proposed improvements include Streetscape, landscaping, upgrades for event lighting and music, banners and beautification. In addition, a renewed park at the 8th Street Pier named “Meet Us in the Middle” Plaza, will be designed. This plaza will be the demarcation and celebration of the halfway point of the Coast-to-Coast Trail. At the same time, the remaining portion of the Legacy Loop Trail, a trail to bypass the waterfront and draw trail users into downtown, will be designed. Staff recommends approval of the scope of services agreement for professional engineering services for phase 2 of the Downtown Waterfront Corridor Project with BESH Engineering, Inc., in the amount of \$142,410.00.		
Additional Analysis		
Fiscal Impact Summary		
Scope of services is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Downtown Waterfront District Map	Downtown Waterfront District Map.pdf	
2. BESH Proposal 11-29-18	BESH Proposal 11-29-18.pdf	

DOWNTOWN WATERFRONT DISTRICT MAP



CIVIL ENGINEERING SERVICES PROPOSAL/AGREEMENT
FOR
CLERMONT DOWNTOWN STREETScape, PHASE 2
CLERMONT, FLORIDA, LAKE COUNTY

Engineer:

Duane K. Booth, P.E., Principal
902 N. Sinclair Avenue
Tavares, Florida 32778
(352) 343-8481 - Phone
(352) 343-8495 - Fax
duanebooth@besandh.com

Client:

James Kinzler, CPM, EA
Director of Environmental Services
City of Clermont
3335 Hancock Road
Clermont, Florida 34744
(352) 241-0178 - Phone
(352) 241-0542 - Fax
jkinzler@clermontfl.org

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

CIVIL ENGINEERING SERVICES PROPOSAL/AGREEMENT

SCOPE OF WORK

Booth, Ern, Straughan & Hiott, Inc. (BESH) is pleased to submit this proposal to the City of Clermont (City) for Engineering Design, Project Coordination, and Construction Management Services for the City of Clermont Downtown Streetscape Project, Phase 2. The proposal includes meetings with the City, property owners, and contractor during construction. This proposal is for design of improvements on 8th Street from Montrose Street north to Osceola Street and W. Minneola Avenue from West Street east to 7th Street, and grading and utilities associated with "Meet us in the Middle Plaza". Design will include roadway and parking improvements, adjustments to the stormwater collection system, park grading, and ADA accessibility.

SCOPE OF WORK

TASK 001 ENGINEERING DESIGN

BESH will prepare final engineering construction drawings for the streetscape project along W. Minneola Avenue and 8th Street. The project design scope shall be as follows:

W. Minneola Street, from West to 8th Street, is planned as an asphalt road section and 8th Street to 7th Street a brick treatment road section, with parallel parking, 12 foot bike trail and sidewalk along the north side and angle parking and sidewalk along the south side of the road. Improvements will include drop curb, F curbing, ADA accessible ramps, islands, landscaping, irrigation and LED lights with receptacles matching Phase 1 designs.

8th Street, from Montrose Street to Osceola Street, is planned as a brick treatment road section with curbing, parallel parking each side and sidewalks each side. Improvements will include drop curb, F curbing, ADA accessible ramps, islands, landscaping, irrigation and LED lights with receptacles matching Phase 1 designs.

Currently no event power is planned for the Phase 2 project area and minimal adjustments to water and sewer are anticipated.

Project elements will be reviewed and approved by City Staff and no presentations to City Council are anticipated at this time.

FEE: \$63,550.00

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

TASK 002 STORMWATER DESIGN

BESH will complete an analysis of the stormwater basin for the project corridor. Analysis will include stormcad hydraulic model to verify inlet capacities, inlet placement and pipe sizing to connect to the storm collection system currently under construction with the Victory Pointe Project as designed by GAI Consultants. Project will include analysis of two (2) drainage basin areas and include impervious area for currently vacant parcels. City will provide Design Plans in Acad and stormwater modeling associated with the Victory Point Project for our use in this design effort.

FEE: \$16,300.00

TASK 003 PROJECT MANAGEMENT, COORDINATION, AND MEETINGS

It is anticipated that BESH shall coordinate throughout the design process with City Staff and sub consultants. This task anticipates monthly meetings during design with sub consultants, as well as at the 60%, 90%, and 100% design with City Staff for project review.

FEE: \$7,680.00

TASK 004 SJRWMD PERMIT (IF REQUIRED)

It is unknown at this time if the project will create or reduce the total impervious area. It is our understanding that with the Victory Point Project, any additional stormwater treatment needs will be met. This task, if required, is to provide SJRWMD with the required exhibits, plans and compliance calculations for a permit modification.

FEE: \$4,000.00 (IF REQUIRED)

TASK 005 UTILITY COORDINATION

BESH will notify and coordinate with all dry utility owners, such as telephone, power, cable, fiber and gas, to determine if existing lines need to be relocated. Design and Relocation of existing utilities will be the responsibility of the utility owner, BESH will coordinate with utility owners if lines need to be located and provide utility adjustment sheets in the construction plans based on utility owner designs for coordination during construction.

FEE: \$8,100.00

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

TASK 006 PROJECT SPECIFICATIONS AND BIDDING

BESH will prepare schedule of values and provide plans and specifications to the City Purchasing Department for project bidding. During the bidding process, BESH will attend pre-bid meeting, respond to questions, and the city to issue addendum(s) prior to the bid due date. Upon receipt of qualified bids, BESH will evaluate for completeness and make recommendation as to the lowest qualified bid. BESH will prepare and supply the successful contractor with two (2) full size copies of conformed construction plans and an Acad file of plans on a cd.

FEE: \$7,500.00

TASK 007 CONSTRUCTION ADMINISTRATION

Booth, Ern, Straughan & Hiott, Inc., will advise and consult with Owner and act as its representative during construction. Booth, Ern, Straughan & Hiott, Inc., will make regular visits to the site to observe the progress and quality of the executed site work and to determine in general if the work is proceeding in accordance with the construction drawings. BESH shall also attend weekly project meetings run by the contractor during construction. BESH will review and approve shop drawings, results of tests and inspections and other data that the contractor is required to submit.

Based upon the on-site observations and signed and sealed as-built survey provided by the contractor, Booth, Ern, Straughan & Hiott, Inc., shall prepare and submit as-built construction drawings and certifications of completions to the Owner.

This task also includes any necessary redesign required due to discovery of previously unknown impediments to design.

**FEE: \$33,280.00 (NOT TO EXCEED, TO BE BILLED
HOURLY, ESTIMATE BASED UPON 26 WEEK
CONSTRUCTION TIME, 8 HOURS PER WEEK)**

TASK 999 REIMBURSABLES

Reimbursables to be billed based upon direct expense incurred by Booth, Ern, Straughan & Hiott, Inc., blueprints, copies, mylars, reproductions, postage, etc.

FEE: \$2,000.00 (TO BE BILLED AT COST)

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

FEE SUMMARY

TASK	AMOUNT
TASK 001	\$ 63,550.00
TASK 002	\$ 16,300.00
TASK 003	\$ 7,680.00
TASK 004	\$ 4,000.00
TASK 005	\$ 8,100.00
TASK 006	\$ 7,500.00
TASK 007	\$ 33,280.00
TASK 999	\$ 2,000.00
TOTAL	\$ 142,410.00

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING ITEMS:

1. Boundary Survey
2. Topography Survey
3. Traffic Study / Impact Analysis
4. Environmental Assessments
5. Geotechnical Investigations
6. Army Corp. of Engineers Dredge and Fill
7. Landscape/Irrigation Plans
8. Off-site Utilities Design
9. Off-site Roadway or Transportation Improvements
10. Offsite Right-of-Way survey for utilities.
11. NPDES Permitting
12. Lighting/Photometric Design
13. Electrical Controls for Lift Stations
14. Reimbursables to be billed based upon direct expense incurred by Booth, Ern, Straughan & Hiott, Inc., for blueprints, copies, mylars, reproductions, postage, etc.
15. Advance of permit fees, impact fees, title search fees, recording or advertising fees.
16. The above prices allow for up to two (2) response submittals for any request for additional information letters from referenced agencies. Any additional request's will be billed on an hourly basis based on the attached hourly rate schedule.

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

**HOURLY RATE SCHEDULE
(2018)**

Professional Services shall be charged at the following rate schedule:

ENGINEERING

PROFESSIONAL ENGINEER (PRINCIPAL)	\$175.00/HOUR
PROFESSIONAL ENGINEER	\$145.00/HOUR
PROJECT ENGINEER	\$115.00/HOUR
ENGINEER TECHNICIAN I	\$105.00/HOUR
ENGINEER TECHNICIAN II	\$80.00/HOUR
BUILDING INSPECTOR	\$70.00/HOUR
CONSTRUCTION ENGINEER	\$90.00/HOUR
EXPERT TESTIMONY PROFESSIONAL ENGINEER	\$300.00/HOUR

SURVEYING

PROFESSIONAL SURVEYOR (PRINCIPAL)	\$160.00/HOUR
PROFESSIONAL SURVEYOR	\$125.00/HOUR
4 MAN FIELD CREW	\$195.00/HOUR
3 MAN FIELD CREW	\$155.00/HOUR
2 MAN FIELD CREW	\$130.00/HOUR
SURVEY TECHNICIAN I	\$100.00/HOUR
SURVEY TECHNICIAN II	\$80.00/HOUR
EXPERT TESTIMONY PROFESSIONAL SURVEYOR	\$300.00/HOUR

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

All printing for this project shall be billed out at the following rate schedule, plus sales tax:
(Outside Copying Services will be billed at cost)

Engineering Bond Copies

Black & White

11 x 17.....\$1.25
24 x 36.....\$2.50

Color Copies

11 x 17.....\$2.00
24 x 36.....\$6.00

Black & White Copies

8 ½ x 11.....\$0.10
8 ½ x 14.....\$0.10
11 x 17.....\$0.20

Color Copies

8 ½ x 11.....\$0.25
8 ½ x 14.....\$0.25
11 x 17.....\$0.45

Other Printing Services

24 x 36 Mylar.....\$12.00
24 x 36 Photo Paper, Color..... \$36.00
24 x 36 Foam Board.....\$30.00

Other Services

Fax/Scan.....\$0.05/Page
Postage (Fed-Ex, Certified Mail, Etc)...@ cost
Concrete Monuments..... \$11.00
Rebar..... \$2.00
Mileage (T/M Projects Only)..... \$0.59

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

TERMS AND CONDITIONS

I. GENERAL CONDITIONS

A. AGREEMENT:

These terms and conditions are attached to and made part of the proposal for services (the "Proposal for Services") by which Booth, Ern, Straughan & Hiott, Inc. ("BESH") has agreed to perform certain professional engineering and/or surveying services for and on behalf of ***City of Clermont*** ("Client"). The Proposal for Services, these terms and conditions, the hourly rate schedule, and the executed authorization to proceed attached to these terms and conditions shall constitute a contract (hereinafter referred to as the "Agreement") for the provision of services by BESH to and on behalf of Client.

B. TERMINATION:

This Agreement may be terminated by either party by furnishing written notice to the other party at least thirty (30) days prior to the effective date of termination. In the event that this Agreement is terminated by either party, Client shall pay BESH for all services performed and expenses incurred through the date of termination.

C. DOCUMENTS:

ENGINEERING DOCUMENTS

All original drawings, computations, details, design calculations, and electronic media that result from engineering services performed by BESH pursuant to this Agreement are and at all times shall remain the property of BESH. Signed and sealed construction plans, pdf files and AutoCad files will be issued to the Client as needed for permitting, bidding and construction. In doing so, Client agrees that no additions, deletions, changes or revisions shall be made to any of said documents without the express written approval of BESH. If payment for services is not received in accordance with Section II.(C)(Payment) of this Agreement, BESH reserves the right not to release any documents until payment is made current.

SURVEYING DOCUMENTS

All original drawings, computations, details, design calculations, field notes, and electronic media that result from surveying services performed by BESH pursuant to this Agreement are and at all times shall remain the property of BESH. Signed and sealed surveys may be obtained for a period of time up to ninety (90) days after issuance of the survey, and certifications may be revised during that same period of time for a fee of \$50.00 for each revision. Upon payment in full for services completed, and within the same period of ninety (90) days, Client, at Client's expense, may obtain copies of any documents or reproducible copies of drawings. In doing so, Client agrees that no additions, deletions, changes or revisions shall be made to any of said documents without the express written approval of BESH. After ninety (90) days and within one hundred eighty (180) days following issuance of the survey, BESH will revise certifications and will visually inspect the subject property for the purpose of reissuing a signed and sealed survey, charging its then-current hourly rates for performing said services and reissuing the survey.

D. FEE RENEGOTIATION:

The Proposal for Services describes the specific services to be performed and tasks to be undertaken by BESH for and on behalf of Client, and states the fee (the contract price) for each service and task. Except as otherwise provided in this Agreement, the contract prices quoted in the Proposal for Services shall remain in effect for a period of two (2) years from the date of execution of this Agreement. After the expiration of two (2) years from the date hereof, the contract prices stated in the Proposal for Services shall be renegotiated between BESH and Client with respect to all services and tasks that have not been completed by that date. The hourly rates set forth in the hourly rate schedule that is part of this Agreement shall apply to all **additional services** requested by Client outside the scope of the services and tasks described in the Proposal for Services. Said hourly rates are applicable through December 31st of the year in which this Agreement was executed, and are subject to renegotiation on January 1 of each year thereafter.

E. REGULATORY REQUIREMENTS:

The contract prices and hourly rates set forth in this Agreement have been quoted based on all federal, state and local regulations in effect as of the date that the authorization to proceed work is signed by the latter of BESH and Client. If any of said regulations change during the permitting and design phase of this project, BESH reserves the right to increase fees for services that may be affected by regulatory changes upon written notice to the Client.

F. PERMIT ACQUISITION

BESH cannot guarantee the acquisition of any or all of the permits and/or approvals that shall be required for Client's project. BESH agrees that it shall exercise its best efforts try to obtain all of the necessary permits and/or approvals. Nevertheless, Client shall be responsible for payment of all consulting fees due BESH regardless of agency/governmental actions, including without limitation the failure of one or more governmental agencies to give the necessary approval for the project.

II. COMPENSATION

A. ADDITIONAL SERVICES:

BESH shall be fully compensated by Client for all additional services performed by BESH, including, without limitation, the following:

1. Changes made at Client's request to the scope of services defined in this Agreement.
2. Revisions made necessary as a result of changes to local, state or federal governmental requirements after the date of this Agreement.
3. Redesign per Client after preliminary design has been submitted to the relevant approving agency.

Client must sign a separate authorization to proceed form (a "Change Order") for each change in scope of services requested by Client before BESH is obligated to perform the revised scope of services.

B. OUT-OF-POCKET EXPENSES:

In addition to the fee schedule set forth in the Proposal for Services and the hourly rates to be charge for all additional services performed by BESH, BESH shall be reimbursed for all out-of-pocket expenses incurred by BESH, including, without limitation: blueprints, copies, plots, aerials, express deliveries, specialized postage, overnight courier services (such as Federal Express and UPS) and travel outside of the Central Florida area (greater than 25 miles from BESH's office located in Tavares, Florida). Printing and mileage expenses are set forth on the hourly rate schedule that is part of this Agreement. All other charges shall be billed to and paid by Client based on the actual costs incurred by BESH.

C. PAYMENT:

BESH shall submit invoices to Client on a semi-monthly (twice per month) basis. On each invoice, BESH will bill for its services in accordance with the hourly rate schedule included as part of this Agreement. The invoice also will identify the task or the tasks from the Proposal for Services on which BESH performed services during the billing period. If the Proposal for Services states a lump sum dollar figure for any particular task, the lump sum amount will represent a "not to exceed" figure for the task in question, and BESH will continue to bill by the hour for its services on that task until the "not to exceed" figure has been billed in full. Thereafter, unless the scope of services to be performed by BESH pursuant to said task has been changed and the compensation to be paid to BESH has been modified pursuant to Section II.A. of these Terms and Conditions, BESH will continue to perform its services under that task without additional charges for its services until BESH has performed all work required by that task. Client shall notify BESH in writing within ten (10) days from the date of the invoice if Client has any questions about the services performed or the charges for those services as reflected on the invoice. Client waives any and all challenges to the services performed and the charges for those services not raised within said ten (10) day timeframe. All invoices shall be due and payable in full within fourteen (14) days from the date of the invoice. All unpaid balances that remain unpaid after fourteen (14) days from the date of the invoice shall be subject to interest on the unpaid balance at the rate of 1.5% per month.

All outstanding invoices shall be paid in full by Client prior to plan submittal to any permitting agency, preparation of Final Plans for building purposes, Final Recording of Record Plat, and/or Final Certification of Completion to state and local agencies. BESH shall have no obligation under this Agreement to submit or prepare any of the foregoing materials unless and until Client complies with this requirement. In addition, in the event that any balance remains unpaid for at least 45 days from the date of the invoice which included the unpaid balance, BESH shall have the right to terminate any and all further work on the project until Client has paid said balance in full.

III. MISCELLANEOUS

A. FORCE MAJEURE:

BESH shall not be liable for any delays or failure in performance due to contingencies beyond BESH's reasonable control including, without limitation, acts of God, war, fire, explosion, flood, epidemic, severe weather, earthquake, rainstorm, riots, theft, accidents, strike, work stoppage, acts or regulations of a governmental entity, shortages of vehicles, fuel, power, labor or material, delays of other companies or contractors, or any other causes whatsoever whether similar or dissimilar to those previously enumerated. In the event of delay caused

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

by any of the foregoing, BESH's time for performance shall be extended for such time as may be reasonably necessary to enable BESH to perform.

B. LIMITATION OF LIABILITY:

UNDER NO CIRCUMSTANCES SHALL BESH BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOST PROFITS, LIQUIDATED DAMAGES, DELAYS, LOSS OF PRODUCTIVITY, INEFFICIENCY, LOSS OF GOOD WILL, OR ANY OTHER DAMAGES WHICH ARE SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL. THE LIABILITY OF BESH TO CLIENT, FOR ANY CAUSE OR COMBINATION OF CAUSES ARISING OUT OF OR RELATED TO THIS AGREEMENT, SHALL BE LIMITED TO THE TOTAL AMOUNT OF THE COMPENSATION PAID BY CLIENT TO BESH PURSUANT TO THIS AGREEMENT.

C. ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between BESH and Client and supercedes any and all prior or contemporaneous understandings, representations and agreements, oral or written. No amendment, modification or waiver hereof will be binding on BESH unless made in writing and duly executed by an authorized representative of BESH.

D. WAIVER:

The failure of BESH to enforce any provision of this Agreement or to exercise any right accruing through the default of the Client hereunder, shall not constitute a waiver of any other rights of BESH with respect to this Agreement.

E. COSTS AND ATTORNEY'S FEES:

In the event of any litigation to enforce the terms of this Agreement, BESH shall be entitled to recover court costs and reasonable attorney's fees for all proceedings, including at the trial court level, on appeal, and in connection with bankruptcy court proceedings. In the event that BESH retains the services of an attorney to collect from Client any sums due hereunder, BESH shall be entitled to recover from Client all fees and costs incurred with said attorney, whether suit is brought or not.

F. GOVERNING LAW; VENUE:

This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any proceeding based upon this Agreement shall lie exclusively in the state court of competent jurisdiction in Lake County, Florida.

G. SEVERABILITY:

If any provision of this Agreement is held invalid or otherwise unenforceable, the enforceability of the remaining provisions shall not be impaired thereby but rather this Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions and the rights and obligations of the parties shall be construed and enforced accordingly.

**H. STATEMENT REGARDING DESIGN PROFESSIONALS
(ABSENCE OF LIABILITY).**

THIS AGREEMENT HAS BEEN ENTERED INTO BETWEEN CLIENT AND BESH. CLIENT ACKNOWLEDGES AND AGREES THAT THE INDIVIDUAL EMPLOYEES AND AGENTS OF BESH, INCLUDING WITHOUT LIMITATION THE DESIGN PROFESSIONALS WHO ARE EMPLOYEES OR AGENTS OF BESH, ARE NOT PARTIES TO THIS AGREEMENT. PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, THE INDIVIDUAL EMPLOYEES OR AGENTS OF BESH (INCLUDING WITHOUT LIMITATION ALL ENGINEERS, SURVEYORS, AND OTHER DESIGN PROFESSIONALS WHO ARE EMPLOYEES OR AGENTS OF BESH), SHALL NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF OR RELATED TO ANY WORK PERFORMED BY SAID EMPLOYEES OR AGENTS PURSUANT TO THIS AGREEMENT.

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

AUTHORIZATION TO PROCEED

PROPOSAL FOR CIVIL ENGINEERING SERVICES AS DESCRIBED IN THE ATTACHED PROPOSAL

To acknowledge your agreement with the terms and conditions set forth in this Agreement (consisting of the Proposal for Services, the Terms and Conditions, the Hourly Rate Schedule and this Authorization to Proceed), and to provide Booth, Ern, Straughan & Hiott, Inc. (BESH) with Client's authorization to proceed with the work described in the Agreement, please fill out and sign the Authorization to Proceed below and return it to our office. We will schedule the work upon receipt of the executed Authorization to Proceed. The contract prices, hourly rates, and costs for printing and similar expenses set forth in this Agreement shall be valid for ninety (90) days from the date of this proposal. If this Agreement is not accepted by Client within said period of ninety (90) days, BESH reserves the right to modify any and all of the contract prices, hourly rates and cost figures set forth herein.

Retainer Amount: \$ _____

THIS PROPOSAL/AGREEMENT ACCEPTED THIS _____ DAY OF _____, 2018.

Booth, Ern, Straughan & Hiott, Inc.

Client

Signature 

By: Duane K. Booth, P.E.

Title: Principal

Signature _____

By: _____

Title: _____

PROJECT: Clermont Downtown Streetscape, Phase 2, Clermont, Florida, Lake County
CLIENT: City of Clermont
DATE: November 29, 2018

CLIENT INFORMATION FORM

To assist Booth, Ern, Straughan & Hiott, Inc., to prepare the requested proposal, please complete the information below:

PRINT NAME & TITLE: _____

COMPANY NAME: _____

BILLING ADDRESS: _____

PHONE: _____

FAX: _____

E-MAIL: _____

DATE: _____

CLIENT REPRESENTATIVE: _____

IS CLIENT THE OWNER OF THE SUBJECT PROPERTY?:

YES: _____

NO: _____

(If no, Booth, Ern, Straughan & Hiott, Inc., reserves the right to require a retainer prior to commencing services.)

Is the property accessible? If gated/locked, who shall BESH contact to gain access to the property?

NAME AND PHONE NUMBER: _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 11, 2018			
Agenda Item Name			
Police and Fire Pension Board Appointments			
Requested Action			
Recommend approval of Jason Sayre as the Fifth Member on the Police Officers Pension Board and Ryan Moore as the Fifth Member on the Firefighters Pension Board.			
Staff Report			
Florida Statutes requires the fifth member of the Police Officers Pension Board and Firefighters Pension Board to be selected by the majority of the current pension board members and as a "ministerial duty", be appointed by the City Council. The current board members of the Police Officers Pension Board of Trustees have selected Jason Sayre to serve as the fifth member and the Firefighters Pension Board of Trustees have selected Ryan Moore to serve as the fifth member.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Resolution No. 2018-54R		
Requested Action		
Recommend approval of Resolution 2018-54R authorizing the City Council to create a Parks and Recreation Advisory Committee.		
Staff Report		
This resolution will permit the City Council to create the City of Clermont Parks and Recreation Advisory Committee. There shall be five (5) members of the Parks and Recreation Advisory Committee. The seats shall be numbered one (1) through five (5), shall correspond to the numbers of the seats on the City Council and shall be appointed by the council member filling that seat. All seats shall be coterminous positions with the corresponding council seat.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-54R - Parks and Recreation Advisory Committee 2018-54R - Parks and Recreation Committee.pdf		



CITY OF CLERMONT
RESOLUTION NO. 2018-54R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT,
FLORIDA CREATING A SPECIAL ADVISORY COMMITTEE FOR PARKS
AND RECREATION; PROVIDING FOR THE MEMBERSHIP OF THE
COMMITTEE; APPOINTMENT BY THE CITY COUNCIL AND DUTIES
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Pursuant to Section 2-61 of the City Code, the City Council has the authority to create special committees as the Council deems in the best interest of the City of Clermont; and

WHEREAS, it has been determined by the City Council that the creation of a special committee to be known as the City of Clermont Parks and Recreation Advisory Committee is in the best interest of the citizens of the City of Clermont.

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

SECTION 1.

The City Council of the City of Clermont does hereby create a committee to be known and designated as the Parks and Recreation Advisory Committee subject to the following:

1. Membership. There shall be five (5) members of the Parks and Recreation Advisory Committee. The seats shall be numbered one (1) through five (5), shall correspond to the numbers of the seats on the City Council and shall be appointed by the council member filling that seat. All seats shall be coterminous positions with the corresponding council seat.

2. Qualifications. To qualify as a member, the individual must be a registered elector for the City of Clermont.

3. Staff Assignment/Responsibilities.

a) The City's Parks and Recreation Director, or his designee, shall be the lead staff for the Committee and shall update the committee on a regular basis with regard to ongoing Parks and Recreation issues and initiatives involving the City. The City Manager shall designate necessary staff to provide administrative support to the Committee.

b) The Committee shall meet as often as necessary to provide the City's Parks and Recreation Director and the City Manager with recommendations on sustaining, generating, and developing parks and recreational programs within the City of Clermont. In addition to any other responsibilities as may be directed by the City Council and related to Parks and Recreation, each member shall serve as an ambassador for Parks and Recreation within the City.



CITY OF CLERMONT
RESOLUTION NO. 2018-54R

4. Conduct of meetings. The Parks and Recreation Advisory Committee shall operate in accordance with applicable law. At its first meeting of each calendar year, the committee shall appoint a chairperson, who shall conduct the meetings and a vice chairperson who shall conduct the meetings in the absence of the chairperson. A quorum of three (3) shall be required to conduct official business of the committee.

SECTION 2.

All resolutions, rules, regulations, restrictions or policies of the City of Clermont in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3.

This resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2018-54R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 11th day of December, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Resolution No. 2018-55R		
Requested Action		
Recommend approval of Resolution No. 2018-55R to amend the FY 2019 Budget.		
Staff Report		
Resolution No. 2018-55R is proposed to be approved to formally amend the FY 2019 Budget. The majority of the amendments are to carry forward unspent funds pertaining to specific budgeted items from FY 2018.		
Additional Analysis		
Fiscal Impact Summary		
Total decrease to fund balance for all funds is \$3,257,943.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2018-55R 2019 Budget Amendment	2018-55R 2019 Budget Amendment.docx



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2018-2019**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2018 to September 30, 2019:

GENERAL FUND

1. Increase MPO Dues (10515-55411) \$ 8,450
To amend the Development Services Department budget for increased MPO dues.
2. Increase Capital Outlay – Software (10516-66404) \$ 16,584
To amend the Information Technology Department budget to change the funding source of the purchase of a budgeted operating system software from the Infrastructure Sales Tax Fund to the General Fund.
3. Increase Travel & Per Diem (10521-54001-21900) \$ 8,500
Increase Minor Equipment (10521-55204-21900) \$ 9,216
Increase Community Relations (10521-55212-21900) \$ 10,300
Increase Software Renewals/Support (10521-55219-21900) \$ 3,500
Increase Training & Education (10521-55401-21900) \$ 7,000
Increase Capital Outlay - Equipment (10521-66401-21900) \$ 26,689
Increase Federal Forfeiture/Seizures (10351-35102-21900) \$ 65,205
To amend the Police Department budget for expenditures related to Federal Forfeitures funds and associated revenues.
4. Increase Capital Outlay – Software (10521-66404) \$ 13,971
To amend the Police Department budget to change the funding source of the purchase of a Community Connect software module from the Infrastructure Sales Tax Fund to the General Fund.
5. Increase Crime Scene Supplies (10521-55222) \$ 1,013
Increase Ammunition & Supplies (10521-55410) \$ 3,024
To amend the Police Department budget for the carryforward of unexpended FY 2018 funds for items ordered but not received as of September 30, 2018.
6. Increase Minor Equipment (10522-55204) \$ 52,025
Increase Capital Outlay – Equipment (10522-66401) \$ 111,760
To amend the Fire Department budget for the cost of purchasing replacement bunker gear, boots, gloves and helmets.



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

- | | |
|--|---|
| 7. Decrease Capital Outlay – Equipment (10522-66401)
To amend the Fire Department budget to change the funding source of
bunker gear from the General Fund to the Fire Impact Fund. | \$ 29,850 |
| | |
| 8. Increase Fire Inspection Revenue (10342-34220)
Increase Fire Review Fees (10342-34250)
Decrease Admin. Assessment – Fire Insp (10349-34907)
Increase Regular Salaries (10529-12100)
Increase Overtime Salaries (10529-12120)
Increase FICA Salaries (10529-12220)
Increase Defined Contribution Pension (10529-12245)
Increase Group Insurance (10529-12300)
Increase Life Insurance (10529-12305)
Increase EAP (10529-12315)
Increase Workers Compensation (10529-12400)
Increase Travel & Per Diem (10529-54001)
Increase Telephone (10529-54101)
Increase Internet Service (10529-54102)
Increase Postage & Freight (10529-54200)
Increase Commercial Insurance (10529-54500)
Increase Printing (10529-54700)
Increase Office Supplies (10529-55100)
Increase Gas & Oil (10529-55201)
Increase Tires & Batteries (10529-55202)
Increase Uniforms (10529-55203)
Increase Minor Equipment (10529-55204)
Increase Subscription & Dues (10529-55400)
Increase Training & Education (10529-55401)
To amend the Fire Department budget for the transfer of budgeted
revenues and expenditures from the Fire Inspection Fund to the General
Fund. | \$ 20,000
\$ 86,800
\$ 51,421
\$ 154,873
\$ 8,000
\$ 12,025
\$ 16,579
\$ 41,921
\$ 488
\$ 78
\$ 2,503
\$ 2,904
\$ 2,206
\$ 912
\$ 1,400
\$ 1,210
\$ 300
\$ 1,200
\$ 4,500
\$ 1,000
\$ 1,150
\$ 3,000
\$ 8,130
\$ 1,000 |
| | |
| 9. Increase Capital Outlay – Recreation - Lk Hiawatha (10542-66301-72113)
To amend the Public Works Department budget for the carryforward of
unexpended FY 2018 funds for Lake Hiawatha restoration. | \$ 6,160 |
| | |
| 10. Increase Repairs & Maint. Buildings (10575-54600)
To amend the Parks & Recreation Department budget for carpet
replacement ordered but not received as of September 30, 2018. | \$ 38,040 |
| | |
| 11. Decrease Rent City Hall (10362-36208)
To amend the City Hall rent revenue budget as a result of the discontinued
lease notice from Congressman Dennis A. Ross. | \$ 4,500 |
| | |
| 12. Decrease Fund Balance (10599-59900)
Total General Fund adjustments. | \$ 435,677 |



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

INFRASTRUCTURE SALES TAX FUND

- | | |
|--|------------|
| 1. Increase Capital Outlay – Vehicles (12521-66400) | \$ 17,853 |
| To amend the Police Department budget for the carryforward of unexpended FY 2018 funds for a replacement vehicle accessories. | |
| 2. Increase Capital Outlay – Equipment (12521-66401) | \$ 12,666 |
| Increase Capital Outlay – IT Equipment (12521-66403) | \$ 604 |
| To amend the Police Department budget for the carryforward of unexpended FY 2018 funds for equipment and IT equipment. | |
| 3. Decrease Capital Outlay – Software (12516-66404) | \$ 16,584 |
| To amend the Information Technology Department budget to change the funding source of the purchase of a budgeted operating system software from the Infrastructure Sales Tax Fund to the General Fund. | |
| 4. Decrease Capital Outlay – Software (12521-66404) | \$ 13,971 |
| To amend the Police Department budget to change the funding source of the purchase of a budgeted Community Connect software module from the Infrastructure Sales Tax Fund to the General Fund. | |
| 5. Increase Capital Outlay - Other Improvements (12522-66300) | \$ 21,493 |
| To amend the Fire Department budget for the carryforward of unexpended FY 2018 funds for automated bay door improvements. | |
| 6. Increase Capital Outlay – Other Improvements (12542-66300) | \$ 72,512 |
| To amend the Public Works Department budget for the carryforward of unexpended FY 2018 funds for fence projects at Kaboom, Lake Hiawatha and Palatlakaha parks. | |
| 7. Increase Capital Outlay – Other Improvements (12575-66300) | \$ 34,515 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2018 funds for the first phase of the exterior lighting project at the Arts & Recreation Center. | |
| 8. Increase Capital Outlay – Equipment (12575-66401) | \$ 74,800 |
| To amend the Parks & Recreation Department budget for the replacement of the fire alarm system at the Arts & Recreation Center. | |
| 9. Decrease Fund Balance (12599-59900) | \$ 203,888 |
| Total Infrastructure Sales Tax Fund adjustments. | |



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

CEMETERY FUND

- | | | |
|---|----|--------|
| 1. Increase Capital Outlay – Building (13542-66201) | \$ | 14,980 |
| To amend the Public Works Department budget for the construction of a double sided columbarium. | | |
| 2. Decrease Fund Balance (13599-59900) | \$ | 14,980 |
| Total Cemetery Fund adjustments. | | |

RECREATION IMPACT FEE FUND

- | | | |
|--|----|---------|
| 1. Increase Capital Outlay – Recreation (14549-66301-72117) | \$ | 228,856 |
| To amend the Public Works Department budget for the carryforward of unexpended FY 2018 funds for boathouse improvements. | | |
| 2. Increase Capital Outlay – Recreation (14572-66301) | \$ | 21,000 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2018 funds for the purchase of ten trail fitness stations. | | |
| 3. Decrease Fund Balance (14599-59900) | \$ | 249,856 |
| Total Recreation Impact Fund adjustments. | | |

POLICE IMPACT FEE FUND

- | | | |
|---|----|--------|
| 1. Increase Capital Outlay – Vehicles (15521-66400) | \$ | 51,042 |
| Increase Capital Outlay – Equipment (15521-66401) | \$ | 9,424 |
| To amend the Police Department budget for the carryforward of unexpended FY 2018 funds for the purchase of new position vehicles and equipment. | | |
| 2. Decrease Fund Balance (15599-59900) | \$ | 60,466 |
| Total Police Impact Fund adjustments. | | |

FIRE IMPACT FEE FUND

- | | | |
|--|----|--------|
| 1. Increase Capital Outlay - Equipment (16522-66401) | \$ | 27,800 |
| To amend the Fire Department budget for the remaining cost of installation of traffic control devices. | | |
| 2. Increase Minor Equipment (16522-55204) | \$ | 19,712 |
| To amend the Fire Department budget for the purchase of wildland gear equipment. | | |
| 3. Increase Capital Outlay – Equipment (10522-66401) | \$ | 29,850 |
| To amend the Fire Department budget to change the funding source of bunker gear from the General Fund to the Fire Impact Fund. | | |



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

- | | | |
|--|----|--------|
| 4. Decrease Fund Balance (16599-59900) | \$ | 77,362 |
| Total Fire Impact Fund adjustments. | | |

FIRE INSPECTION FUND

- | | | |
|--|----|---------|
| 1. Decrease Fire Inspection Revenue (19342-34220) | \$ | 20,000 |
| Decrease Annual Inspection (19342-34224) | \$ | 210,000 |
| Decrease Fire Review Fees (19342-34250) | \$ | 86,800 |
| Decrease Regular Salaries (19529 -12100) | \$ | 154,873 |
| Decrease Overtime Salaries (19529 -12120) | \$ | 8,000 |
| Decrease FICA Salaries (19529 -12220) | \$ | 12,025 |
| Decrease Defined Contribution Pension (19529 -12245) | \$ | 16,579 |
| Decrease Group Insurance (19529 -12300) | \$ | 41,921 |
| Decrease Life Insurance (19529 -12305) | \$ | 488 |
| Decrease EAP (19529 -12315) | \$ | 78 |
| Decrease Workers Compensation (19529 -12400) | \$ | 2,503 |
| Decrease Travel & Per Diem (19529 -54001) | \$ | 2,904 |
| Decrease Telephone (19529 -54101) | \$ | 2,206 |
| Decrease Internet Service (19529 -54102) | \$ | 912 |
| Decrease Postage & Freight (19529 -54200) | \$ | 1,400 |
| Decrease Commercial Insurance (19529 -54500) | \$ | 1,210 |
| Decrease Printing (19529 -54700) | \$ | 300 |
| Decrease Administrative Fees (19529-54906) | \$ | 51,421 |
| Decrease Office Supplies (19529 -55100) | \$ | 1,200 |
| Decrease Gas & Oil (19529 -55201) | \$ | 4,500 |
| Decrease Tires & Batteries (19529 -55202) | \$ | 1,000 |
| Decrease Uniforms (19529 -55203) | \$ | 1,150 |
| Decrease Minor Equipment (19529 -55204) | \$ | 3,000 |
| Decrease Subscription & Dues (19529 -55400) | \$ | 8,130 |
| Decrease Training & Education (19529 -55401) | \$ | 1,000 |

To amend the Fire Department budget for the transfer of budgeted revenues and expenditures from the Fire Inspection Fund to the General Fund and the elimination of the Fire Alarm Monitoring fee and Commercial Occupancy Fire Inspection fee, as approved by the City Council on November 13, 2018.

CAPITAL PROJECT FUND

- | | | |
|---|----|---------|
| 1. Increase Capital Outlay – Fiber Optic - Wi-Fi (32559-66408-95114) | \$ | 725,962 |
| To amend the Economic Development budget for the carryforward of unexpended FY 2018 Master Plan funds for public wi-fi construction. | | |
| 2. Increase Capital Outlay – Improv. - City Limit (32559-66300-95108) | \$ | 250,000 |
| To amend the Economic Development budget for the carryforward of unexpended FY 2018 Master Plan funds for city limit sign construction. | | |



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

- | | | |
|---|----|---------|
| 3. Decrease Fund Balance (32599-59900) | \$ | 975,962 |
| Total Capital Project Fund adjustments. | | |

WATER FUND

- | | | |
|---|----|---------|
| 1. Increase Professional Services – (41533-53100) | \$ | 18,018 |
| Increase Capital Outlay – Professional Services (41533-66900-33114) | \$ | 500,000 |
| To amend the budget for the carryforward of unexpended FY 2018 funds for professional services for water system improvements. | | |
| 2. Decrease Fund Balance (41599-59900) | \$ | 518,018 |
| Total Water Fund adjustments. | | |

SEWER FUND

- | | | |
|--|----|-----------|
| 1. Increase Capital Outlay – Reclaimed Water (42535-66323) | \$ | 400,000 |
| To amend the budget to change the funding source for upsizing a reclaimed water pipe from the Sewer Impact Fee Fund to the Sewer Fund. | | |
| 2. Increase Repairs & Maint. Equipment Lift stations (42535-54619) | \$ | 60,000 |
| Increase Capital Outlay – Sewer System Improvements (42535-66305) | \$ | 363,842 |
| Increase Capital – Sewer System – Manhole/Lateral Rehab (42535-66305-35108) | \$ | 39,780 |
| Increase Capital Outlay - Lift Station Improvements (42535-66321) | \$ | 220,000 |
| To amend the budget for the carryforward of unexpended FY 2018 funds for lift stations, sewer improvements and rehabilitations. | | |
| 3. Decrease Fund Balance (42599-59900) | \$ | 1,083,622 |
| Total Sewer Fund adjustments. | | |

SEWER IMPACT FEE FUND

- | | | |
|--|----|---------|
| 1. Decrease Capital Outlay – Reclaimed Water (44535-66323) | \$ | 400,000 |
| To amend the budget to change the funding source for upsizing a reclaimed water pipe from the Sewer Impact Fee Fund to the Sewer Fund. | | |
| 2. Increase Fund Balance (44599-59900) | \$ | 400,000 |
| Total Sewer Impact Fund adjustments. | | |

SANITATION FUND

- | | | |
|--|----|--------|
| 1. Increase Debris Removal (49534-54312-99000) | \$ | 38,112 |
| To amend the budget for the carryforward of unexpended FY 2018 funds for the disposal of debris related to Hurricane Irma. | | |



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

2. Decrease Fund Balance (49599-59900)	\$	38,112
Total Stormwater Fund adjustments.		

Net Decrease to Fund Balance – All Funds	\$	3,257,943
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NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2018-2019 are hereby adopted.



CITY OF CLERMONT
RESOLUTION NO. 2018-55R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of December, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Ordinance No. 2018-35 <i>Final</i> <i>Olympus Annexation</i>		
Requested Action		
Request postponement to January 22, 2019.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2018-35 Olympus ANN 2018-35 - Project Olympus ANN.doc		
2. Ad ORD 2018-35 Olympus ANN legal ad.docx		



CITY OF CLERMONT
ORDINANCE NO. 2018-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Florida approved a Utility Service Agreement for Water and Wastewater for the subject property, dated February 13, 2003; and

WHEREAS, in accordance with the Clermont Interlocal Service Boundary Agreement dated December 2, 2014, the subject property is eligible to be annexed into the City; and

WHEREAS, the City Council of the City of Clermont, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Florida, does hereby annex to and make part of its corporate boundaries; the following described property, to-wit:

LEGAL DESCRIPTION

ALL OF TRACTS 47, 48, 50, 51, 52, 53, 59, 60, 61, 62, AND 63 ALSO A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 49, 54, 55, 58 AND 64 ALSO A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND ALL OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 47 ALSO THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 52 AND 61 OF MONTE VISTA PARK FARMS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALL LYING IN SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF US HIGHWAY 27 AND SOUTH AND WEST OF SCHOFIELD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



CITY OF CLERMONT
ORDINANCE NO. 2018-35

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'49"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'05"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 964.85 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 30°11'24", A CHORD BEARING OF N44°48'11"W AND A CHORD DISTANCE OF 46.88 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.42 FEET TO THE END OF SAID CURVE; THENCE N89°42'25"W, A DISTANCE OF 1580.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A



CITY OF CLERMONT
ORDINANCE NO. 2018-35

CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 334.57 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1376.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°18'09"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2648.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE N89°14'49"E ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 247.37 ACRES MORE OR LESS.

Portions of Alternate Keys 1594600 & 1462436



CITY OF CLERMONT
ORDINANCE NO. 2018-35

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, and any other general or special taxes or assessments.

SECTION 4.

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

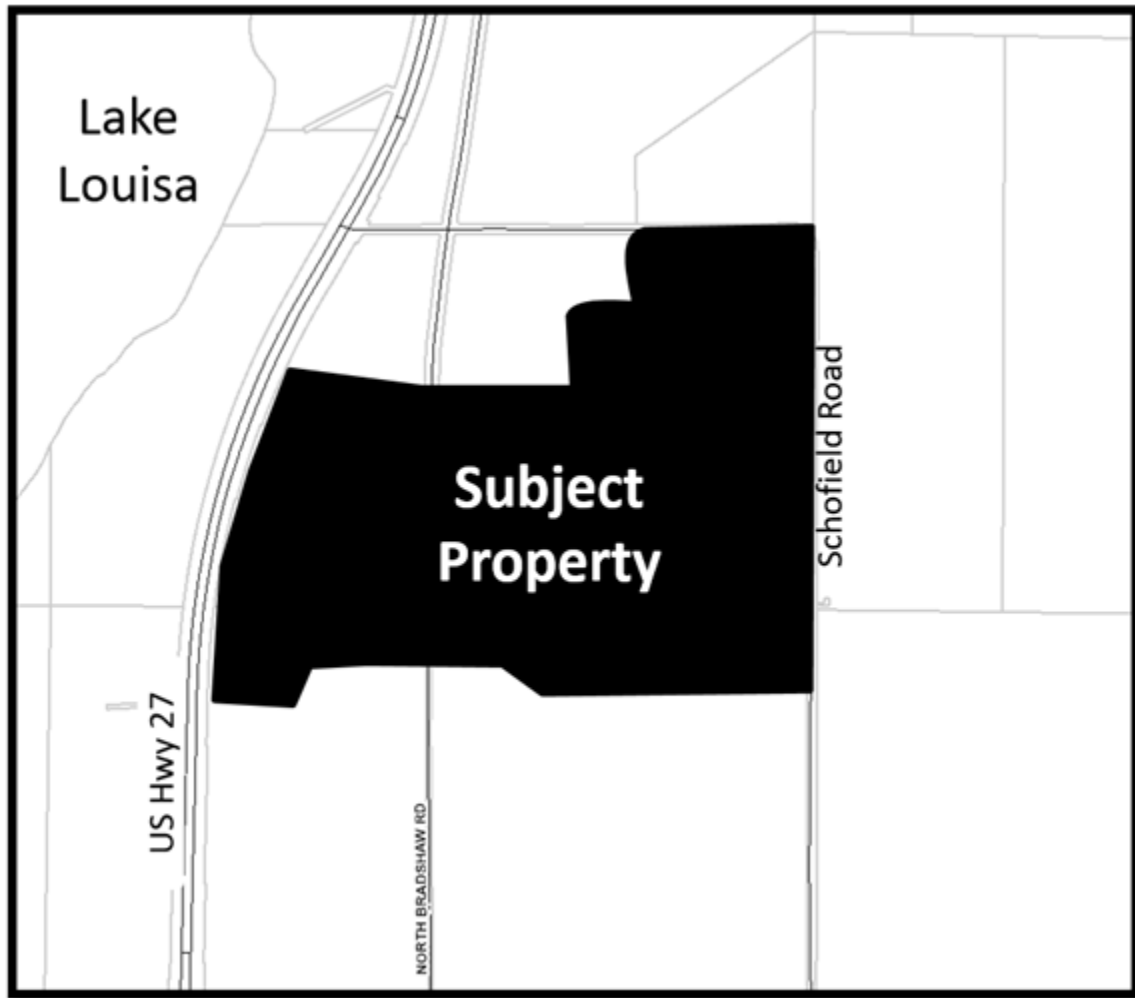
SECTION 5.

This Ordinance shall be recorded in the public records of Lake County, Florida.

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-35

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of December, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday December 11, 2018 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, AND PUBLICATION.

LOCATION:

1.5 miles south of the Lake Louisa Road and US Highway 27 intersection
East of US Highway 27 and west of Schofield Road
Approximately 247.02 +/- Acres
Portions of Alternate Keys 1594600 & 1462436

LEGAL DESCRIPTION

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF SAID PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.19 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°42'25"W, A DISTANCE OF 1580.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE;

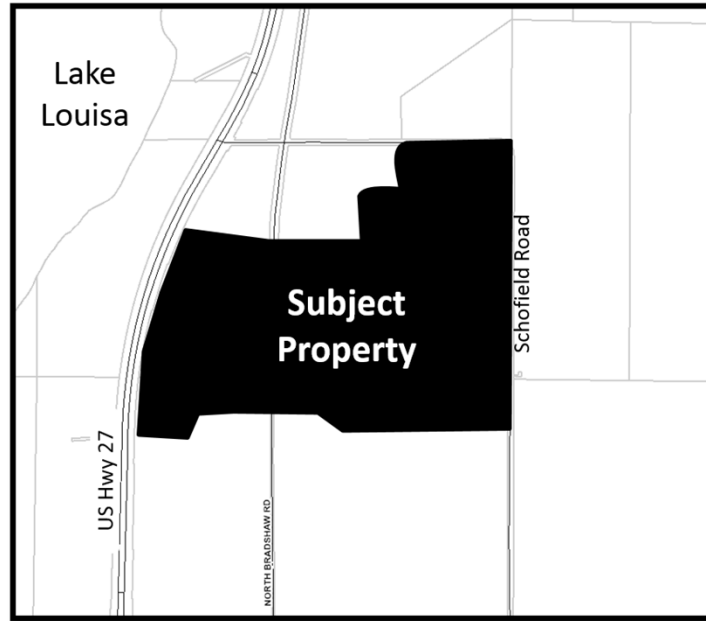
THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 561.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1391.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°23'52"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2664.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

NORTH BRADSHAW ROAD, AN EXISTING 20.00 FOOT WIDE COUNTY MAINTAINED AND GRADED DIRT ROADWAY LYING IN THE EASTERLY PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST LYING WITHIN THE BOUNDS OF THE PREVIOUSLY DESCRIBED PARCEL.

CONTAINING: 247.02 ACRES MORE OR LESS.

Location Map:



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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
Nov. 27 and Dec. 4, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Ordinance No. 2018-34 <i>Final</i> <i>Olympus CPA - Large Scale</i>		
Requested Action		
Request postponement to January 22, 2019.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2018-34 Olympus CPA 2018-34 - Olympus CPA.doc		
2. Ad ORD 2018-34 Project Olympus Ad.docx		



CITY OF CLERMONT
ORDINANCE NO. 2018-34

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

ALL OF TRACTS 47, 48, 50, 51, 52, 53, 59, 60, 61, 62, AND 63 ALSO A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 49, 54, 55, 58 AND 64 ALSO A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND ALL OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 47 ALSO THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 52 AND 61 OF MONTE VISTA PARK FARMS PER THE PLAT



CITY OF CLERMONT
ORDINANCE NO. 2018-34

THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALL LYING IN SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF US HIGHWAY 27 AND SOUTH AND WEST OF SCHOFIELD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'49"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'05"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 964.85 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 30°11'24", A CHORD BEARING OF N44°48'11"W AND A CHORD DISTANCE OF 46.88 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.42 FEET TO THE END OF SAID CURVE; THENCE N89°42'25"W, A DISTANCE OF 1580.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE



CITY OF CLERMONT
ORDINANCE NO. 2018-34

N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 334.57 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1376.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°18'09"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2648.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4



CITY OF CLERMONT
ORDINANCE NO. 2018-34

OF AFORESAID SECTION 21; THENCE N89°14'49"E ALONG SAID SOUTH LINE,
A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 247.37 ACRES MORE OR LESS.

Portions of Alternate Keys 1594600 & 1462436

CHANGE IN FUTURE LAND USE CLASSIFICATION

From Lake County: Wellness Way-1 and Town Center
To City of Clermont: Master Planned Development

SECTION 2.

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

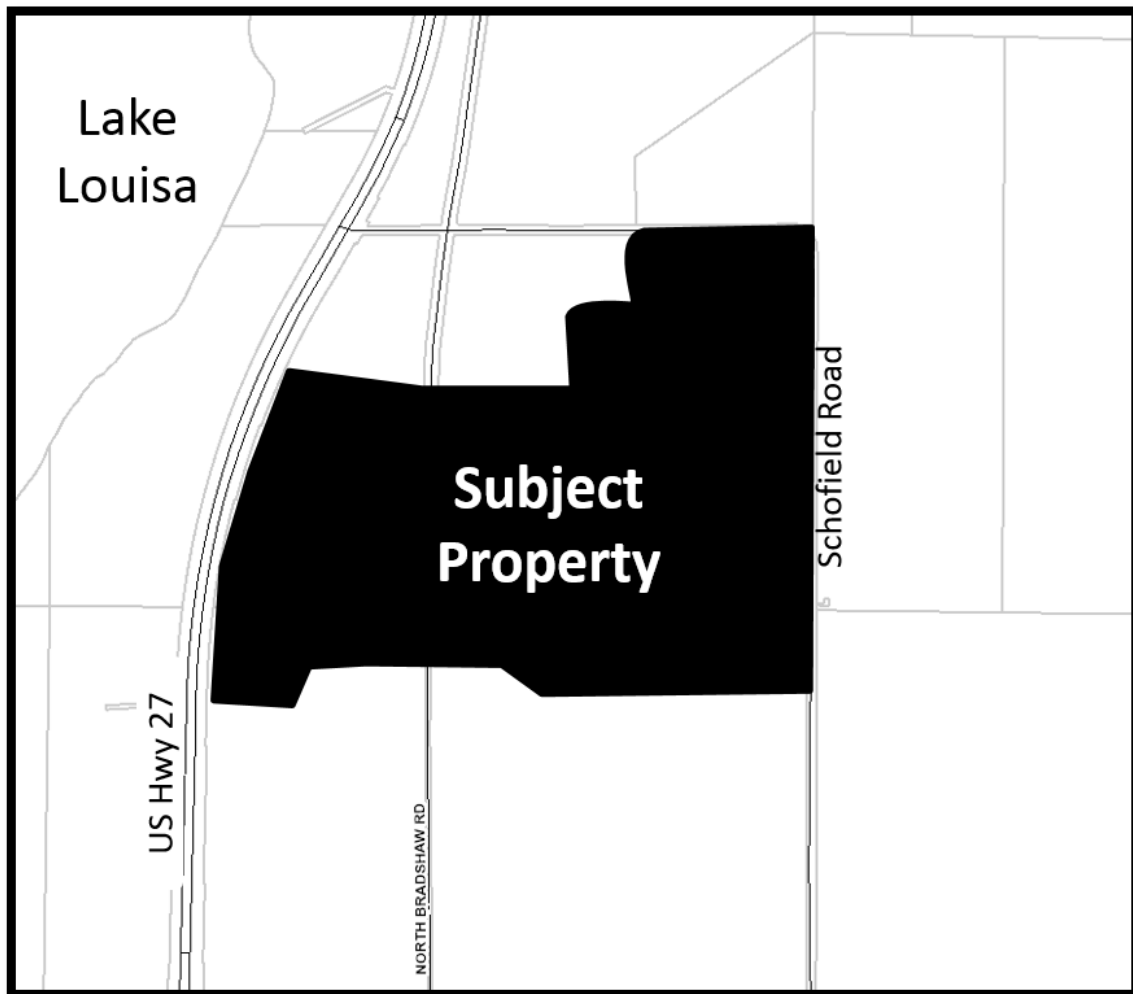
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of December, 2018.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

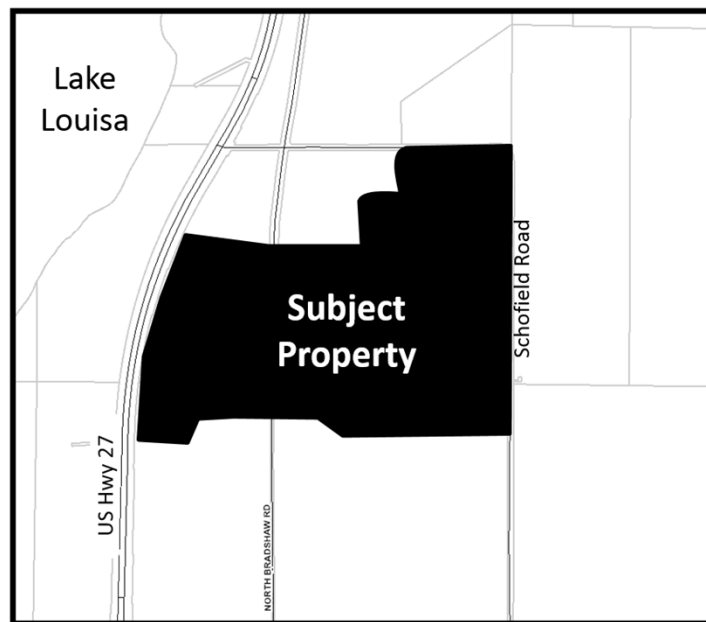
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2018-34

The City of Clermont will hold public hearings on Tuesday, October 2, 2018 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, October 9, 2018 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way-1 and Town Center to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, December 11, 2018 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

1.5 miles south of the Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road
Approx. 247.37 +/- Acres
Portions of Alternate Keys 1594600 & 1462436

Ordinance NO.2018-34:

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 22 and November 27, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 11, 2018			
Agenda Item Name			
Ordinance No. 2018-36 <i>Final</i> <i>Olympus PUD Rezoning</i>			
Requested Action			
Request postponement to January 22, 2019.			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Ordinance 2018-36 Olympus PUD	2018-36 Olympus PUD.doc	
2.	Ad	ORD 2018-36 REZ Olympus DRAFT Ad.docx	



CITY OF CLERMONT
ORDINANCE NO. 2018-36

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

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF SAID PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.19 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°42'25"W, A DISTANCE OF 1580.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49",



CITY OF CLERMONT
ORDINANCE NO. 2018-36

A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD



CITY OF CLERMONT
ORDINANCE NO. 2018-36

DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 561.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1391.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°23'52"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2664.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

NORTH BRADSHAW ROAD, AN EXISTING 20.00 FOOT WIDE COUNTY MAINTAINED AND GRADED DIRT ROADWAY LYING IN THE EASTERLY PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST LYING WITHIN THE BOUNDS OF THE PREVIOUSLY DESCRIBED PARCEL.
CONTAINING: 247.02 ACRES MORE OR LESS.

From: Urban Transition (UT)
To: Planned Unit Development (PUD)

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.

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



CITY OF CLERMONT
ORDINANCE NO. 2018-36

SECTION 5. General Conditions

This application for a Planned Unit Development to allow for residential, commercial, office, sports & performance venues, open space and civic uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Olympus Sports and Entertainment Planned Unit Development Site Plan, Exhibit 2. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6. Land Uses and Conditions

1. The Olympus Planned Unit Development gross development density & intensity will not exceed the Comprehensive Plan maximum of 12 dwelling units/acre residential and .25 Floor Area Ratio non-residential (gross acreage). To ensure compliance with this condition, the applicant/developer shall provide a table with the current and proposed total number of residential units, Floor Area Ratio, and Impervious Surface Ratio for each



CITY OF CLERMONT
ORDINANCE NO. 2018-36

phase of development or each site plan review. The Olympus Planned Unit Development Regulation Plan, Exhibit 1, shall govern the land uses and location within the project.

2. The current use of the property is agriculture and may continue this use until clearing or grading for development occurs.
3. The Olympus Planned Unit Development Development Standards, Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking, open space, and other vertical and horizontal improvements for the project.
4. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.
5. A Tier 3 Traffic Impact Study will be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation. Conditions resulting from the review will become a requirement before final site plan approval.
6. The City reserves the right for signage that will be placed in conjunction with the pedestrian bridge over US Hwy 27.
7. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.



CITY OF CLERMONT
ORDINANCE NO. 2018-36

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of January, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2018-36

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

1.5 miles south of the Lake Louisa Road and US Highway 27 intersection
East of US Highway 27 and west of Schofield Road
Approximately 247.02 +/- Acres
Portions of Alternate Keys 1594600 & 1462436

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF SAID PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.19 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°42'25"W, A DISTANCE OF 1580.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16

FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 561.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1391.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°23'52"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2664.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

NORTH BRADSHAW ROAD, AN EXISTING 20.00 FOOT WIDE COUNTY MAINTAINED AND GRADED DIRT ROADWAY LYING IN THE EASTERLY PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST LYING WITHIN THE BOUNDS OF THE PREVIOUSLY DESCRIBED PARCEL.

CONTAINING: 247.02 ACRES MORE OR LESS.

From: Urban Transition UT
To: Planned Unit Development PUD

This request will be considered by the Planning & Zoning Commission on Tuesday, December 4, 2018 at 6:30 p.m. and a public meeting to consider the request will be held before the City Council on Tuesday, December 11, 2018 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Daily Commercial
November 27, 2018

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 11, 2018			
Agenda Item Name			
Variance Request			
Requested Action			
Recommend approval of the variance request.			
Staff Report			
The applicant, is requesting a variance to the Land Development Code, Section 122-125, to allow for a rear yard setback of 20 feet instead of 25 feet as required for the R-1 Single Family Medium Density Residential zoning district. The subject property is located at 1747 Presidio Drive, in the Sierra Vista Phase II Subdivision. The property was developed in Lake County and annexed into the City of Clermont with the existing site conditions. The applicant is requesting a 5 foot variance to allow encroachment into the required 25 foot rear yard setback for construction of a 12' x 35' foot screen porch addition with a solid roof to the existing single family home. The screen porch will be 20 feet from the rear property line. The impervious surface ratio (ISR), with the proposed structure included, would not exceed the maximum 55 percent allowed for residential development. The applicant has received approval from the Sierra Vista Homeowners Association Architectural Board, with the conditions that all permit and building codes are met before construction. The proposed structure is not in conflict with the City's Comprehensive Plan goals, objectives and policies for residential development. The proposed structure is very similar to existing structures that have been built in the community. Section 86-174 of the Land Development Code requires a positive finding on five items in order to grant a variance, and staff has reviewed the application as submitted and find the application does meet a positive finding. Therefore, staff recommends approval of the variance request to the Clermont Land Development Code.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	New 86-174 Review Criteria-1747 Presidio Drive Variance	New 86-174 Review Criteria-1747 Presidio Drive Variance.pdf	
2.	Location Map	Location Map.pdf	
3.	Revised Plot-Survey Plan	1747 Presidio Drive Plot Plan 1.pdf	
4.	Zoning Map	Zoning Map.pdf	

5.	Porch Elevations	Porch Elevations.pdf
6.	HOA Approval Document	HOA Approval Document.pdf
7.	Variance Application	Variance Application.pdf
8.	PRESIDIO DRIVE VARIANCE	PRESIDIO DRIVE VARIANCE.pdf

1747 Presidio Drive (Sierra Vista Phase II) - Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: The variance will not cause interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standards of living of the citizens of the City.

Staff comments: The requested setback variance will not interfere with the reasonable enjoyment of the adjacent property owners. The applicant has received approval from the Sierra Vista Homeowners Association Architecture Board for the proposed 12' x 35' screen porch addition to rear of residential home.

Positive finding

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

Staff comments: The requested rear setback variance will allow reasonable use of the property and is not out of character with other properties in the Sierra Vista Phase II Subdivision.

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: The screen patio will add value to my home and neighborhood.

Staff comments: The requested variance to the land development code will not further any legitimate city objective, or the benefits achieved under the variance criteria. The subject property was constructed in Lake County and later annexed into the City of Clermont with the existing conditions.

Positive finding

- (4) The granting of the variance is consistent with the city's comprehensive plan;
Applicant response: It is consistent with the City's plan and will be built in accordance with the City Building Code.

Staff comments: The variance request is consistent with the comprehensive plan objectives, and is not out of character with other properties in the R-1 Single Family Medium Density Residential zoning district.

Positive finding

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

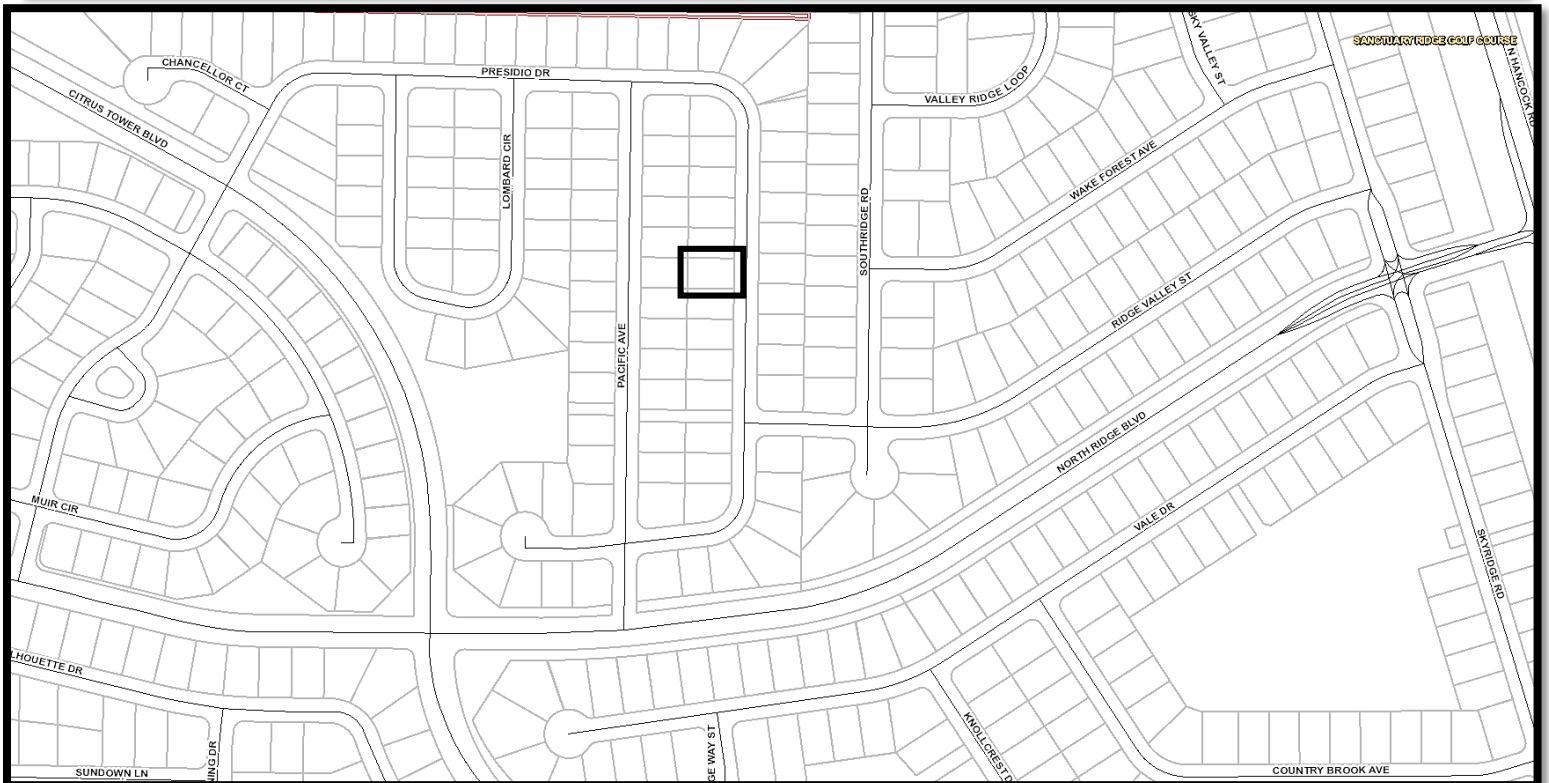
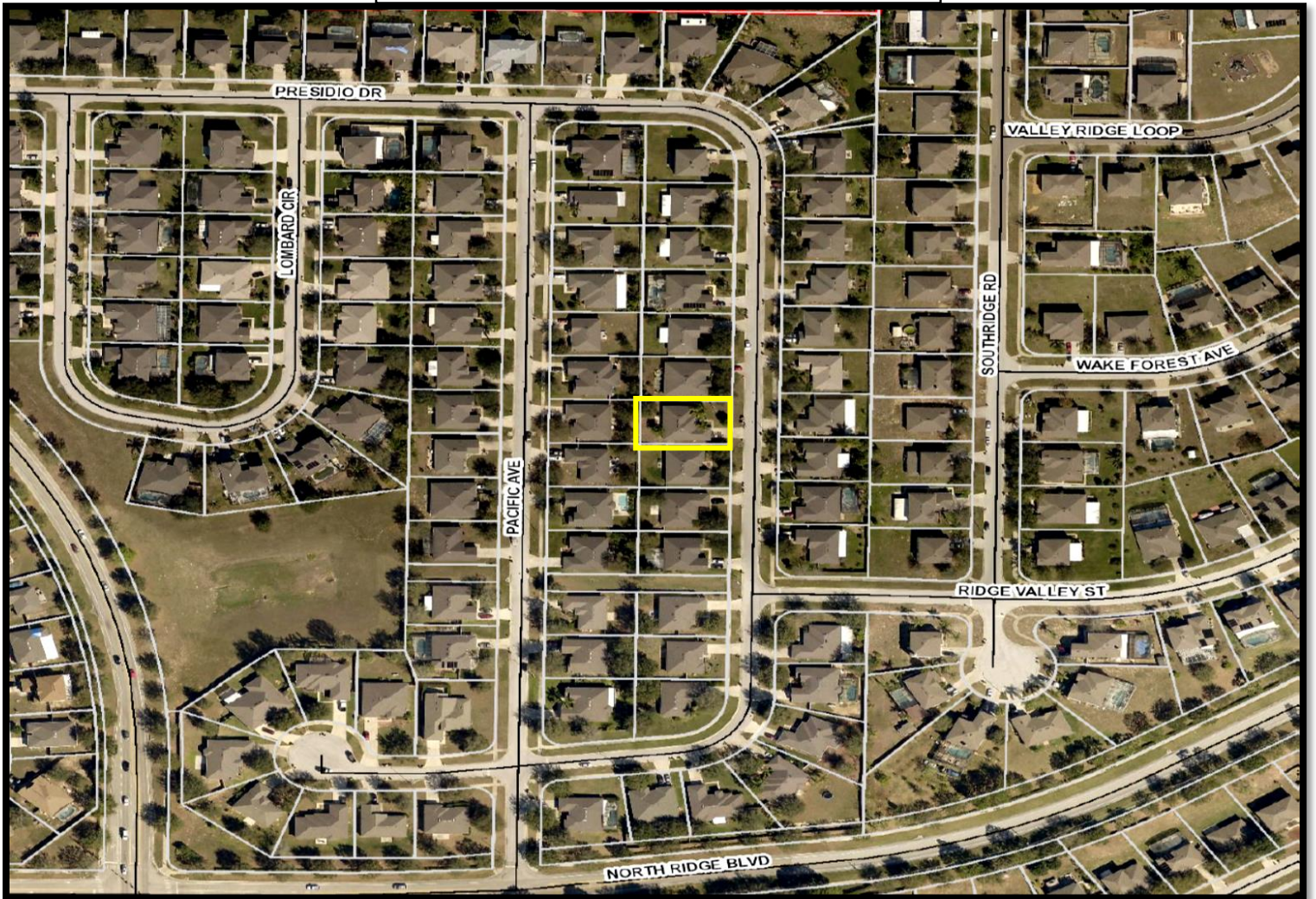
Applicant response: *The variance requested is the minimum variance that will make reasonable use of the land.*

Staff comments: *The variance request is the minimum variance that will allow reasonable use of the land. The proposed screen porch addition is consistent with other properties in the community. The screen porch addition will encroach 5 feet into the required 25 feet setback, providing a 20 feet rear yard setback.*

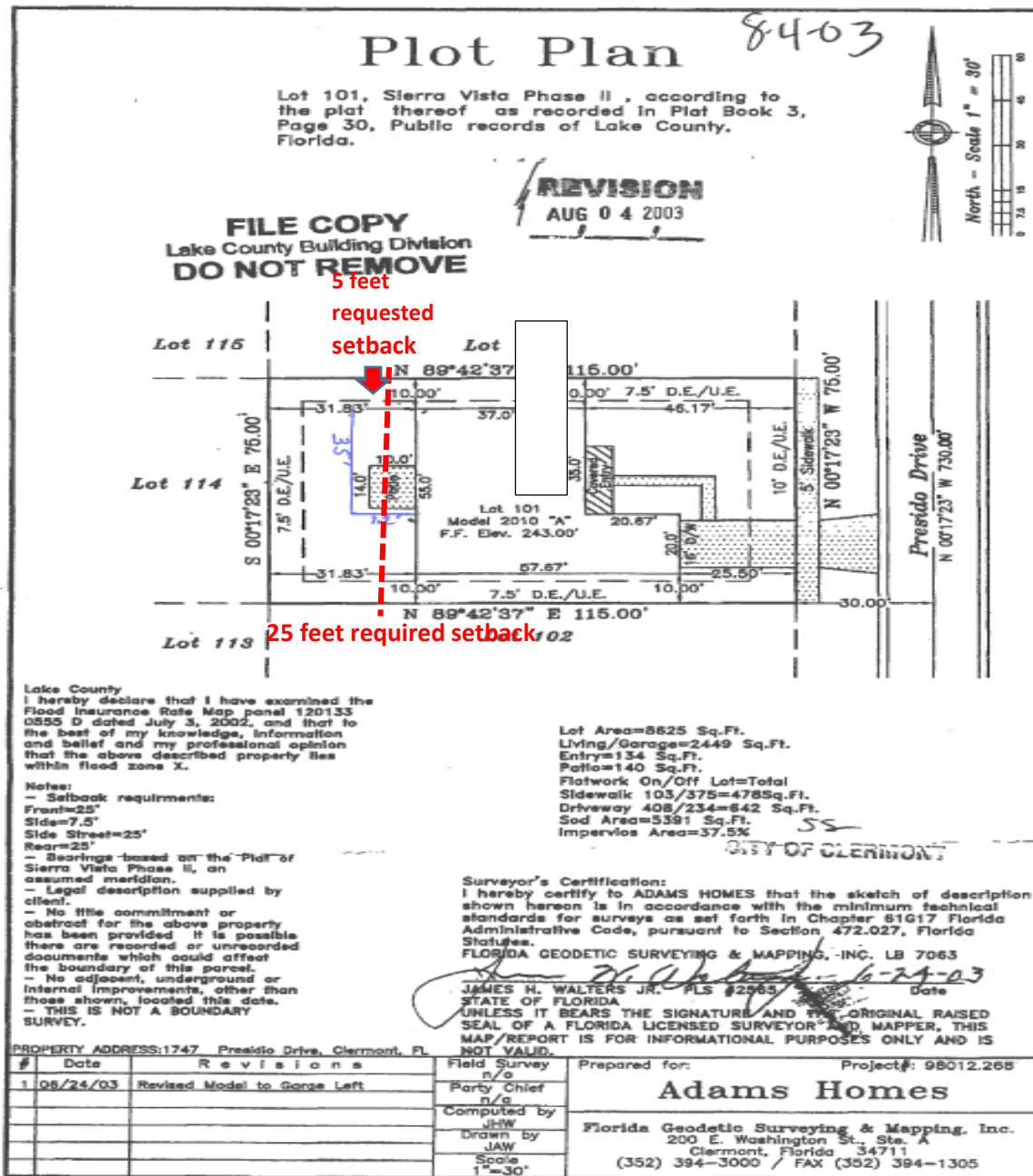
Positive finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on Variance Review Criteria and Findings in order to grant a variance, and staff has reviewed the application as submitted and finds that all five meet positive findings. Therefore, staff recommends **approval** of the variance request to the Land Development Code

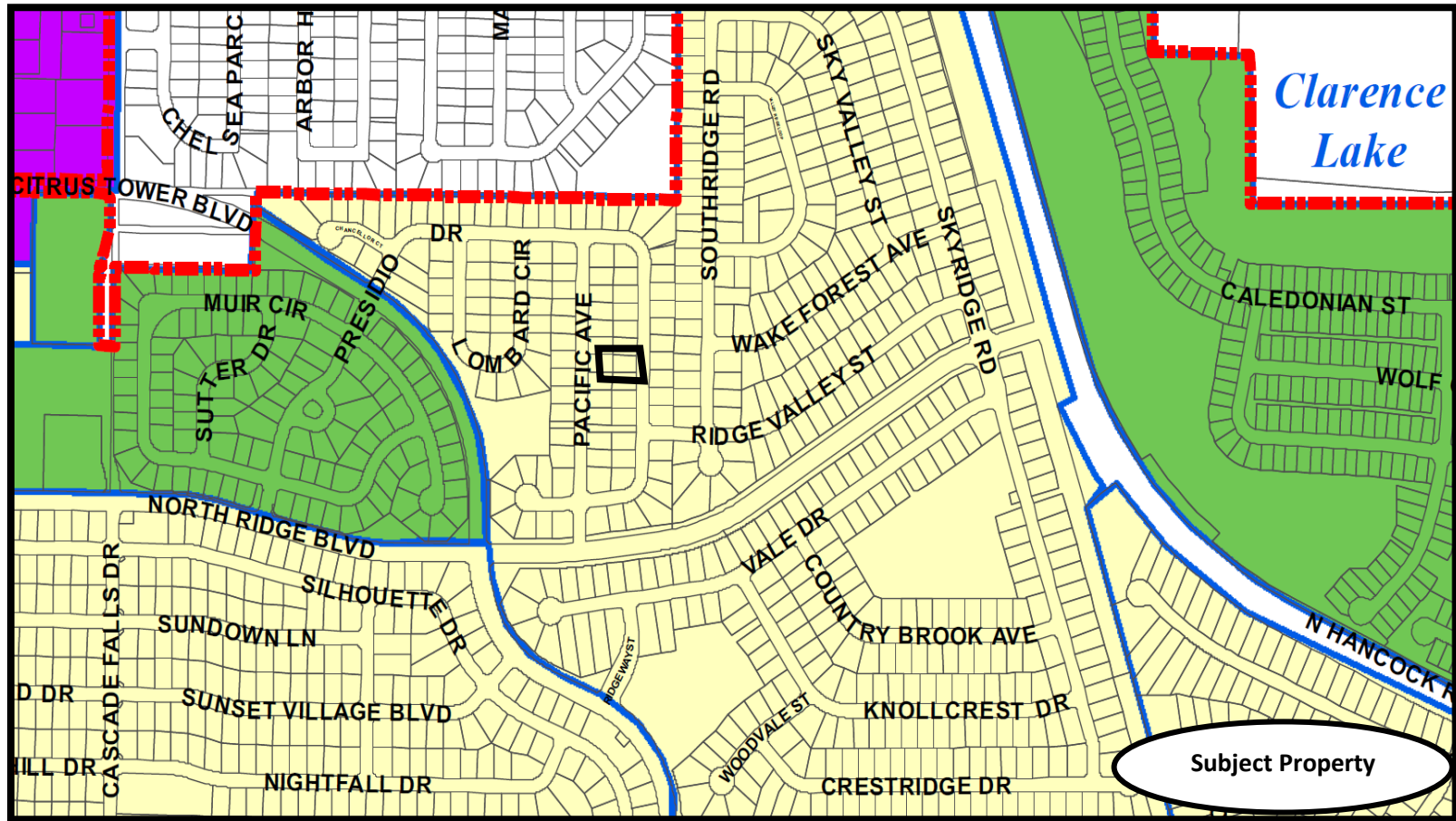
1747 Presidio Drive – Location Map



Plot Plan - 1747 Presidio Drive



Clermont Zoning Map



Subject Property

Legend

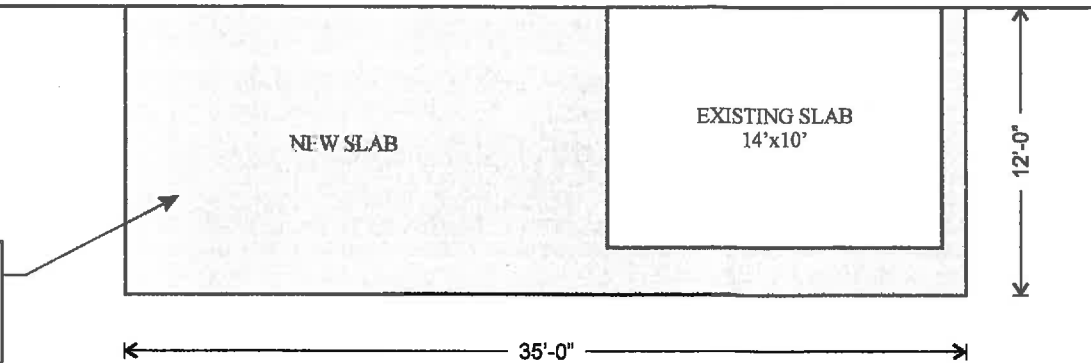


City Limits

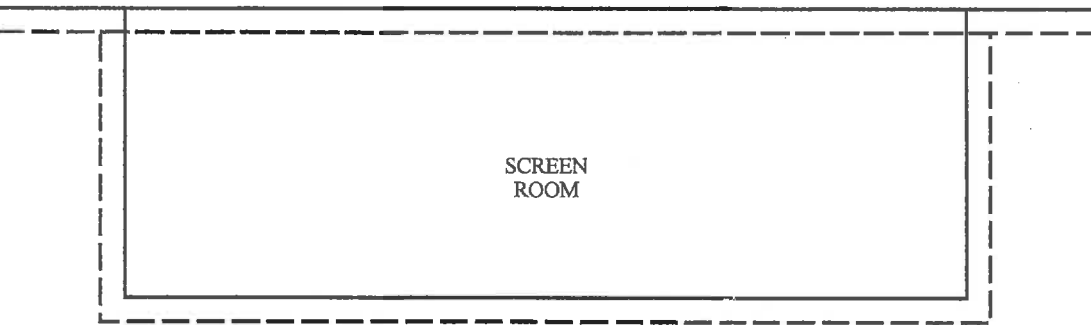
Zoning Designations

- 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

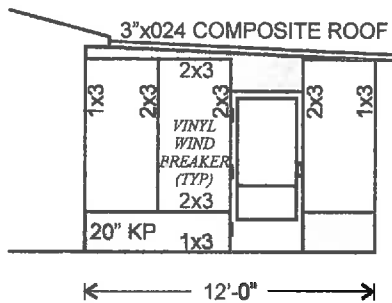
NEW SLAB: 4" CONCRETE, 2500 psi (MIN.) WITH FIBERMESH OR 6x6 #10 WWM, ON TERMITE TREATED, CLEAN SOIL. SLOPE CONCRETE 1% MIN. AWAY FROM EXISTING STRUCTURE.



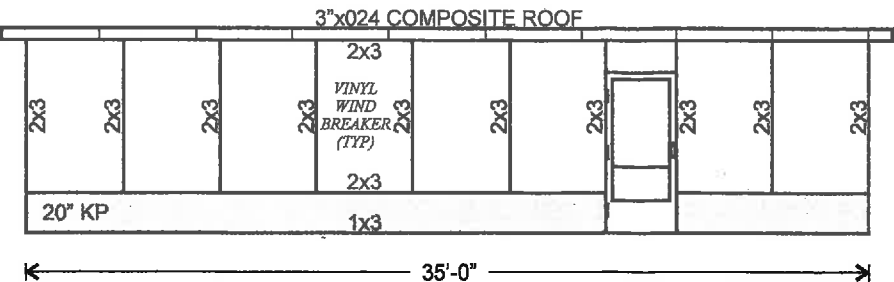
FOUNDATION PLAN
1/8" = 1'-0"



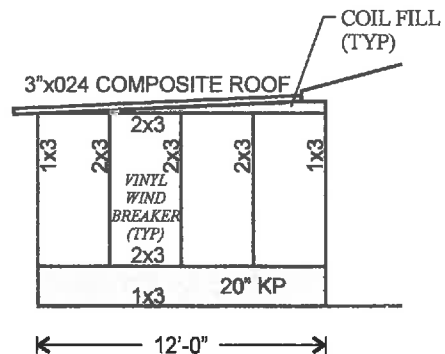
PLAN VIEW
1/8" = 1'-0"



SIDE VIEW
1/8" = 1'-0"



FRONT VIEW
1/8" = 1'-0"



SIDE VIEW
1/8" = 1'-0"

ENGINEERING NOTES:
1. ENGINEERING MEETS OR EXCEEDS 2017 FLORIDA BUILDING CODE (6th EDITION), RESIDENTIAL, PER SECTION R301 USING ASCE-7-10 140 mph BASIC WIND SPEED (Vult). RISK CATEGORY II, Vasc= 108 MPH.
2. EXPOSURE C
INTERNAL PRESSURE COEFFICIENT= +/-0.18
3. ALL ALUMINUM MEMBERS TO BE 6055 T6 OR 6063 T6 BASED ON AVAILABILITY.

NOTE: VINYL WIND BREAKERS MUST BE REMOVED IF WINDS EXCEED 75 MPH.

NOTE: DOOR LOCATION MAY VARY.

COIL FILL NOTE:
26 GA. AL COIL FILL
FASTEN WITH #8x9/16
TEK SCREWS AT 12" OC.

CONTRACTOR

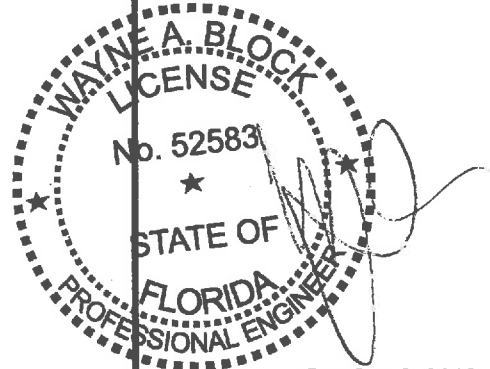
ONKAR NARINE
(407) 255-0797

LOCATION

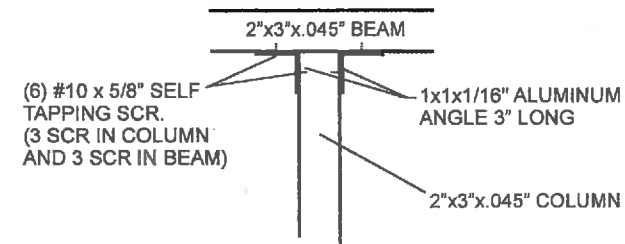
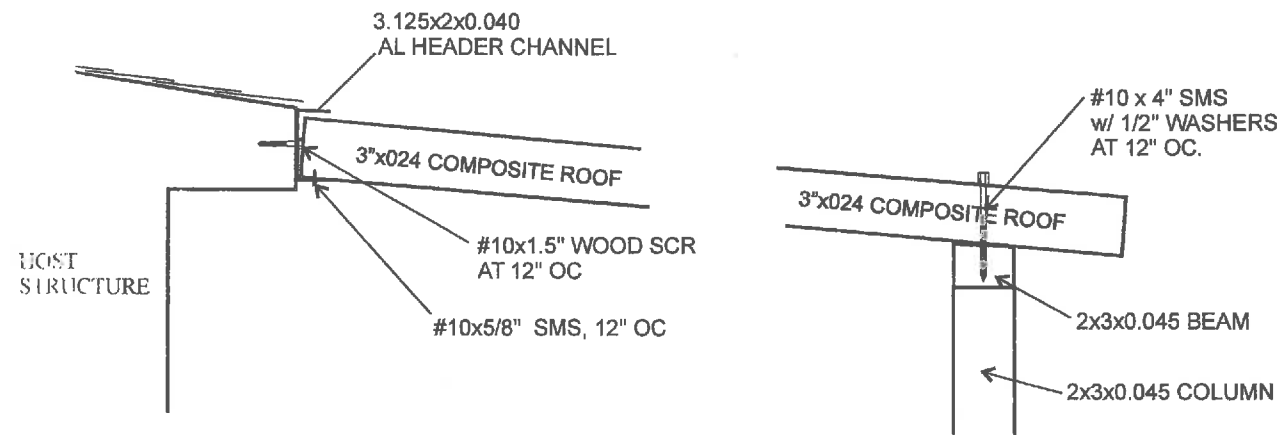
1747 PRESIDIO DR.
CLERMONT, FL

PAGE 1 OF 2

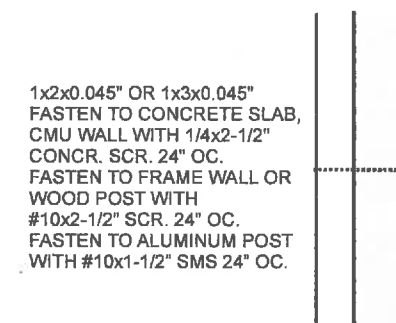
Lildon Engineering Company, Inc.
920 Sunset Shores Dr.
Minneola, Florida 34715
(352) 394-2590 Ph. & FAX
Cert. Auth. # 2898



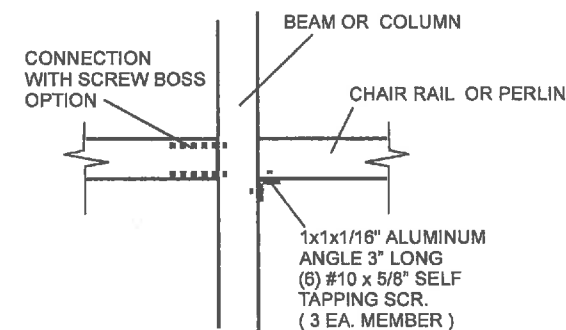
October 2, 2018
Wayne A. Block PE # 52583



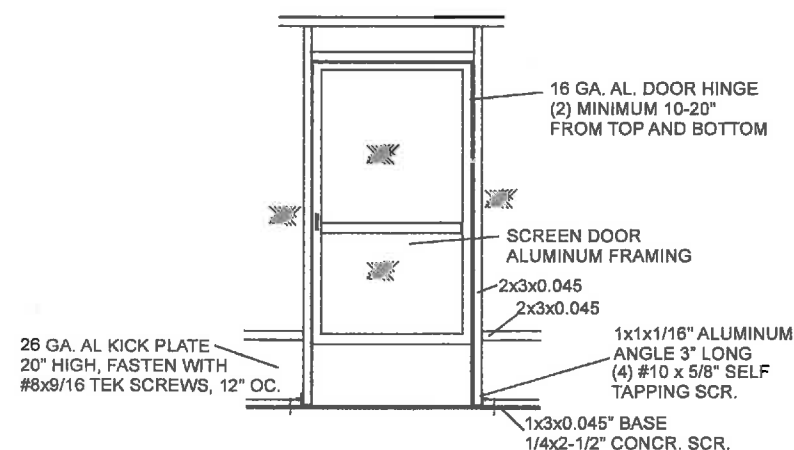
BEAM TO COLUMN ATTACHMENT



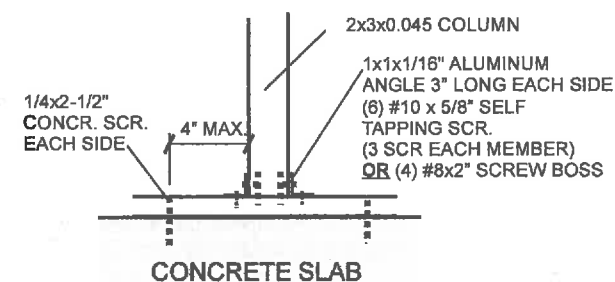
ALUMINUM TO FRAME, CMU WALL, OR CONCRETE SLAB



CROSS CONNECTION DETAIL



TYPICAL SCREEN DOOR CONNECTION DETAIL



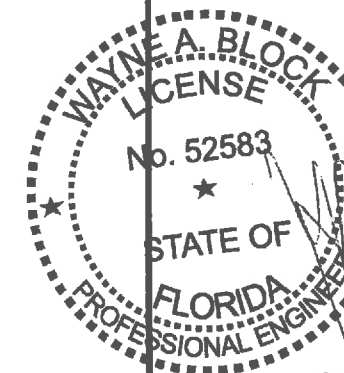
POST TO CONCRETE FRONT VIEW

CONTRACTOR
ONKAR NARINE
(407) 255-0797

LOCATION
1747 PRESIDIO DR.
CLERMONT, FL

PAGE 2 OF 2

Lildon Engineering Company, Inc.
920 Sunset Shores Dr.
Minneola, Florida 34715
(352) 394-2590 Ph. & FAX
Cert. Auth. # 2898



October 2, 2018
Wayne A. Block PE # 52583

Basic Information

Created by
Elena Henley

Homeowner's First Name
Bisnauth

Homeowner's Last Name
Harnandan

Phone
9548735438

Homeowner's Email
iharnandan@gmail.com

House Number
1747

Street Name
Presidio Drive



Request Title
Patio extension

Note: Brief description used to quickly identify the request in the listing.

Detailed Description of Work

38' x 13 screened patio extension

Start Date
07/16/2018

Finish Date
08/14/2018

Contractor
Self

Special Exceptions

Note: Exceptions may delay the processing of your request.

Attachments

- [survey](#) (06/19/2018 10:39 AM)
- [screen material](#) (06/19/2018 10:39 AM)
- [sketch](#) (06/19/2018 10:39 AM)

Committee

Voting Policy: Requests may be approved with 51% of the committee.

Kirk Rancone	☒ Approve ☐ Deny ☐ Abstain
Susan Anthony-Jagel	☒ Approve ☐ Deny ☐ Abstain
Susan Miller	☒ Approve ☐ Deny ☐ Abstain

Status

Approved 

Approval threshold has been met, request is now approved!

Communications and Update Log

- ☒ Request received sufficient votes to approve, status updated to Approved, email notifications sent on Jun 22, 2018 at 8:33 PM.
- ☒ The committee decided to approve this request on Jun 22, 2018 at 8:33 PM
- ☒ Request was submitted by Elena Henley on Jun 19, 2018 at 10:38 AM

ARC Tracker, Inc - 201-208-2272

Southwest Property Management - 407-656-1081

V AR1810 -0001



CITY OF CLERMONT
VARIANCE
Application

DATE: 11-02-18

FEE: \$300.00

PROJECT NAME (if applicable): _____

APPLICANT: Bisnauth Harmandan

CONTACT PERSON: Indrawatie Harmandan

Address: 1747 Presidio Drive

City: Clermont State: Florida Zip: 34711

Phone: 954 873 5438 Fax: _____

E-Mail: iharmandan@gmail.com

OWNER: Bisnauth / Indrawatie Harmandan

Address: 1747 Presidio Drive

City: Clermont State: Florida Zip: 34711

Phone: 954 873 5438 Fax: _____

Address of Subject Property: 1747 Presidio Dr, Clermont, FL 34711

General Location: Alternate key # 3796802

Legal Description (include copy of survey): Lot 101, Sierra Vista Phase II according to the plat thereof as recorded in Plat Book 3, Page 30, Public records of Lake County, Florida.

Land Use (City verification required): R-1 - Zoning



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:

Section 122 125

What are you proposing to do that would require a variance and why? Build a patio twelve feet by thirty-five feet as illustrated in the plan submitted.

How does the Code create a hardship? The land does not have a rear setback requirement of twenty-five feet after a patio twelve feet wide is built.

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

Variance requested – subject and code section: Land Development Code Section 122-125

Sec. 86-174. Review criteria and findings.

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

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

Yes. The variance will not cause interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city.



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

Yes. It will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category.

CITY OF CLERMONT

VARIANCE

Application

Page 3

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

Yes. The screen patio will add value to my home and the neighborhood.

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

Yes. It is consistent with the city's plan and will be built in accordance with city code.

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

The variance requested is the minimum variance that will make reasonable use of the land



**CITY OF CLERMONT
VARIANCE**

**Application
Page 4**

Bisnauth Harmandan
Applicant Name (print)

x. Bisnauth Harmandan
Applicant Name (signature)

Bisnauth Harmandan
Owner Name (print)

x. Bisnauth Harmandan
Owner Name (signature)

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

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

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,

Daily Commercial

Advertising Receipt

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

CITY OF CLERMONT
Carlie Zinker
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10082852
Phone: (352) 241-7331
Date: 11/27/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the Clermont City Council will con	12/04/2018	12/04/2018	\$97.89

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for the following variance: (1) to allow for a rear yard setback less than 25 feet as required by the Land Development Code, Section 122-125 at the following location:

LOCATION
1747 Presidio Drive
(Alternate Key 3796802)

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, December 11, 2018 at 6:30 P.M. in the Clermont City Hall, Council Chambers located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10082852
December 04, 2018

Payment Info	
Ad Price	\$97.89
Tax	\$0.00
Sub Total	\$97.89
Prepaid Amount	\$0.00
Balance Due	\$97.89



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Board and Outside Agency Appointments		
Requested Action		
Staff Report		
The notice was advertised on October 15, 2018 and November 5, 2018 requesting a resume and letter of interest to be submitted to the Clerk's office. Attached are the letters of interest submitted to the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Board Appointment Requests 2018	Board Appointment Requests 2018.pdf	
2. Outside Agency Appt 2018	Outside Agency Appt 2018.pdf	
3. Board Requests	Board Requests.pdf	

BOARD APPOINTMENT REQUESTS

COMMUNITY REDEVELOPMENT AGENCY Two 2-year terms	REQUESTOR	ADDRESS/SUBDIVISION	YEARS OF SERVICE ON THE BOARD	REQUEST
	Roman Brana	2507 South Highway 27	2017 to date	Reappointment
	Patrick Bianchi	752 W. Montrose Street	2018 to date	Reappointment
PLANNING AND ZONING COMMISSION Four 2-year terms	REQUESTOR	ADDRESS/SUBDIVISION	YEARS OF SERVICE ON THE BOARD	REQUEST
	Max Krzyminski	3497 Embers Lane; Heritage Hills	2018 to date	Reappointment
	Carol Thayer	1366 Willow Crest Drive	2017 to date	Reappointment
	Herb Smith	224 Nautica Mile Drive	2014 to date	Reappointment
	Cuqui Whitehead	700 Hook Street	2007 to 2012; 2014 to date	Reappointment
	Ebo Entsuah	861 Skyridge Road	None	Appointment
POLICE OFFICERS PENSION BOARD One 2-year term	MEMBER	ADDRESS/SUBDIVISION	YEARS OF SERVICE ON THE BOARD	REQUEST
	Mark Vitek	1290 Northridge Boulevard	2018 to date	Reappointment

Outside Agency Appointments

Agency/Board	Current Appointee	Term Expiration
South Lake Chamber of Commerce	Council Member Brishke	
Lake County League of Cities Board of Directors	Council Member Bates	
MPO Governing Board	Council Member Goodgame	
MPO Governing Board Alternate	Council Member Travis	
Lake County Arts and Cultural Alliance	Council Member Brishke	
Tourism Development Council	Council Member Travis	Term Expires December 2022
Tourism Development Council Alternate		Term Expires December 2022
Lake Apopka Natural Gas	Mayor Ash	January 2019

Max Krzyminski

3497 Embers Ln

Clermont, FL 34711

Max.krzyminski@gmail.com

708-289-1115

Dear City Council Members,

Please accept my enclosed application for the position of Commissioner for the Planning & Zoning Board for the City of Clermont as a current commissioner on the board, I am thrilled to be applying for this position as my experience on the Board as well as in the commercial real estate industry match the requirements you're looking for.

Over the past year on the board I have not only attended all but one P&Z meeting but have also attended almost every City Council meet, which you all preside over. By attending the additional meetings, I have become even more familiar with the City Council Members as well as the citizens of Clermont. The current P&Z board have had several debates and close votes on several issues, which I find fantastic because we are able to hear out the citizens and discuss the future of Clermont from many perspectives, with the guidance of the City Staff. The City Staff has work very hard for each P&Z meeting and the recommendations they provide are not taken lightly. I am able to reach out to the Staff as needed and have worked well with them in the past and look forward to working with them in the future.

Given the opportunity, I will take use my industry knowledge, past experience on the P&Z Board, relationships with Clermont Citizens, Staff and Council Members to help the City of Clermont with the utmost integrity and enthusiasm.

Thank you for your time and consideration.

Best Regards,

Max E Krzyminski

Max E Krzyminski

3497 Embers Ln, Clermont, FL | 708-289-1115 | maxkrz08@gmail.com

Objective

To improve city-wide development in the matter city planning and zoning sees appropriate. Keep in mind the original regulations and future vision through best practices with the citizens and council top of mind. As a Planning and Zoning committee member I possess strong interpersonal skills to effectively communicate with City Council, staff, and residents while utilizing my extensive experience in commercial real estate and planning.

Education

|2012 | ST. NORBERT COLLEGE, DEPERE, WI

- Major: Bachelor of Arts – Business Administration (Business Management Concentration)
- Related coursework: Click here to enter text

Skills & Abilities

QUALIFICATIONS SUMMARY

- Comprehensive knowledge of urban planning principles.
- Excellent ability to develop working relationships with regulatory bodies, commissions, local governments, and private land owners.
- Outstanding analytical skills, exceptional communication and technical writing skills.

COMMUNICATION

- Through my experience as an agent in the commercial real estate industry, I have gained a wealth of knowledge in how to handle and communicate with buyers, sellers, and developers of commercial real estate. Setting the right expectations from the start; being honest, upfront with issues and solutions, deadlines and recommendations has lead to the success in my business and personal life.

LEADERSHIP

- Starting in high school I was honored at graduation with 100+ hours of community service award (24 minimum requirement). I was also captain of my water polo team. In college I continued setting an example through my community service participation by joining groups such as "Covered with Love" and "Project Sunshine" at the local hospital, I also continued my sports career and maintained a competitive and team mindset through playing sports throughout my college career. Since graduating I have helped in my community in an unrecognized fashion e.g. during the preparation I volunteered several hours and days of my time helping fill sandbags at a nearby church. People needed help and I could give it.

Experience

ASSOCIATE - COMMERCIAL REAL ESTATE AGENT | CITE PARTNERS | JUNE 2017 - PRESENT

- Seek new client acquisitions through recommendations and cold calling.
- Facilitate the buying, selling and refinancing of investment grade real estate.
- Act as main point of contact through out the sales cycle including: Diligence, Escrow, 1031 Exchange
- Market the subject property to be sold through phone calls, emails, social media platforms and real estate platforms
- Stay familiar with local RE zoning, planning and future development throughout my target market

ASSOCIATE - COMMERCIAL REAL ESTATE AGENT | MARCUS & MILLICHAP | 2016-2017

- Seek new client acquisitions through recommendations and cold calling.
- Facilitate the buying, selling and refinancing of investment grade real estate.
- Act as main point of contact through out the sales cycle including: Diligence, Escrow, 1031 Exchange
- Market the subject property to be sold through phone calls, emails, social media platforms and real estate platforms
- Stay familiar with local RE zoning, planning and future development throughout my target market

ACCOUNT MANAGER – BUSINESS TO BUSINESS, | CDW CHICAGO | 2014 - 2016

- Develop new customers, while building and expanding current relationships by applying advanced technology solutions giving consideration to industry trends and developments.
- Finalize sales by addressing customer needs and pairing with appropriate vendor(s) to provide full service solutions
- Maintain client's hardware and software compliance by assisting with internal audits of same
- Build and manage relationships with CDW's technology vendors

SALES TRAINER – SALES REP | BAYFIELD MARKETING | APR 2013 – SEP 2013

- Primary contributor to the company's record sales for my division by exceeding daily and weekly standards.
- Performed second round interviews, collaborated with management in hiring and placement of new employees.
- Played an integral role in training and mentoring sales team.

References to be provided upon request.

Carlie Zinker

From: Curt Henschel
Sent: Monday, November 26, 2018 8:27 AM
To: Tracy Ackroyd
Cc: Carlie Zinker
Subject: FW: Planning & Zoning Cover Letter and Resume
Attachments: Max Krzyminski Cover Letter P&Z.pdf; Max E Krzyminski P&Z Resume.pdf

Tracy / Carlie,
Attached is Max Krzyminskis request to remain on the Planning and Zoning board.

Thanks,



Curt Henschel
Acting Development Services Director
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7308
chenschel@clermontfl.org
www.cityofclermontfl.com

From: Max Krzyminski [mailto:max.krzyminski@gmail.com]
Sent: Monday, November 26, 2018 7:55 AM
To: Curt Henschel <CHenschel@clermontfl.org>
Subject: Planning & Zoning Cover Letter and Resume

Curt,

Happy Thanksgiving, I hope your holiday weekend went well.

I am Emailing you this morning hoping I am not too late to submit my Cover Letter and Resume for the Planning and Zoning board position. I realized I had not submitted it yet, in the chaos of the holidays. You and I had discussed needing to have it in by late December but I could not remember the exact date,

Please see attached.

Let me know if I am too late.

Thank you for your time and consideration.

Best Regards,
Max

Curt Henschel

From: Darren Gray
Sent: Friday, September 07, 2018 3:50 PM
To: 'Reception'
Cc: Curt Henschel; Tracy Ackroyd
Subject: RE: Re-appointment to the Zoning and Planning Board

Hi Carol – Great! I'll forward to Curt Henschel as well. If he needs anything additional, he will contact you. I really appreciate you serving on our P&Z Board.

If you need anything, please contact me.

Have a great weekend!
Darren

From: Reception [mailto:reception@lptitle.com]
Sent: Thursday, September 06, 2018 9:20 AM
To: Darren Gray <dgray@clermontfl.org>
Subject: Re-appointment to the Zoning and Planning Board

Mr. Gray:

I would be interested in continuing to serve on the Zoning Board.

I have lived in Clermont of the past 17 years with my husband. I served on the Zoning Board in my hometown for several years and would like to continue serving here.

I have worked in the past for Attorney Richard Langley and his title company and am now working part-time for LP Title.

I look forward to continue serving on the Zoning Board for the City of Clermont.

Thank you,

Carol Thayer
1366 Willow Crest Drive
Clermont, FL 34711
352-242-4796
© 352-250-4646

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CUSTOM HOMES ON
YOU'RE LOT OR OURS

COMMERCIAL
BUILDINGS



P.O. BOX 120989 Clermont, Fla. 34712
HERB SMITH CONSTRUCTION INC.
LICENSED BUILDING CONTRACTOR
CB - CO60164
SERVING SOUTH LAKE COUNTY
SINCE 1984

City of Clermont
Planning and Zoning Board
To Whom it May Concern;
I would like to reapply for my seat on the Clermont Planning and
Zoning Board for the 2019 - 2020 term.

Thank You

HS

A handwritten signature in cursive script that reads "Herb Smith". The signature is written in dark ink and is positioned to the right of the printed name "Herb Smith" and the initials "HS".

CUSTOM HOMES ON
YOU'RE LOT OR OURS

COMMERCIAL
BUILDINGS



P.O. BOX 120989 Clermont, Fla. 34712
HERB SMITH CONSTRUCTION INC.
LICENSED BUILDING CONTRACTOR
CB – CO60164
SERVING SOUTH LAKE COUNTY
SINCE 1984

Herb Smith, 61 years old, has been in the Construction Field since he graduated from Oak Ridge High School in 1968 and went to work at Walt Disney World, which had just broke ground on the Project. When Disney opened in 1971, Herb went to work as a Carpenter on a Apartment Complex in Casselberry, Fl. After 6-months he had been promoted to lead carpenter and later started Carpentry Company with his cousin, S & S Carpentry, framing numerous houses and apartments, at one time having as many as 19 employees

.In 1981 he passed and became a State Registered Residential Contractor, for the next few years he mostly did remodeling and later in 1984, moved to Clermont, Fl. And started building houses, he also passed and became a State Registered Building Contractor. In 1994, he bought a 4 acre tract of land in Clermont and had it rezoned for 24 Townhomes, this was his first development and after building the buildings he rented all units and sold the Complex in 1996, Complex was called Edgewater Oaks. His next project was a 2.4 acre Commercial Site on Hwy 50 in Clermont, where he developed and built 2- 10,000 sq. ft. buildings.

CUSTOM HOMES ON
YOU'RE LOT OR OURS

COMMERCIAL
BUILDINGS



P.O. BOX 120989 Clermont, Fla. 34712
HERB SMITH CONSTRUCTION INC.
LICENSED BUILDING CONTRACTOR
CB – CO60164
SERVING SOUTH LAKE COUNTY
SINCE 1984

Developments by Herb Smith

1. Edgewood Oaks Townhomes, 24 – Units, Developed in 1992.
2. Clermont Commerce Center, 2.4 acres, with 2- 10,000.00 sq.ft. Buildings, 1999.
3. East Lake Estates, a development of 42 single family lots and 43 townhome lots. Developed in 2002.
4. Pines of Montverde, a sub-division of 44 single family lots, developed in 2002.

Herb Smith in 2000, passed and obtained his State Certified Building License, CB- C060164.

Other State Licenses.

1. State Certified Mode Assessor, MRSA907
2. State Certified Mode Remediator, MRSR1866
3. State Certified Home Inspector, HI1054
4. Won second place, Parade of Homes, 1994

Herb Smith has been a member of the following organizations.

National Home Builders Assoc. Of Lake County, Fl.
21 years.

South Lake Chamber of Commerce, 21-years.

City of Clermont
City Council
685 Montrose St.
Clermont, FL 34711

September 11, 2018

Dear Council Members:

Please accept this letter as a request to be reappointed to the City of Clermont Planning and Zoning Board, also known as the Community Redevelopment Agency.

As requested, I have attached my resume indicating a history of my jobs and my community activities.

Any questions, please feel free to contact me at (352) 348 - 9222,

Sincerely,
Nilsa (Cuqui) Whitehead
700 Hooks St.
Clermont, FL 34711



Resume: Nilsa (Cuqui) Whitehead
700 Hooks St.
Clermont, FL 34711

(352) 348 - 9222

College: 2 years- Art, Psychology

Bilingual (Spanish/English)
51 years work history

Careers: Customer Service, Bookkeeper, Executive Secretary and Department Head at Avis New York Zone & Kennedy and LaGuardia Airports; Retail store Manager - Discovery Channel and World of Science; Department Manager and Concierge at Saks Fifth Avenue; Office Manager at Watson Real Estate's Property Management; Office Manager for Brewer & Son Funeral Home; Lake County Schools Substitute Teacher for 14 years

Committees: President Caribbean American Association of Lake County; President of Clermont Garden Club; President of Kiwanis of South Lake; Chairman of Chamber of Commerce Ambassador Committee; Chair of Clermont Elementary PTA; Chair of South Lake High School Citizens Advisory Committee; Chair of Clermont Jr. High and Middle School Citizens Advisory Committee; Lake County School Board - Multiple committees, including committee to implement new South Lake High School; Committee Member of Central Florida Expressway Authority; Chair of Clermont's Parks & Recreation Board; Chair of Clermont's Planning & Zoning Board

Clermont resident for 37 years

EBO REUEL ISAAC ENTSUAH

352-255-2436 | eentsuah@gmail.com | 861 Skyridge Road, Clermont, FL 34711

EXPERIENCE

Montverde Academy

Montverde, FL

Information Technology Assistant

August 2018 – Present

- Assist the IT department with general proceedings
- Responsible for the installation, operation, and maintenance of computer systems and other technologies
- Help various faculty members and staff with overall problems and happenings

Office of Representative Ron DeSantis (R-FL)

Washington, DC

Legislative Aide

August 2017 – July 2018

- Served as the Legislative liaison for Representative Ron DeSantis, a member of the House Committee on Foreign Affairs, Government Oversight, and Judiciary committee
- Responsible for all constituent correspondence, including Intranet Quorum, letter writing, and coordinating tours
- Developed policy initiatives and lead Space, Technology, Infrastructure, and Commerce research and policy
- Tracked legislation and current events to brief the Member on floor votes and pending legislation
- Aided members of the legislative staff on House Foreign Affairs Committee and House Judiciary Committee findings

Cavarocchi Ruscio Dennis Associates

Washington, DC

Public Policy Fellow

January 2017 – June 2017

- Established a biweekly Legislative Update report on legislation and press releases impacting health care agencies
- Generated briefings and memos related to Congressional hearings on the Affordable Care Act and NIH funding

Howard & Associates P.A.

Tallahassee, FL

Senior Legal Assistant

August 2016 – February 2017

- Filed over 100 exhibits, pre-suits, subpoenas, appeals and other legal documents with the state and county court
- Lead and delegated over 10 legal assistants in various findings and works

Florida State University CGE

Tallahassee, FL

Immigration Services Assistant

January 2015 – January 2016

- Became familiarized with Immigration laws and rules regarding F-1 and J-1 Visas; Arranged schedules for over 200 international exchange and study abroad students
- Managed correspondence between government agencies and Florida State University

Florida State University

Tallahassee, FL

Student-Athlete

January 2013 – January 2016

- Florida State University's Division 1 Football player
- Student-Coach for Florida State University's men's Division 1-AA Rugby Team

EDUCATION

Florida State University College of Law

Tallahassee, FL

Juris Masters

January 2018 – Present

Florida State University

Tallahassee, FL

Bachelor of Science in International Affairs & Sociology

Graduated: April 2016

Minor in Political Science

Florida State University

Tallahassee, FL

Global Ambassador

August 2014 – April 2016

Carlie Zinker

From: Tracy Ackroyd
Sent: Wednesday, November 21, 2018 8:24 AM
To: Carlie Zinker
Subject: FW: Resume.
Attachments: Ebo Entsuah New Resume.docx; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to the board appointments.



Tracy Ackroyd Howe, MMC
Clermont City Clerk
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Darren Gray
Sent: Tuesday, November 20, 2018 6:15 PM
To: Curt Henschel <CHenschel@clermontfl.org>; Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: Fwd: Resume.

Attached is Ebo's resume. He would like to be considered for the Planning and Zoning Board.

Darren Gray
City Manager - City of Clermont
685 W. Montrose St, Clermont FL 34711
Tel 352-241-7358. / Fax 352-394-4087
dgray@clermontfl.org
www.clermontfl.gov

Begin forwarded message:

From: Ebo Entsuah <eentsuah@gmail.com>
Date: November 20, 2018 at 3:24:19 PM EST
To: Darren Gray <DGray@clermontfl.org>
Subject: Resume.

Hello Darren,

Attached is my resume. Let me know if there is anything else I can do for you.

--

Kind regards,

Ebo Entsuah,

Tracy Ackroyd

From: Shannon Schmidt
Sent: Thursday, October 11, 2018 5:31 PM
To: Roman
Cc: Tracy Ackroyd
Subject: Re: CRA Board Reappointment

Thanks so much Roman!!

Director, Economic Development & CRA
685 W. Montrose Street, Clermont, FL 34711
Tel 352-241-7355 | Fax 352-394-4087
sschmidt@clermontfl.org
www.ClermontFl.gov
Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.

On Thu, Oct 11, 2018 at 5:28 PM -0400, "Roman" <roman@epiccyclesusa.com> wrote:

Hello Shannon,

I hope all is well. I would like to continue my service to the CRA board.
As business owner in downtown I like to continue to support the city in anyway I can.

Best
Roman

On Oct 11, 2018, at 13:51, Shannon Schmidt <sschmidt@clermontfl.org> wrote:

Good afternoon, CRA Board members,

We appreciated your service to the city in serving on the CRA Board. As a friendly reminder, if you are interested in continuing to serve on the CRA Board, if you would send us your interest via email. The appointments will be made at the first meeting in December.

As always, if you have any questions please do not hesitate.

Thank you for your commitment to the city!



Shannon J. Schmidt
Director Economic Development & Community Redevelopment Agency
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7355 | Fax 352-394-4087
sschmidt@clermontfl.org
www.clermontfl.gov

Tracy Ackroyd

From: Patrick Bianchi <patrick.bianchi@engelvoelkers.com>
Sent: Thursday, October 11, 2018 2:04 PM
To: Shannon Schmidt
Cc: Roman Brana; Tracy Ackroyd
Subject: Re: CRA Board Reappointment

I am interested to remain as apart of the CRA board

Sent from my iPhone

On Oct 11, 2018, at 1:51 PM, Shannon Schmidt <sschmidt@clermontfl.org> wrote:

Good afternoon, CRA Board members,

We appreciated your service to the city in serving on the CRA Board. As a friendly reminder, if you are interested in continuing to serve on the CRA Board, if you would send us your interest via email. The appointments will be made at the first meeting in December.

As always, if you have any questions please do not hesitate.

Thank you for your commitment to the city!



Shannon J. Schmidt
Director Economic Development & Community Redevelopment
Agency
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7355 | Fax 352-394-4087
sschmidt@clermontfl.org
www.clermontfl.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Carlie Zinker

From: Shannon Schmidt
Sent: Monday, December 03, 2018 10:34 AM
To: Carlie Zinker
Subject: RE: Board Appointments - Patrick Bianchi

752 W. Montrose Street

Thanks



Shannon J. Schmidt
Director Economic Development & Community Redevelopment Agency

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7355 | Fax 352-394-4087
sschmidt@clermontfl.org
www.clermontfl.gov

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From: Carlie Zinker <czinker@clermontfl.org>
Sent: Monday, December 03, 2018 10:33 AM
To: Shannon Schmidt <sschmidt@clermontfl.org>
Subject: Board Appointments - Patrick Bianchi

Hey Shannon,

Do you happen to have Mr. Bianchi's physical address? I'm putting the board appointment requests together and I am just missing his address.

Thank you,



Carlie Zinker
Deputy City Clerk
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7333 | Fax 352-394-2379
czinker@clermontfl.org
www.clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

Carlie Zinker

From: Tracy Ackroyd
Sent: Monday, December 03, 2018 1:42 PM
To: Carlie Zinker
Cc: Joe Van Zile
Subject: FW: Police Pension Board



Tracy Ackroyd Howe, MMC
Clermont City Clerk
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Mark - MJV <mjvitek@gmail.com>
Sent: Thursday, November 29, 2018 3:42 PM
To: Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: RE: Police Pension Board

Tracy:

After this morning's Pension Board meeting, Joe Van Zile recommended that I email you to expressly let you know that I do want to continue with another term on the board.

Thanks for all of your help.

Mark Vitek.

From: Tracy Ackroyd [<mailto:TAckroyd@clermontfl.org>]
Sent: Thursday, October 11, 2018 1:51 PM
To: 'Mark - MJV' <mjvitek@gmail.com>
Subject: RE: Police Pension Board

Mr. Vitek,
Staff is checking into this. We will let you know.

Thanks,



Tracy Ackroyd Howe, MMC

Clermont City Clerk

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7331 | Fax 352-394-2379

TAckroyd@clermontfl.org

www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Mark - MJV <mjvitek@gmail.com>

Sent: Tuesday, October 09, 2018 7:15 PM

To: Tracy Ackroyd <TAckroyd@clermontfl.org>

Subject: Police Pension Board

Tracy:

At the last board meeting it was mentioned that my term ends in December. Is there any paperwork, etc. that I need to file to continue on the board?

Thank you.

Mark Vitek

mjvitek@gmail.com

352-272-5969

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 11, 2018		
Agenda Item Name		
Resolution No. 2018-56R		
Requested Action		
Recommend approval of Resolution No. 2018-56R		
Staff Report		
This resolution establishes a Charter Review Committee with a sunset date of June 30, 2019. There shall be five (5) members of the Charter Review Committee. The seats shall be numbered one (1) through five (5), shall correspond to the numbers of the seats on the City Council and shall be appointed by the council member filling that seat.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-56R - Charter Review Committee	2018-56R - Charter Review Committee.doc	



CITY OF CLERMONT
RESOLUTION NO. 2018-56R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA CREATING A SPECIAL COMMITTEE TO REVIEW THE CITY CHARTER AND TO BE KNOWN AS THE CLERMONT CHARTER REVIEW COMMITTEE; PROVIDING FOR THE MEMBERSHIP OF THE COMMITTEE; APPOINTMENT BY THE CITY COUNCIL AND DUTIES; PROVIDING FOR SUNSET OF THE COMMITTEE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pursuant to Section 2-61 of the City Code, the City Council has the authority to create special committees as the Council deems in the best interest of the City of Clermont; and

WHEREAS, it has been determined by the City Council that the creation of a special committee to be known as the City of Clermont Charter Review Committee is in the best interest of the citizens of the City of Clermont.

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

SECTION 1.

The City Council of the City of Clermont does hereby create a committee to be known and designated as the Charter Review Committee subject to the following:

1. Membership. There shall be five (5) members of the Charter Review Committee. The seats shall be numbered one (1) through five (5), shall correspond to the numbers of the seats on the City Council and shall be appointed by the council member filling that seat. All seats shall be coterminous positions with the corresponding council seat.

2. Qualifications. To qualify as a member, the individual must be a registered elector for the City of Clermont.

3. Staff Assignment/Responsibilities.

- a) The City Manager, or his designee, shall be the lead staff for the Committee.
- b) The Committee shall meet as often as necessary to review the existing City Charter and make recommendations to the City Council of, if any, as to any proposed amendments to the Charter for consideration and further action by the City Council as provided by law. The City Council may provide the Committee specific direction as to items in the Charter, which shall be the subject of review by the Committee.

4. Conduct of meetings. The Charter Review Committee shall operate in accordance with applicable law. At its first meeting, the committee shall appoint a chairperson, who shall conduct the meetings and a vice chairperson who shall conduct the meetings in the absence of the



CITY OF CLERMONT
RESOLUTION NO. 2018-56R

chairperson. A quorum of three (3) shall be required to conduct official business of the committee.

5. Limited Duration Committee and Sunset. The Charter Review Committee shall be of limited duration and shall automatically sunset without further action of the City Council as of June 30, 2019.

SECTION 2.

All resolutions, rules, regulations, restrictions or policies of the City of Clermont in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3.

This resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2018-56R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 11th day of December, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 11, 2018			
Agenda Item Name			
Fire Station No. 2			
Requested Action			
Discussion			
Staff Report			
Discussion of Fire Station 2.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 11, 2018

Agenda Item Name

Ordinance No. 2019-01 *Introduction*
Lakeview Preserve

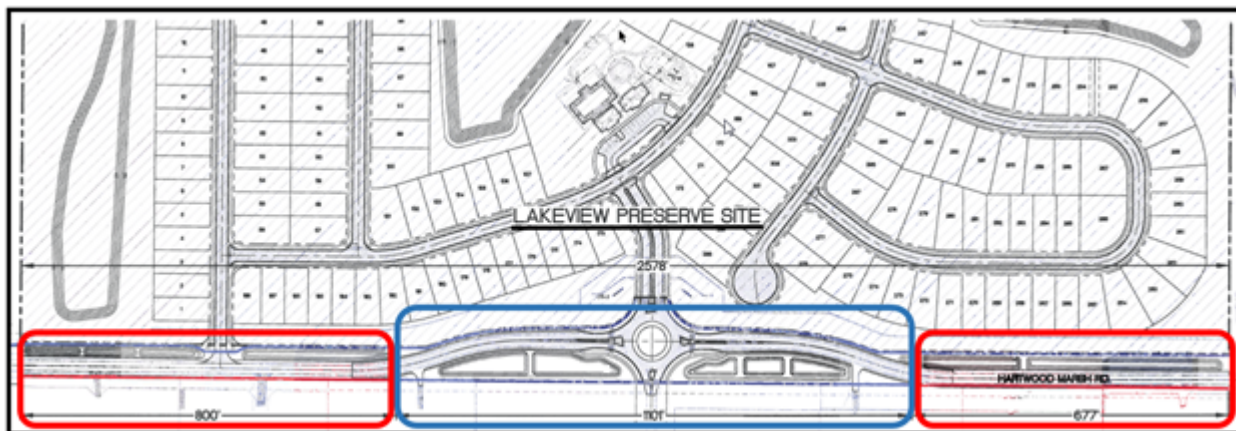
Requested Action

Recommend introduction of Ordinance 2019-01.

Staff Report

The applicant, Shutts & Bowen LLP, is requesting an amendment to PUD Ordinance 2017-42. This ordinance was approved by the City Council on January 23, 2018 to allow 323 single-family residential lots. It is commonly referred to as the Eddy property. During the public hearing, the applicant volunteered that he would be willing to put a sidewalk on the south side of Hartwood Marsh Road, opposite of the project. This condition was added to Ordinance 2017-42 under Section 7, Item 4 that "a sidewalk on the south side of Hartwood Marsh Road shall also be constructed the length of the property." This was in addition to the sidewalk requirement on the north side of Hartwood Marsh Road and on both sides of the internal residential streets of the subdivision.

Once engineering commenced on the new alignment of Hartwood Marsh Road with the proposed roundabout at the entrance to the subdivision, it became apparent there was not enough right-of-way to put both sidewalks to meet the condition in the ordinance. The proposed roadway cross-section and realignment of Hartwood Marsh Road will not allow both sidewalks within the right-of-way along the full length of the property. On the offsite sidewalk exhibit, about half of the distance along the southern right-of-way can accommodate the sidewalk (outlined in blue). This area is in the central portion of the property near the proposed roundabout. The remaining areas that cannot accommodate the southern sidewalk are located on the east and west portions of the project (outlined in red).



The applicant has discussed this issue with staff and the remedy is to amend the PUD to modify this condition. The applicant will construct a northern sidewalk the full length of the property along Hartwood Marsh Road and a portion of the sidewalk on south. In addition, the applicant has agreed to pay \$24,741.72 to the City for the 1,478 feet of sidewalk not installed. The funds will be placed in a restricted cash account to be used for pedestrian or

transportation needs. The City’s Public Works Department has confirmed that this is a reasonable amount to construct the length omitted. Because of the alignment of Hartwood Marsh Road and existing right-of-way, staff recognizes the challenge of placing the southern sidewalk the full length of the property within the right-of-way. Therefore, staff supports the applicant’s request to revise the southern sidewalk condition with payment due within 90 days.

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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1.	2019-01 Lakeview Preserve DRAFT Ord	2019-01 Lakeview Preserve DRAFT Ord.docx
2.	Location Map	Location Map.pdf
3.	Offsite Sidewalk Exhibit	Offsite Sidewalk Exhibit.pdf
4.	PUD Amendment Application	PUD Amendment Application.pdf
5.	Lakeview Preserve PUD Legal Ad Proof	Lakeview Preserve PUD Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-01

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

The Northwest 1/4 of Section 1, Township 23 South, Range 26 East, less the North 400 feet and less the East 70 feet and less from the North 1/4 corner of section, run South 0°24'23" East along the East line of the Northwest 1/4 a distance of 400 feet; thence South 89°45'17" West along the South line of the North 400 feet of the Northwest 1/4 a distance of 1007.31 feet for Point of Beginning; thence run South 23°44'13" West 92.02 feet; thence South 01°41'26" West 206.35 feet; thence South 00°54'02" East 132 feet; thence South 89°45'17" West 1573.47 feet to West line of said section; thence North 0°08'15" West along said West line 422.30 feet to South line of North 400 feet of the Northwest 1/4; thence North 89°45'17" East 1615.54 feet to the Point of Beginning and less the South 33 feet for road right of way, and lying and being in Section 1, Township 23 South, Range 26 East, Lake County, Florida.

The above described tract of land contains 114.394 acres more or less.

LOCATION

¾ of a mile east of Heritage Hills Boulevard on Hartwood Marsh Road,
North of the intersection of Lovers Lane and Hartwood Marsh Road
Alternate Key 1593174 & 3911542

**Planned Unit Development (PUD) Amendment of
Ordinance 2017-42 for southern sidewalk revision**

SECTION 2. Land Uses

This application for a Planned Unit Development to allow for single family residential development be granted subject to the following conditions:

1. A total of up to 323 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.97 units per acre within the project.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

2. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below. The lots sizes may be adjusted over time to respond to market conditions. For example, 55 foot wide lots may be utilized within the development without an amendment to this document.

<u>Design Item</u>	<u>50' Lot</u>	<u>60' Lot</u>	<u>75' Lot</u>
Minimum Lot Area	5,500 sf	6,600 sf	9,000 sf
Minimum Living Area	1,500 sf	1,500 sf	1,500 sf
Minimum Lot Width	50'	60'	75'
Minimum Lot Depth	110'	110'	120'
Minimum Front Building setback	15'	15'	15'
Minimum Front Garage Setback	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Setback from Side Street	15'	15'	15'
Minimum Rear Yard Setback	15'	15'	20'
Minimum Building Separation	10'	10'	10'
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5'	5'	5'
Maximum Impervious Surface Ratio (ISR)	0.75	0.75	0.75
Maximum Building Height	40'	40'	40'
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50'	50'	50'
Minimum front yard easement	5'	5'	5'
Minimum side and Rear Yard Drainage and Utility Easement	5'	5'	5'

3. Phasing of Development: The project may be developed in one or more phases.
4. The property shall be developed in substantial accordance with the Land Use Plan prepared by Daly Design Group, Inc. dated August, 2017, with a revised date of October 11, 2017, attached hereto. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of development permits.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

5. The developer shall be allowed to construct up to five model homes prior to the recording of the initial plat for this development with the approval of the City's Fire Marshal.

SECTION 3. Open Space

Open Space: A minimum of 25 percent of the net buildable area of the Planned Unit Development shall be provided as open space in accordance with the Comprehensive Plan and Land Development Code (LDC), as amended. Stormwater ponds, landscape tracts, buffers, common areas and recreation tracts can be counted towards open space requirements. A waiver to Section 122-316(b)(4) has been granted to allow individual phases of the Planned Development to exceed the overall density of the Planned Unit Development and to allow individual phases of the Planned Unit Development to be developed without providing common open space in proportion to that contained within the entire Planned Unit Development.

SECTION 4. Landscaping, Buffering, and Screening

1. A 20-foot wide buffer with a six foot masonry/pre-cast concrete wall will be installed along the southern property line adjacent to the Hartwood Marsh Road right-of-way. The buffer will also include a solid hedge and a minimum of three (3) canopy trees and five (5) understory trees per 100 feet.
2. A fifty foot buffer is required along the eastern property line, which is a conservation area owned by the Lake County Water Authority. This buffer shall consist of Florida Friendly Landscaping and shall not contain exotic vegetation.
3. Per a private agreement between the developer and the land owner to the north, a wall and landscaping will be provided on the north side and adjacent to the property retained by the land owner.
4. No buffer is required along the western property line as this area is a conservation area on the adjacent property.
5. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

SECTION 5. Environmental

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
2. Wetlands on site shall be placed in a conservation easement with the recording of the final plat for each phase of development.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

3. The developer is required to notify homeowners of the Lake County Water Authority's prescribed burn program occurring on Scrub Point Preserve. This shall be accomplished through inclusion in the covenants and restrictions and other homeowner association documents. As well, the homeowners shall be notified of the existing sand mine in close proximity of the mine.

SECTION 6. Utilities

1. The project shall be developed in accordance with the City of Clermont Utility Standards.
2. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City.
3. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 7. Transportation Improvements/Access Management

1. Primary site access shall be from Hartwood Marsh Road at the approximate location shown on the land use plan. A secondary entrance shall also be provided onto Hartwood Marsh Road and shall be for emergency vehicles only. The secondary emergency access point shall be approved by the City's fire marshal and be constructed prior to the issuance of the first building permit.
2. A waiver to Section 110-192(1) of the Land Development Code is granted to allow private streets with gates. The developer or Home Owner's Association will maintain the streets within the development.
3. A waiver to Section 110-193 of the Land Development Code is granted to allow for a 50-foot right-of-way for the internal private street system within the development.
4. Sidewalks are to be constructed on both sides of residential streets internally, as well as from the existing sidewalk on the west side of the property along Hartwood Marsh Road to the eastern property boundary for the subdivision. A sidewalk on the south side of Hartwood Marsh Road shall also be constructed as depicted in the offsite sidewalk exhibit at the end of this document outlined in blue. In addition, payment to the City in the amount of \$24,741.72 shall be made by April 9, 2019. These funds shall be used for pedestrian or transportation needs, as determined by the City.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

5. Any improvements to Hartwood Marsh Road shall be coordinated and approved through Lake County Public Works Department. At a minimum, these shall include a roundabout at the main entrance to the subdivision and paved shoulders within the limits of the offsite road improvements.
6. Additional right-of-way dedication along Hartwood Marsh Road may be required by Lake County Public Works. A detailed right-of-way survey for the Hartwood Marsh Road along the property frontage will be required with plan and permit submittals.
7. Coordination between the developer and Lake County Solid Waste Office, Lake County Public Works Department/Environmental Services Division, will be required to provide gate access for trash and recycling service pickups for the adjacent parcels that currently are accessing through Eddy Drive.
8. The development may have a pedestrian and road connection to the Lake County Water Authority property, as shown on the Land Use Plan, with submission of written approval from the Lake County Water Authority.
9. A Tier 3 Traffic Impact Study shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
10. Roadway Lighting: The developer shall arrange with the power utility provider for installation of street lights along their property boundary adjacent to Hartwood Marsh Road. The cost of installation shall be paid by the developer and shall be installed prior to the first Certificate of Occupancy.
11. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.

SECTION 8. Schools

School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 9.

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

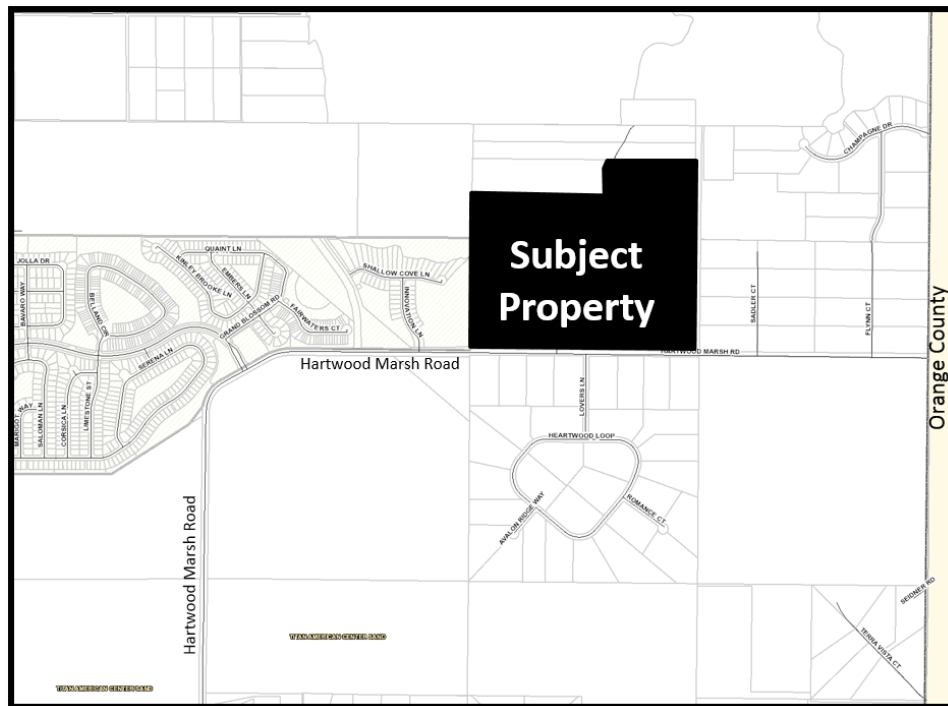
SECTION 10.

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.

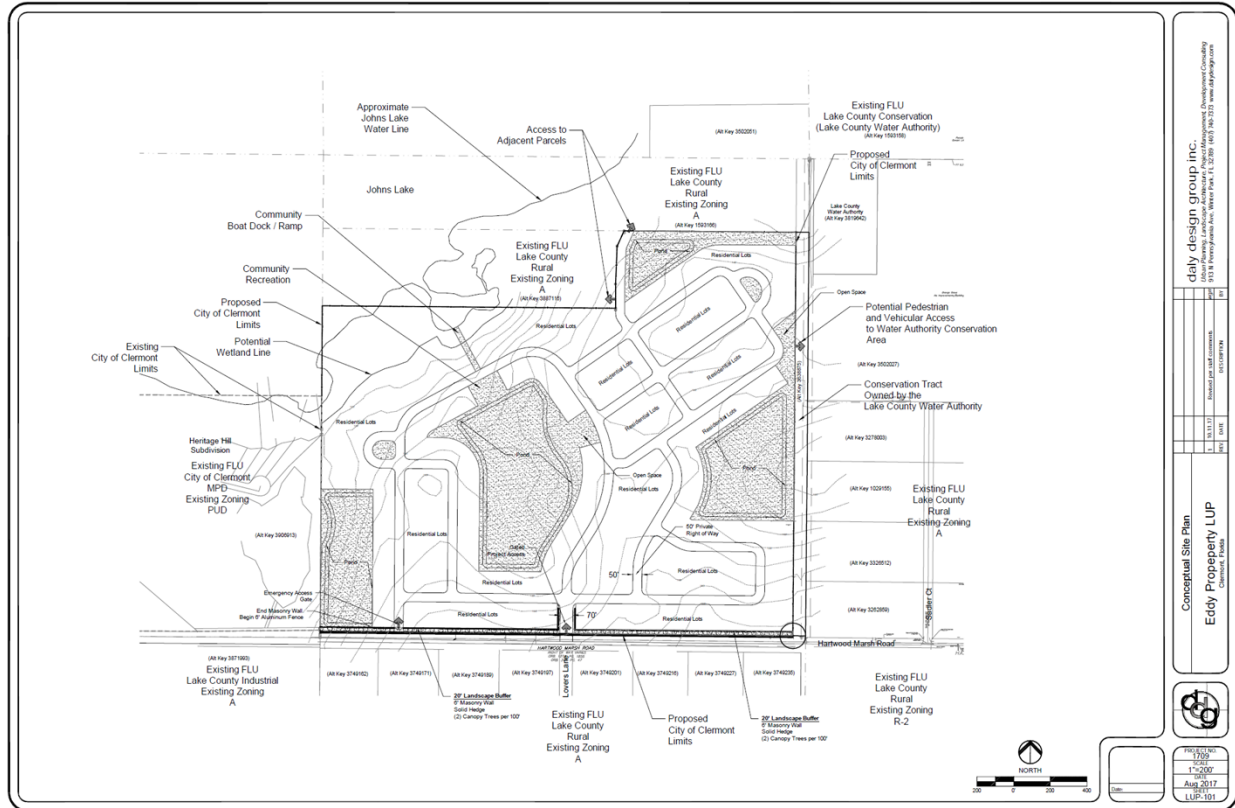
SECTION 11:

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

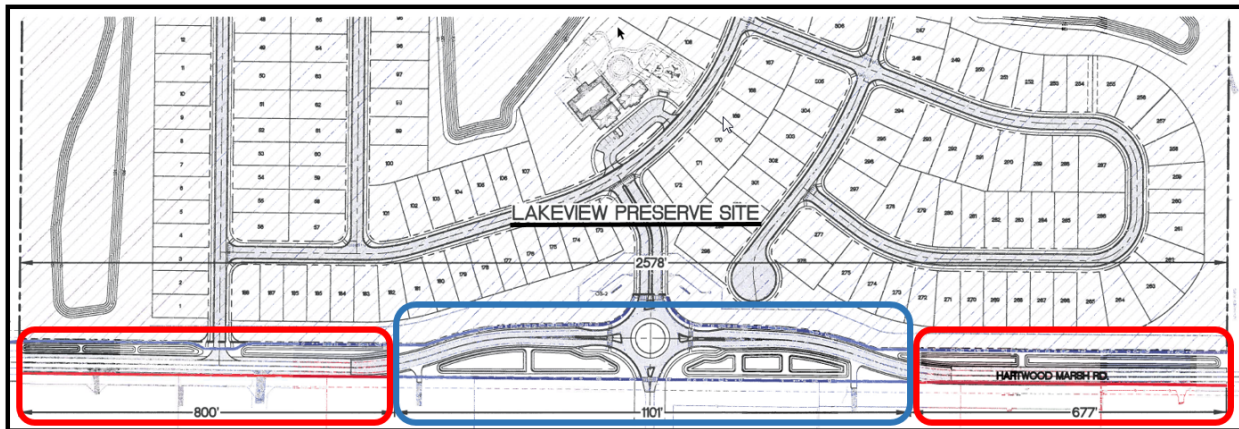
Location map:



CITY OF CLERMONT ORDINANCE NO. 2019-01



Offsite Sidewalk Exhibit:





CITY OF CLERMONT
ORDINANCE NO. 2019-01

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 8th day of January, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

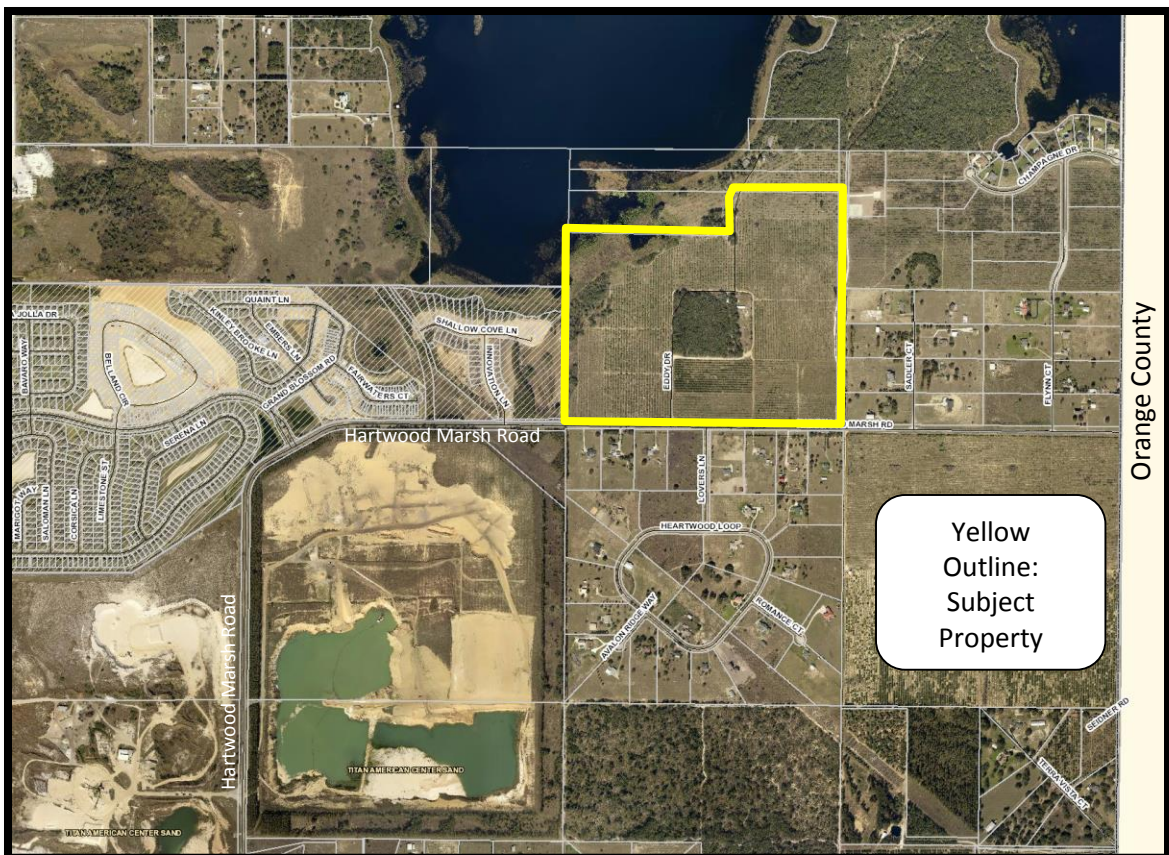
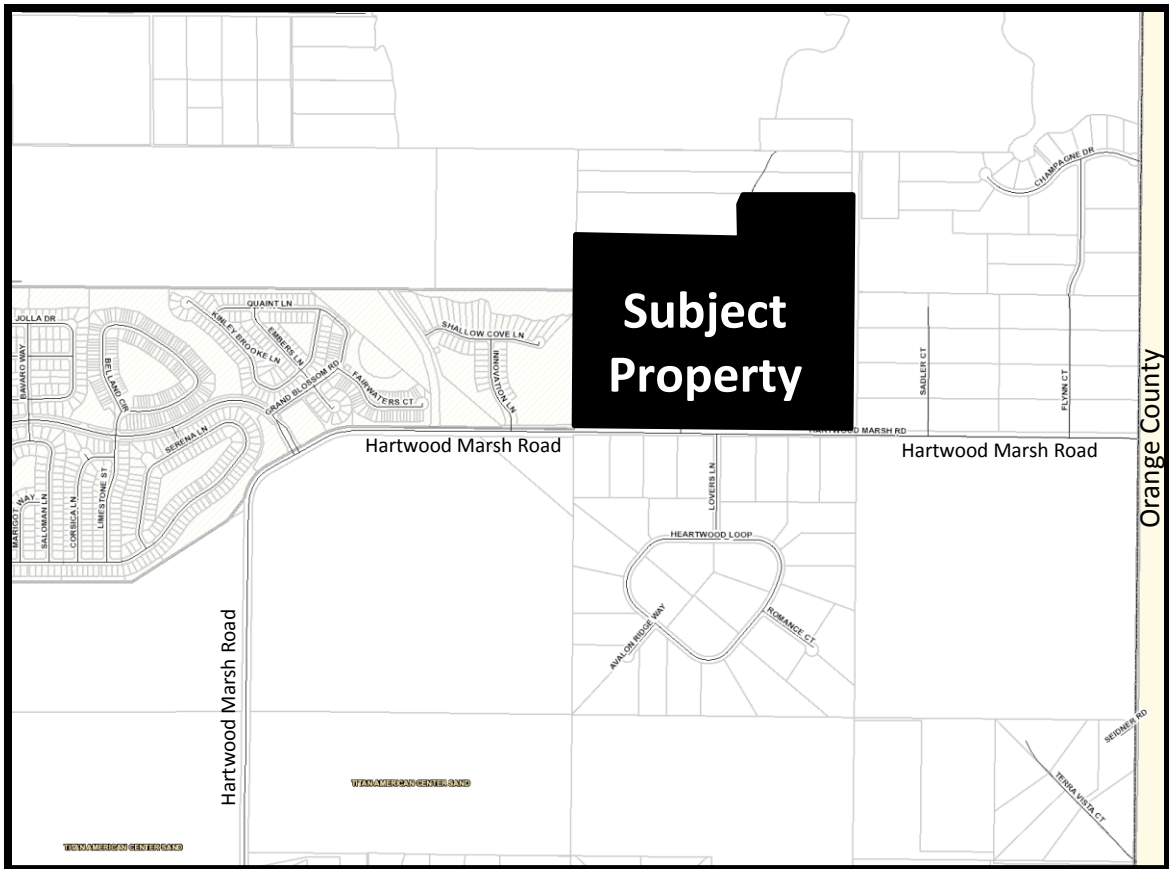
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

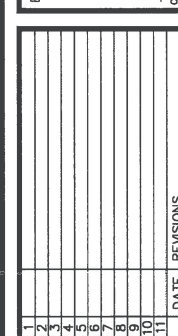
Exhibit - Location Map – Lakeview Preserve PUD Amendment





FOR
LAKEVIEW PRESERVE

100



SW





CITY OF CLERMONT
REZONING
APPLICATION

PUD1811-0001

DATE: 10/10/18

FEE: \$542.⁰⁰
+ cost of advertisement
CK# 00561777

PROJECT NAME (if applicable): Lakeview Preserve

APPLICANT: Shutts & Bowen LLP

CONTACT PERSON: Kenneth W. Wright, Esq.

Address: 300 South Orange Ave, Suite 1600

City: Orlando State: Florida Zip: 32801

Phone: 4074233200 Fax: _____

E-Mail: kwright@shutts.com

OWNER: see attached Exhibit "A"

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: Eddy Drive, Winter Garden, Florida 34787

Legal Description (include copy of survey): See Exhibit "B"

AK 3911542

Acreage: _____ Land Use: Agriculture
(City verification required)

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



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

This amendment to the PUD seeks to remove the requirement in Ordinance No. 2017-42
Section 7 Item 4 that a sidewalk on the south side of Hartwood Marsh Road be constructed for
the length of the property.

Shutts & Bowen LLP

By: Kenneth W. Wright, Esq., Partner

Applicant Name (print)

X

Applicant Name (*signature*)

see Signature Page

Owner Name (print)

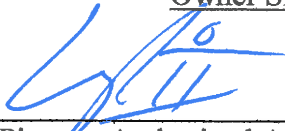
X

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

Owner Signature Page To Rezoning – PUD Amendment



Chuck Piper as Authorized Agent for Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust
Dated Jun 27, 1997

PULTE HOME COMPANY, LLC,
A Michigan limited liability company

By: _____
Doug Hoffman, Vice President – Land Development & Entitlement

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

By: _____
Name: _____
Title: _____

Owner Signature Page To Rezoning – PUD Amendment

Chuck Piper as Authorized Agent for Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust
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a Florida corporation

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Name: _____

Title: _____

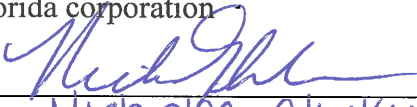

Name: Nicholas Gluckman
Title: Vice President of Land Development

Exhibit "A"

Owners:

01-23-26-000200000300

1. Mary B. Eddy, Individually, as Trustee for the Mary B. Eddy Family Trust Dated June 27, 1997, and as Trustee of the Mary B. Eddy Trust
11955 Eddy Drive, Winter Garden, Florida 34787
Phone: 407-908-6987
Fax: 407-876-7265

01-23-26-000200002800

2. Pulte Home Company LLC, a Michigan limited liability company
4901 Vineland Road, Suite 500, Orlando, Florida 32811
Phone: 407-661-1465
3. Taylor Morrison of Florida Inc., a Florida corporation
2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751
Phone: 321-397-7523

Exhibit "B"

THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 400 FEET AND LESS THE EAST 70 FEET AND LESS FROM THE NORTH 1/4 CORNER OF SECTION, RUN SOUTH 0°24'23" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 A DISTANCE OF 400 FEET; THENCE SOUTH 89°45'17" WEST ALONG THE SOUTH LINE OF THE NORTH 400 FEET OF THE NORTHWEST 1/4 A DISTANCE OF 1007.31 FEET FOR POINT OF BEGINNING; THENCE RUN SOUTH 23°44'13" WEST 92.02 FEET; THENCE SOUTH 01°41'26" WEST 206.35 FEET; THENCE SOUTH 00°54'02" EAST 132 FEET; THENCE SOUTH 89°45'17" WEST 1573.47 FEET TO WEST LINE OF SAID SECTION; THENCE NORTH 0°08'15" WEST ALONG SAID WEST LINE 422.30 FEET TO SOUTH LINE OF NORTH 400 FEET OF THE NORTHWEST 1/4; THENCE NORTH 89°45'17" EAST 1615.54 FEET TO THE POINT OF BEGINNING AND LESS THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY, AND LYING AND BEING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

Agent Authorization

I, Mary Eddy as Trustee of the Mary B. Eddy Family Trust Dated June 27, 1997, as the owner of the real property described as follows, 01-23-26-000200000300, do hereby authorize to act as my agent, Chuck Piper, to execute any petitions or other documents necessary to affect the application approval requested and more specifically described as follows, variance application and ordinance amendment, and to appear on my behalf before any administrative or legislative body considering this application and to act in all respects as our agent in matters pertaining to the application.

Date: Oct 9 / 18

Mary B Eddy
Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust dated June 27, 1997

State of Florida
County of Lake

I certify that the foregoing instrument was acknowledged before me this 9th day of October, 2018 by Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust dated June 27, 1997. She is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9th day of October, 2018.

Laura Torres

Signature of Notary Public
Notary Public for the State of Florida



My Commission Expires: 7/20/20



KENNETH W. WRIGHT
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, Florida 32801
DIRECT (407) 835-6911
FAX (407) 849-7211
EMAIL kwright@shutts.com

October 16, 2018

VIA FEDEX

John E. Kruse, AICP
Senior Planner
Development Services Department
685 W. Montrose St.
Clermont, Florida 34711

**Re: Eddy Property - PUD amendment application
Client-Matter No. 25306.0226**

Dear Mr. Kruse:

On behalf of our client, Pulte Home Company, LLC, a Michigan limited liability company ("Pulte"), enclosed with this letter please find the following documents:

1. Rezoning application requesting an amendment to Ordinance 2017-42 ("Application");
2. Agent Authorization executed by Mary Eddy; and
3. Off-site Sidewalk Exhibit by Madden Civil Engineers ("Sidewalk Exhibit").

As you are aware, Ordinance 2017-42 Section 7, Item 4 requires that a sidewalk be constructed for the length of the property described in Exhibit B of the enclosed Application ("Property") along the south side of Hartwood Marsh Road. This requirement was volunteered by Pulte at a public meeting. However, given the proposed roadway cross-section and alignment requested and approved by the City of Clermont ("City") and Lake County, a sidewalk for the full length of the Property will not fit within the right-of-way for the road. The Sidewalk Exhibit shows the sidewalk that fits within the right-of-way in blue and the portions of the sidewalk that do not fit within the right-of-way in red.

Pulte, along with other property owners related to the Property, are requesting Ordinance 2017-42 be amended to remove the requirement that the sidewalk to the south of Hartwood March Road be constructed for the full length of the Property. In consideration of this amendment, Pulte shall construct that portion of the sidewalk that is depicted in blue on the Sidewalk Exhibit and will pay the City the amount of \$24,741.72 for the 1,478 feet of sidewalk (estimated at \$16.72 per linear foot) that does not fit within the right-of-way to be used by the

ORLDOCS 16456991 1 25306.0226

City for other pedestrian or transportation needs as the City sees fit.

We will gladly provide additional information upon request and appreciate your attention to this matter.

Sincerely,

Shutts & Bowen LLP

Kenneth W. Wright

cc: Doug Hoffman (via email w/enc.)
Daniel T. O'Keefe, Esq. (via email w/enc.)



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

The Applicant shall provide the following information with this application:

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

Advertising Receipt

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

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10082543
Phone: (352) 241-7331
Date: 11/15/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/27/2018	12/25/2018	\$306.16

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. 2019-01

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

3/4 of a mile east of Heritage Hills Boulevard on Hartwood Marsh Road, North of the intersection of Lovers Lane and Hartwood Marsh Road
Alternate Key 1593174 & 3911542

LEGAL DESCRIPTION

The Northwest 1/4 of Section 1, Township 23 South, Range 26 East, less the North 400 feet and less the East 70 feet and less from the North 1/4 corner of section, run South 0°24'23" East along the East line of the Northwest 1/4 a distance of 400 feet; thence South 89°45'17" West along the South line of the North 400 feet of the Northwest 1/4 a distance of 1007.31 feet for Point of Beginning; thence run South 23°44'13" West 92.02 feet; thence South 01°41'26" West 206.35 feet; thence South 00°54'02" East 132 feet; thence South 89°45'17" West 1573.47 feet to West line of said section; thence North 0°08'15" West along said West line 422.30 feet to

South line of North 400 feet of the Northwest 1/4; thence North 89°45'17" East 1615.54 feet to the Point of Beginning and less the South 33 feet for road right of way, and lying and being in Section 1, Township 23 South, Range 26 East, Lake County, Florida.

The above described tract of land contains 114 acres more or less.

Amendment to Planned Unit Development (Ordinance 2017-42) to revise southern sidewalk condition

This request will be considered by the Planning & Zoning Commission on Tuesday, December 4, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, January 8, 2019 at 6:30 p.m. for final enactment.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10082543
November 27, 2018 &
December 25, 2018

Payment Info	
Ad Price	\$306.16
Tax	\$0.00
Sub Total	\$306.16
Prepaid Amount	\$0.00
Balance Due	\$306.16