



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, February 12, 2019**

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

PROCLAMATION

Black History Month

PRESENTATIONS

DEP 2019 Plant Operation Award

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the January 8, 2019 and January 22, 2019 Council Meeting minutes.

Item No. 2 - Surplus Request

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

Item No. 3 - Plat Approval

A re-plat of Harvest Landing lot 52 due to wall and landscaping tract omitted on this portion of the original plat.

Item No. 4 - Plat Approval

Consider plat approval for Highland Ranch Esplanade Phase 3.

Item No. 5 - Plat Approval

Consider plat approval for Highland Ranch Canyons Phase 4.

Item No. 6 - Special Magistrate Selection

Selection for a Special Magistrate replacement.

**CITY OF CLERMONT
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| Item No. 7 - Event, Open Container and Signage Request | Consider allowing the Caribbean American Association of Lake County (CAALC) to have an open container area and signage for their "Clermont Jerk Festival" event on May 4, 2019 at Waterfront Park. |
| Item No. 8 - Event and Road Closure Request | Consider Downtown Partnership request to host weekly Farmer's Market and Merchant Faire with road closures for 12 months. |
| Item No. 9 - Event, Open Container and Road Closure Request | Consider allowing event, road closures, and open containers for the 790 West Tenants (Suncreek Brewery, Michael's Ali Coal Fired Pizza and Savoree) to host a St. Patrick's Day Event on March 16th and 17th. |
| Item No. 10 - Resolution No. 2019-08R | Consider allowing the City of Clermont to enter into an agreement with the Florida Department of Transportation for use of FDOT Right of Way for the Western City Limit Sign. |
| Item No. 11 - Resolution No. 2019-07R | Consider allowing the City of Clermont to apply for the Florida Boating Improvement Program Grant in the amount of \$250,000 to partially fund the Relocation and Improvements to the Clermont Boat Ramp at the Bell Ceramics site. |

UNFINISHED BUSINESS

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| Item No. 12 - Ordinance No. 2019-10 <i>Final MSTU</i> | Consider including the City of Clermont in the county-wide Municipal Service Taxing Unit to fund ambulance and emergency medical services for one year. |
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NEW BUSINESS

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| Item No. 13 - Variance Request
<i>Clermont Brewery</i> | Consider request to allow for a reduction of parking spaces for a proposed commercial business located at 750 West Desoto Street. |
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**CITY OF CLERMONT
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Item No. 14 - Resolution No. 2019-06R
7-11 CUP

Consider a Conditional Use Permit for a gas station on the southwest corner of East Avenue and SR 50.

Item No. 15 - Ordinance No. 2019-09 *Introduction*
Fuqua PUD

Consider a Planned Unit Development consisting of 321 single-family lots on 115 acres located southwest of Hartwood Marsh Road and Hancock Road.

Item No. 16 - Ordinance No. 2019-11 *Introduction*
Andoc Annexation

Consider ordinance to annex a parcel of land located at 15016 Pine Valley Boulevard.

Item No. 17 - Ordinance No. 2019-12 *Introduction*
Andoc Comprehensive Plan Amendment

Consider ordinance to change the future land use from Lake County Regional Commercial to Clermont Industrial for property located at 15016 Pine Valley Blvd.

Item No. 18 - Ordinance No. 2019-13 *Introduction*
Andoc Rezoning

Consider ordinance to change the zoning from Lake County MP to Clermont M-1 Industrial for property located at 15016 Pine Valley Blvd.

ADJOURN

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 8, 2019

The City Council met in a regular meeting on Tuesday, January 8, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Goodgame. Other City officials present were Assistant City Manager Kinzler, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Cuqui Whitehead gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Linda Charlton, 9101 County Road 561, expressed concern regarding vendors location during the Christmas parade.

Bill Delaney, 10312 Lake Minneola Shores, distributed the Florida Water Resources Journal to the Council and stated there is an article on Victory Pointe within the journal.

Willie D. Montgomery, 419 East Desoto Street, requested a Martin Luther King, Jr. parade in Clermont.

Tim Murry, 574 East Desoto Street, Christian Men in Action, planning a Martin Luther King, Jr. event on January 21, 2019 and requested a parade to go along with the event.

Assistant City Manager Kinzler stated Mr. Montgomery and Mr. Murry have met with staff.

Parks and Recreation Director Davidoff stated Mr. Montgomery approached the city last Friday to enhance the event on January 21, 2019 through the addition of a parade. There is a short time frame however City staff and Mr. Montgomery met with the Police Department, the Fire Department, and Public Works to determine a safe route for the parade. The proposed route is to begin the parade at McKinney Park on Bloxam Avenue. From Bloxam Avenue, the parade will turn onto Desoto Street then turn on to East Avenue and end at Waterfront Park where the event will begin. The parade will begin at 10:15am and conclude no later than 11:00am. The Police Department has requested for only one lane of East Avenue be closed for the parade to accommodate traffic. The Council would need to approve the road closures for the parade.

Mayor Ash inquired about Council approval. Parks and Recreation Director Davidoff replied the road closures are the only aspect of the parade which needs Council's approval. East Avenue's northbound lane would need to be closed for the parade.

Council Member Bates inquired about notifying the City residents. Parks and Recreation Director Davidoff stated the residents will be notified by electronic message boards.

Council Member Bates expressed concern for the short timeframe and the lack of information regarding the parade. Mr. Montgomery replied not all of the details are completely worked out yet however no more than 25 floats are anticipated to take part in the parade.

Council Member Goodgame moved to approve road closures on East Avenue and Desoto Street; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Patrick Maloney, 3810 Liberty Hill Drive, requested support from the City for connection to a reuse pipeline for Legends. The City previously entered into an agreement with Lennar for the developer to install a pipeline from Kings Ridge to Legends which the City will reimburse the developer for the costs. Mr. Maloney stated he has spoken with the City Manager and the Assistant City Manager.

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Assistant City Manager Kinzler stated City staff is currently researching the agreements and issues which spans over 20 years and recommended to allow City staff to complete their research and then have the matter come before the Council at a public advertised meeting. There are practical, legal and financial issues the City will have to consider.

Council Member Bates inquired about timeframe. Assistant City Manager Kinzler stated staff has most of the research done but still needs more time to conclude the matter. The main concerns are currently ensuring the City has the capacity to move forward with the connection of reclaim water and that the City has no legal issues with Acme Utilities, Inc. A proposed time frame to adequately address the matter would be one month. Assistant City Manager Kinzler requested to return the matter to Council at a workshop on February 19, 2019 at 6:30pm.

Mary Maloney, 3810 Liberty Hill Drive, requested for the City to provide the same services for Legends as the City does for Kings Ridge.

Karen Tefft, 4050 Beacon Ridge Way, expressed support for Legends to receive the same bulk rate for reclaim water as Kings Ridge.

REPORTS

Assistant City Manager Kinzler reported there will be a Council Workshop on Tuesday, January 15, 2019 at 6:30pm and City offices will be closed on January 21, 2019 in observance of Martin Luther King, Jr. day.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame – No report.

Council Member Brishke reported on December 12, she attended a Boys/Girls Club event. On December 14, she attended the City's first Dueling Piano Event. On December 15 and 16, she participated in a 24-hour shift ride with the Fire Department.

Council Member Travis reported also riding with the Fire Department on a shift. Yesterday she attended the first Tourism Development Committee meeting of the year and announced increasing the co-op marketing dollars at \$50,000 per event. The Tourism Development Committee denied money for the City's boat ramp due to incorrect processing of paperwork. The request will return in April.

Mayor Ash reported on December 12, she attended the Mayors and Managers meeting with City Manager Gray where they discussed impact fees, the new regional park, the new animal shelter, Lake EMS, Wellness Way Development, and other topics. On December 13, she was at the Oak Hill Cemetery for Wreaths Across America. On December 17, she was at Bella Collina for the South Lake Chamber of Commerce luncheon. On December 19, she was at the Police Department for the Adopt-A-Soldier event. On January 7, she was at the Police Department for the swearing in of new officer Carlos Baez. Chief Broadway appointed Chaplain Vasquez as a new Chaplain to help existing Chaplain Barnes.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the November 13, 2019 Council Meeting minutes.

City of Clermont
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| Item No. 2 – 2019 Council Meeting Calendar | Consider approval of the 2019 City Council Meeting calendar. |
| Item No. 3 – Piggyback Purchase | Consider request to piggyback the Florida Sheriffs Association contract with Duval Ford, Coggin Ford, and Bozard Ford to purchase six vehicles in the total budgeted amount of \$155,846. |
| Item No. 4 – Bid Award | Consider approval of Request for Proposals award to Computers At Work!, Inc. d/b/a vTECH io to provide turnkey installation of WiFi solution in the negotiated budgeted amount of \$193,591.61. |
| Item No. 5 – Bid Award | Consider approval of Request for Qualifications award to Burkhardt Construction, Inc. for construction management at risk services for the downtown streetscape projects. |
| Item No. 6 – Event and Road Closure Request | Consider event and road closures request for the Clermont Downtown Partnership to host their annual “Downtown Clermont Home and Vintage Show” on February 23, 2019. |
| Item No. 7 – Inter-Local Agreement | Consider agreement with Lake County to provide uniform street addressing. |
| Item No. 8 – Parking Agreement Request | Consider agreement for additional inventory of public downtown parking. |
| Item No. 9 – Resolution No. 2019-04R | Consider approval of amendment to the Interlocal Service Boundary Agreement with Lake County to clarify portions of Schofield Road. |
| Item No. 10 – Resolution No. 2019-05R | Consider agreement for Construction of Water, Reuse, and Force Main with Lennar Homes for Heritage Hills. |

The public requested Item 10 be pulled.

Council Member Bates moved to approve Consent Agenda items 1 through 9; seconded by Council Member Travis. The motion passed with all members present voting aye.

Assistant City Manager Kinzler clarified Item 10 is not an agreement for the City to serve reclaimed water to Heritage Hills but an agreement with the Developer to upsize infrastructure which has a regional benefit. The agreement is a financial agreement.

Mayor Ash asked if the mains already exist. Assistant Manager Kinzler replied the mains are already installed.

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Council Member Bates inquired about the reasoning of the original developer requirements. Assistant Manager Kinzler replied the needs of the future development may not need the larger piping however other properties within the City may receive a benefit from the subject development installing a larger pipe. City Attorney Mantzaris clarified the extra pipe allows additional capacity to serve other customers to the benefit of the City system.

Mayor Ash opened the Public Hearing.

Anne Ryan, 1600 Orange Thorpe Lane, requested for this agenda item to be tabled until an equitable solution can be found for Legends and suggested Council had a conflict of interest with the agenda item under Florida Statute 112.3143. City Attorney Mantzaris clarified the Council has no conflict with the issue under the cited Florida Statute.

James Kauczka, 1600 Orange Thorpe Lane, respectfully disagreed with Council not having a conflict of interest.

Mary Maloney, 3810 Liberty Hill Drive, asked for clarification regarding water reuse pipes for Heritage Hills. Assistant Manager Kinzler clarified the pipes have already been installed as it was brought to the City's attention after the fact from the developer. Ms. Maloney expressed concern with reclaimed water access for Legends.

Rob Bonin, 6750 Forum Drive, Lennar Homes, clarified the request was submitted before construction was done but the matter was not resolved until after construction was complete.

Mayor Ash closed the Public Hearing.

Council Member Bates asked about options if approval is not granted. Attorney Mantzaris replied the pipe was installed with the expectation the larger pipe would be paid for by the City. However, the funds will be issued in the form of impact fee credits; not tax payer dollars. The funds are a relatively small amount for an upsizing agreement.

Council Member Bates inquired of the City's capacity for reclaim. City Attorney Mantzaris replied the pipes are being installed to provide the capacity should the City have the capacity available. The agreements are designed to allow for the City to save money down the road by having the developer install larger pipes while they are paying for the manpower and equipment to do so. The city cannot run reclaim water through the pipe if the City does not have the reclaimed water to provide. Also, the subject property is in the City's water service area.

Council Member Goodgame clarified the Kings Ridge agreement with the City is for reclaimed water when it is available. As a result, the neighborhood does not obtain the whole consumptive amount from the City. The neighborhood spent \$30,000 to put in two metering stations in order to track the water received from the City.

Council Member Goodgame moved to approve Resolution No. 2019-05R; seconded by Council Member Travis. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

The next two items were heard together and voted on separately.

Item No. 11 – Ordinance No. 2019-01, *Final, Lakeview Preserve PUD*

Deputy City Clerk Zinker read Ordinance No. 2019-01 aloud by title only.

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

NEW BUSINESS

Item No. 12 – Variance Request, *Lakeview Preserve*

Senior Planner Kruse presented applicant's Planned Unit Development and variance request. During the previous public hearing, the applicant volunteered that he would be willing to put a sidewalk on the south side of Hartwood Marsh Road, opposite the project. This condition was added to Ordinance 2017-42 however once engineering commenced on the new alignment of Hartwood Marsh Road it became apparent there was not enough right-of-way for both sidewalks. The applicant has requested to modify this condition to allow only the northern sidewalk with a portion of the sidewalk on the south and the applicant has agreed to pay \$24,741.72 to the City for the 1,478 feet of sidewalk not installed. The applicant has also requested to reduce the required tree replacement fee for tree removal and to allow for 3-inch caliper replacement trees instead of the required 6-inch caliper trees per City Code. The Planning and Zoning Commission recommended approval for Ordinance 2019-01. Staff recommends approval of Ordinance 2019-01 and recommends denial for the two variances.

Dan O'Keefe, real estate attorney from Shutts & Bowen, LLP, stated the planner and engineer with Pulte Homes is present as well as Tom Daly.

Tom Daly, landscape architect with Daly Design Group, addressed the variance requests. Staff has approved the removal of the trees. However, the tree mitigation is not approved. The variety of live oak trees on the property grow to about 35 feet tall. The applicant was able to save 285 trees out of the 1,300 trees in that area. The original application submitted met the City's code however staff's report stated trees could not be in certain areas of the development and could not be an understory tree. Staff recommended for the applicant to go through the variance process for the tree removal and sidewalk change.

Mayor Ash opened the Public Hearing.

James Kauczka, 1600 Orange Thorpe Lane, expressed opposition towards the variance request and change to the sidewalk requirement.

Mayor Ash closed the Public Hearing.

Council Member Travis expressed agreement with the public comment and expressed opposition to substituting public safety for money.

Council Member Bates inquired about the south side of the sidewalk. Senior Planner Kruse replied per the applicant's site plan, they would have met City code by putting a sidewalk on their side of the road however the applicant offered to place the sidewalk on the south side as well which was put into the Ordinance. Their engineer determined there is not enough room on the south side for the sidewalk. Applicant can meet their obligation per the City's code but cannot meet their additional suggestion.

Council Member Goodgame asked for a diameter for traffic circle. Senior Planner Kruse stated Lake County is handling the road review and has been involved in the review of the subdivision.

Council Member Goodgame expressed concern regarding the traffic circles. David Stokes, Civil Engineer, replied the traffic circle radius is over 120 feet in total which is larger than the traffic circles in Winter Garden.

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Council Member Bates expressed agreement with modifying the sidewalk requirement but opposition towards the tree variances.

Council Member Brishke inquired about tree requirements. Senior Planner Kruse replied the City has codes which dictate the distance the trees need to be from certain areas such as utility lines or roads. The City code also does not give credit towards the tree count.

Council Member Brishke asked about the density of homes in the development. Mr. Daly replied the smallest size lots were eliminated and the buffers were expanded per Council's request which reduced the number of allowable units.

Mayor Ash expressed concern for the impact on the road and community.

Council Member Bates moved to approve Ordinance No. 2019-01; seconded by Council Member Brishke. The motion passed four to one with Council Member Goodgame voting nay.

Council Member Bates moved to deny the variance request; seconded by Council Member Travis. The motion passed with all member present voting aye.

Item No. 13 – Resolution No. 2019-02R, *Clermont Indoor Soccer Complex*

Deputy City Clerk Zinker read Resolution No. 2019-02R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida granting a Conditional Use Permit to allow for an indoor Recreational Facility occupying more than 20,000 square feet of floor space in the C-2 General Commercial zoning district.

Item No. 14 – Variance Request, *Clermont Indoor Soccer Complex*

Development Services Director Henschel presented the applicant's Resolution and variance request. The subject property is located on the south side of Highway 50 just west of County Road 455. The applicant is proposing to construct an indoor recreational and soccer facility. The applicant is also requesting two variances for the subject property. The applicant originally requested three variances however the architectural elevation request has been eliminated. The first variance request is to allow a reduction of the minimum number of off street parking spaces to allow for 78 parking spaces rather than the required 195. Since the current code does not directly recognize this type of use, staff reviewed similar uses in other jurisdictions and found the proposed parking of 78 spaces to be sufficient. The second variance request is to allow for the elimination of the required canopy trees in the perimeter landscape of the western property line due to the existence of utility lines. Staff does recommend planting understory trees with less invasive roots to meet the requirement. Staff reviewed the application and recommended approval of the Conditional Use Permit and the variance requests.

Rick McCoy, present on behalf of the applicant, stated the suggested use is a unique indoor soccer complex. The applicants are residents of Clermont and are present.

Mayor Ash opened the Public Hearing. No comments. Mayor Ash closed the Public Hearing.

Council Member Goodgame inquired about the type of building suggested. Development Services Director Henschel replied the building will be a metal pipe square building. Mr. McCoy clarified the applicant is anticipating a steel building. The property will meet all City Architectural Standards and envisions a wooden A-frame entrance.

Development Services Director Henschel reviewed the City's Architectural Standards with the Council.

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Council Member Goodgame requested to have the item return to Council at a later date.

Council Member Bates asked about the number of fields to be inside the complex. Mr. McCoy stated there will be three soccer fields with a spectator area and concession stands.

Council Member Bates moved to approve Resolution No. 2019-02R; seconded by Council Member Travis. The motion passed with all members present voting aye.

Council Member Brishke expressed concerns with potential parking. Development Services Director Henschel replied the City's code does not directly address parking for the proposed use but staff reviewed standards of similar cities to find a recommended amount for parking. Assistant City Manager Kinzler clarified staff could approve the parking request without Council approval since the code does not directly address the proposed use however, staff preferred to bring the matter before Council to be cautious.

Council Member Brishke inquired about ingress and egress and expressed concern with traffic. Mr. McCoy replied there is a full median in front of the industrial park which will allow for people to exit another way during regular business hours.

Assistant City Manager Kinzler stated the City is working with the County and the owners of the undeveloped property along Hooks Street to expedite the completion of Hooks Street.

Development Services Director Henschel stated the Ordinance has a clause stating if there is a problem with parking, the matter has to return to Council.

Council Member Travis moved to approve variance request; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Item No. 15 – Ordinance No. 2019-07, *Introduction, Fuqua*

Deputy City Clerk Zinker read Ordinance No. 2019-07 aloud by title only.

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

Council Member Bates moved to introduce Ordinance 2018-03; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 16 – Ordinance No. 2019-08, *Transmittal, Fuqua*

Deputy City Clerk Zinker read Ordinance No. 2019-08 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida adopting the Large Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government 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.

Council Member Bates moved to approve the transmittal of Ordinance No. 2019-08; seconded by Council Member Goodgame.

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Senior Planner Kruse presented the applicant's request for a Future Land Use change on the subject property which is located within the Interlocal Service Boundary Agreement. The applicant is requesting 321 units for the subject property which would average 2.8 units per acre. This proposed land use change is the City's lowest density residential land use category. The Lake County Urban Low Density land use would allow up to four units per acre. Upon approval from the City Council, the proposed Comprehensive Plan Amendment will be transmitted to the Florida Department of Economic Opportunity and reviewing agencies for review. The agency would then issue an objections and recommendations letter to the City. Once the letter is received, the final public hearing would be scheduled in March. Staff recommends approval for the transmittal of the Large Scale Comprehensive Plan Amendment to change the Future Land Use. The Planning and Zoning Commission recommended unanimous approval.

John Florio, 2200 Park Avenue North, Donald W. McIntosh Associates, Inc., stated he has been working with staff on this project for over a year with 7.5 acres of right-of-way being dedicated for the future expansion of Hartwood Marsh Road and dedicated space for drainage of the expansion.

Mayor Ash opened the Public Hearing.

Daniel Kim, 3552 La Jolla Drive, expressed opposition to further development of Hartwood Marsh Road.

Joe Gick, 2724 Kingston Ridge Drive, expressed opposition to further development of Hartwood Marsh Road.

Brad Eveland, 3544 La Jolla Drive, expressed concern for the impact of water, traffic, and school demands.

Mayor Ash closed the Public Hearing.

Mayor Ash clarified the request is for a transmittal from Lake County to the City with Hartwood Marsh Road being a county road.

Council Member Bates clarified the vote tonight is only for a transmittal to the state with a hearing on the request in March.

The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:47pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 22, 2019

The City Council met in a regular meeting on Tuesday, January 22, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Helmut Michelson gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Steve Hanna, 1251 Fran Mar Court, Chain of Lakes Foundation, reported on the lake clean up held last Saturday and will be held again for Earth Day on April 20, 2019 as well as later in the year. Mr. Hanna inquired about a dock or pier along Waterfront Park. City Manager Gray replied a dock is a part of the plan to have boats docking in downtown on the water front. A public meeting will be held on design updates around the end of February.

Mayor Ash thanked Mr. Hanna for the cleanup.

Charlene Forth, 939 W. Desoto Street, stated she attended the Martin Luther King, Jr. Day event at the waterfront and provided compliments towards the event held. Mrs. Forth commended Chief Broadway for his statement to the crowd and expressed appreciation.

REPORTS

City Manager Gray reported on the unveiling of Dr. Martin Luther King, Jr. Boulevard on Martin Luther King, Jr. Day. Chief Broadway was the city's representative at Waterfront Park on Martin Luther King, Jr. Day. Mr. Murry and Mr. Montgomery will be working with the event staff to organize next year's event. The State of the City will be held on Thursday at the City Center and will start at 7:30am with the presentation at 8:00am. The first Charter Review Committee will be meeting on January 29, 2019 at 10:00am in the Council Chambers. The committee meeting will be opened to the public. There are a few changes to the agenda with items 6, 7, 8, and 9 being tabled to May 14, 2019.

Item No. 6 – Utility Service Agreement

Council Member Goodgame moved to table the Utility Service Agreement to May 14, 2019; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 7 – Ordinance No. 2018-36, *Final, Olympus PUD Rezoning*

City Clerk Howe read Ordinance No. 2018-36 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2018-36 to May 14, 2019; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 8 – Ordinance No. 2018-35, *Final, Olympus Annexation*

City Clerk Howe read Ordinance No. 2018-35 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2018-35 to May 14, 2019; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 9 – Ordinance No. 2018-34, *Adoption, Olympus CPA*

City Clerk Howe read Ordinance No. 2018-34 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2018-34 to May 14, 2019; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame – No report.

Council Member Brishke reported on Friday, January 18, she attended the South Lake Chamber of Commerce breakfast where they discussed Pig on the Pond which will take place on March 8 through March 10 of 2019. On January 19, she attended Joe Affrunti's funeral service who was the owner of Corelli's.

Council Member Travis reported yesterday she attended the Martin Luther King, Jr. unveiling of the honorary signage.

Mayor Ash reported on January 9, she attended the ribbon cutting of the new Chick-fil-a at Hammock Ridge. On January 17, she attended a meeting of the South Lake Homeless Task Force which addressed 2018 accomplishments and goals for addressing homelessness in 2019. On January 18, she was at the Arts and Recreation Center attending the graduation of Police Officers from the Southern Police Institute Command Officers' ten week course. The City of Clermont had 4 graduates, Sergeant Malcolm Draper, Josue Martinez, Oscar Razo and Jason Sayre. On January 19, she attended the Coffee and Conversation with the Mayor at the new Clermont Café on Montrose where she distributed lists of new and upcoming businesses. At the end of the discussions, people from Orchard Heights presented her with a gift in honor of her re-election as Mayor. On Martin Luther King, Jr. Day, she attended the unveiling of the new Martin Luther King, Jr sign. This morning, she attended the Lake Apopka Gas Board to review finances of the company with reports on gas contracts provided.

CONSENT AGENDA

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 22, 2019

- | | |
|---|---|
| Item No. 1 – Meeting Minutes | Consider approval of the November 27, 2018 and December 11, 2018 Council Meeting minutes. |
| Item No. 2 – Surplus Request | Consider approval to declare end of life inventory as surplus from various departments and dispose of in accordance with the purchasing policy. |
| Item No. 3 – Scope of Services | Consider approval of professional electrical, landscape and irrigation design services for Phase 2 of the Downtown Waterfront District Project with BESH Engineering, INC., in the budgeted amount of \$57,847. |
| Item No. 4 – Special Event Request | Consider a request to grant 10 open-air events with a temporary structure for 2019 at the Stormy Hill Harley-Davidson located at 2480 S. Highway 27. |
| Item No. 5 – Resolution No. 2019-03R | Consider approval of resolution allowing the City to conduct bingo games at Kehlor Park. |

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

NEW BUSINESS

Item No. 10 – Bid Award and Budget Amendment

Public Works Director Brunson presented the proposed construction of the boathouse and reviewed the purpose, location, challenges, and history. The existing floating docks were severely damaged during Hurricane Irma with the shoreline adjacent to the floating docks washed out due to wave action. The rowing team requires a small ramp for launching john boats used by the coaches and sailboats used by the sailing club. The next steps are to construct new floating docks with a more resilient design and material, construct a seawall to restore and protect the shoreline adjacent to the docks, and construct a small ramp west of the docks to be used for coach launches and for sailing club sailboats. Staff recommended approval of the bid award to Midcoast Construction Enterprises, LLC to provide construction of the sea wall, dock and boat launch at the Rowing Boathouse in the total amount of \$396,500 and a budget amendment in the amount of \$167,644.

City Manager Gray stated the City has submitted for FEMA reimbursement of \$305,000 and is currently working with the rowing club.

Council Member Goodgame inquired about funding from Lake County. City Manager Gray stated the project is a partnership with Lake County's Tourism Development Council who put in \$350,000.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Council Member Brishke inquired about the material to be used. Public Works Director Brunson stated pylons will be installed to assist with durability of the docks and ramps.

Council Member Travis inquired about permitting. Public Works Director Brunson stated the City is waiting on the Department of Environmental Protection to issue the permits.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 22, 2019

Mayor Ash inquired about the budget. City Manager Gray replied all, but \$167,644 is budgeted and is being allocated from the Recreation Impact Fees.

Council Member Bates moved to approve Consent Agenda item 10; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Council Member Brishke inquired about the expected completion date. Public Works Director Brunson stated six to eight weeks.

Item No. 11 – Short Term Vacation Rentals

Economic Development Director Schmidt presented Florida State Statutes which allows for cities to place regulations on short term rentals but does not allow for cities to prohibit them. She reviewed the community concerns, regulations from other governmental agencies, findings, the proposed process, and staff's recommendation. There are currently over 100 properties within the city limits on various internet sites. High prevalence of rentals of rooms within single family residential zoning areas with many properties having over 200 stays with comments. Staff recommended to create a process which requires to register with the City and a business tax receipt for the City and the County.

Mayor Ash opened the Public Hearing.

Jim Purvis, 4206 Hammersmith Drive, inquired about Homeowner Association's possible requirements and urged further discussion. City Attorney Mantzaris stated the anticipated ordinance would address safety issues.

Steve Hanna, 1251 Fran Mar Court, inquired about current regulations. City Manager Gray replied the City does not currently have any regulations to prohibit short term rentals. City Attorney Mantzaris stated the City has been relying on the conversion of the homes which are built for single or multi-family purpose becoming a code enforcement issue. The Ordinance would make it easier for the City to ensure properties are being used as permitted.

Mayor Ash closed the Public Hearing.

Mayor Ash asked about the City's position to compel people to register. City Attorney Mantzaris stated the matter would become a code violation where a penalty would be issued.

Council Member Travis inquired about currently enforcing the matter through Code Enforcement as violation of zoning. City Attorney Mantzaris stated the matter would currently be enforced through Code Enforcement.

Mayor Ash recommended staff draft the ordinance for the Council's further discussion.

Council Member Bates inquired about Homeowner's Association's rights. City Attorney Mantzaris stated it depends on the Homeowner's Association's regulations but older subdivisions probably do not currently have language in their regulations which becomes difficult for the Homeowner's Associations to put in restrictions. At which point the matter becomes an enforcement issue for the City to enforce.

City Manager Gray stated he will follow Council's direction and put together an ordinance to return to Council for further consideration.

Item No. 12 – Code Enforcement Liens

City Manager Gray stated the matter was discussed previously at the last workshop and Council asked staff to return the matter to Council.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 22, 2019

Ryan Langley submitted and reviewed his proposal which indicated his request for 30 days to resolve the code violation. Upon agreement, the subject property will close in 5 days and payment of \$20,000 would be provided to the City with work beginning immediately to repair the code violations.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

City Attorney Mantzaris stated the Council discussed at the workshop the process to close on houses with liens in the City. The code violations for this property goes back to 2009. Since 2009, the property has had 3 different owners. The current owner of the property is a private mortgage holder. In 2012, WT Holdings who financed the purchase of the property through the current owner bought the property. As a result, the foreclosure lien process would become more complicated due to the age of the liens and the transfer of ownership. The foreclosure process is possible but not as viable.

Mayor Ash inquired about the current lien amount. Development Services Director Henschel stated the total lien was \$612,000.

Council Member Travis inquired about the value the property is being purchased at. Mr. Langley stated the current purchase price is \$78,000.

Council Member Travis inquired about the purchase money note in 2012. City Attorney Mantzaris stated the purchase money note was for \$55,000.

Council Member Brishke inquired about the stability of the house for renovations. Mr. Langley stated he has checked and the property is structurally sound.

City Attorney Mantzaris clarified Mr. Langley would be willing to pay \$20,000 at closing in exchange for the City's liens and claims. If the City takes the proposed amount and the lien is released, the only option should Mr. Langley not correct the violations would be to initiate a new code enforcement action. When he closes on the property, he will have to have the City's liens satisfied in exchange for the \$20,000 so the City will not have any rights to foreclose on the property unless new liens are issued and the process restarted.

Council Member Travis inquired about the possibility should the closing not go through. City Attorney Mantzaris stated the property would go back to the state as it is currently in with the City.

Council Member Goodgame moved to move forward with Mr. Langley's proposal; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 13 – Ordinance No. 2019-10, Introduction, MSTU

City Clerk Howe read Ordinance No. 2019-10 aloud by title only.

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

Council Member Bates moved to introduce Ordinance No. 2019-10; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 22, 2019

ADJOURN: With no further comments, this meeting adjourned at 7:37pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

**AGENDA ITEM**

Meeting Date	
Tuesday, February 12, 2019	
Agenda Item Name	
Surplus Request	
Requested Action	
Recommend to approve and declare end of life inventory as surplus from Police Department, Fire Department and dispose of in accordance with the Purchasing Policy.	
Staff Report	
The Purchasing Department, on behalf of the Police Department and Fire Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Police Department Qty: Property Description (1) Spirit Eliptical (1) Sci Fit Hand Bicycle Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately. The following property from the Parks & Recreation Department and Fire Department represent assets that were disposed but are currently listed in the inventory. The purpose of this approval is to officially remove the listed property from the inventory system. Qty: Parks and Recreation Department Property Description (1) HP DJ932C Printer (1) Desktop Computer AMD Athlon 4800 (36) 60" Wood Banquet Tables Qty: Fire Department Property Description (1) LP12 Defibrillator (1) Industrial PAK Air (6) Lockers at Fire Station #2 (1) Internet Access/Equipment (1) Battery, Pack, Carry Bag, Duraser (1) Rescue Air Bags & Tank Sealing Kit (1) Positive Press Ventilator 20" (1) Additional UHF Radio Channel (1) Hazmat Equipment	

- (1) Medical Radio for Special Ops.
- (1) Radio for Inspector Vehicle
- (1) Refurbished Protective Breathing
- (1) Extraction Equipment
- (1) Confined Space Rescue Equipment
- (1) Rope Rescue Equipment
- (1) Air Cylinders
- (1) Hazardous Material Equipment
- (1) Trench Collapse Rescue Equipment
- (1) ALS Equipment for Fire Station #3
- (1) Computer for Admin. Caption
- (1) Computer / Telephone Wiring - Fire
- (1) Equipment for Heavy Rescue
- (1) G-Xtreme Jackets
- (1) EMS Captain Computer
- (1) EMS Tech
- (1) Network Switches
- (1) Equipment for Aerial Fire Truck
- (1) Groves Red Rack Gear Lockers
- (2) Chlorine Emergency Kit
- (3) Dell Optiplex 760
- (1) Patient Stretcher for Medcart
- (1) LP12 Defibrillator
- (1) Multi-Gas Detection
- (1) Auto External Defibrillators

Additional Analysis

Fiscal Impact Summary

Surplus property is anticipated to be sold for approximately \$600.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Police Department - Property Disposal	Police Department - Property Disposal.pdf
2.	Fire Department - Property Disposal	Fire Department - Property Disposal.pdf
3.	Parks and Recreation Property Disposal	Parks and Recreation Property Disposal.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: 10837
Contact Person: John Graczyk Phone: 352-536-8410
Year / Make / Model: Spirit Elliptical Vehicle No. NA
Miles / Hours: NA Serial / VIN: 8000451606000647
Description of Property Spirit Elliptical

☐ 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:** Limited use by personnel and no longer have room for this piece of exercise equipment.

Director Signature: [Signature]

Date: 1-17-19

*****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: POLICE Property Tag #: 10375
Contact Person: John Graczyk Phone: 352-536-8410
Year / Make / Model: Sci Fit Vehicle No. NA
Miles / Hours: NA Serial / VIN: NONE
Description of Property Sci Fit Hand Bicycle

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

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

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Director Signature: [Signature]

Date: 1-17-19

*****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: FIRE/FIRE Property Tag #: 10099
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property LP12 DEFIBRILLATOR

☐ 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.
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- ☐ **OTHER:**

Director Signature: Kathy Gormier

Date: 1/24/19

*****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: 5982



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property INDUSTRIAL PAK AIR

☐ 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.
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- ☐ **OTHER:**

Director Signature: Kathy John

Date: 1/22/19

*****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: 5510



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property SIX LOCKERS AT FIRE STATION #2

☐ 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.
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☐ **OTHER:**

Director Signature: Kathy Johnson

Date: 1/22/19

*****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: 5056



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property INTERNET ACCESS/EQUIPMENT

☐ 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.

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☐ **OTHER:**

Director Signature: Kathy Johnson

Date: 1/22/19

*****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: 5079



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property BATTERY, PACK, CARRY BAG, DURASERS

☐ 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.

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☐ **OTHER:**

Director Signature: Kathy Gohm-Lee

Date: 1/22/19

*****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: 6019



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property RESCUE AIR BAGS & TANK SEALING KIT

☐ 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.
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- ☐ **OTHER:**

Director Signature: Kathy Johnson

Date: 1/22/19

*****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: 6022



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property POSITIVE PRESS VENTILATOR 20"

☐ 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.
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- ☐ **OTHER:**

Director Signature: Kathy Johns Lee

Date: 1/22/19

*****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: 6025



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property ADDITIONAL UHF RADIO CHANNEL

☐ 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.
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- ☐ **OTHER:**

Director Signature: Kathy Johnston

Date: 1/22/19

*****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: 6065



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property HAZMAT EQUIPMENT

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

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

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☐ **OTHER:**

Director Signature: Kathy Johnson

Date: 1/22/19

*****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: 6069



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property MEDICAL RADIO FOR SPECIAL OPERATIONS

☐ 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: Rocky John, Jr.

Date: 1/24/19

*****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: 6086



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property RADIO FOR INSPECTOR VEHICLE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **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: Nashy John La

Date: 1/22/19

*****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: 6087



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property REFURBISHED PROTECTIVE BREATHING

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

Director Signature: Kathy Johns-Lee

Date: 1/22/19

*****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: 6092



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property EXTRACTION EQUIPMENT

☐ 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: Kathy John / L

Date: 1/22/19

*****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: 6093



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property CONFINED SPACE RESCUE EQUIPMENT

☐ 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Kathy Goh

Date: 1/22/19

*****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: 6094



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property ROPE RESCUE EQUIPMENT

☐ 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).
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- ☐ **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: Larry J. Smith

Date: 1/22/17

*****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: 6096



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property AIR CYLINDERS

☐ 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Patrick John

Date: 1/22/19

*****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: 6101



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property HAZARDOUS MATERIAL EQUIPMENT

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Nashy Gomis

Date: 1/22/18

*****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: 6104



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property TRENCH COLLAPSE RESCUE EQUIPMENT

☐ 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.

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

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

☐ **OTHER:**

Director Signature: Kathy John / L

Date: 1/22/19

*****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: 6106



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property ALS EQUIPMENT FOR FIRE STATION #3

☐ 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.
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- ☐ **OTHER:**

Director Signature: Marky John R. Le

Date: 1/22/17

*****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: 6120



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property COMPUTER FOR ADMIN CAPTION

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
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- ☐ **OTHER:**

Director Signature: Kathy Johnson

Date: 1/22/19

*****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: 6122



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property COMPUTER / TELEPHONE WIRING -FIRE

☐ 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).

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☐ **OTHER:**

Director Signature: Marky Johnson

Date: 1/22/19

*****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: 6141



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: _____ Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property EQUIPMENT FOR HEAVY RESCUE

☐ 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).
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: Kathy Johnson

Date: 1/22/18

*****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: 6144



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property G-XTREME JACKETS

☐ 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Wally Johnson

Date: 1/22/19

*****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: 6146



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property EMS CAPTAIN COMPUTER

☐ 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).

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

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

☐ **OTHER:**

Director Signature: Larry Gohmrlor

Date: 1/22/18

*****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: 6152



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property EMS TECH

☐ 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).

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

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

☐ **OTHER:**

Director Signature: *Rocky Johnson*

Date: 11/22/19

*****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: 6158



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property NETWORK SWITCHES

☐ 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Nancy John. Jr

Date: 1/22/18

*****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: 6160



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: _____ Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property EQUIPMENT FOR AERIAL FIRE 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: Kathy Johnson

Date: 1/22/19

*****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: 6163



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: NA
Description of Property GROVES RED RACK GEAR LOCKERS

☐ 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: Harvey John

Date: 1/22/18

*****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: 6375



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: None
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property CHLORINE EMERGENCY KIT (2)

☐ 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: *Marky John*

Date: 1/22/18

*****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: 5574 & 5509



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: NONE
Contact Person: Carl Bishop Phone: 352-394-7662
Year / Make / Model: Vehicle No. NA
Miles / Hours: NA Serial / VIN: 6NFJJBK1, 8NFJJBK1, 7NFJJBK1
Description of Property DELL OPTIPLEX 760 (3)

☐ 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: Kathy Gohs da

Date: 1/22/17

*****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: 6368, 6369, 6370



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #:
Contact Person: Sean Sacco Phone: 352-394-7662
Year / Make / Model: 2014 Stryker Power PRO 6500 Vehicle No. n/a
Miles / Hours: n/a Serial / VIN: 110840471
Description of Property Patient Stretcher for Medcart

☐ 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: 11/16/19

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

Date Approved by City Council:

Agenda Item:

Method of Disposal: Trade with Stryker

Date Disposed: Dec 12, 2018

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/EVENTS Property Tag #: None
Contact Person: Scott Davidoff Phone: 352-394-3500
Year / Make / Model: _____ Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property AMD AHTLON 64X2 4800+DESKTOP COMPUTER

☐ 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: 

Date: 1-17-2019

*****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: 6268



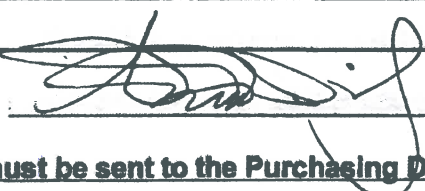
PROPERTY DISPOSAL FORM

Dept. / Division: P&R/EVENTS Property Tag #: None
Contact Person: Scott Davidoff Phone: 352-394-3500
Year / Make / Model: HP Vehicle No. NA
Miles / Hours: NA Serial / VIN: None
Description of Property HP DJ932C

☐ 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: 1-17-2019

*****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: 6253



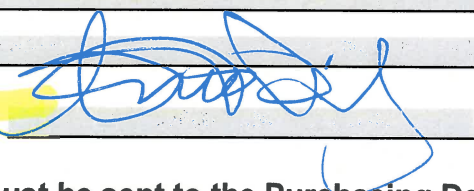
PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Thirty-six (36) 60" wood banquet tables

☐ 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.
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- ☐ **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: 1/29/19

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



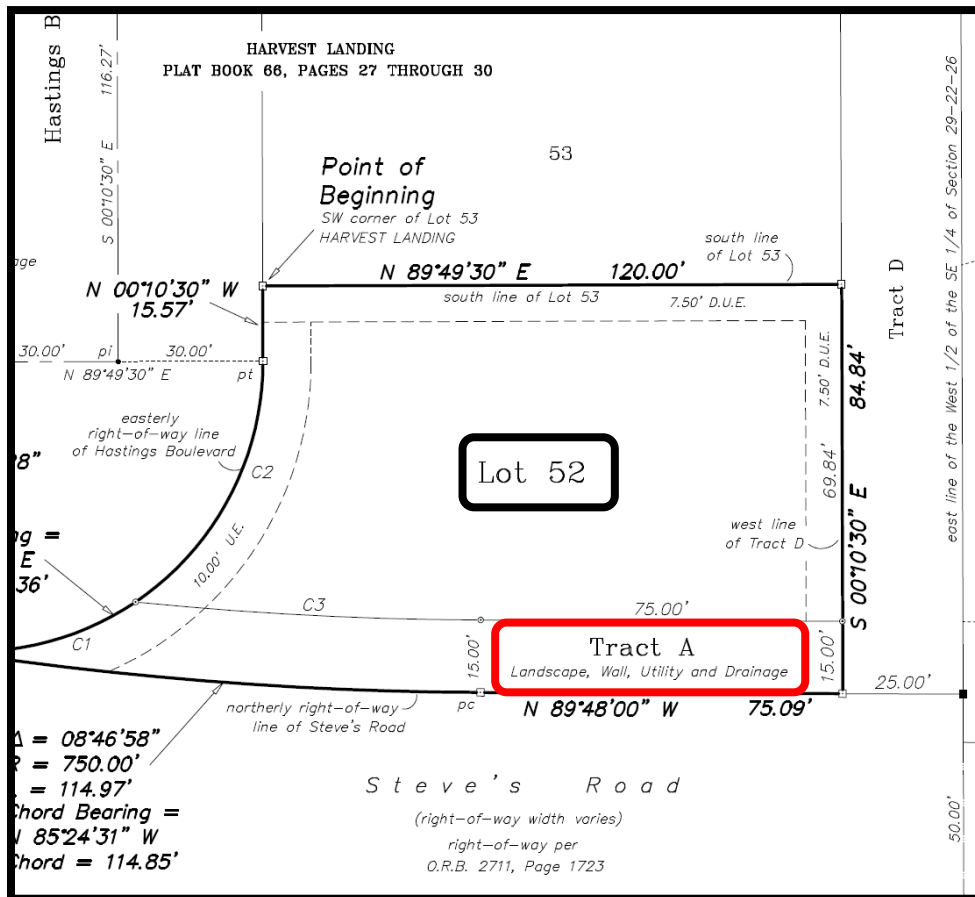
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of the re-plat of Lot 52 in the Harvest Landing Subdivision.		
Staff Report		
Staff has been working with the applicant to address an issue on the original plat that did not separate the landscaping and wall tract from one of the lots, which was Lot 52. When the applicant applied for a building permit, it was noted that this lot included the existing landscaping and wall that borders the subdivision. In order to separate the lot from the existing landscaping and wall, a re-plat of this lot was needed. This request will officially separate Lot 52 and the landscaping and wall tract. Staff recommends approval of this request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Lot 52 Tract A Map	Lot 52 Tract A Map.pdf	
2. Lot 52 Re-Plat Submittal	Lot 52 Re-Plat Submittal.pdf	

Harvest Landing – Lot 52 Re-Plat



This re-plat will separate Lot 52 and Tract A that was together in the original plat.



Orlando Division

151 Southhall Lane, Suite 200
Maitland, FL 32751

Office 407.339.4114
Fax 407.339.4166

beazer.com

City of Clermont
Attn: John Kruse
Development Services
685. W. Montrose St.
Clermont, FL 34711

Re: Harvest Landing Lot 52, Re-Plat

Dear Mr. Kruse,

Please find attached the application, application fee and supplemental materials for submittal. As you are aware, Harvest Landings is a platted subdivision in Clermont, Lake County (PB 66, pages 27-30). Lot 52 was erroneously platted in that Lot 52 was to be adjacent to the Wall Tract. Unfortunately, on the Plat, Lot 52 is inclusive of the Wall Tract. This request is to re-plat Lot 52 to resolve the issues.

I appreciate staff's willingness to tentatively place the re-plat on the Feb. 12th City Council Agenda. Please do not hesitate to contact me directly if you have any questions or concerns.

Respectfully,

Chad Minor, AICP, LEED G.A.

Land Entitlements Manager

Beazer Homes – Orlando Division

151 Southhall Lane, Ste 200 | Maitland, FL 32751

Mobile 407.608.8737

Read real homeowner [reviews of Beazer Homes](#)



DATE: 1/11/2019

FEE:\$513.00

PROJECT NAME (if applicable): Harvest Landing

APPLICANT: Chad Minor, Land Entitlements Manager

CONTACT PERSON: Chad Minor, Land Entitlements Manager

Address: 151 Southhall Lane, Ste. 200

City: Maitland State: Florida Zip: 32751

Phone: (407) 608-8737 Fax:

E-Mail: Chad.Minor@Beazer.com

OWNER: Beazer Homes Corp.

Address: 1000 Abernathy Rd. Ste. 260

City: Atlanta State: Georgia Zip: 30328

Phone: (707) 392-2100 Fax:

Number of Lots: One (1) - Harvest Landing Lot 52

General Location: Harvest Landing Lot 52 - 2595 Hasting Blvd. Clermont, FL 34711

Re-plat of Lot 52, "Harvest Landing" as recorded in Plat Book 66, Pages 27 through 30.

Land Use (City verification required): S.E. Residential

Zoning (City verification required): PD

**Beazer Homes, LLC**

Orlando Division
151 Southhall Ln, Suite 200
Maitland, FL 32751
(407) 339-4114

JPMORGAN CHASE BANK, NA
CHICAGO, IL
PAYABLE THROUGH FCC NATIONAL BANK
WILMINGTON, DELAWARE

NO. 48138710

70-2322/719

ISSUE DATE	AMOUNT
01/10/19	\$*****513.00

PAY FIVE HUNDRED THIRTEEN AND 00/100 *****

PAY
TO THE
ORDER
OF

City of Clermont
685 W MONTROSE ST
Clermont FL 34711-2119

VOID IF NOT CASHED WITHIN 90 DAYS



AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈48138710⑈ ⑆071923226⑆ 937391787⑈

DETACH HERE FOR YOUR RECORDS

Invoice Date	Contract #	Voucher/Type/Pay Item	Account Number	Gross	Tax	Discount	Net
Lot# Address/Remarks	Cost Code	Description					
01/10/19	14761429	PV 001	48311019000.1515.20040	513.00			513.00
Harvest Landing		Legal Fees					
		CR010119HAR					
Totals for Address Book# - 00444942				513.00			513.00

CHECK DATE	01/10/19	CHECK NUMBER	48138710
---------------	----------	-----------------	----------

HARVEST LANDING - LOT 52

A REPLAT OF LOT 52, "HARVEST LANDING" AS RECORDED IN PLAT BOOK 66, PAGES 27 THROUGH 30

PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LOCATED IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST

CITY OF CLERMONT, LAKE COUNTY, FLORIDA

Legal Description

A replat of Lot 52, HARVEST LANDING, according to the plat thereof, as recorded in Plat Book 66, Pages 27 through 30, Public Records of Lake County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Lot 53, HARVEST LANDING; thence run N 89°49'30" E, along the south line thereof, a distance of 120.00 feet to a point on the west line of Tract D, HARVEST LANDING; thence run S 00°10'30" E, along the west line of said Tract D, a distance of 84.84 feet to a point on the northerly right-of-way line of Steve's Road; thence along said northerly right-of-way line, the following two (2) courses and distances: run N 89°48'00" W, a distance of 75.09 feet to a point of curvature of a curve, concave northerly, having a radius of 750.00 feet and a central angle of 08°46'58"; thence run westerly, along the arc of said curve, a distance of 114.97 feet to a point on the easterly right-of-way line of said Hastings Boulevard; said point being an intersection with a curve, concave northwesterly, having a radius of 60.00 feet; thence run northerly along said easterly right-of-way line, the following two (2) courses and distances: on a chord bearing of N 49°24'14" E and a chord distance of 91.36 feet, run northeasterly along the arc of said curve, a distance of 103.84 feet, through a central angle of 99°09'28" to the point of tangency thereof; thence run N 00°10'30" W, a distance of 15.57 feet to the POINT OF BEGINNING.

Containing 0.26 acres (11,148 square feet), more or less.

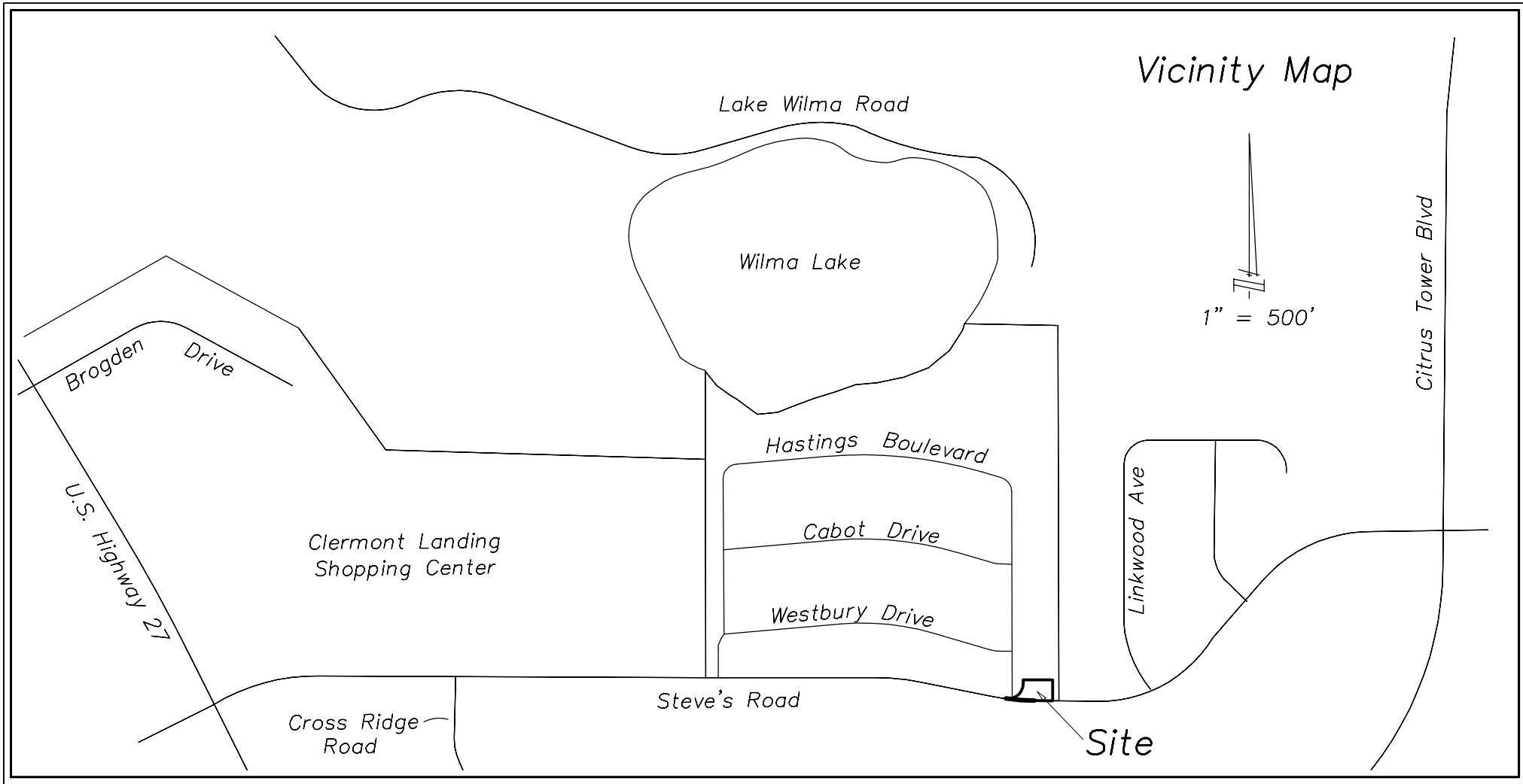
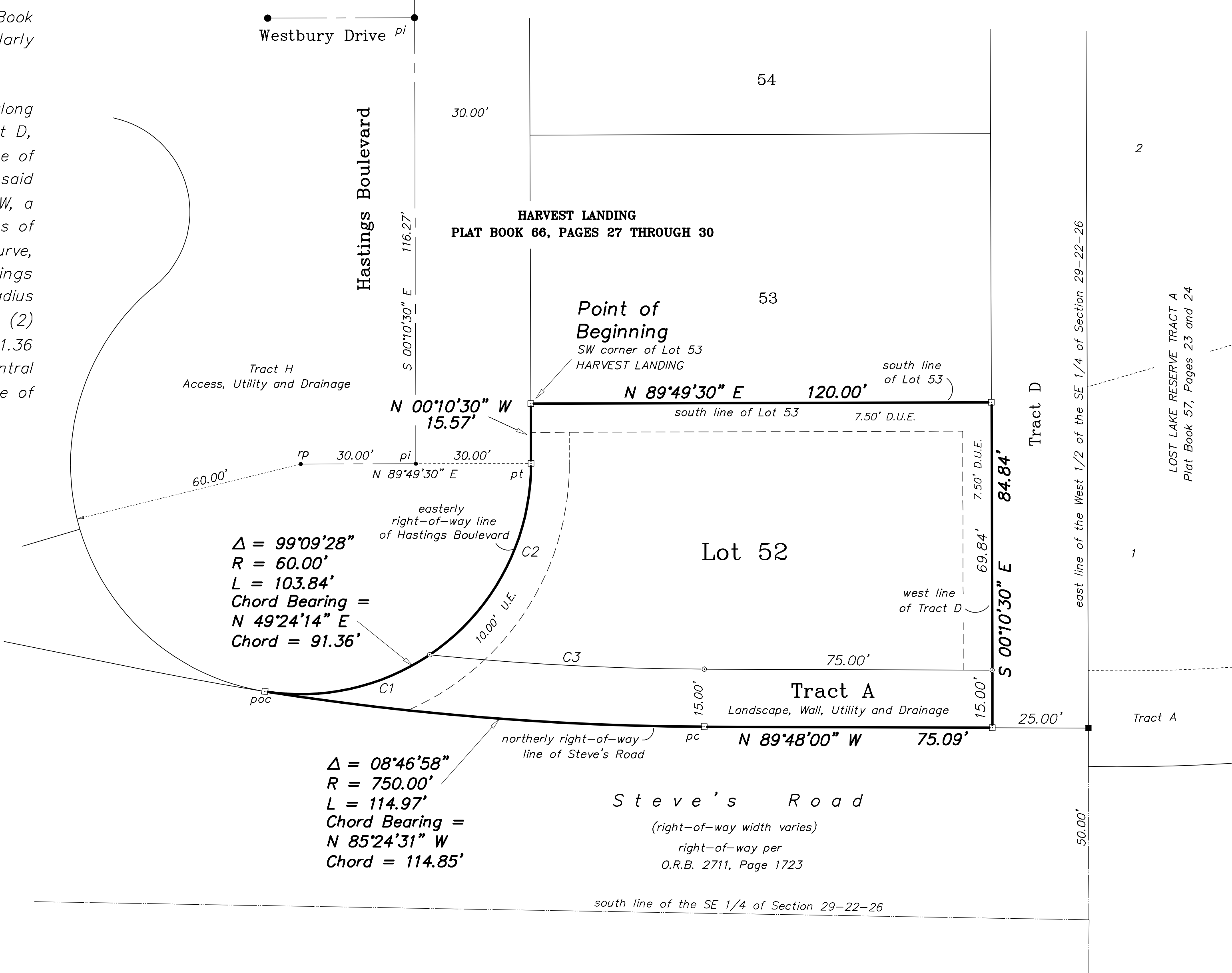
Surveyor's Notes:

- Bearings are based on an assumed bearing of S 00°10'30" E along the west line of Tract D, HARVEST LANDING as recorded in Plat Book 66, Pages 27 through 30, Public Records of Lake County, Florida.
- No part of the lands described hereon are dedicated to the City of Clermont, Florida, or the general public, unless expressly stated herein.
- Tract "A" (Landscape, Wall, Utility and Drainage) and the easements comprise the common areas as more particularly defined in and by this plat of HARVEST LANDING - LOT 52 and are hereby dedicated to and are to be maintained by the Harvest Landing Homeowners Association, Inc.
- All platted Utility Easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. (State Statute 177.091 (28)).

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°01'54"	60.00'	45.06'	N 77°28'02" E	44.01'
C2	56°07'35"	60.00'	58.78'	N 27°53'18" E	56.45'
C3	5°35'22"	735.00'	71.70'	S 87°00'19" E	71.67'

Legend

- | | |
|----------------------------|---|
| L - arc length | D.U.E. - Drainage and Utility Easement |
| △ - central angle | U.E. - Utility Easement |
| R - radius or radial | |
| pt - point of tangency | • indicates permanent control point (PCP)
found nail and disc (PCP LB 7194) |
| pc - point of curvature | □ indicates permanent reference monument (PRM)
set 4"x4" concrete monument (PRM LB 7194) |
| pi - point of intersection | ■ indicates permanent reference monument (PRM)
found 4"x4" concrete monument (PRM LB 7194) |
| poc - point on curve | |
| LB - Licensed Business | |
| LS - Licensed Surveyor | |



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on _____ at _____

File No. _____

Clerk of the Circuit Court
in and for Lake County, Florida

NOT REQUIRED

HARVEST LANDING - LOT 52 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed, subject to the general notes contained herein.

- TO HARVEST LANDING HOMEOWNERS ASSOCIATION, INC.: Tract "A" (Landscape, Wall, Utility and Drainage).
- TO THE CITY OF CLERMONT: A Utility Easement is hereby granted over, across and upon those areas designated as a Utility Easement shown hereon.
- TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A Utility Easement is hereby granted over, across, and upon those areas designated as a Utility Easement as shown hereon.

IN WITNESS WHEREOF, said owner has caused these presents to be signed by THE authorized signatory named below this ____ day of _____, 2019.

By: _____
BEAZER HOMES CORP.
a Tennessee corporation Name: _____
Title: _____

Signed and Sealed in the presence of:

witness _____ witness _____

(print name) _____ (print name) _____

STATE OF: _____ COUNTY OF: _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____

He/She is personally known to me and did not take an oath.

NOTARY PUBLIC
(Print Name) _____
My Commission Expires _____

STATEMENT OF REVIEWER

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature _____ Date _____
Professional Surveyor and Mapper No. _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida, and approved by said CITY COUNCIL of Clermont for the record on the ____ day of _____, 2019, provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within ____ days from the date of approval by said City of Clermont, Florida.

Attest: _____ City of Clermont

City Clerk _____ Mayor _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that the plat was prepared under his direction and supervision and it complies with all the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes.

Surveyor's Signature _____ Date: _____

Surveyor's Name _____ LS 4236

Surveyor's Registration Number _____

GANUNG-BELTON ASSOCIATES, INC. LB 7194

Legal Entity's Name _____ Legal Entity's Cert. Of Auth. No. _____

1275 E. ROBINSON ST., ORLANDO, FLA., 32801

Legal Entity's Address _____

Legal Description

Lot 52, HARVEST LANDING, according to the plat thereof, as recorded in Plat Book 66, Pages 27 through 30, Public Records of Lake County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Lot 53, HARVEST LANDING; thence run N 89°49'30" E, along the south line thereof, a distance of 120.00 feet to a point on the west line of Tract D, HARVEST LANDING; thence run S 00°10'30" E, along the west line of said Tract D, a distance of 84.84 feet to a point on the northerly right-of-way line of Steve's Road; thence along said northerly right-of-way line, the following two (2) courses and distances: run N 89°48'00" W, a distance of 75.09 feet to a point of curvature of a curve, concave northerly, having a radius of 750.00 feet and a central angle of 08°46'58"; thence run westerly, along the arc of said curve, a distance of 114.97 feet to a point on the easterly right-of-way line of said Hastings Boulevard; said point being an intersection with a curve, concave northwesterly, having a radius of 60.00 feet; thence run northerly along said easterly right-of-way line, the following two (2) courses and distances: on a chord bearing of N 49°24'14" E and a chord distance of 91.36 feet, run northeasterly along the arc of said curve, a distance of 103.84 feet, through a central angle of 99°09'28" to the point of tangency thereof; thence run N 00°10'30" W, a distance of 15.57 feet to the POINT OF BEGINNING.

Containing 0.26 acres (11,148 square feet), more or less.

Legend

V

vault box

WM

water meter

REM

reclaimed water meter

UBD

utility box

☼

light pole

2.4' x 2.4' column

6' high pvc fence

poc

point of curve

rp

radius point

pi

point of intersection

pt

point of tangent

O.R.B.

Official Records Book

U.E.

Utility Easement

D.U.E.

Drainage & Utility Easement

⊙

set 1/2" iron rod and cap (LB 7194)

●

found nail and disc PCP (LB 7194)

□

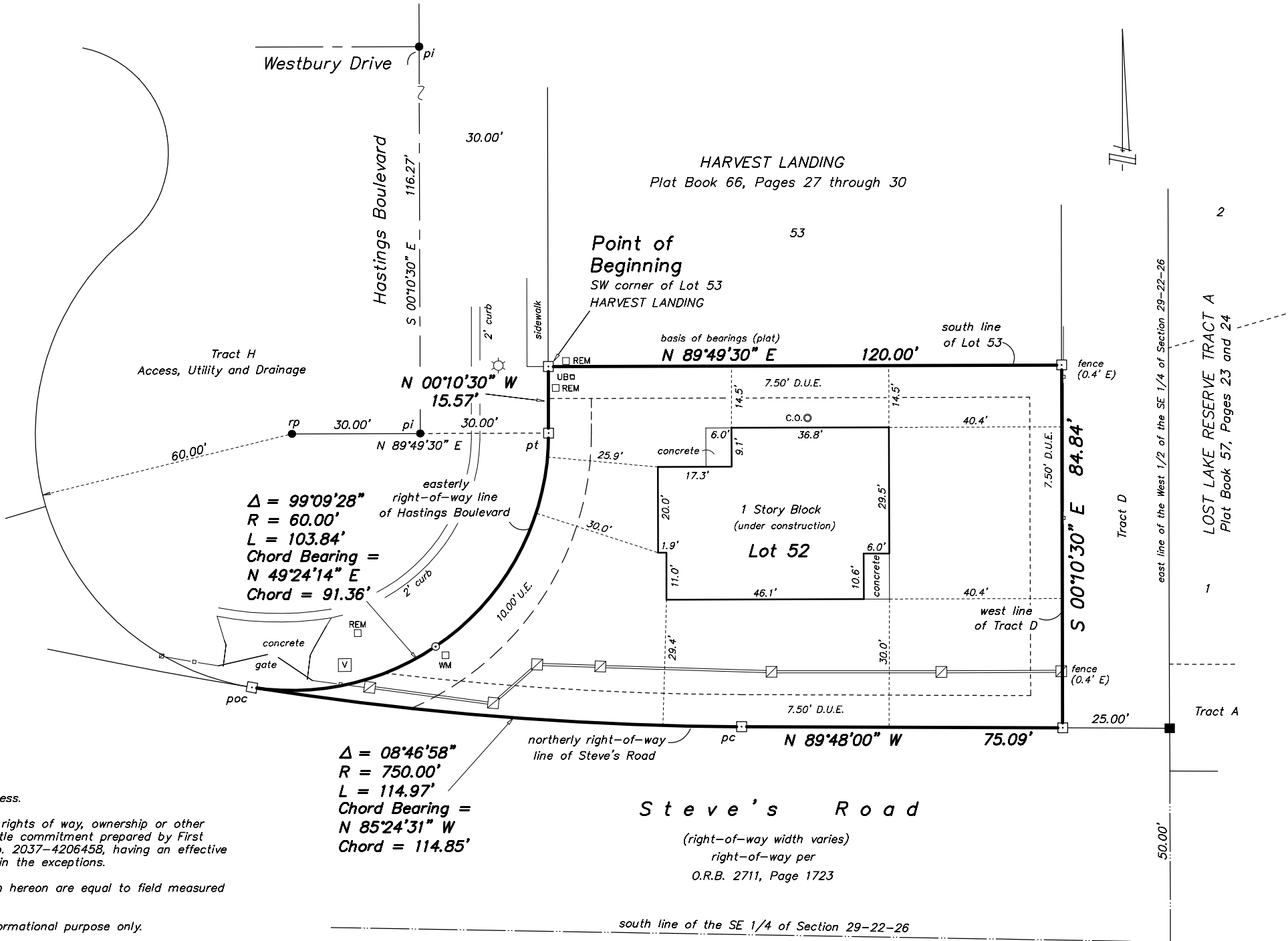
set 4"x4" concrete monument (LB 7194)

■

found 4"x4" concrete monument (LB 7194)

Surveyor's Notes:

1. The lands described hereon contain 0.26 acres, more or less.
2. Lands shown hereon were not abstracted for easements, rights of way, ownership or other matters by this firm. This survey is based on a review of title commitment prepared by First American Title Insurance Company, Title Commitment File No. 2037-4206458, having an effective date of December 20, 2018. No Survey matters to address in the exceptions.
3. Unless otherwise noted, the bearings and distances shown hereon are equal to field measured data.
4. Locations of surrounding improvements are shown for informational purpose only.
5. Symbols shown hereon are not to scale.
6. Underground utilities, septic tanks and/or foundations, if any, were not located as part of this survey. Underground utilities shown hereon are limited to and are per observed, aboveground indicators set by others. No sub-surface investigation was performed by this firm.
7. Lines shown hereon are radial unless noted NR (non-radial).
8. Based on scaling of the Flood Insurance Rate map, the lands described hereon fall within Flood Zones "X" per F.I.R.M. Map Panel No. 120689C0590E, dated December 18, 2012. The Flood Insurance Rate Map is not a survey and no responsibility is taken for the accuracy of said map.



Boundary Survey
of
Lot 52
HARVEST LANDING
lying in
Section 29, Township 22 South, Range 26 East
Lake County, Florida

THE TERM CERTIFIED AS USED ON THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED ON THIS SURVEY. IT IS ALSO UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM. SAID OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER OR OWNER'S CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS FOR THIS SURVEYOR'S OPINION. ADDITIONS, DELETIONS, OR REVISIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY, PER FLORIDA STATUTE CHAPTER RULE 61G17-6.00(2)(E).

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

DATE	REVISION

PREPARED FOR:
Beazer Homes

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

FIELD DATE:	1/07/19	JOB NO.	1317.24
SCALE:	1" = 30'	DRAWN:	WBB
SHEET:	1 of 1	CHECK:	RCG

SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND OR SURVEY REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194

R. Clayton Ganung

R.L.S. No. 4236



First American Title Insurance Company
2233 Lee Road
Winter Park, FL 32789
Phone: (407)691-5200
Fax: (407)691-5300

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
City of Clermont, Lake County, Florida**

FATIC File No.: 2037-4206458

A search of the Public Records of Lake County, Florida, through January 4, 2019 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of HARVEST LANDING - LOT 52 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated March 31, 2014 and recorded April 7, 2014 in Official Records Book 4460, Page 1761, Public Records of Lake County, Florida.

B. The record title holder is Beazer Homes Corp., a Tennessee corporation.

C. The name(s) of the record title holder does coincides with the name(s) shown as owner(s) on the unrecorded plat of HARVEST LANDING - LOT 52.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Provisions contained on the plat of Harvest Landing recorded November 7, 2014 in Plat Book 66, Pages 27 through 30, inclusive, Public Records of Lake County, Florida.

F. Other information regarding said property includes:

1. City of Clermont Ordinance No. 2013-19 Providing for the Annexation of a Certain Parcel of Land Contiguous to the Present City Boundaries recorded January 16, 2014 in Official Records Book 4430, Page 574, Public Records of Lake County, Florida.

2. Assignment of Impact Fees, Permits and Approvals (Homer Allen Property) to Beazer Homes Corp., a Tennessee corporation recorded April 10, 2014 in Official Records Book 4463, Page 618, Public Records of Lake County, Florida.

3. Declaration of Covenants, Conditions and Restrictions for Harvest Landing recorded November 7, 2014 in Official Records Book 4548, Page 2418; First Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Landing recorded December 9, 2014 in Official Records Book 4560, Page 677; Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Landing recorded April 29, 2015 in Official Records Book 4617, Page 2392; Third Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Landing recorded July 15, 2015 in Official Records Book 4652, Page 598; and Fourth Amendment to Declaration of Covenants, Conditions and Restrictions

for Harvest Landing recorded May 25, 2016 in Official Records Book 4784, Page 2204 Public Records of Lake County, Florida.

4. Short Form Conditional Use Permit recorded August 28, 2015 in Official Records Book 4671, Page 2134, Public Records of Lake County, Florida.

G. 2018 Ad valorem taxes on said property are Payable for Tax Parcel I. D. Number 2922260010-000-05200.

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
City of Clermont, Lake County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Clermont, Lake County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

By: _____
Authorized Signatory

Exhibit "A"

A Replat of Lot 52, HARVEST LANDING, according to the plat thereof, as recorded in Plat Book 66, Pages 27 through 30, Public Records of Lake County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Lot 53, HARVEST LANDING; thence run N 89°49'30" E, along the south line thereof, a distance of 120.00 feet to a point on the west line of Tract D, HARVEST LANDING; thence run S 00°10'30" E, along the west line of said Tract D, a distance of 84.84 feet to a point on the northerly right-of-way line of Steve's Road; thence along said northerly right-of-way line, the following two (2) courses and distances: run N 89°48'00" W, a distance of 75.09 feet to a point of curvature of a curve, concave northerly, having a radius of 750.00 feet and a central angle of 08°46'58"; thence run westerly, along the arc of said curve, a distance of 114.97 feet to a point on the easterly right-of-way line of said Hastings Boulevard; said point being an intersection with a curve, concave northwesterly, having a radius of 60.00 feet; thence run northerly along said easterly right-of-way line, the following two (2) courses and distances: on a chord bearing of N 49°24'14" E and a chord distance of 91.36 feet, run northeasterly along the arc of said curve, a distance of 103.84 feet, through a central angle of 99°09'28" to the point of tangency thereof; thence run N 00°10'30" W, a distance of 15.57 feet to the POINT OF BEGINNING.

PROPERTY RECORD CARD

General Information

Owner Name:	BEAZER HOMES CORP	Alternate Key:	3893426
Mailing Address:	1000 ABERNATHY RD STE 260 ATLANTA, GA 30328 Update Mailing Address	Parcel Number: ⓘ	29-22-26-0010-000-05200
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	17.6638
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2495 HASTINGS BLVD CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	CLERMONT, HARVEST LANDING SUB LOT 52 PB 66 PG 27-30		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$28,463.00

[Click here for Zoning Info](#) ⓘ
 [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

There is no sales history information to display.

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2019 WORKING VALUES subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or

entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$28,463	\$28,463	\$28,463	5.11800	\$145.67
LAKE COUNTY MSTU AMBULANCE	\$28,463	\$28,463	\$28,463	0.46290	\$13.18
SCHOOL BOARD STATE	\$28,463	\$28,463	\$28,463	4.10700	\$116.90
SCHOOL BOARD LOCAL	\$28,463	\$28,463	\$28,463	2.24800	\$63.98
CITY OF CLERMONT	\$28,463	\$28,463	\$28,463	4.20610	\$119.72
ST JOHNS RIVER FL WATER MGMT DIST	\$28,463	\$28,463	\$28,463	0.25620	\$7.29
LAKE COUNTY VOTED DEBT SERVICE	\$28,463	\$28,463	\$28,463	0.13240	\$3.77
LAKE COUNTY WATER AUTHORITY	\$28,463	\$28,463	\$28,463	0.49000	\$13.95
SOUTH LAKE HOSPITAL DIST	\$28,463	\$28,463	\$28,463	0.64320	\$18.31
				Total:	Total:
				17.6638	\$502.77

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000) [Learn More](#) [View the Law](#)

Additional Homestead Exemption (up to an additional \$25,000) [Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to county millage - up to \$50,000) [Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to city millage - up to \$25,000) [Learn More](#) [View the Law](#)

Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) [Learn More](#) [View the Law](#)

Widow / Widower Exemption (up to \$500) [Learn More](#) [View the Law](#)

Blind Exemption (up to \$500) [Learn More](#) [View the Law](#)

Disability Exemption (up to \$500) [Learn More](#) [View the Law](#)

Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)

Veteran's Disability Exemption (\$5000) [Learn More](#) [View the Law](#)

Veteran's Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)

Veteran's Combat Related Disability Exemption (amount varies) [Learn More](#) [View the Law](#)

Deployed Servicemember Exemption (amount varies) [Learn More](#) [View the Law](#)

First Responder Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)

Surviving Spouse of First Responder Exemption (amount varies) [Learn More](#) [View the Law](#)

Conservation Exemption (amount varies) [Learn More](#) [View the Law](#)

Tangible Personal Property Exemption (up to \$25,000) [Learn More](#) [View the Law](#)

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) [Learn More](#) [View the Law](#)

Economic Development Exemption [Learn More](#) [View the Law](#)

Government Exemption (amount varies) [Learn More](#) [View the Law](#)

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap) [Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability) [Learn More](#) [View the Law](#)

Non-Homestead Assessment Limitation (10% assessed value cap) [Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation [Learn More](#) [View the Law](#)

Agricultural Classification [Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on January 1, 2019.
Site Notice



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval for Highland Ranch Esplanade Phase 3.		
Staff Report		
The submitted plat has been reviewed and approved by the City Engineer and reviewing engineer.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Plat Highland Ranch at Esplanade Phase 3	Esplanade Phase 3 Final Plat.pdf	

HIGHLAND RANCH ESPLANADE PHASE 3

LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK ____ PAGE ____

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°41'56" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1433.43 FEET TO THE WESTERLY LINE OF HIGHLAND RANCH ESPLANADE PHASE 2, PLAT BOOK 69, PAGE 43 THROUGH 48; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN COURSES: SOUTH 00°18'14" WEST FOR A DISTANCE OF 189.97 FEET; THENCE RUN NORTH 89°41'46" WEST FOR A DISTANCE OF 15.25 FEET; THENCE RUN SOUTH 00°18'14" WEST FOR A DISTANCE OF 156.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 804.00 FEET, A CENTRAL ANGLE OF 32°19'31", THE CHORD OF WHICH BEARS SOUTH 16°28'00" WEST FOR A DISTANCE OF 447.61 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 453.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 14°35'06", THE CHORD OF WHICH BEARS SOUTH 25°20'12" WEST FOR A DISTANCE OF 170.09 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 170.55 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 16°32'45" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 16°13'20" WEST FOR A DISTANCE OF 527.15 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1956.00 FEET, A CENTRAL ANGLE OF 20°29'58", THE CHORD OF WHICH BEARS NORTH 79°07'47" WEST FOR A DISTANCE OF 696.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID WESTERLY LINE A DISTANCE OF 699.82 FEET TO A TANGENT POINT; THENCE RUN NORTH 89°22'45" WEST FOR A DISTANCE OF 383.51 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE RUN NORTH 00°37'14" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1364.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 41.82 ACRES MORE OR LESS.

LEGEND:

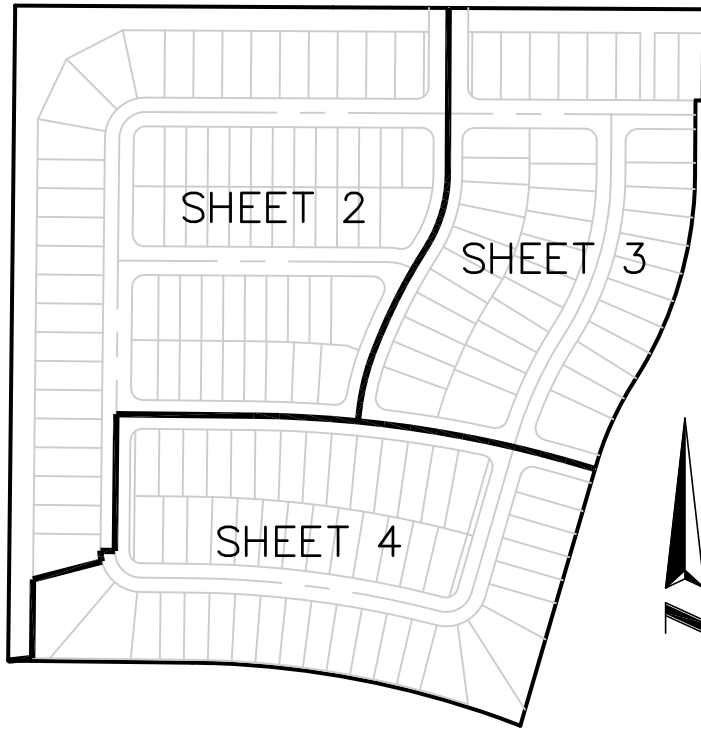
O.R. OFFICIAL RECORDS BOOK
PG(S). PAGE(S)
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
P.I. POINT OF INTERSECTION
N.T. NON-TANGENT
CCR# CERTIFIED CORNER RECORD
● SET NAIL AND DISK, STAMPED LB 6723
PERMANENT CONTROL POINT (PCP)
R/W RIGHT-OF-WAY
N.R. NON-RADIAL
LB LICENSED BUSINESS
PRM PERMANENT REFERENCE MONUMENT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

D.U.E. DRAINAGE & UTILITY EASEMENT
U.E. UTILITY EASEMENT
▣ RECOVERED 4" X 4" CONCRETE
MONUMENT STAMPED LB 68
■ SET 4" X 4" CONCRETE MONUMENT
STAMPED PRM LB 6723, UNLESS
OTHERWISE NOTED
⊙ CENTERLINE
RLS REGISTERED LICENSED SURVEYOR
R RADIUS
CB CHORD BEARING
CH CHORD
Δ DELTA ANGLE
L ARC LENGTH

SHEET INDEX

SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

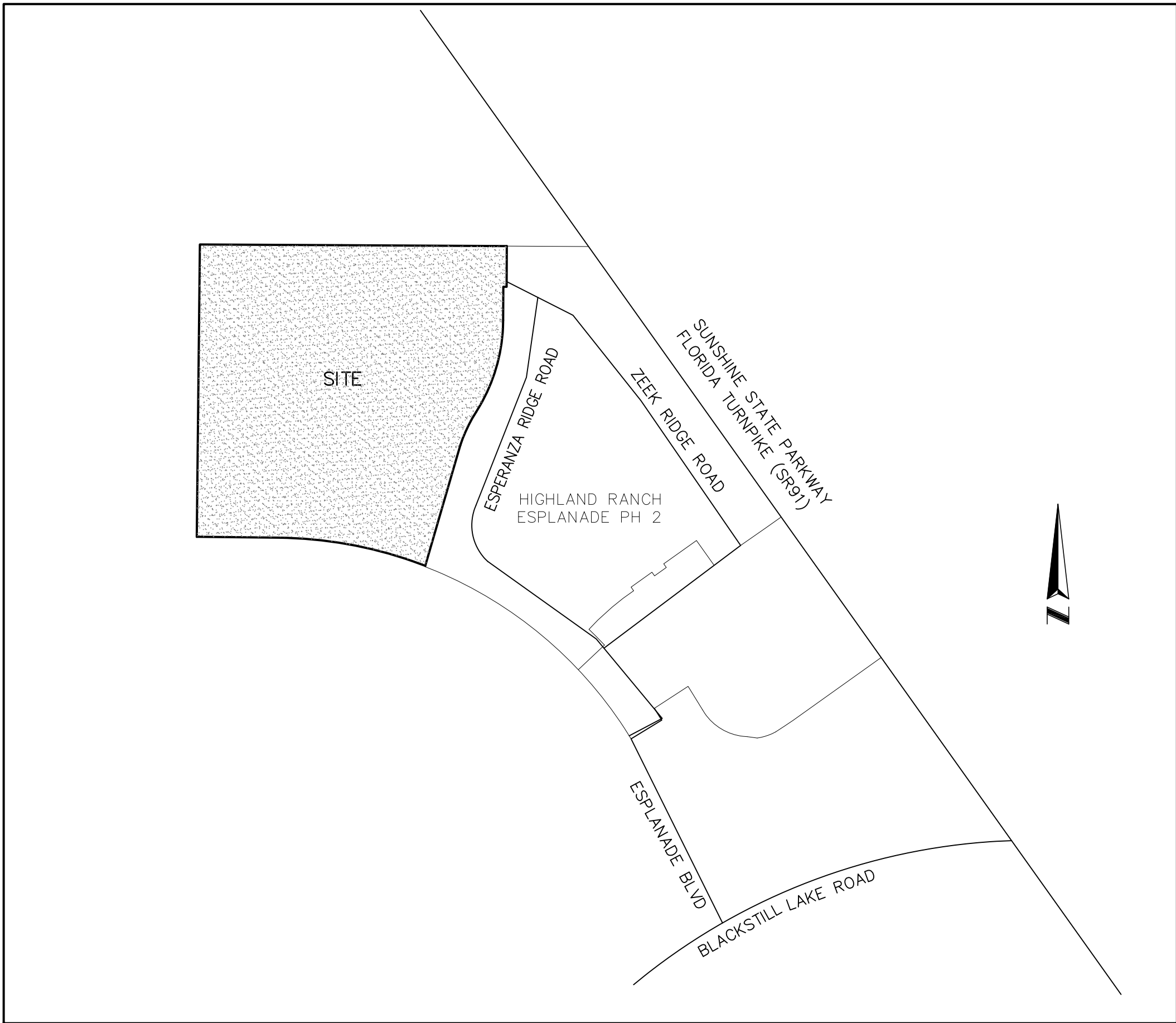
SHEET 2 - 4 OF 4 - BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY



KEY MAP (not to scale)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9-22-26, AS BEING SOUTH 89°41'56" EAST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- TRACTS OS-1 THROUGH OS-3 SHALL BE OWNED AND MAINTAINED BY THE ESPLANADE AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION) FOR THE PURPOSE OF SIGNAGE, DRAINAGE, UTILITIES AND LANDSCAPING.
- TRACTS LS-1 THROUGH LS-4 SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT PP CONSISTS OF ALL INTERNAL ROADWAYS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION FOR THE PURPOSE OF LANDSCAPING, DRAINAGE, UTILITIES AND ROAD RIGHTS-OF-WAY. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OF CLERMONT, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE TRACT PP.
- THE LANDS DESCRIBED HEREON ARE AFFECTED BY THAT CERTAIN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- LOTS CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, F.S., and was filed for record on ____ at ____ File No. ____.

CLERK OF THE CIRCUIT COURT in and for Lake County, Florida

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on ____ I completed the survey of the lands as shown in the foregoing plat: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in Lake County, Florida.

By: _____ Date: _____
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

HIGHLAND RANCH ESPLANADE PHASE 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Taylor Morrison of Florida, Inc., a Florida Corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat do hereby dedicate the following for the uses and purposes therein expressed, subject to the plat notes contained herein.

1. TO ESPLANADE AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.: Tract OS-1; Tract OS-2; Tract OS-3, Tract LS-1, Tract LS-2, Tract LS-3, Tract LS-4 and Tract PP are subject to perpetual rights of ingress and egress by the Lot Owners of HIGHLAND RANCH ESPLANADE PHASE 3, their tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services and their vehicles and personnel. A drainage and utility easement is hereby granted over those areas designated as drainage and utility easements shown or noted hereon.

2. TO LOT OWNERS OF HIGHLAND RANCH ESPLANADE PHASE 3: A perpetual ingress and egress easement is hereby granted over, across and upon Tract PP including the right of ingress and egress and use of gates and amenity structures for said Lot Owner's tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services and their vehicles and personnel. A drainage and utility easement is hereby granted over those areas designated as drainage and utility easements shown or noted hereon.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A utility easement is hereby granted over, across and upon Tract PP and Tract OS-3 and those areas designated as drainage and utility easements shown hereon, including the right of ingress and egress over and across Tract PP and Tract OS-3 for the purpose of accessing said utility easements.

4. TO THE CITY OF CLERMONT: A utility easement is hereby granted over, across and upon Tract PP and those areas designated as drainage and utility easements shown hereon, including the right of ingress and egress over and across Tract PP and Tract OS-3 for the purpose of accessing said utility easements. A utility, drainage, access and sidewalk easement is hereby granted over, across and upon Tract PP.

IN WITNESS WHEREOF, Taylor Morrison of Florida, Inc., a Florida Corporation has caused these presents to be signed by the officer named below its corporate seal to be affixed hereto on ____, 2019.

Name: _____

Signed: _____

Title: _____

Signed and sealed and delivered in the presence of:

1. _____
Witness Signature:

Printed Name: _____

2. _____
Witness Signature:

Printed Name: _____

The foregoing Dedication was acknowledge before me this ____ day of ____ 2019 by ____ as ____ of Taylor Morrison of Florida, Inc., a Florida Corporation.

He is personally known to me / has produced _____ as identification and did / did not take an oath.

Signature of Acknowledger: _____

Printed Name of Acknowledger: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the ____ day of ____ 2019 provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within 365 days from the date of approval by said City of Clermont, Florida.

Attest: _____ City of Clermont

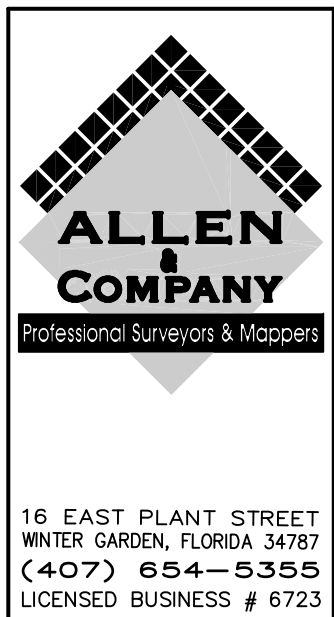
City Clerk _____ Mayor

Print Name _____ Print Name

REVIEWER STATEMENT

Pursuant to Section 177.081 F.S., I have reviewed this plat for conformation to Chapter 177, Part 1, Florida Statutes. and find said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Name: _____ Date: _____
Professional Surveyor and Mapper No. _____

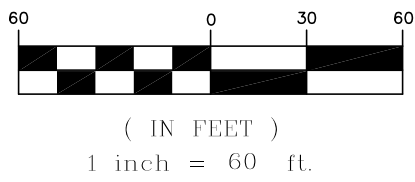


HIGHLAND RANCH ESPLANADE PHASE 3

LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



GRAPHIC SCALE



SOUTH 1/4 CORNER
SECTION 9-22-26
RECOVERED 2" IRON PIPE
NO IDENTIFICATION
CCR #101793
N00°37'14"E 1283.09'

LOT 44
LAKE HIGHLANDS
COMPANY PLAT
P.B. 3, PG. 24

LOT 37
LAKE HIGHLANDS
COMPANY PLAT
P.B. 3, PG. 24

WEST LINE OF THE
SOUTHEAST 1/4 OF
SECTION 9-22-26

POINT OF BEGINNING
RECOVERED 4" X 4" CONCRETE
MONUMENT "TINKLEPAUGH"
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF
SECTION 9-22-26

NORTH LINE OF THE
SOUTHEAST 1/4 OF
SECTION 9-22-26

LOT 29
LAKE HIGHLANDS
COMPANY PLAT
P.B. 3, PG. 24

LINE TABLE		
LINE	LENGTH	BEARING
L300	30.00'	S89°22'45"E
L301	13.71'	N05°36'38"E
L302	26.17'	S68°24'45"E
L303	50.29'	N83°46'04"E

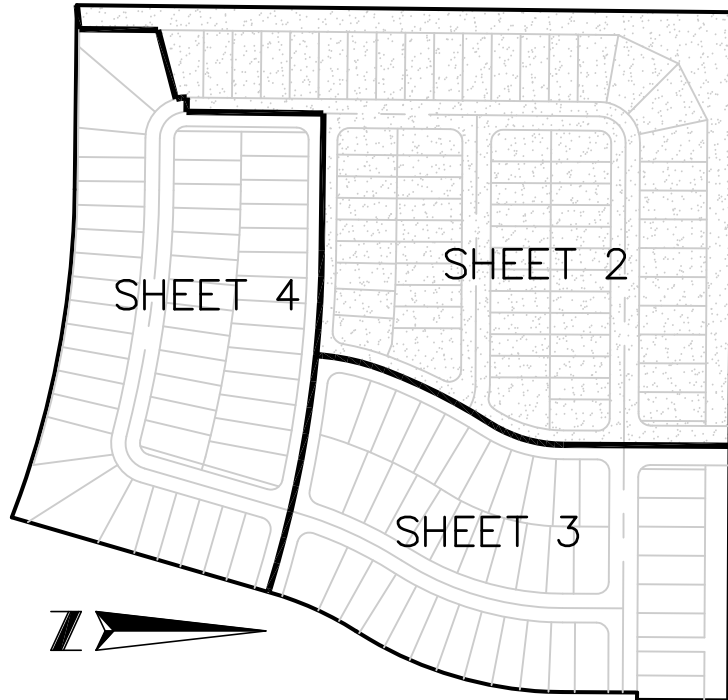
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C300	55.00'	86.09'	77.57'	S45°27'44"W	89°40'59"
C301	289.00'	163.05'	160.90'	N16°28'00"E	32°19'32"
C302	1185.00'	245.64'	245.21'	S26°41'27"W	11°52'38"
C303	1185.00'	51.88'	51.87'	S51°22'31"W	02°30'30"
C304	1185.00'	193.77'	193.55'	S25°26'12"W	09°22'08"
C305	500.00'	132.14'	131.75'	S13°10'53"W	15°08'30"
C306	2500.00'	217.72'	217.65'	N86°53'04"W	04°59'23"
C307	100.00'	55.42'	54.71'	N73°49'11"W	03°14'51"
C308	85.00'	22.56'	22.49'	S06°58'58"E	15°12'25"
C309	85.00'	133.05'	119.88'	S45°27'44"W	89°40'59"
C310	25.00'	39.27'	35.36'	N45°18'14"E	90°00'00"
C311	25.00'	39.27'	35.36'	N44°41'46"W	90°00'00"
C312	259.00'	146.12'	144.19'	N16°28'00"E	32°19'32"
C313	1215.00'	7.60'	7.60'	S32°27'00"W	00°21'31"
C314	25.00'	29.99'	28.23'	N66°38'24"E	68°44'18"
C315	130.00'	24.29'	24.25'	N84°20'37"W	10°42'19"
C316	25.00'	39.41'	35.45'	S44°32'16"E	90°19'01"
C317	25.00'	39.13'	35.26'	S45°27'44"W	89°40'59"
C318	85.00'	14.08'	14.07'	S05°22'02"W	09°29'35"
C319	85.00'	51.79'	50.99'	S27°34'04"W	34°54'29"
C320	85.00'	48.93'	48.25'	S61°30'41"W	32°58'45"
C321	85.00'	18.25'	18.22'	S84°09'09"W	12°18'10"
C322	25.00'	16.09'	15.81'	N71°52'01"E	36°52'26"
C323	25.00'	23.18'	22.36'	N26°52'01"E	53°07'34"
C324	259.00'	29.06'	29.05'	N03°31'05"E	06°25'14"
C325	259.00'	117.06'	116.07'	N19°40'51"E	25°53'48"
C326	25.00'	50.74'	42.47'	N31°33'07"W	116°17'20"
C327	1215.00'	123.85'	123.80'	S23°40'21"W	05°50'25"
C328	530.00'	101.14'	100.98'	S15°17'08"W	10°56'01"
C329	25.00'	36.91'	33.65'	N52°06'53"E	84°35'31"
C330	2530.00'	167.35'	167.32'	N87°29'04"W	03°47'24"
C331	25.00'	39.27'	35.36'	N44°42'45"E	90°00'00"
C332	25.00'	39.13'	35.26'	S45°27'44"W	89°40'59"
C333	530.00'	4.79'	4.79'	S20°29'36"W	00°31'04"
C334	530.00'	96.35'	96.22'	S15°01'36"W	10°24'57"
C335	2530.00'	34.13'	34.13'	N85°58'33"W	00°46'23"
C336	2530.00'	54.73'	54.73'	N86°58'55"W	01°14'22"
C337	2530.00'	54.73'	54.73'	N88°13'18"W	01°14'22"
C338	2530.00'	23.76'	23.76'	N89°06'37"W	00°58'17"
C339	2655.00'	24.93'	24.93'	N89°06'37"W	00°32'17"
C340	2655.00'	57.44'	57.43'	N88°13'18"W	01°14'22"
C341	2655.00'	57.44'	57.43'	N86°58'55"W	01°14'22"
C342	2655.00'	53.43'	53.43'	N85°47'09"W	01°09'11"
C343	2655.00'	24.66'	24.66'	N89°06'47"W	00°31'56"
C344	2655.00'	45.01'	45.01'	N88°21'41"W	00°58'17"
C345	2655.00'	45.04'	45.04'	N87°23'23"W	00°58'19"
C346	2655.00'	45.07'	45.07'	N86°25'03"W	00°58'22"
C347	2655.00'	33.44'	33.44'	N85°34'13"W	00°43'18"

SEE SHEET 4

SEE SHEET 3

SHEET INDEX

- SHEET 1 OF 7 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 - 7 OF 7 - BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET 3 OF 4 | PLAT BOOK _____ PAGE _____

LOT 30 LAKE HIGHLANDS COMPANY PLAT P.B. 3, PG. 24

POINT OF BEGINNING
RECOVERED 4" X 4" CONCRETE MONUMENT "TINKLEPAUGH"
NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 9-22-26

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C481	659.00'	48.90'	48.89'	N08°43'04"W
C482	659.00'	48.87'	48.85'	N04°28'04"W
C483	659.00'	23.46'	23.46'	N01°19'25"E
C484	670.00'	80.76'	80.71'	S21°29'51"W
C485	670.00'	48.62'	48.61'	S27°01'46"W
C486	670.00'	41.17'	41.17'	S30°52'07"W
C487	804.00'	8.00'	8.00'	N32°20'39"E
C488	804.00'	59.67'	59.65'	N29°55'59"E
C489	804.00'	59.40'	59.39'	N25°41'25"E
C490	804.00'	59.69'	59.67'	N21°26'49"E
C491	804.00'	59.42'	59.41'	N17°12'11"E
C492	804.00'	59.70'	59.68'	N12°57'32"E
C493	804.00'	59.42'	59.41'	N08°42'52"E
C494	804.00'	59.70'	59.68'	N04°28'11"E
C495	804.00'	28.61'	28.61'	N01°19'24"E
C496	25.00'	39.27'	35.36'	S44°41'46"E
C497	25.00'	17.92'	17.54'	S69°09'21"E
C498	25.00'	21.35'	20.70'	S24°09'21"E

KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 4 - LEGAL DESCRIPTION
SHEET 2 - 4 OF 4 - BOUNDARY LOT GEOMETRY

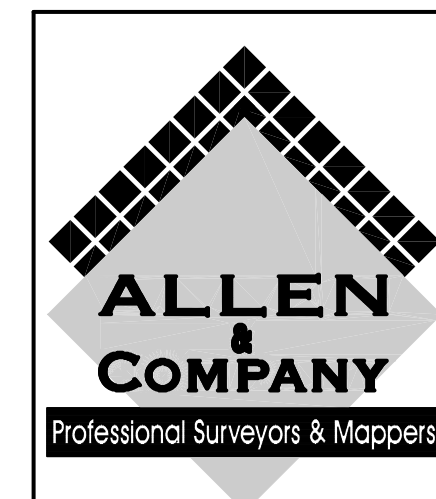
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C400	500.00'	132.14'	131.75'	S13°10'53"W	15°08'30"
C401	1185.00'	245.64'	245.21'	S26°41'27"W	11°52'38"
C402	1185.00'	193.77'	193.55'	S25°26'12"W	09°22'08"
C403	1185.00'	51.88'	51.87'	S31°22'31"W	02°30'30"
C404	289.00'	163.05'	160.90'	N16°28'00"E	32°19'32"
C405	629.00'	354.89'	350.20'	N16°28'02"E	32°19'38"
C406	844.71'	241.91'	241.09'	S24°25'36"W	16°24'31"
C407	2500.00'	496.79'	495.97'	N78°41'48"W	11°23'08"
C408	2500.00'	329.36'	329.12'	N80°36'55"W	07°32'54"
C409	2500.00'	167.43'	167.40'	S74°55'21"W	03°50'14"
C410	25.00'	41.00'	36.56'	S36°07'52"E	9°35'59"
C411	470.00'	81.21'	81.11'	S15°48'08"W	09°54'00"
C412	1155.00'	239.43'	239.00'	S26°41'27"W	11°52'38"
C413	319.00'	179.98'	177.60'	N16°28'00"E	32°19'32"
C414	25.00'	39.27'	35.36'	S45°18'14"W	90°00'00"
C415	25.00'	39.27'	35.36'	N44°41'46"W	90°00'00"
C416	599.00'	337.97'	333.50'	N16°28'02"E	32°19'38"
C417	874.71'	212.23'	211.71'	S25°40'48"W	13°54'06"
C418	25.00'	36.34'	33.22'	N60°22'08"E	83°16'46"
C419	2530.00'	226.20'	226.13'	N80°33'10"W	05°07'22"
C420	470.00'	62.86'	62.81'	S14°41'01"W	07°39'47"
C421	470.00'	18.35'	18.35'	S19°38'01"W	02°14'13"
C422	1155.00'	38.26'	38.26'	S24°42'05"W	01°53'53"
C423	1155.00'	56.61'	56.61'	S21°03'16"W	02°48'30"
C424	1155.00'	56.61'	56.61'	S26°51'46"W	02°48'30"
C425	1155.00'	56.62'	56.62'	S29°40'17"W	02°48'32"
C426	1155.00'	31.31'	31.31'	S31°51'10"W	01°33'12"
C427	319.00'	21.79'	21.78'	N30°40'22"E	03°54'47"
C428	319.00'	47.69'	47.65'	N24°26'00"E	08°33'58"
C429	319.00'	47.69'	47.65'	N15°52'02"E	08°33'58"
C430	319.00'	47.69'	47.65'	N07°18'04"E	08°33'58"
C431	319.00'	15.11'	15.11'	N01°39'40"E	02°42'52"
C432	459.00'	21.75'	21.74'	N01°39'40"E	02°42'52"
C433	459.00'	68.62'	68.56'	N07°18'04"E	08°33'58"
C434	459.00'	68.62'	68.56'	N15°52'02"E	08°33'58"
C435	459.00'	68.62'	68.56'	N24°26'00"E	08°33'58"
C436	459.00'	31.35'	31.34'	N30°40'22"E	03°54'47"
C437	1015.00'	27.52'	27.52'	S31°51'10"W	01°33'12"
C438	1015.00'	49.76'	49.75'	S29°40'17"W	02°48'32"
C439	1015.00'	49.75'	49.75'	S26°51'46"W	02°48'30"
C440	1015.00'	49.75'	49.75'	S24°03'16"W	02°48'30"
C441	1015.00'	49.75'	49.75'	S21°14'46"W	02°48'30"
C442	1015.00'	36.83'	36.82'	S18°48'09"W	02°04'44"
C443	1015.00'	81.53'	81.51'	S20°03'51"W	04°36'08"
C444	1015.00'	56.67'	56.66'	S23°57'53"W	03°11'56"
C445	1015.00'	57.01'	57.01'	S27°10'24"W	03°13'06"
C446	1015.00'	57.01'	57.01'	S30°23'30"W	03°13'06"
C447	1015.00'	11.13'	11.13'	S32°18'54"W	00°37'43"
C448	459.00'	26.52'	26.51'	N01°57'32"E	03°18'36"
C449	459.00'	48.63'	48.60'	N06°38'56"E	06°04'12"
C450	459.00'	48.63'	48.60'	N12°43'07"E	06°04'12"
C451	459.00'	48.63'	48.60'	N18°47'19"E	06°04'12"
C452	459.00'	48.63'	48.60'	N24°51'31"E	06°04'12"
C453	459.00'	37.94'	37.93'	N30°55'41"E	04°44'09"
C454	2530.00'	108.17'	108.16'	N81°15'52"W	02°26'59"
C455	2530.00'	118.03'	118.01'	N79°19'41"W	02°40'23"
C456	874.71'	55.16'	55.15'	S20°32'09"W	03°36

LINE TABLE		
LINE	LENGTH	BEARING
L400	13.71'	N05°36'38"E
L401	12.31'	N16°13'20"E
L402	7.88'	N73°00'14"W
L403	24.25'	S16°32'45"W
L404	7.65'	N73°00'14"W

SHEET INDEX

SHEET 1 OF 4 – LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

SHEET 2 – 4 OF 4 – BOUNDARY INFORMATION, CENTERLINE, TRACT &
LOT GEOMETRY



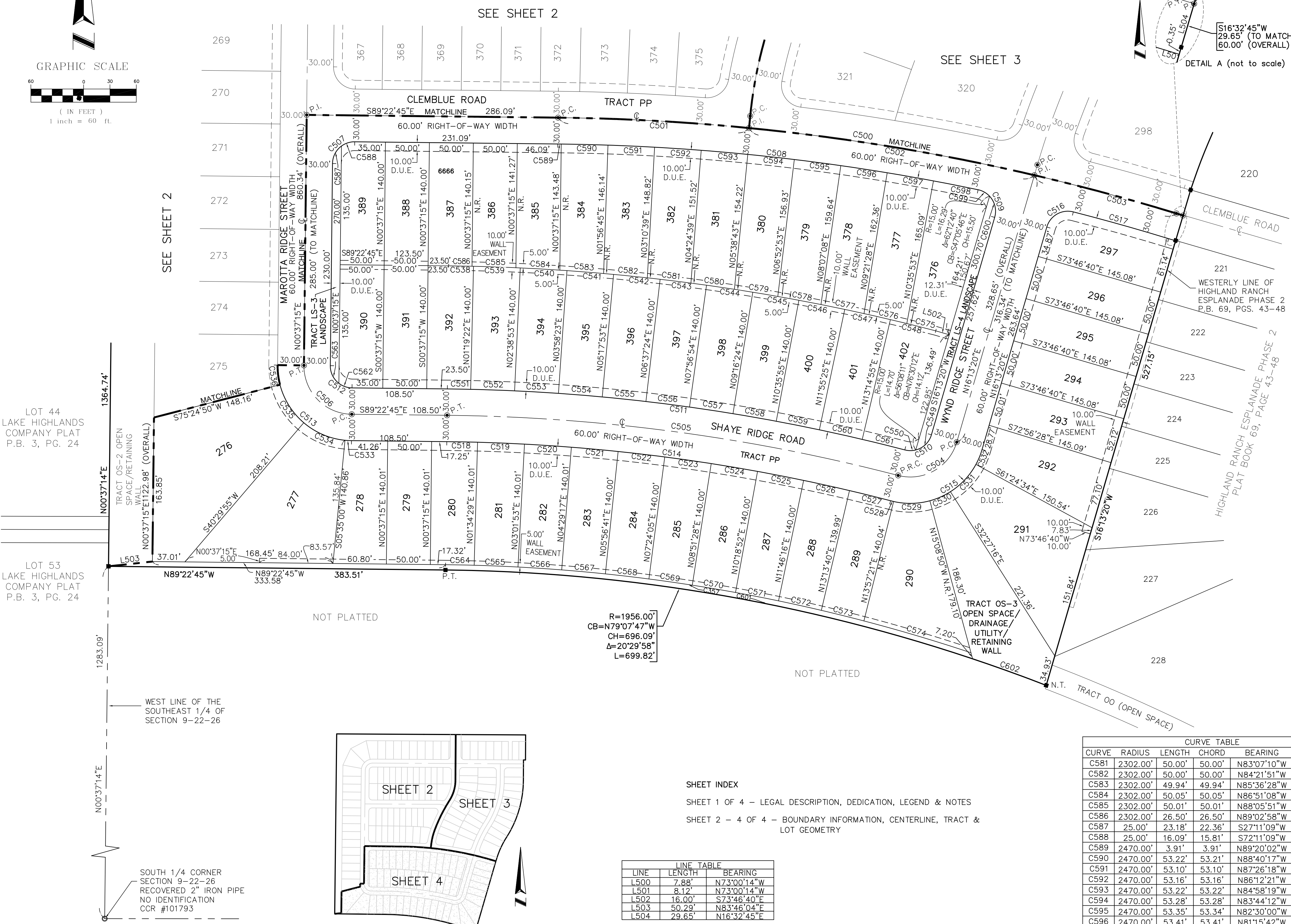
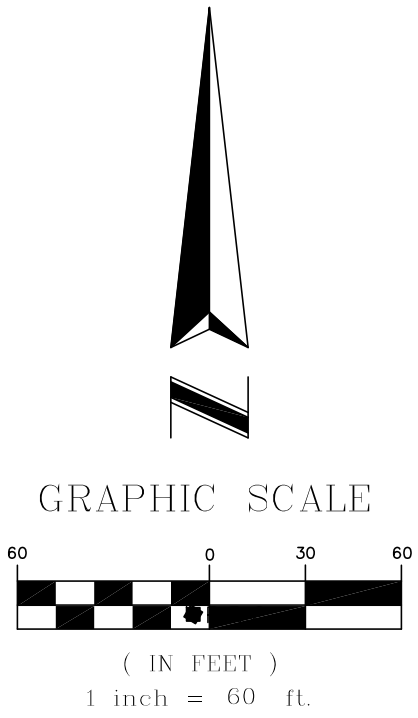
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

HIGHLAND RANCH ESPLANADE PHASE 3

LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 4 OF 4

PLAT BOOK PAGE



LOT 44
LAKE HIGHLANDS
COMPANY PLAT
P.B. 3, PG. 24

LOT 53
LAKE HIGHLANDS
COMPANY PLAT
P.B. 3, PG. 24

WEST LINE OF THE
SOUTHEAST 1/4 OF
SECTION 9-22-26

SOUTH 1/4 CORNER
SECTION 9-22-26
RECOVERED 2" IRON PIPE
NO IDENTIFICATION
CCR #101793



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 - 4 OF 4 - BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY

LINE TABLE		
LINE	LENGTH	BEARING
L500	7.88'	N73°00'14"W
L501	8.12'	N73°00'14"W
L502	16.00'	S73°46'40"E
L503	50.29'	N83°46'04"E
L504	29.65'	N16°32'45"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C581	2302.00'	50.00'	50.00'	N83°07'10"W
C582	2302.00'	50.00'	50.00'	N84°21'51"W
C583	2302.00'	49.94'	49.94'	N85°36'28"W
C584	2302.00'	50.05'	50.05'	N86°51'08"W
C585	2302.00'	50.01'	50.01'	N88°05'51"W
C586	2302.00'	26.50'	26.50'	N89°02'58"W
C587	25.00'	23.18'	22.36'	S27°11'09"W
C588	25.00'	16.09'	15.81'	S72°11'09"W
C589	2470.00'	3.91'	3.91'	N89°20'02"W
C590	2470.00'	53.22'	53.21'	N88°40'17"W
C591	2470.00'	53.10'	53.10'	N87°26'18"W
C592	2470.00'	53.16'	53.16'	N86°12'21"W
C593	2470.00'	53.22'	53.22'	N84°58'19"W
C594	2470.00'	53.28'	53.28'	N83°44'12"W
C595	2470.00'	53.35'	53.34'	N82°30'00"W
C596	2470.00'	53.41'	53.41'	N81°15'42"W
C597	2470.00'	53.47'	53.47'	N80°01'20"W
C598	2470.00'	51.74'	51.74'	N78°48'07"W
C599	25.00'	15.24'	15.01'	N60°44'10"W
C600	25.00'	25.96'	24.81'	N13°31'27"W
C601	1956.00'	610.79'	608.31'	N80°26'01"W
C602	1956.00'	89.03'	89.03'	N70°11'02"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C357	1962.00'	608.67'	606.23'	N80°29'31"W
C500	2500.00'	714.51'	712.08'	N81°11'30"W
C501	2500.00'	217.72'	217.65'	N86°53'04"W
C502	2500.00'	329.36'	329.12'	N80°36'55"W
C503	2500.00'	167.43'	167.40'	N74°55'21"W
C504	55.00'	84.81'	76.65'	N60°23'49"E
C505	2132.00'	519.12'	517.84'	N82°24'14"W
C506	55.00'	86.39'	77.78'	S44°22'45"E
C507	25.00'	39.27'	35.36'	S45°37'15"W
C508	2470.00'	481.86'	481.10'	N83°47'26"W
C509	25.00'	41.20'	36.69'	N30°59'23"W
C510	25.00'	38.55'	34.84'	N60°23'49"E
C511	2162.00'	526.42'	525.12'	N82°24'14"W
C512	25.00'	39.27'	35.36'	S44°22'45"E
C513	85.00'	133.52'	120.21'	S44°22'45"E
C514	2102.00'	511.81'	510.55'	N82°24'14"W
C515	85.00'	131.07'	118.46'	N60°23'49"E
C516	25.00'	38.47'	34.78'	S60°18'04"W
C517	2470.00'	112.78'	112.77'	N74°18'43"W
C518	2102.00'	35.00'	35.00'	N88°54'08"W
C519	2102.00'	53.44'	53.44'	N87°41'49"W
C520	2102.00'	53.44'	53.44'	N86°14'25"W
C521	2102.00'	53.44'	53.44'	N84°47'01"W
C522	2102.00'	53.44'	53.44'	N83°19'37"W
C523	2102.00'	53.44'	53.44'	N81°52'14"W
C524	2102.00'	53.44'	53.44'	N80°24'50"W
C525	2102.00'	53.44'	53.44'	N78°57'26"W
C526	2102.00'	53.44'	53.44'	N77°30'02"W
C527	2102.00'	49.30'	49.30'	N76°06'01"W
C528	85.00'	2.42'	2.42'	S76°14'35"E
C529	85.00'	41.67'	41.26'	N88°53'52"E
C530	85.00'	25.68'	25.58'	N66°11'57"E
C531	85.00'	42.96'	42.50'	N43°04'05"E
C532	85.00'	18.35'	18.31'	N22°24'23"E
C533	85.00'	7.36'	7.36'	S86°53'53"E
C534	85.00'	51.80'	51.00'	S66°57'32"E
C535	85.00'	51.80'	51.00'	S32°02'38"E
C536	85.00'	22.56'	22.49'	S06°58'58"E
C538	2302.00'	28.21'	28.21'	N89°01'42"W
C539	2302.00'	53.24'	53.24'	N88°00'52"W
C540	2302.00'	53.24'	53.24'	N86°41'22"W
C541	2302.00'	53.24'	53.24'	N85°21'52"W
C542	2302.00'	53.24'	53.24'	N84°02'21"W
C543	2302.00'	53.24'	53.24'	N82°42'51"W
C544	2302.00'	53.24'	53.24'	N81°23'21"W
C545	2302.00'	53.24'	53.24'	N80°03'50"W
C546	2302.00'	53.24'	53.24'	N78°44'20"W
C547	2302.00'	53.24'	53.24'	N77°24'50"W
C548	2302.00'	53.15'	53.15'	N76°05'23"W
C549	25.00'	25.96'	24.81'	N45°58'07"E
C550	25.00'	12.59'	12.46'	S89°51'24"E
C551	2162.00'	26.50'	26.50'	N89°01'42"W
C552	2162.00'	50.00'	50.00'	N88°00'52"W
C553	2162.00'	50.00'	50.00'	N86°41'22"W
C554	2162.00'	50.00'	50.00'	N85°21'52"W
C555	2162.00'	50.00'	50.00'	N84°02'21"W
C556	2162.00'	50.00'	50.00'	N82°42'51"W
C557	2162.00'	50.00'	50.00'	N81°23'21"W
C558	2162.00'	50.00'	50.00'	N80°03'50"W
C559	2162.00'	50.00'	50.00'	N78°44'20"W
C560	2162.00'	50.00'	50.00'	N77°24'50"W
C561	2162.00'	49.91'	49.91'	N76°05'23"W
C562	25.00'	16.09'	15.81'	S70°56'40"E
C563	25.00'	23.18'	22.36'	S25°56'40"E
C564	1962.00'	32.60'	32.59'	N88°54'12"W
C565	1962.00'	49.88'	49.88'	N87°41'57"W
C566	1962.00'	49.88'	49.88'	N86°14'33"W
C567	1962.00'	49.88'	49.88'	N84°47'09"W
C568	1962.00'	49.88'	49.88'	N83°19'46"W
C569	1962.00'	49.88'	49.88'	N81°52'22"W
C570	1962.00'	49.88'	49.88'	N80°24'58"W
C571	1962.00'	49.88'	49.88'	N78°57'34"W
C572	1962.00'	49.88'	49.88'	N77°30'11"W
C573	1962.00'	49.94'	49.94'	N76°02'44"W
C574	1962.00'	127.10'	127.08'	N73°27'37"W
C575	2302.00'	34.00'	34.00'	N75°51'06"W
C576	2302.00'	50.00'	50.00'	N76°53'49"W
C577	2302.00'	50.00'	50.00'	N78°08'30"W
C578	2302.00'	50.00'	50.00'	N79°23'10"W
C579	2302.00'	50.00'	50.00'	N80°37'50"W
C580	2302.00'	50.00'	50.00'	N81°52'30"W

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

HIGHLAND RANCH THE CANYONS PHASE 4

A REPLAT OF A PORTION OF TRACT OO,
HIGHLAND RANCH ESPLANADE PHASE 2, PLAT BOOK 69, PAGE 43-48,
A REPLAT OF A PORTION OF LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 24,
A REPLAT OF A PORTION OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93-98
AND A PORTION OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK ____ PAGE ____

HIGHLAND RANCH THE CANYONS PHASE 4
D E D I C A T I O N

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

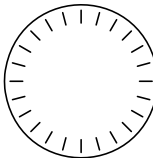
TO THE CITY OF CLERMONT: UTILITY AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

IN WITNESS WHEREOF, Taylor Morrison of Florida, Inc., a Florida Corporation has caused these presents to be signed by the officer named below its corporate seal to be affixed hereto on _____, 2018.

BY: Taylor Morrison of Florida, Inc., a Florida Corporation

BY: _____
Title: _____ (CORPORATE SEAL)
Printed Name: _____

Signed and sealed in the presence of:



Printed Name: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY,That on _____ before me an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared _____ of Taylor Morrison of Florida, Inc., a Florida Corporation, incorporated under the laws of the state of Florida, he is personally known to me or has produced the following identification _____ and he did / did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said Taylor Morrison of Florida, Inc., a Florida Corporation is duly affixed thereto; and that said Dedication is the act and deed of said Taylor Morrison of Florida, Inc., a Florida Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

WITNESS my hand and official seal this ____ day of _____, 2018.

Notary Public

Commission Expires: _____

Commission Number: _____

Printed Name: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR LAKE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the ____ day of _____, 2018, provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within 365 days from the date of approval by said City of Clermont, Florida.

Attest: _____ City of Clermont

City Clerk

Mayor

Print Name

Print Name

REVIEWER STATEMENT

Pursuant to Section 177.081 F.S., I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Name: Jennings E. Griffin Date _____
Professional Surveyor and Mapper No. 4486
Booth, Ern, Straughn & Hiatt, Inc.
902 N. Sinclair Ave., Tavares, FL 32778
(352-343-8481) Licensed Business No. 7514

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 9-22-26, AS BEING NORTH 00°37'14" EAST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT L-1 (LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.
- A DRAINAGE EASEMENT IS DEDICATED OVER TRACT L-1 (LANDSCAPE).
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- THE LANDS DESCRIBED HEREON ARE AFFECTED BY THE FOLLOWING:

PERPETUAL UTILITY EASEMENT RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

INFRASTRUCTURE EASEMENT AGREEMENT BETWEEN CENTER LAKE PROPERTIES, LLLP AND TAYLOR MORRISON OF FLORIDA, INC. RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1019, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

LIFTSTATION EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA OF FLORIDA, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1056, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

DEVELOPER'S AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CENTER LAKE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, RELATING TO BLACKSTILL LAKE ROAD AND OTHER ADJOINING PROPERTIES RECORDED MARCH 15, 2002 IN OFFICIAL RECORDS BOOK 2085, PAGE 170, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

CITY OF CLERMONT MISCELLANEOUS ORDINANCE NO. 559-M UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES, RECORDED JULY 6, 2006 IN OFFICIAL RECORDS BOOK 3203, PAGE 1411; RECORDED AUGUST 22, 2006 IN OFFICIAL RECORDS BOOK 3241, PAGE 2436; AND RECORDED JANUARY 18, 2007 IN OFFICIAL RECORDS BOOK 3350, PAGE 1572, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

SHORT FORM CONDITIONAL USE PERMIT RECORDED OCTOBER 23, 2013 IN OFFICIAL RECORDS BOOK 4394, PAGE 2434, AS AFFECTED BY GENERAL ASSIGNMENT OF ENTITLEMENTS (BLACK WEST) RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1071, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN)

LEGEND:

O.R. OFFICIAL RECORDS BOOK

PG(S). PAGE(S)

P.B. PLAT BOOK

P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE

P.R.C. POINT OF REVERSE CURVATURE

P.T. POINT OF TANGENCY

P.I. POINT OF INTERSECTION

N.T. NON-TANGENT

CCR# CERTIFIED CORNER RECORD

● SET NAIL AND DISK, STAMPED LB 6723
PERMANENT CONTROL POINT (PCP)

R/W RIGHT-OF-WAY

NR NON-RADIAL

LB LICENSED BUSINESS

PRM PERMANENT REFERENCE MONUMENT

W.E. WALL EASEMENT

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

▣ RECOVERED 4" x 4" CONCRETE
MONUMENT STAMPED LB 68

■ SET 4" x 4" CONCRETE MONUMENT
STAMPED PRM LB 6723, UNLESS
OTHERWISE NOTED

RLS REGISTERED LICENSED SURVEYOR

R RADIUS

CB CHORD BEARING

CH CHORD

Δ DELTA ANGLE

L ARC LENGTH

℄ CENTERLINE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ I completed the survey of the lands as shown in the foregoing plat: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Lake County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633

Allen & Company

Licensed Business # 6723

16 East Plant Street

Winter Garden, Florida 34787

SHEET INDEX

SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

SHEET 2 - 3 OF 3 - BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY

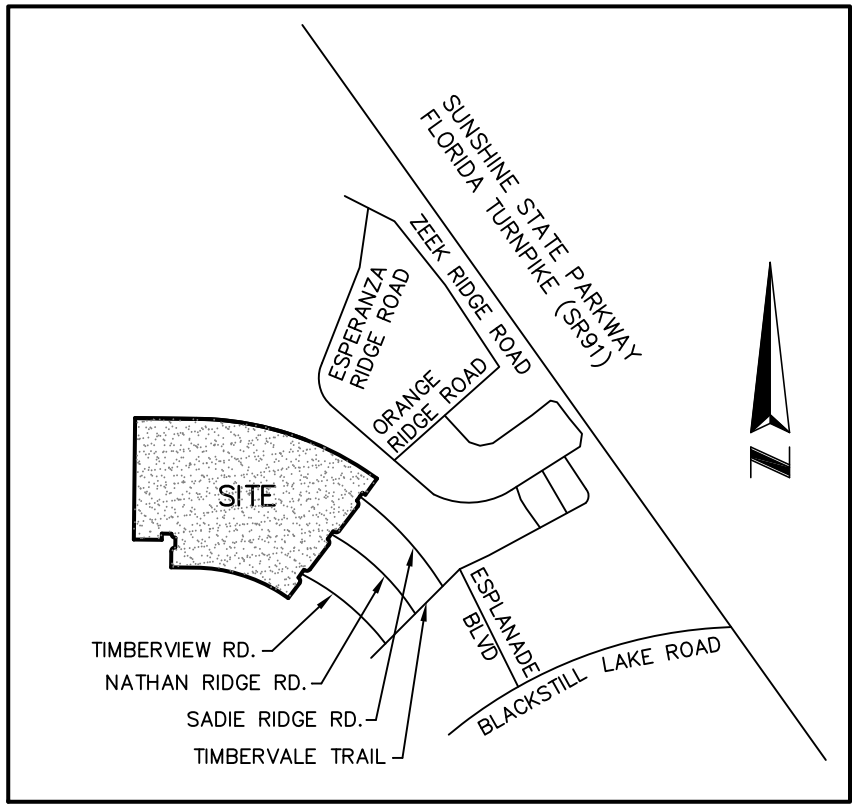
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26, INCLUDING A REPLAT OF A PORTION OF TRACT OO, HIGHLAND RANCH ESPLANADE PHASE 2, PLAT BOOK 69, PAGE 43 THROUGH 48, A REPLAT OF A PORTION OF LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 24, A REPLAT OF A PORTION OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98 ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA

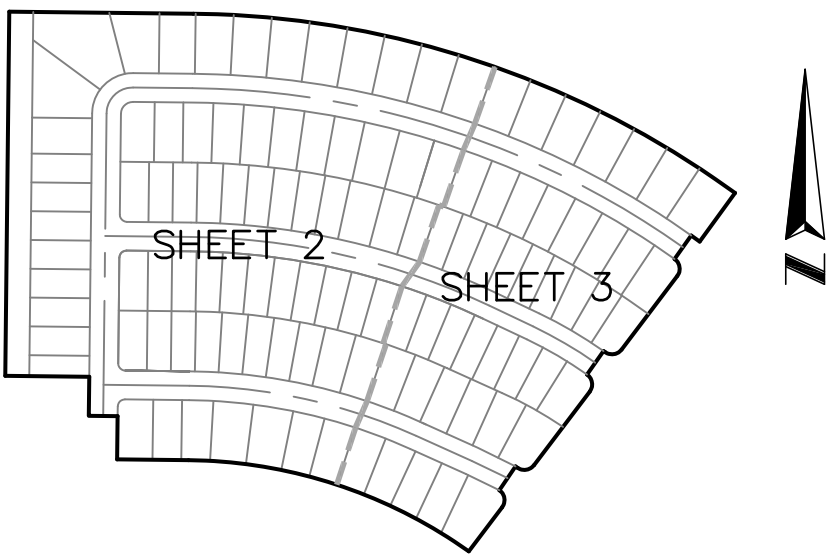
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°37'14" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 9 FOR A DISTANCE OF 1364.74 FEET TO THE SOUTHWEST CORNER OF HIGHLAND RANCH ESPLANADE PHASE 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ____ PAGES ____ THROUGH ____ OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89° 22' 45" EAST ALONG THE SOUTH LINE OF SAID HIGHLAND RANCH ESPLANADE PHASE 3 FOR A DISTANCE OF 383.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1956.00 FEET, WITH A CHORD BEARING OF SOUTH 71° 41' 21" EAST, AND A CHORD DISTANCE OF 1188.74 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTH LINE OF SAID HIGHLAND RANCH ESPLANADE PHASE 3 AND THE EASTERLY EXTENSION THEREOF THROUGH A CENTRAL ANGLE OF 35° 22' 50" FOR A DISTANCE OF 1207.84 FEET TO A NON TANGENT POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF HIGHLAND RANCH THE CANYONS PHASE 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGES 68 THROUGH 71 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY EXTENSION AND SAID WESTERLY LINE: SOUTH 36° 00' 04" WEST FOR A DISTANCE OF 125.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1831.00 FEET, WITH A CHORD BEARING OF NORTH 54° 20' 16" WEST, AND A CHORD DISTANCE OF 21.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 40' 41" FOR A DISTANCE OF 21.67 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 35° 19' 23" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 08° 46' 27" EAST, AND A CHORD DISTANCE OF 35.91 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 48' 19" FOR A DISTANCE OF 40.06 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 37° 07' 42" WEST FOR A DISTANCE OF 192.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 81° 06' 51" WEST, AND A CHORD DISTANCE OF 34.72 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 58' 18" FOR A DISTANCE OF 38.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1529.00 FEET, WITH A CHORD BEARING OF NORTH 54° 58' 38" WEST, AND A CHORD DISTANCE OF 4.12 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 09' 16" FOR A DISTANCE OF 4.12 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 34° 56' 44" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 08° 57' 47" EAST, AND A CHORD DISTANCE OF 36.02 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 10' 58" FOR A DISTANCE OF 40.22 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 37° 07' 42" WEST FOR A DISTANCE OF 192.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 80° 52' 10" WEST, AND A CHORD DISTANCE OF 34.57 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 28' 56" FOR A DISTANCE OF 38.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1227.00 FEET, WITH A CHORD BEARING OF NORTH 55° 30' 39" WEST, AND A CHORD DISTANCE OF 5.20 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 14' 34" FOR A DISTANCE OF 5.20 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 34° 22' 04" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 09° 15' 07" EAST, AND A CHORD DISTANCE OF 36.20 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 45' 38" FOR A DISTANCE OF 40.47 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 37° 07' 42" WEST FOR A DISTANCE OF 115.18 FEET TO THE NORTHEAST CORNER OF LOT 276 OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1026.00 FEET, WITH A CHORD BEARING OF NORTH 71° 57' 52" WEST, AND A CHORD DISTANCE OF 614.14 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 49' 47" FOR A DISTANCE OF 623.70 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: NORTH 89° 22' 45" WEST FOR A DISTANCE OF 148.50 FEET; THENCE RUN NORTH 00° 37' 14" EAST FOR A DISTANCE OF 90.14 FEET; THENCE RUN NORTH 89° 22' 45" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ZEEK RIDGE COURT; THENCE RUN NORTH 00° 37' 14" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 81.24 FEET TO SAID NORTHERLY LINE; THENCE RUN NORTH 89° 22' 45" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 175.00 FEET TO A POINT ON AFORESAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE RUN NORTH 00° 37' 14" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 758.71 FEET TO THE POINT OF BEGINNING.

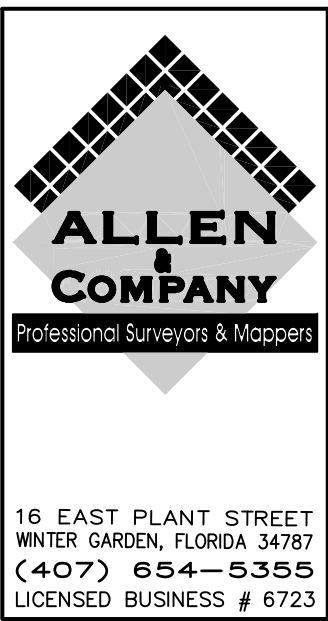
CONTAINS 26.87 ACRES MORE OR LESS.



VICINITY MAP (not to scale)



KEY MAP (not to scale)



HIGHLAND RANCH THE CANYONS PHASE 4

SHEET 2 OF 3

PLAT BOOK PAGE

A REPLAT OF A PORTION OF TRACT 00,
HIGHLAND RANCH ESPLANADE PHASE 2, PLAT BOOK 69, PAGE 43-48,
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LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C9	1181.00'	487.54'	484.08'	N77°33'11"W
C10	1491.00'	642.69'	637.72'	N77°01'51"W
C12	1801.00'	720.74'	707.14'	N72°01'46"E
C13	85.00'	86.39'	77.78'	N45°37'15"E
C14	85.00'	133.52'	120.21'	S45°37'15"W
C15	1831.00'	1108.91'	1092.04'	N72°01'45"W
C16	1771.00'	1072.57'	1056.25'	S72°01'46"E
C17	25.00'	39.27'	35.36'	N45°37'15"E
C18	15.00'	23.56'	21.21'	N44°22'45"W
C19	1521.00'	655.62'	650.55'	N77°01'51"W
C22	1461.00'	629.76'	624.89'	S77°01'51"E
C23	15.00'	23.56'	21.21'	N45°37'15"E
C24	15.00'	23.56'	21.21'	N44°22'45"W
C25	1211.00'	508.60'	504.87'	N77°20'52"W
C26	1151.00'	475.15'	471.79'	S77°33'11"E
C27	15.00'	23.56'	21.21'	N45°37'15"E
C33	1028.00'	59.76'	59.76'	N72°32'28"W
C34	1028.00'	59.84'	59.83'	N76°49'47"W
C35	1028.00'	74.84'	74.83'	N80°35'25"W
C36	1028.00'	74.84'	74.83'	N84°46'11"W
C37	1028.00'	45.12'	45.12'	N88°07'10"W
C38	1151.00'	50.62'	50.62'	S88°07'10"E
C39	1151.00'	83.97'	83.95'	S84°46'11"E
C40	1151.00'	83.97'	83.95'	N80°35'24"E
C41	1151.00'	67.13'	67.12'	S76°49'45"E
C42	1151.00'	67.06'	67.05'	S73°29'21"E
C48	1211.00'	59.26'	59.25'	N72°57'29"W
C49	1211.00'	59.26'	59.25'	N75°45'42"W
C50	1211.00'	49.39'	49.39'	N78°19'55"W
C51	1211.00'	49.38'	49.37'	N80°40'08"W
C52	1211.00'	49.38'	49.37'	N83°00'16"W
C53	1211.00'	49.38'	49.38'	N85°20'27"W
C54	1211.00'	49.38'	49.38'	N87°40'38"W
C55	1211.00'	11.29'	11.29'	N89°06'44"W
C56	1336.00'	12.46'	12.46'	S89°06'45"E
C57	1336.00'	54.48'	54.48'	S87°40'38"E
C58	1336.00'	54.48'	54.47'	S85°20'27"E
C59	1336.00'	54.47'	54.47'	S83°00'16"E
C60	1336.00'	54.47'	54.47'	S80°40'06"E
C61	1336.00'	54.49'	54.49'	S78°19'55"E
C62	1336.00'	65.37'	65.37'	S75°45'42"E
C63	1336.00'	65.37'	65.37'	S72°57'29"E
C70	1336.00'	49.77'	49.76'	N72°53'05"W
C71	1336.00'	49.76'	49.76'	N75°01'08"W
C72	1336.00'	49.77'	49.76'	N77°09'12"W
C73	1336.00'	49.76'	49.76'	N79°17'15"W
C74	1336.00'	49.77'	49.76'	N81°25'18"W
C75	1336.00'	49.76'	49.76'	N83°33'22"W
C76	1336.00'	49.77'	49.76'	N85°41'25"W
C77	1336.00'	49.76'	49.76'	N87°43'28"W
C78	1336.00'	11.38'	11.38'	N89°08'08"W
C79	1461.00'	12.43'	12.43'	S89°08'08"E
C80	1461.00'	54.42'	54.42'	S87°49'28"E
C81	1461.00'	54.42'	54.42'	S85°41'25"E
C82	1461.00'	54.42'	54.42'	S83°33'22"E
C83	1461.00'	54.42'	54.42'	S81°25'18"E
C84	1461.00'	54.42'	54.42'	S79°17'15"E
C85	1461.00'	54.42'	54.42'	S77°09'12"E
C86	1461.00'	54.42'	54.42'	S75°01'08"E
C87	1461.00'	54.42'	54.42'	S72°53'05"E
C96	1521.00'	49.51'	49.51'	N72°02'17"W
C97	1521.00'	60.08'	60.07'	N74°06'08"W
C98	1521.00'	67.15'	67.14'	N76°29'54"W
C99	1521.00'	49.51'	49.51'	N78°41'45"W
C100	1521.00'	49.51'	49.51'	N80°33'39"W
C101	1521.00'	49.51'	49.51'	N82°25'33"W
C102	1521.00'	49.51'	49.51'	N84°17'27"W
C103	1521.00'	49.51'	49.51'	N86°09'20"W
C104	1521.00'	49.51'	49.51'	N88°01'14"W
C105	1521.00'	11.31'	11.31'	N89°09'58"W
C106	1646.00'	12.24'	12.24'	S89°09'58"E
C107	1646.00'	53.58'	53.58'	S88°01'14"E
C108	1646.00'	53.58'	53.58'	S86°09'20"E
C109	1646.00'	53.58'	53.58'	S84°17'27"E
C110	1646.00'	53.58'	53.58'	S82°25'33"E
C111	1646.00'	53.58'	53.58'	S80°33'39"E
C112	1646.00'	53.58'	53.58'	S78°41'45"E
C113	1646.00'	72.87'	72.86'	S76°29'54"E
C114	1646.00'	65.01'	65.01'	S74°06'08"E
C115	1646.00'	53.51'	53.51'	S72°02'22"E
C133	1646.00'	59.16'	59.16'	N71°46'37"W
C134	1646.00'	69.72'	69.72'	N74°01'13"W
C135	1646.00'	69.72'	69.71'	N76°26'50"W
C136	1646.00'	59.16'	59.16'	N78°41'25"W
C137	1646.00'	59.16'	59.16'	N80°44'59"W
C138	1646.00'	59.17'	59.16'	N82°48'33"W
C139	1646.00'	59.16'	59.16'	N84°52'07"W
C140	1646.00'	59.16'	59.16'	N86°55'40"W
C141	1646.00'	40.85'	40.84'	N88°40'06"W
C142	1771.00'	43.94'	43.94'	S88°40'06"E
C143	1771.00'	63.66'	63.65'	S86°55'40"E
C144	1771.00'	63.66'	63.65'	S84°52'07"E
C145	1771.00'	63.66'	63.65'	S82°48'33"E
C146	1771.00'	63.66'	63.65'	S80°44'59"E
C147	1771.00'	63.66'	63.65'	S78°41'25"E
C148	1771.00'	75.01'	75.01'	S76°26'50"E
C149	1771.00'	75.02'	75.01'	S74°01'13"E
C150	1771.00'	63.66'	63.65'	S71°46'37"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C166	1831.00'	74.41'	74.40'	N71°46'21"W
C167	1831.00'	74.41'	74.40'	N74°06'03"W
C168	1831.00'	74.41'	74.40'	N76°25'45"W
C169	1831.00'	74.41'	74.40'	N78°45'27"W
C170	1831.00'	74.40'	74.40'	N81°05'09"W
C171	1831.00'	74.40'	74.40'	N83°24'51"W
C172	1831.00'	74.40'	74.40'	N85°44'32"W
C173	1831.00'	74.40'	74.40'	N88°04'14"W
C174	1831.00'	4.62'	4.62'	N89°18'25"W
C175	1956.00'	5.00'	5.00'	S89°18'22"E
C176	1956.00'	79.48'	79.48'	S88°04'07"E
C177	1956.00'	79.48'	79.48'	S85°44'26"E
C178	1956.00'	79.49'	79.48'	S83°24'44"E
C179	1956.00'	79.49'	79.48'	S81°05'02"E
C180	1956.00'	79.48'	79.48'	S78°45'20"E
C181	1956.00'	79.48'	79.48'	S76°25'38"E
C182	1956.00'	79.48'	79.48'	S74°05'56"E
C183	1956.00'	79.49'	79.48'	S71°46'13"E
C203	85.00'	17.36'	17.33'	S84°46'13"W
C204	85.00'	62.41'	61.02'	S75°33'07"W
C205	85.00'	83.75'	82.86'	S1°24'09"W
C206	1641.00'	2.94'	2.94'	S77°42'43"E

KEY MAP (not to scale)

SHEET INDEX

SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 - 3 OF 3 - BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY



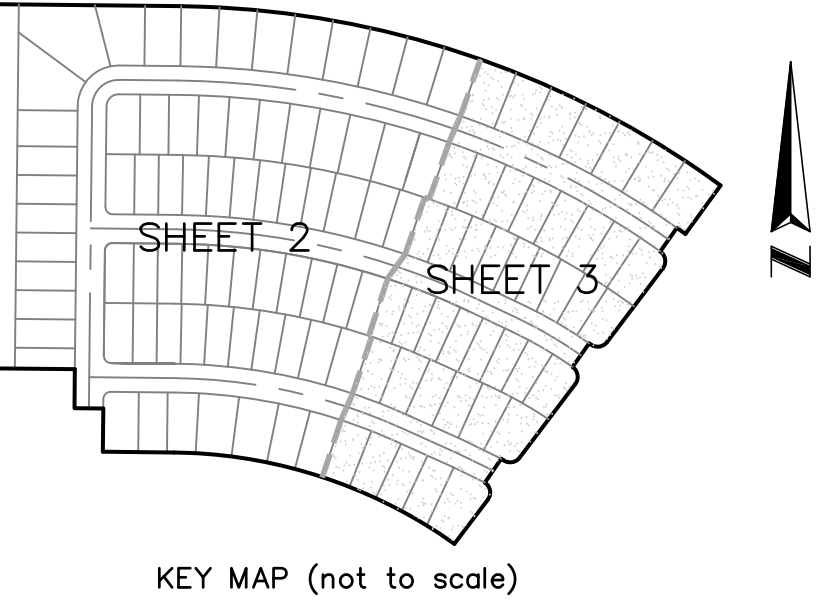
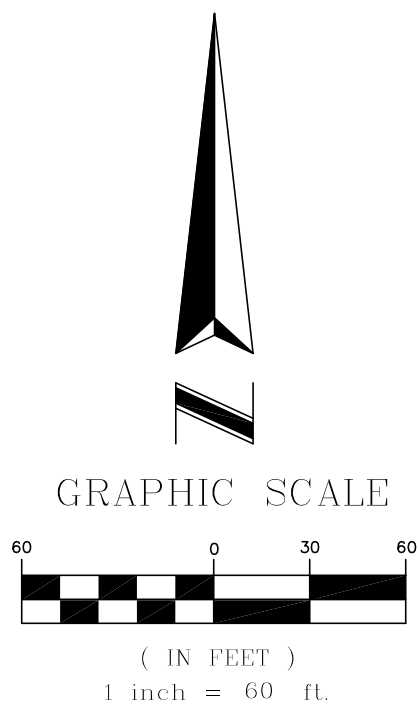
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

HIGHLAND RANCH THE CANYONS PHASE 4

SHEET 3 OF 3

PLAT BOOK ____ PAGE ____

A REPLAT OF A PORTION OF TRACT OO,
HIGHLAND RANCH ESPLANADE PHASE 2, PLAT BOOK 69, PAGE 43-48,
A REPLAT OF A PORTION OF LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 24,
A REPLAT OF A PORTION OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93-98
AND A PORTION OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1831.00'	21.67'	21.67'	N54°20'16"W
C2	25.00'	40.06'	38.91'	S08°46'22"E
C3	25.00'	38.38'	34.72'	S81°06'51"W
C4	1529.00'	4.12'	4.12'	N54°58'38"W
C5	25.00'	40.22'	36.02'	S08°57'47"E
C6	25.00'	38.17'	34.57'	S80°52'10"W
C7	1227.00'	5.20'	5.20'	N55°30'39"W
C8	25.00'	40.47'	36.20'	S09°33'07"E
C9	1181.00'	487.54'	484.08'	N77°33'11"W
C10	1491.00'	642.69'	637.72'	N77°01'51"W
C11	900.00'	150.25'	150.07'	N59°40'16"W
C12	1801.00'	1080.74'	1074.14'	S72°01'46"E
C15	1831.00'	1108.91'	1092.04'	N72°01'45"W
C16	1771.00'	1072.57'	1056.25'	S72°01'46"E
C19	1521.00'	655.62'	650.55'	N77°01'51"W
C20	930.00'	155.23'	155.05'	N59°40'32"W
C21	870.00'	145.27'	145.10'	S59°39'59"E
C22	1461.00'	629.76'	624.89'	S77°01'51"E
C25	1211.00'	508.60'	504.87'	N77°20'52"W
C26	1151.00'	475.15'	471.79'	S77°33'11"E
C28	1028.00'	69.31'	69.30'	N56°28'05"W
C29	1028.00'	69.31'	69.30'	N60°06'08"W
C30	1028.00'	60.02'	60.01'	N62°12'31"W
C31	1028.00'	59.83'	59.82'	N66°48'18"W
C32	1028.00'	59.91'	59.90'	N70°08'55"W
C43	1151.00'	67.20'	67.19'	S70°08'51"E
C44	1151.00'	55.21'	55.20'	S67°06'03"E
C45	1211.00'	13.37'	13.37'	N65°37'57"W
C46	1211.00'	59.26'	59.25'	N67°10'02"W
C47	1211.00'	59.26'	59.25'	N70°09'15"W
C64	1336.00'	65.37'	65.37'	S70°09'15"E
C65	1336.00'	65.37'	65.37'	S67°21'02"E
C66	1336.00'	5.91'	5.91'	S65°49'20"E
C67	1336.00'	43.22'	43.22'	N66°37'20"W
C68	1336.00'	49.77'	49.76'	N68°36'58"W
C69	1336.00'	49.76'	49.75'	N70°45'02"W
C88	1461.00'	54.42'	54.42'	S70°45'02"E
C89	1461.00'	54.42'	54.42'	S68°36'58"E
C90	1461.00'	54.42'	54.42'	S66°28'55"E
C91	1461.00'	18.68'	18.68'	S65°02'55"E
C92	1521.00'	21.99'	21.99'	N65°05'47"W
C93	1521.00'	49.51'	49.51'	N66°26'35"W
C94	1521.00'	49.51'	49.51'	N68°18'29"W
C95	1521.00'	49.51'	49.51'	N70°10'24"W
C116	1646.00'	53.64'	53.64'	S70°10'28"E
C117	1646.00'	53.58'	53.58'	S68°18'29"E
C118	1646.00'	53.58'	53.58'	S66°26'35"E
C119	1646.00'	51.56'	51.56'	S64°36'48"E
C120	1646.00'	50.03'	50.03'	S62°50'42"E
C121	1646.00'	50.10'	50.10'	S61°08'02"E
C122	1646.00'	58.51'	58.51'	S59°12'43"E
C123	1646.00'	55.41'	55.41'	S57°13'45"E
C124	1646.00'	67.40'	67.39'	S55°05'30"E
C125	1646.00'	68.95'	68.94'	N55°07'07"W
C126	1646.00'	59.53'	59.52'	N57°21'17"W
C127	1646.00'	59.16'	59.16'	N59°23'14"W
C128	1646.00'	59.16'	59.16'	N61°28'48"W
C129	1646.00'	59.17'	59.16'	N63°32'22"W
C130	1646.00'	59.16'	59.16'	N65°35'56"W
C131	1646.00'	59.16'	59.16'	N67°39'30"W
C132	1646.00'	59.17'	59.16'	N69°43'03"W
C151	1771.00'	63.66'	63.65'	S69°43'03"E
C152	1771.00'	63.66'	63.65'	S67°39'30"E
C153	1771.00'	63.66'	63.65'	S65°35'56"E
C154	1771.00'	63.66'	63.65'	S63°32'22"E
C155	1771.00'	63.66'	63.65'	S61°28'48"E
C156	1771.00'	63.66'	63.65'	S59°25'14"E
C157	1771.00'	64.04'	64.04'	S57°21'17"E
C158	1771.00'	50.67'	50.67'	S55°29'57"E
C159	1831.00'	62.60'	62.60'	N55°39'32"W
C160	1831.00'	74.41'	74.40'	N57°48'09"W
C161	1831.00'	74.41'	74.40'	N60°07'51"W
C162	1831.00'	74.41'	74.40'	N62°27'33"W
C163	1831.00'	74.41'	74.40'	N64°47'15"W
C164	1831.00'	74.41'	74.40'	N67°06'57"W
C165	1831.00'	74.41'	74.40'	N69°26'39"W
C184	1956.00'	79.49'	79.48'	S69°26'31"E
C185	1956.00'	79.48'	79.48'	S67°06'49"E
C186	1956.00'	79.49'	79.48'	S64°47'07"E
C187	1956.00'	79.49'	79.48'	S62°27'25"E
C188	1956.00'	79.49'	79.48'	S60°07'43"E
C189	1956.00'	79.48'	79.48'	S57°48'01"E
C190	1956.00'	90.03'	90.02'	S55°19'03"E
C191	855.00'	55.42'	55.41'	S63°52'10"E
C192	855.00'	89.57'	89.52'	S59°00'42"E
C193	855.00'	64.93'	64.92'	N58°11'10"W
C194	855.00'	49.84'	49.83'	N62°01'55"W
C195	855.00'	30.22'	30.21'	N64°42'51"W
C196	870.00'	37.47'	37.47'	S63°12'57"E
C197	870.00'	57.88'	57.87'	S60°04'33"E
C198	870.00'	49.91'	49.91'	S56°31'35"E
C199	930.00'	30.69'	30.69'	N55°50'21"W
C200	930.00'	49.18'	49.17'	N58°17'58"W
C201	930.00'	48.76'	48.75'	N61°18'58"W
C202	930.00'	26.61'	26.61'	N63°38'16"W
C207	1841.00'	15.57'	15.57'	N62°14'16"W
C208	1341.00'	37.45'	37.45'	N66°44'66"W

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 - 3 OF 3 - BOUNDARY INFORMATION, CENTERLINE, TRACT
& LOT GEOMETRY

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Special Magistrate Selection		
Requested Action		
Request approval of special magistrate agreement with the Lanius Law Firm.		
Staff Report		
Staff is proposing the selection of a new Special Magistrate to replace Mr. Robert Guthrie who is currently serving in this position. Mr. Guthrie is officially retiring and is requesting a replacement. Staff has selected Mr. Andrew Lanius from Lady Lake to serve as his replacement.		
Additional Analysis		
Fiscal Impact Summary		
Funds for this contract are included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Lanius Law Firm	Lanius Law Firm.pdf
2.	RFI 1912-001 Response Tabulation	RFI 1912-001 Response Tabulation.pdf



LANIUS LAW FIRM, P.A.

January 9, 2019

Attn: Freddy L. Suarez, MPA, CPPB
City of Clermont Purchasing Department
685 West Montrose Street
Clermont, FL 34711

Re: Statement of Qualifications

Dear Mr. Suarez,

As an individual born and raised in the City of Eustis, and as an attorney currently practicing in Lady Lake, I was excited to learn of the available Special Magistrate position for the City of Clermont. Code Enforcement has been a priority and focus of my career, for many years, starting with my previous position with the City of Hollywood Attorney's Office (Broward County, Florida). Over the course of my five-year employment with the City of Hollywood, I had the privilege of participating in thousands of Code Enforcement hearings in all stages of the 'enforcement process' ranging from complex Zoning issues to violations of Florida's Building Code or Florida's Fire Prevention Code to the common property standards violation. My experience has given me a deep understanding of the Code Enforcement process and applicable Florida Statutes. The time I spent immersed in these matters has allowed me to work in Code Enforcement from distinct 'vantage points' which I will discuss, and will explain the importance of, further below. As you further review my background, experience and qualifications, I believe you will find me very knowledgeable and proficient in this niche area of the law which, I believe, renders me a very sound and practical choice to preside over such hearings for Clermont.

My experience with Municipal Code Enforcement was mostly acquired during my time as the City of Hollywood's sole Municipal Prosecutor. Hollywood is the twelfth largest City in Florida and, like many local governmental agencies, cites property owners, of both residential and commercially owned properties, whom own properties which violate local ordinances. I was directly responsible for all legal matters involved in pursuing Hollywood's Code Enforcement cases and my responsibilities included, but were not limited to, ensuring that every case brought before the City's Special Magistrate was appropriate in that a technical violation of the Code occurred (analysis of the elements of the alleged violation). I was also responsible for making certain all cases were brought forth in complete adherence to the administrative requirements found in Chapter 162, Fla. Statutes as well as the relevant ordinances within the Hollywood Code (analysis of the administrative and technical requirements of the Code/Fla. Statutes). Further, I was responsible for ensuring all parties in such cases were provided fundamental due process during said local hearings. I was further responsible to ensure that all testimony presented to

510 County Rd. 466
Suite 207-L
Lady Lake, FL 32159

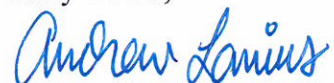
Phone 352-633-9854
Cell Phone 352-551-5482
andrew@laniuslawfirm.com

Hollywood's Special Magistrate was presented, by the Code Enforcement Officers, professionally, appropriately and in a manner that increased the likelihood of a successful finding for the City of Hollywood. In order to accomplish this routine and vitally important task I would frequently interject questions during the hearings and would regularly discuss with Officers (both individually and as a group) how to properly testify before the Magistrate. I also created and provided the Code Enforcement Officers with a written script for Officers to utilize while testifying before the Special Magistrate to ensure all proper elements of their testimony makes it 'on the record' in an intelligent and organized manner. I also had the responsibility to direct the conduct of Code Enforcement Officers when presented with legal issues and, at times, to personally dismiss cases when such was legally appropriate.

In addition to the practical, day-to-day experience in these matters I believe I have a significantly deeper understanding of the overall Code Enforcement process. As the only person in the City of Hollywood Attorney's Office responsible for handling the prosecution of these matters, I was also the attorney who independently handled any and all appeals which were filed to the Broward County Circuit Court. Throughout my career I have responded to and argued numerous Code Enforcement cases which were appealed (and would be happy to provide a writing sample for one of such cases). Appellate work is a necessary, important yet time-consuming and tedious aspect of the overall Code Enforcement process. The failure to properly defend an appeal could result in wider implications than may initially be obvious and, therefore, the proper handling of an appeal (and the proper groundwork to ensure there are no appealable issues in the underlying case) is very important. I believe I have a keen understanding of how cases are to be heard, presented and prosecuted without creating issues ripe for appeal (which cost significant time and money for all parties). I consider it vitally important in pursuing enforcement of local codes to ensure appeals aren't able to be successfully argued, by either party, as a successful appeal decreases a community's respect for the Code Enforcement process, such also increases the time, money and effort spent by the both party's in arguing their respective positions before a Circuit Court (sitting in an Appellate capacity).

My past experience involved in the local Code Enforcement process, from both a prosecutor's prospective and from an Appellee's perspective, makes me a sound choice to preside over such hearings. Based on such I believe I would be a great asset for the City of Clermont. The time I spent as a civil servant, with the City of Hollywood, has taught me how to effectively, and respectfully, communicate with the public, even in times when the public is unhappy with government action. I would be very happy to utilize my experience, skills and know-how to preside over Code Enforcement hearings for the City of Clermont and I believe the City, and its residents, would be very well served by my presence at such hearings. I would greatly appreciate the opportunity to discuss my qualifications and experience, in person, to further advance myself into this position.

Truly Yours,


Andrew Frank Lanius, Esq.



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☐ Award Multiple Suppliers

Awarding Bid #1912-001 - Statement of Qualification for Special Magistrate for Code Enforcement

[Send PreAward Notification](#) | [Weighted](#) | [Reorder Bidders](#)

Description

1912-001--01-01 - Statement for Qualifications for Special Magistrate for Code Enforcement

Award	Supplier	Qualifications	Unit Price	Qty	Price	Head	Attch.	Attch.	Docs	Offer Notes	My Notes	Reject
☒	Not Awarded											
☐	Lanious Law [D]	W-9	\$125.00	1	\$125.00							

Supplier Notifications

Agency Invited 0

No Bid Count 0

PREAWARD NOTIFICATION ATTACHMENT

[RFI 1912-001 Response Tabulation.pdf](#) [\[download\]](#) [Delete](#)

Upload Attachment

Close

All bids/proposals submitted for the designated project are reflected on this tabulation sheet. However, the listing of the bid/proposal on this tabulation sheet shall not be construed as a comment on the responsiveness of such bid/proposal or as any indication that the agency accepts such bid/proposal as being responsive. The agency will make a determination as to the responsiveness of the vendor responses submitted based upon compliance with all applicable laws, purchasing guidelines and project documents, including but not limited to the project specifications and contract documents. The agency will notify the successful vendor upon award of the contract and, as according to the law, all bid/proposal responses received may be available for inspection at that time.

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Andrew Lanius, Esq.
andrew@laniuslawfirm.com
510 CR 466 Suite 207 L
Lady Lake, FL 32159
(352) 551-5482

Admitted to the *Florida Bar*, September 2011
Admitted to the *New Jersey Bar*, November 2011
Admitted to the *U.S. District Court, Middle District of Florida*, July 2012
Admitted to the *U.S. District Court, Southern District of Florida*, June 2013

Professional Experience

Lanius Law Firm, P.A., Lady Lake, FL

Mar. 2018-Present

Owner

- Engaged in a diverse practice focusing on identifying and responding to the specific needs of individual and corporate clientele regarding both civil and criminal matters (with a slight emphasis on estate planning and probate matters).
- Counsel clients with legal advice and interpretation of legal issues to develop a plan that advances the client's specific goals.
- Manage all aspects of the firm, including marketing (which includes the creating and maintenance of 'Laniuslawfirm.com'), billing, accounting, client relations and legal work.
- Draft all necessary correspondence, legal documentation, pleadings, etc.
- Litigation, including pre-suit negotiations and mediations.
- Negotiate and settle numerous disputes, without the need for litigation, via pre-suit demand letters.
- Effectively communicate orally, and in writing, on behalf of client with opposing counsel and other interested parties.
- Assist fellow solo attorneys with Court Hearings on a contractual basis.

Hollywood City Attorney's Office, Hollywood, FL

July 2013-Dec. 2017

Municipal Prosecutor

- Served as Hollywood's sole Municipal Prosecutor.
- Sole attorney responsible for the prosecution of municipal ordinance violations. Responsibilities included preparation of cases prior to presentation before Special Magistrate, attendance at hearings, provided legal advice (at any and all times of the day/week) to Code Officers and responded to all appeals.
- Personally handled all Municipal Ordinance violations in County Court written by the Hollywood Police Department, approximately 250 new cases per month.
- Solely handled all foreclosure defense cases, at the Circuit Court of Broward County, when Hollywood holds an interest in the subject property. Many of such cases required the filing of pro-active litigation against the debtor to acquire a personal judgment in favor of Hollywood.
- Ancillary duties included civil forfeiture cases, the prosecution of red light violations and code enforcement hearings (quasi-judicial), eviction, general litigation defense, assembly of public records requests and routinely provided general legal advice regarding a large range of topics to City staff and Hollywood Police Department.
- Directly supervised one legal assistant for municipal ordinance prosecutions and one paralegal for civil litigation.

Shipley Law Firm, Mount Dora, FL

Nov. 2011-Mar. 2013

Associate Attorney

- Maintained a case management list and personally handled over seventy (70) mortgage foreclosure defense cases, drafted pleadings, attended hearings, planned mortgage modification mediations, attended conciliation conferences and client consultations with no assistance by any administrative staff.
- Prepared and aided in the execution of wills, trusts, living wills, powers of attorney, warranty deeds, etc. Handled firm's probate case files for estates of testate and intestate decedents.

City of Fort Lauderdale City Attorney's Office, Fort Lauderdale, FL

May 2009-Aug. 2010

Intern

- Communicated with pro se defendants, and defendant's counsel, regarding pre-trial diversion programs, legal research, aided in trial preparation, attended arraignments, calendar calls and non-jury trials alongside attorneys.

Education

Nova Southeastern University, Shepard Broad Law Center, Ft. Lauderdale, FL

May 2011

Juris Doctor

- Pro Bono Honors Program

University of Florida, Gainesville, FL

May 2008

Bachelor of Arts in Political Science

- Minor in History

- Lambda Chi Alpha fraternity member

Universiteit Utrecht, Utrecht, Netherlands,

July 2007-Aug. 2007

- Coursework: European Union Politics

Seminole State College, Sanford, FL

May 2006

Associate of Arts

Professional Activities

Leadership Hollywood

Oct. 2014-June 2015

- Completed the 2014-2015 leadership course offered by the Greater Hollywood Chamber of Commerce.
- Worked as part of a team to organize event “Hollywood Stars” to benefit the Exceptional Theater Company, a nonprofit devoted to improving the lives of differently abled adults and children in South Florida.

Certification

Notary Public, State of Florida

Expiration Mar. 2022



RESPONSE TABULATION

**RFI 1912-001, STATEMENT OF QUALIFICATION FOR SPECIAL MAGISTRATE FOR CODE ENFORCEMENT
DUE DATE/TIME: JANUARY 10, 2019 AT 2:00 P.M. (EST)**

COMPANY NAME
Lanius Law Firm, P.A.
Waugh Law, P.A.
Shepard, Smith, Kohlmyer & Hand, P.A.
Fishback, Dominick, Bennett, Ardaman, Ahlers, Langley & Geller, LLP.
Boyette, Cummins & Nailos, PLLC.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Event, Open Container and Signage Request		
Requested Action		
Recommend to approve the Caribbean American Association of Lake County (CAALC) to have an open container area and signage for their "Clermont Jerk Festival" event on May 4, 2019 at Waterfront Park.		
Staff Report		
The CAALC is requesting to have a designated open container area at Waterfront Park on May 4, 2019 from 12:00 PM to 10:00 PM for their annual "Clermont Jerk Festival" event. The organization's open container area consists of a fenced in area at Waterfront Park between 3rd Street and 4th Street. The South Lake trail will remain open for daily use of the public. Please see attached map for specific location. The organization will be exercising it's 501c3 right and pull the alcohol license from the Alcohol Beverage and Tobacco Agency and will only be selling beer and wine. They have agreed to the proper number of police, medical, and staff as directed. The Clermont Jerk Festival is a recipient of a Community Grant Award and has requested signage consistent with previous years. They have requested signage at the following locations on City property: Hwy 50 & 12th St. at the Southeast corner Hwy 50 & Cut Rd. at Clermont Water Tower Palm St. & East Ave. at the Southwest corner		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Caribbean Festival 2019 Council Caribbean Festival 2019 Council.pdf		
2. City Mgr Sign permit letter_2019 (003) City Mgr Sign permit letter_2019 (003).pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

#61

Today's Date

7/9/18

Name of Event

8th Annual Clermont Caribbean Jerk Festival

Date(s) of Event

5/4/19

Estimated Attendance:

3,500

Event Start Time:

12 NOON

Event End Time:

10:00 pm

Before Event Setup Time:

Friday

After Event Cleanup Time:

11:00 pm

Name of Organization/Applicant

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

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☒

Yes

☐

No

If yes, provide Tax Exempt #

71-1005993

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

Federal ID # or Driver's License #

Event Contact

Stuart Wilson

Email

ackee7@gmail.com

Day Phone

703-731-5313

Cell Phone

703-731-5313

Address

11109 Scenic Vista Dr

City

Clermont

State

FL

Zip

34711

Secondary Contact

Loris Morris

Phone #

352-978-0813

Briefly Describe Event:

A showcase of Caribbean culture, music and food to promote and share Caribbean diversity to the Central Florida community.

Location of Event on City Property:

☒

A

☒

B

☒

C

☐

D

☒

Map 1

☐

Map 2

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

Other Location:

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT:

DATE OF EVENT:

EVENT CONTACT:

REFUND MAILING ADDRESS:

8th Annual Clermont Caribbean Jerk Festival
 5/4/19
 Stuart Wilson
 614 E Hwy 58, Ste 251
 Street Address
 Clermont FL 34711
 City ST Zip
 352-978-0813

CELL PHONE:

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 14 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
Daily Fee	\$700	\$1100		
PARK AREA ~ AREA B (RED)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
WATERFRONT ~ AREA C (YELLOW)				
Deposit	\$350	\$350	Refundable	
Hourly Fee	\$200	\$300	Per Hour (2 Hour Minimum)	
Daily Fee	\$1500	\$2500		
Each Consecutive Day	\$1200	\$2000		
CITY HALL PARK - DOWNTOWN ~ AREA D (GREEN)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
Additional City Staff	\$25	\$25	Per Person, Per Hour	
Public Works Event Staff	\$25	\$25	2 hr. min, per staff	
Police Officer	\$30	\$30	4 hr. min, Per Officer	
Fire/ EMS	\$60	\$60	4 hr. min, 2 staff min	
Fire Boat in the Water	\$100	\$100	Per Hour	
Sales Tax				
GRAND TOTAL				



FACILITY SALES RECEIPT



Receipt # 16233
Payment Date: 07/09/18
Household: 61

Clermont City Center
 620 West Montrose Street
 CLERMONT FL 34711
 Phone: (352)708-5975

Caribbean American Association of L
 614 E Highway 50
 #251
 Clermont FL 34711

Reservation Details: Waterfront Park, Waterfront Park Area - Area B

Reserv. Contact: **Caribbean American Association of Lake County**
 Phone Number: **(352)348-9222**
 Reserv. Number: **1893**
 Status: **Firm**
 Purpose: **Jerk Fest**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Fri 05/03/2019 6:00A to 10:00P	210.00	210.00	10.00	10.00	200.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Application Fee	10.00	1.00	0.00	0.00	10.00
Daily - Resident / Non Profit	200.00	1.00	0.00	0.00	200.00

Special Questions: Police Requests:
 Fire Requests:

Reservation Details: Waterfront Park, Waterfront Park Entire - Area C

Reserv. Contact: **Caribbean American Association of Lake County**
 Phone Number: **(352)348-9222**
 Reserv. Number: **1893**
 Status: **Firm**
 Purpose: **Jerk Fest**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Sat 05/04/2019 12:00P to 10:00P	1,500.00	1,500.00	0.00	0.00	1,500.00
Deposit:	350.00	350.00	350.00	350.00	0.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Deposit	350.00	1.00	0.00	0.00	350.00
Daily - Resident / Non Profit	1,500.00	1.00	0.00	0.00	1,500.00

Special Questions: Police Requests:
 Fire Requests:

Processed on 07/09/18 @ 12:38 pm by acardarelli

Total New Deposit Fees	350.00
Total New Fees	1,710.00
Total Due	2,060.00
 Total Deposit Fees Paid	 350.00
Total Fees Paid	10.00
Total Paid	360.00
Balance From Receipt	1,700.00

Payment of: 360.00 Made By: Check With Reference: 1467



P.O. Box 120580; Clermont, FL. 34712; Tel. 352-978-0813; Website: www.caalc-fl.org; e-mail: caalc@live.com

January 30, 2019

Mr. Darren Gray
Clermont City Manager
685 West Montrose St
Clermont, Fl. 34711

Dear Mr. Gray,

SIGN PERMITS FOR ANNUAL TASTE OF THE CARIBBEAN AND JERK FESTIVAL

Permission is being requested for the temporary erections of event signs for 9th Annual Clermont Caribbean Jerk Festival to be held on May 4, 2019 at the Clermont Water Front Park.

The signs will be 3'x 4' and will have the following verbiage: Clermont Caribbean Jerk Festival, Saturday May 4, 2019, Clermont Waterfront Park, 12pm to 10pm. www.caalc-fl.org, Tel. 352-978-0813, plus the logos of the major sponsors.

The signs will be placed at the following locations on April 20, 2019 and taken down on May 5, 2019:

- 1 Hwy 50 & 12th St. at the Southeast corner
- 1 Hwy 50 & Cut Rd. at Clermont Water Tower
- 1 Palm St. & East Ave. at the Southwest corner

On April 24, 2019

Two 32.5"H x 80"W signs at the 8th Street Gateway pillar. We will reuse the ones from last year, but with an updated event date. These will be removed on May 5, 2019.

On May 4, 2019

Directional signs at intersections of: Hwy 50 and 5th St, East Ave and Hwy 50, Hwy 27 and Grand Hwy, 8th St and Hwy 50. These will be removed on May 5, 2019.

Your kind consideration will be greatly appreciated.

Yours sincerely,

.....
Stuart Wilson

President, Caribbean American Association of Lake County



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Consider allowing the Clermont Downtown Partnership's request to host weekly Farmer's Market and Merchant Faire with road closures for 12 months.		
Staff Report		
The Clermont Downtown Partnership is requesting to host their weekly Farmer's Market & Merchant Faire every Sunday (except Easter) for 12 months starting on February 3, 2019 from 9:00 AM - 2:00 PM in Downtown Clermont. The organization is requesting to close off roads starting at 5:30AM until 4:00PM at the following intersections: -Montrose Street between Lake Avenue and 8th Street (keep 8th street open for North, South, and West bound traffic). -7th Street and entrance to parking lot in between Montrose Street & Minneola Ave. -7th Street and Desoto		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Farmer's Market 2019-2020	Farmer's Market 2019-2020.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 12/10/18
Name of Event Downtown Clermont Farmers Market
Date(s) of Event every Sunday 2019 Estimated Attendance: 1000
Event Start Time: 9:00 am Event End Time: 2:00 pm
Before Event Setup Time: 6:00 am After Event Cleanup Time: 4:00 pm
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760

Event Contact Sandy Farnsworth Email Sandy@clermontdowntownpartnership.com
Day Phone 352-617-8788 Cell Phone 352-617-8788
Address Po Box 120734 City Clermont State FL Zip 34712
Secondary Contact Erika Shanoff Phone # 908-670-2305

Briefly Describe Event: 35-70 Vendors, produce, seafood, bakery, crafters, entertainment, Food trucks.

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10x10

*Tents larger than 900 sq. ft. will require an additional permit

Electrical Use: ☒ Yes ☐ No Describe the need: minimal use by vendors

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator ☐ Temporary Power Drop ☐ Property Power

Gas Fueled Equipment: ☐ Yes ☐ No Describe Use: _____

If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☒ Propane ☐ Natural Gas ☐ Diesel Fuel ☐ Gasoline

Cooking Equipment Use: ☐ Yes ☐ No

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☐ Fryers ☐ Propane Grill ☐ Charcoal Grill ☒ Concession Trailer ☒ Food Trucks

Insurance may be required by provider

Rides: ☐ Yes ☒ No

Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☒ Yes ☐ No W. Montrose from City Hall to 8th St

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☐ Yes ☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: Soloists

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☐ Yes ☒ No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Down town Clermont Farmers Market
DATE OF EVENT: every Sunday
EVENT CONTACT: Sandy Farnsworth
REFUND MAILING ADDRESS: Po Box 120734
Street Address
Clermont FL 34712
City ST Zip
CELL PHONE: 352-617-8788

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 14 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
Daily Fee	\$700	\$1100		
PARK AREA ~ AREA B (RED)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
WATERFRONT ~ AREA C (YELLOW)				
Deposit	\$350	\$350	Refundable	
Hourly Fee	\$200	\$300	Per Hour (2 Hour Minimum)	
Daily Fee	\$1500	\$2500		
Each Consecutive Day	\$1200	\$2000		
CITY HALL PARK - DOWNTOWN ~ AREA D (GREEN)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
Additional City Staff	\$25	\$25	Per Person, Per Hour	
Public Works Event Staff	\$25	\$25	2 hr. min, per staff	
Police Officer	\$30	\$30	4 hr. min, Per Officer	
Fire/ EMS	\$60	\$60	4 hr. min, 2 staff min	
Fire Boat in the Water	\$100	\$100	Per Hour	
Sales Tax				
GRAND TOTAL				

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

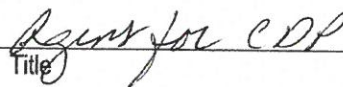
All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

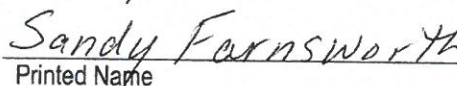
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

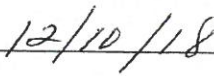
Indemnification, Insurance and Additional Costs

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


Applicant's Signature


Title


Printed Name

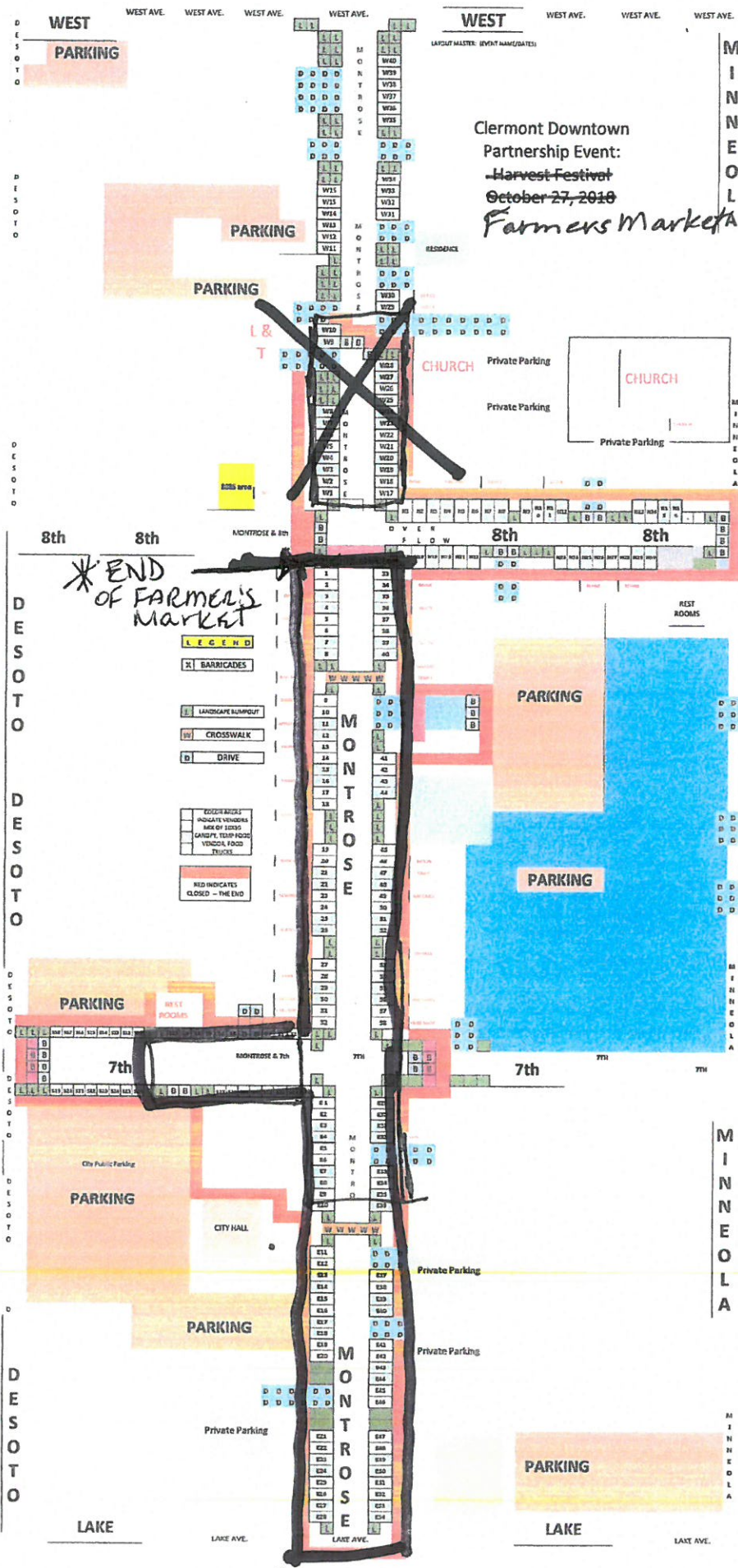

Date

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

Department / Division Routing:

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

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





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Event, Open Container and Road Closure Request		
Requested Action		
Recommend to approve the the event, road closures and open containers for the St. Patrick's Day event.		
Staff Report		
The Tenants of 790 West (Suncreek Brewery, Michael's Ali Coal Fired Pizza and Savoree) have requested Minneola Avenue between 7th and 8th street to be closed beginning 8am on Saturday, March 16 thru 9pm on Sunday, March 17th to host a St. Patrick's Day event. The event will run from 11am - 10pm on Saturday and 11am - 6pm on Sunday. They have also requested open containers within the designated street closure area. The event organizer must comply with all safety requirements from the Clermont Police and Fire Departments, and will dispense alcohol from their licensed establishment.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. St. Patricks Day Event Application	St. Patricks Day Event Application.pdf	
2. St. Pattys event map	St. Pattys event.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date January 20, 2019
Name of Event St. Patrick's Day Event
Date(s) of Event March 16 & 17, 2019 Estimated Attendance: 2000
Event Start Time: 11am Event End Time: Sat 10pm Sun 6pm
Before Event Setup Time: 3hrs After Event Cleanup Time: 3hrs
Name of Organization/Applicant 790 West Tenants

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact Michael Scorsone Email Michael@MACoalpizza.com

Day Phone 407-234-5508 Cell Phone 407-234-5508

Address 790 W Minneola Ave City Clermont State fl Zip 34711

Secondary Contact Bill Downs Phone # 352-636-9089

Briefly Describe Event: Suncreek Brewery, Michael's Ali Coal Fired Pizza & Savoree would

like to have a St. Patty's Day celebration on Minneola Ave.

Event to include: Live music, food & beer tents, crafts & games

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

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

Other Location: Minneola Ave between 7th & 8th not blocking either intersection

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 20x40ft

**Tents larger than 900 sq. ft. will require an additional permit*

Electrical Use: ☒ Yes ☐ No Describe the need: lights, sound

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator ☐ Temporary Power Drop ☐ Property Power

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use: _____

If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☐ Propane ☐ Natural Gas ☐ Diesel Fuel ☐ Gasoline

Cooking Equipment Use: ☒ Yes ☐ No

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☐ Fryers ☒ Propane Grill ☒ Charcoal Grill ☒ Concession Trailer ☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes ☐ No

Ride Types: ☐ Mechanical ☒ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

*If Yes, requires separate approval process completed by Company with the Fire Prevention Division.
The release of Sky Lanterns is not permitted under state law.*

Streets to be Closed or Traffic Control: ☒ Yes ☐ No

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☒ Yes ☐ No

*If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.
Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.*

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: Sound stage located on Minneola Ave

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☒ Yes ☐ No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT:	St. Patrick's Day Event		
DATE OF EVENT:	March 16 & 17, 2019		
EVENT CONTACT:	Suncreek Brewery, Michael's Ali Coal Fired Pizza, Savoree		
REFUND MAILING ADDRESS:	790 W Minneola Ave		
	Street Address		
	Clermont	FL	34711
	City	ST	Zip
CELL PHONE:	407-234-5508		

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 14 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
Daily Fee	\$700	\$1100		
PARK AREA ~ AREA B (RED)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
WATERFRONT ~ AREA C (YELLOW)				
Deposit	\$350	\$350	Refundable	
Hourly Fee	\$200	\$300	Per Hour (2 Hour Minimum)	
Daily Fee	\$1500	\$2500		
Each Consecutive Day	\$1200	\$2000		
CITY HALL PARK - DOWNTOWN ~ AREA D (GREEN)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
Additional City Staff	\$25	\$25	Per Person, Per Hour	
Public Works Event Staff	\$25	\$25	2 hr. min, per staff	
Police Officer	\$43	\$43	4 hr. min, Per Officer	
Fire/ EMS	\$60	\$60	4 hr. min, 2 staff min	
Fire Boat in the Water	\$100	\$100	Per Hour	
Sales Tax				
GRAND TOTAL				

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

Applicant's Signature

Title

January 20, 2019

Printed Name

Date

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

Department / Division Routing:

a) Police Department

b) Development Services Dept.

c) Public Works Department

d) Fire Department

e) Parks & Recreation Department

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

St. Patricks Day Event

Legend

St. Patrick's Day Event

W Montrose St

7th St

8th St

W Montrose St

Google Earth

©2018 Google

City Hall

300

- 1 Port - a - Potties
- 2 Beer Serving 10x10 Tent on Suncreek Sidewalk
- 3 Invited Vendors





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Resolution No. 2019-08R		
Requested Action		
Request approval of Resolution No. 2019-08R, allowing the City of Clermont to enter into an agreement with the Florida Department of Transportation for use of FDOT Right of Way for Western City Limit Sign.		
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. Signage and Wayfinding were a key component of the Master Plan recommendations. Finding destinations in downtown Clermont, either from the South Lake Trail US Highway 27 or State Road 50, will be key in building the Clermont brand and increasing the area's beauty and economic appeal. The City and downtown merchants recognize a landmark identifying downtown Clermont was required for successful growth in the area. The 8th Street Entryway feature has been a success in this regards. The second phase signage recommended City Limit Signs to delineate and identify Clermont as a unique community. This agreement allows the City to utilize FDOT right of way for the construction of the Western City Limit sign. A performance Bond or letter of credit must be issued by the City to guarantee we will maintain the signage and not impede the right of way. Staff recommends approval of Resolution No. 2019-08R, allowing the City of Clermont to enter into an agreement with the Florida Department of Transportation for use of FDOT Right of Way for Western City Limit Sign.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-08R Community Aesthetic Feature Agreement 2019-08R Community Aesthetic Feature Agreement.doc		
2. CAF #2018-M-592-1 CAF #2018-M-592-1.pdf		



CITY OF CLERMONT
RESOLUTION NO. 2019-08R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING EXECUTION OF COMMUNITY AESTHETIC FEATURE AGREEMENTS WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE CITY OF CLERMONT'S INSTALLATION AND MAINTENANCE OF LOCAL IDENTITY MARKER - GATEWAY FEATURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation purposes to enter into multiple Community Aesthetic Feature Agreements for the installation of a local identity marker – gateway feature in the City of Clermont in Lake County, Florida; and

WHEREAS, it is necessary for the City to agree by Resolution to approve the projects and to fund all costs for the design, installation, and maintenance of the project; and

WHEREAS, the City desires to improve the aesthetic of roadways by beautifying street features such as a local identity marker – gateway feature; and

WHEREAS, the local identity marker – gateway feature will be located in Florida Department of Transportation's right-of-way:

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

SECTION 1.

The Mayor and Mayor Pro Tem are hereby authorized to execute all and various “Community Aesthetic Feature Agreements” (“CAF Agreements”) between the City and the Florida Department of Transportation which specifically relate to the installation a local identity marker – gateway feature as such locations are determined and following approval of the Florida Department of Transportation as well as any mutually agreed upon renewals or extensions thereof; a copy of the form of Community Aesthetic Feature Agreements is attached hereto and incorporated herein by reference; and

SECTION 2.

This Resolution shall take effect immediately upon its adoption and shall remain in full force and effect unless and until explicitly rescinded or superseded by subsequent Resolution, which the Resolution shall be immediately forwarded to the Florida Department of Transportation and until receipt of any subsequent Resolution outlined above, the Florida Department of Transportation is entitled to rely on this Resolution for the authority of the Mayor or Mayor Pro Tem for the purposes set forth herein.



CITY OF CLERMONT
RESOLUTION NO. 2019-08R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 12th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
COMMUNITY AESTHETIC FEATURE AGREEMENT

625-010-10
ROADWAY DESIGN
OGC - 08/17
Page 1 of 12

State Road/Local Road 50 Section No. 11070 CAFA No. 2018-M-592-1

This Community Aesthetic Feature Agreement ("Agreement") is entered into this _____ day of _____, between the State of Florida, Department of Transportation ("Department") and the City of Cleremont ("Agency"). The Department and the Agency are sometimes referred to in this Agreement as a "Party" and collectively as the "Parties."

RECITALS

- A. The Agency has requested permission from the Department to install a [**CHOOSE ONE:** ☐ Public Art, ☒ Local Identification Marker] community aesthetic feature on that certain right-of-way owned by the Department which is located on State Road/Local Road SR 50 at MP11.473 in Lake County, Florida ("Project").
- B. The Department agrees that transportation facilities enhanced by community aesthetic features can benefit the public, result in positive economic development, and increase tourism both locally and throughout Florida.
- C. The Parties agree to the installation and maintenance of the Project, subject to the terms and conditions in this Agreement.

AGREEMENT

1. TERM. The term of this Agreement shall commence upon full execution of this Agreement ("Effective Date") and continue through 12/31/2040, which is determined as the lifespan of the Project, unless terminated at an earlier date as provided in this Agreement. If the Agency does not complete the installation of the Project within 1 year (365) days of the Effective Date of this Agreement, the Department may immediately terminate this Agreement. This Agreement may only be renewed for a term no longer than the original term of this Agreement upon a writing executed by both Parties to this Agreement.

2. PROJECT DESCRIPTION. The Project is a [**CHOOSE ONE:** ☐ Public Art, ☒ Local Identification Marker], as more fully described in the plans in Exhibit "A", attached and incorporated in this Agreement.

3. FUNDING OF THE PROJECT. The Agency has agreed by resolution to approve the Project and to fund all costs for the design, installation, and maintenance of the Project, and such resolution is attached and incorporated in this Agreement as Exhibit "D". The Department shall not be responsible for any costs associated with the Project. All improvements funded, constructed, and installed by the Agency shall remain the Agency's property. However, this permissive use of the Department's right-of-way where the Project is located does not vest any property right, title, or interest in or to the Agency for the Department's right-of-way.

4. DESIGN AND CONSTRUCTION STANDARDS AND REQUIRED APPROVALS.

- a. The Agency is responsible for the design, construction, and maintenance of the Project in accordance with all applicable federal, state and local statutes, rules and regulations, including the Department standards and specifications. A professional engineer, registered in Florida, shall provide the certification that all design and construction for the Project meets the minimum construction standards established by the Department and applicable Florida Building Code construction standards. The Agency shall submit all plans or related construction documents, cost estimates, project schedule, and applicable third party agreements to the Department for review and approval prior to installation of the Project. The Agency is responsible for the preparation of all design plans for the Project, suitable for reproduction on 11 inch by 17 inch sheets, together with a complete set of specifications covering all construction requirements for the Project. A copy of the design plans shall be provided to the Department's District Design Engineer, located at Leesburg Operations, Leesburg, FL.
- . The Department will review the plans for conformance to the Department's requirements and feasibility. The Department review shall not be considered an adoption of the plans nor a substitution for the engineer's responsibility for the plans. By review of the plans, the Department signifies only that such plans and improvements satisfies the Department's requirements, and the Department expressly

disclaims all other representations and warranties in connection with the plans, including, but not limited to the integrity, suitability, or fitness for the intended purpose or whether the improvements are constructed in accordance with the plans. The Department's review of the plans does not relieve the Agency, its consultants or contractors of any professional or other liability for the plans. All changes required by the Department shall be made by the Agency and final corrected plans shall be provided to the Department within thirty (30) days.

- b. The Agency shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations be accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility. Section 337.403, Florida Statutes, shall determine whether the utility bears the costs of utility work. The Agency shall bear the costs of utility work not required to be borne by the utility by Section 337.403, Florida Statutes.
- c. The Agency shall be responsible for monitoring construction operations and the maintenance of traffic ("MOT") throughout the course of the Project in accordance with the latest edition of FDOT Standard Specifications, Section 102. The Agency is responsible for the development of a MOT plan and making any changes to that plan as necessary. The MOT plan shall be in accordance with the latest version of FDOT Design Standards, Index 600 series. Any MOT plan developed by the Agency that deviates from FDOT Design Standards must be signed and sealed by a professional engineer. MOT plans will require approval by the Department prior to implementation.
- d. The Agency is responsible for obtaining all permits that may be required by any federal, state, or local agency.
- e. Prior to commencing the Project, the Agency shall request a Notice to Proceed from the Department's Construction Project Manager, Logan Land, at (352) 326-7718 or from an appointed designee.
- f. The Agency is authorized, subject to the conditions in this Agreement, to enter Department's right-of-way to install the Project (see attached Exhibit "B" Special Provisions). The Parties agree that this Agreement creates a permissive use only. Neither the granting of permission to use Department's right-of-way nor the placing of facilities upon Department's right-of-way shall operate to create or vest any property right in or to the Agency. The Agency shall not acquire any right, title, interest, or estate in the Department's right-of-way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the Agency's use, occupancy or possession of the Department's right-of-way.
- g. The Department shall have the right, but not the obligation, to perform independent assurance testing during the course of construction and throughout the maintenance term of the Project. If the Department determines that a condition exists which threatens the public's safety, the Department may, at its discretion, cause the Project to cease and/or immediately have any potential hazards removed from its right-of-way at the sole cost, expense, and effort of the Agency. Should the Agency fail to remove the safety hazard within thirty (30) days, the Department may remove the safety hazard at the Agency's sole cost, expense, and effort.
- h. The Agency shall be responsible to ensure that construction of the Project is performed in accordance with the approved construction documents, and that it will meet all applicable federal, state, and local standards and that the work is performed in accord with the Terms and Conditions contained in Exhibit "C".
- i. The Agency shall notify the Department a minimum of forty eight (48) hours before beginning the Project within the Department's right-of-way. The Agency shall notify the Department should installation be suspended for more than five (5) working days.
- j. Upon completion of the Project, the Agency shall notify the Department in writing of the completion of the installation of the Project. For all design work that originally required certification by a Professional Engineer, the notification shall contain a Responsible Professional's Certification of Compliance, signed and sealed by the responsible professional for the project, the form of which is attached to this

Agreement as Exhibit "E". The certification shall state that work has been completed in compliance with the Project construction plans and specifications. If any deviations are found from the approved plans, the certification shall include a list of all deviations along with an explanation that justifies the reason to accept each deviation. The Agency and its contractors shall remove their presence, including, but not limited to, all of the Agency or its contractor's/ subcontractor's/ consultant's/ subconsultant's property, machinery, and equipment from the Department's right-of-way and shall restore those portions of the Department's right-of-way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project, at Agency's sole cost and expense.

- k. If the Department determines that the Project is not completed in accordance with the provisions of this Agreement, the Department shall deliver written notification to the Agency. The Agency shall have thirty (30) days from the date of receipt of the Department's written notice to complete the Project and provide the Department with written notice of the same ("Notice of Completion"). If the Agency fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the Department may: 1) provide the Agency with written authorization granting additional time as the Department deems appropriate to correct the deficiency(ies); or 2) correct the deficiency(ies) at the Agency's sole cost and expense, without Department liability to the Agency for any resulting loss or damage to property, including but not limited to machinery and equipment. If the Department elects to correct the deficiency(ies), the Department shall provide the Agency with an invoice for the costs incurred by the Department and the Agency shall pay the invoice within thirty (30) days of the date of the invoice.
- l. Upon completion of the Project, the Agency shall be responsible for the perpetual maintenance of the Project, including all costs. The maintenance schedule shall include initial defect, instantaneous damage and deterioration components. The initial defect maintenance inspection should be conducted, and any required repairs performed during the construction phase. The instantaneous damage maintenance inspection should be conducted sixty (60) to ninety (90) days after placement and is intended to identify short term damage that does not develop over longer time periods. The deterioration maintenance inspection shall be conducted on regular, longer term intervals and is intended to identify defects and damages that occur by naturally occurring chemical, physical or biological actions, repeated actions such as those causing fatigues, normal or severe environmental influences, abuse or damage due to other causes. Deterioration maintenance shall include, but is not limited to, the following services:

Annual inspections.

- m. The Agency shall, within thirty (30) days after expiration or termination of this Agreement, remove the Project and restore the right-of-way to its original condition prior to the Project. The Agency shall secure its obligation to remove the Project and restore the right-of-way by providing a removal and restoration deposit, letter of credit, or performance bond in the amount of \$ 10,165.00. The removal and restoration deposit, letter of credit, or bond shall be maintained by the Agency at all times during the term of this Agreement and evidence of the deposit, letter of credit, or bond shall be submitted to the Department on an annual basis. A waiver of the deposit, letter of credit, or bond requirement is permitted with approval from the District Maintenance Engineer for those installations with estimated restoration/removal costs less than or equal to \$2000.00.

District Maintenance Engineer, _____ Date: _____.

- n. The Department reserves its right to cause the Agency to relocate or remove the Project, in the Department's sole discretion, and at the Agency's sole cost.

5. INDEMNITY AND INSURANCE.

- a. The Agency agrees to include the following indemnification in all contracts with contractors, subcontractors, consultants, and subconsultants, who perform work in connection with this Agreement:

"The contractor/ subcontractor/ consultant/ subconsultant shall indemnify, defend, save and hold harmless the State of Florida, Department of Transportation and all of its officers, agents or employees from all suits, actions, claims, demands, liability of any nature whatsoever arising out of, because of, or due to any negligent act or occurrence of omission or commission of the contractor/ subcontractor/ consultant/ subconsultant, its officers, agents or employees."

- b. The Agency shall carry or cause its contractor/ subcontractor/ consultant/ subconsultant to carry and keep in force during the period of this Agreement a general liability insurance policy or policies with a company or companies authorized to do business in Florida, affording public liability insurance with combined bodily injury limits of at least \$1,000,000 per person and \$5,000,000 each occurrence, and property damage insurance of at least \$100,000 each occurrence, for the services to be rendered in accordance with this Agreement. Additionally, the Agency or its contractor/ subcontractor/ consultant/subconsultant shall cause the Department to be an additional insured party on the policy or policies, and shall provide the Department with certificates documenting that the required insurance coverage is in place and effective. In addition to any other forms of insurance or bonds required under the terms of the Agreement, when it includes construction within the limits of a railroad right-of-way, the Agency must provide or cause its contractor to obtain the appropriate rail permits and provide insurance coverage in accordance with Section 7-13 of the Department's current Standard Specifications for Road and Bridge Construction, as amended.
- c. The Agency shall also carry or cause its contractor/ subcontractor/ consultant/ subconsultant to carry and keep in force Worker's Compensation insurance as required by the State of Florida under the Worker's Compensation Law.

6. NOTICES. All notices pertaining to this Agreement are in effect upon receipt by either Party, shall be in writing, and shall be transmitted either by personal hand delivery; United States Post Office, return receipt requested; or, overnight express mail delivery. E-mail and facsimile may be used if the notice is also transmitted by one of the preceding forms of delivery. The addresses set forth below for the respective parties shall be the places where notices shall be sent, unless prior written notice of change of address is given.

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION
DISTRICT 5 PROGRAM MANAGER

Leesburg Operations

1405 Thomas Avenue Leesburg, FL 34748

Phone: 352-326-7777

Fax: _____

City of Cleremont _____ COUNTY [OR CITY], FLORIDA

685 West Melrose Street

Cleremont, FL 34711

Phone: 352-394-4081

Fax: _____

7. TERMINATION OF AGREEMENT. The Department may terminate this Agreement upon no less than thirty (30) days notice in writing delivered by certified mail, return receipt requested, or in person with proof of delivery. The Agency waives any equitable claims or defenses in connection with termination of the Agreement by the Department pursuant to this Paragraph 7.

8. LEGAL REQUIREMENTS.

- a. This Agreement is executed and entered into in the State of Florida and will be construed, performed, and enforced in all respects in strict conformity with local, state, and federal laws, rules, and regulations. Any and all litigation arising under this Agreement shall be brought in a state court of appropriate jurisdiction in Leon County, Florida, applying Florida law.
- b. If any term or provision of the Agreement is found to be illegal or unenforceable, the remainder of the Agreement will remain in full force and effect and such term or provision will be deemed stricken.
- c. The Agency shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Agency in conjunction with this Agreement. Failure by the Agency to grant such public access shall be grounds for immediate unilateral cancellation of this Agreement by the Department.
- d. The Agency and the Department agree that the Agency, its employees, contractors, subcontractors, consultants, and subconsultants are not agents of the Department as a result of this Agreement.
- e. The Agency shall not cause any liens or encumbrances to attach to any portion of the Department's right-of-way.

9. PUBLIC ENTITY CRIME. The Agency affirms that it is aware of the provisions of Section 287.133(2)(a), Florida Statutes. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty six (36) months from the date of being placed on the convicted vendor list. The Agency agrees that it shall not violate Section 287.133(2)(a), Florida Statutes, and further acknowledges and agrees that any conviction during the term of this Agreement may result in the termination of this Agreement.

10. UNAUTHORIZED ALIENS. The Department will consider the employment of unauthorized aliens, by any contractor or subcontractor, as described by Section 274A(e) of the Immigration and Nationalization Act, cause for termination of this Agreement.

11. NON-DISCRIMINATION. The Agency will not discriminate against any employee employed in the performance of this Agreement, or against any applicant for employment because of age, ethnicity, race, religious belief, disability, national origin, or sex. The Agency shall provide a harassment-free workplace, with any allegation of harassment given priority attention and action by management. The Agency shall insert similar provisions in all contracts and subcontracts for services by this Agreement.

12. DISCRIMINATORY VENDOR LIST. The Agency affirms that it is aware of the provisions of Section 287.134(2)(a), Florida Statutes. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity. The Agency further agrees

that it shall not violate Section 287.134(2)(a), Florida Statutes, and acknowledges and agrees that placement on the list during the term of this Agreement may result in the termination of this Agreement.

13. **ATTORNEY FEES.** Each Party shall bear its own attorney's fees and costs.

14. **TRAVEL.** There shall be no reimbursement for travel expenses under this Agreement.

15. **PRESERVATION OF REMEDIES.** No delay or omission to exercise any right, power, or remedy accruing to either Party upon breach or default by either Party under this Agreement, will impair any such right, power or remedy of either party; nor will such delay or omission be construed as a waiver of any breach or default or any similar breach or default.

16. **MODIFICATION.** This Agreement may not be modified unless done so in a writing executed by both Parties to this Agreement.

17. **NON-ASSIGNMENT.** The Agency may not assign, sublicense, or otherwise transfer its rights, duties, or obligations under this Agreement without the prior written consent of the Department. Any assignment, sublicense, or transfer occurring without the required prior written approval of the Department will be null and void. The Department will at all times be entitled to assign or transfer its rights, duties, or obligations under this Agreement to another governmental agency in the State of Florida, upon giving prior written notice to the Agency. In the event that the Department approves transfer of the Agency's obligations, the Agency remains responsible for all work performed and all expenses incurred in connection with this Agreement.

18. **BINDING AGREEMENT.** This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations, or remedies upon any other person or entity except as expressly provided for in this Agreement.

19. **INTERPRETATION.** No term or provision of this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

20. **ENTIRE AGREEMENT.** This Agreement, together with the attached exhibits and documents made a part by reference, embodies the entire agreement of the Parties. There are no provisions, terms, conditions, or obligations other than those contained in this Agreement. This Agreement supersedes all previous communication, representation, or agreement, either verbal or written, between the Parties. No amendment will be effective unless reduced to writing and signed by an authorized officer of the Agency and the authorized officer of the Department or his/her delegate.

21. **DUPLICATE ORIGINALS.** This Agreement may be executed in duplicate originals.

The remainder of this page is intentionally left blank.

Section No. 11070 CAFA No. 2018-M-592-1

AGENCY

City of Clermont

By: _____

Print Name: _____

Title: _____

As approved by the Council, Board, or

Commission on: _____

Attest: _____

Legal Review:

City or County Attorney

DEPARTMENT

State of Florida, Department of Transportation

By: _____

Print Name: Alan Hyman, P.E.

Title: Director of Transportation Operations

Date: _____

Legal Review:

Section No. 11070 CAFA No. 2018-M-592-1

EXHIBIT "A"

PROJECT DESCRIPTION

I. SCOPE OF SERVICES

Installation of Local ID Marker at the corner of SR 50 & 12th Street.

II. PROJECT PLANS

The Agency is authorized to install the Project in accordance with the attached plans prepared by Magued Barsoum, P.E., P.E./R.L.A./Architect and dated 1/17/2019. Any revisions to these plans must be approved by the Department in writing.

Section No. 11070 CAFA No. 2018-M-592-1

EXHIBIT "B"

SPECIAL PROVISIONS

None.

Section No. 11070 CAFA No. 2018-M-592-1

EXHIBIT "C"

TERMS AND CONDITIONS FOR INSTALLATION OF THE PROJECT

- 1) No work in permitted during Special Events without prior Department approval.
- 2) No lane closures are permitted without prior Department approval.

Section No. 11070 CAFA No. 2018-M-592-1

EXHIBIT "D"

AGENCY RESOLUTION

Attached, on following page.

Date: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 12, 2019		
Agenda Item Name		
Resolution No. 2019-07R		
Requested Action		
Request approval for application and resolution to the Florida Boating Improvement Program for a grant in the amount of \$250,000 for the Relocation and Improvements to the Clermont Boat Ramp Project.		
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. As part of the Victory Pointe Wetlands project, the number one priority master plan project, the existing antiquated boat ramp was proposed to be improved and relocated. The improved boat ramp will provide for additional parking, safer/reduced trail crossing, improved lighting and improved vehicle-trailer stacking. The new boat ramp will be located on the southern bank of Lake Minneola at the Bell Ceramics site. Staff recommends approval of Resolution No. 2019-07R allowing the City of Clermont to apply to the Florida Boating Improvement Program for a grant in the amount of \$250,000.		
Additional Analysis		
Fiscal Impact Summary		
The grant application requires the city to provide matching funds in the amount of \$250,000, which is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-07R Florida Boating Improvement Program 2019-07R Florida Boating Improvement Program.doc		



CITY OF CLERMONT
RESOLUTION NO. 2019-07R

A RESOLUTION OF THE CITY OF CLERMONT, FLORIDA PROVIDING FOR AUTHORIZATION FOR THE CITY TO MAKE AND PERFECT A GRANT APPLICATION FOR ASSISTANCE UNDER THE FLORIDA BOATING IMPROVEMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Legislative Findings and Intent

1. The City of Clermont has complied with all requirements and procedures of Florida law in processing and advertising this Resolution.
2. The City of Clermont, Florida, is interested in applying for project and grant approval, receiving and accepting grant funds and carrying out a project for the enjoyment of the citizens of the City of Clermont and the State of Florida which project will have a multiplicity of benefits to the City and the State which project is commonly known as and referred to as the "Clermont Boat Ramp project".
3. Financial assistance from the Florida Boating Improvement Program (FBIP) is essential to the implementation of the development of the Clermont Boat Ramp project.
4. The City of Clermont has developed and maintained a very good relationship with the State of Florida and its agencies over the years and the City and State have worked well together in grant and funding relationships for the benefit of the State of Florida and its public welfare.

SECTION 2. Approval of FBIP Grant

1. The City Council of the City of Clermont hereby approves the Florida Boating Improvement Program grants for the Clermont Boat Ramp project.
2. The City Manager is authorized to make application and re-application, as needed, to the State of Florida under the Florida Boating Improvement Program grant program in the amount of \$250,000.00 on behalf of the City in order to obtain partial funding from the State of Florida for the Project.
3. The City Manager is authorized to encumber matching funds in the amount of \$250,000 on behalf of the City in order to obtain funding, as referenced herein, from the State of Florida for the Clermont Boat Ramp project.



CITY OF CLERMONT
RESOLUTION NO. 2019-07R

SECTION 3. Covenants of The City of Clermont

The City of Clermont certifies to the State of Florida and agrees that:

(a) The City will accept the terms and conditions set forth in Florida Boating Improvement Program Grant Agreement.

(b) The City has the ability and intention to finance the cost of the Clermont Boat Ramp project and that the Project will be operated and maintained at the expense of the City for public use.

(c) The City will not discriminate against any person on the basis of race, color, religion, disability or national origin in the use of any property or facility acquired or developed pursuant to the Florida Boating Improvement Program grant for the Project and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, Public Law 88-352 (1964) and all other controlling law. The City shall design and construct all facilities relating to the Clermont Boat Ramp project in order to fully comply with all laws, statutes, rules, regulations, codes and ordinances relating to accessibility by disable persons including, but not limited to, the Americans With Disabilities Act. The City of Clermont shall also comply with all other applicable Federal, State and local laws, codes, ordinances, rules, regulations and requirements.

(d) The City will maintain adequate financial records on the Clermont Boat Ramp project to substantiate claims for reimbursement and in order to appropriately accomplish any and all pre-audits and post-audits of the expenditure of public funds as well as a performance review of the Project and the achievement of the goals and objectives of the Florida Boating Improvement Program grant program.

SECTION 4. Implementing Administrative Actions

1. The Mayor of the City of Clermont is hereby authorized to execute the grant agreements relating to the Florida Boating Improvement Program grant program.
2. The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Resolution by means of such administrative actions as may be deemed appropriate.
3. The City Manager is hereby authorized to expend such City funds as may be necessary to accept and implement the grant under the Florida Boating Improvement Program grant program for the Clermont Boat Ramp project.



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SECTION 5. Savings

The prior actions of the City of Clermont relating to the development of boating facilities and related activities are hereby ratified and affirmed.

SECTION 6. Conflicts

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 7. Severability

If any section, sentence, phrase, word, or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. Effective Date

This Resolution shall become effective immediately upon enactment.



CITY OF CLERMONT
RESOLUTION NO. 2019-07R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 12th day of February, 2019.

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, February 12, 2019								
Agenda Item Name								
Ordinance No. 2019-10 <i>Final</i> <i>MSTU</i>								
Requested Action								
Recommended approval of MSTU ordinance.								
Staff Report								
In 2000, Lake County began providing emergency and ambulance services in Lake County and created a Municipal Service Taxing Unit (MSTU) to fund the services. The City of Clermont may be included within the service boundary by adopting an ordinance. The term of the ordinance is for one year. Staff recommends approval.								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table><tr><td>1.</td><td>Ordinance No. 2019-10 - MSTU</td><td>2019-10 MSTU.docx</td></tr><tr><td>2.</td><td>ORDINANCE 2019-10</td><td>ORDINANCE 2019-10.pdf</td></tr></table>			1.	Ordinance No. 2019-10 - MSTU	2019-10 MSTU.docx	2.	ORDINANCE 2019-10	ORDINANCE 2019-10.pdf
1.	Ordinance No. 2019-10 - MSTU	2019-10 MSTU.docx						
2.	ORDINANCE 2019-10	ORDINANCE 2019-10.pdf						



CITY OF CLERMONT
ORDINANCE NO. 2019-10

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

WHEREAS, Lake County has taken action to create a non-profit corporation to provide ambulance services in Lake County effective September 30, 2000; and

WHEREAS, Lake County has determined that the best mechanism to secure the necessary funding to provide said ambulance services is to create a countywide municipal service taxing unit authorizing the County to levy ad valorem taxes therein for the provision of ambulance and emergency medical services, and has enacted an emergency ordinance creating that municipal service taxing unit; and

WHEREAS, Section 125.01(l)(q), Florida Statutes, provides that the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipal consents, by ordinance, to be included therein; and

WHEREAS, the City Council of the City of Clermont has determined that it is in the best interest of and serves the health, safety and general welfare of the residents of Clermont to include the City of Clermont within the Lake County municipal service taxing unit for ambulance and emergency services; and

WHEREAS, Lake County's emergency ordinance expressed its intent to include the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services," subject to the adoption of an approving ordinance by the City Council of the City of Clermont;

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

SECTION 1.

The City Council of the City of Clermont consents to the inclusion of the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services."



CITY OF CLERMONT
ORDINANCE NO. 2019-10

SECTION 2.

This consent shall be for a term of one (1) year.

SECTION 3.

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

SECTION 4.

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 5.

This Ordinance shall take effect immediately upon final adoption by the City Council of the City of Clermont, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2019-10

PASSED AND ADOPTED BY the City Council of the City of Clermont,
Lake County, Florida on this 12th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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: 10084007
Phone: (352) 241-7331
Date: 01/08/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider t	01/29/2019	01/29/2019	\$120.33

LEGAL NOTICE

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

proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10084007
January 29, 2019

ORDINANCE NO. 2019-10

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, February 12, 2019 at 6:30pm for final enactment.

The meeting will be held in Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the office of the City Clerk, 685 West Montrose Street, Monday through Friday between the hours of 8:00am and 5:00pm.

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

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, February 12, 2019

Agenda Item Name

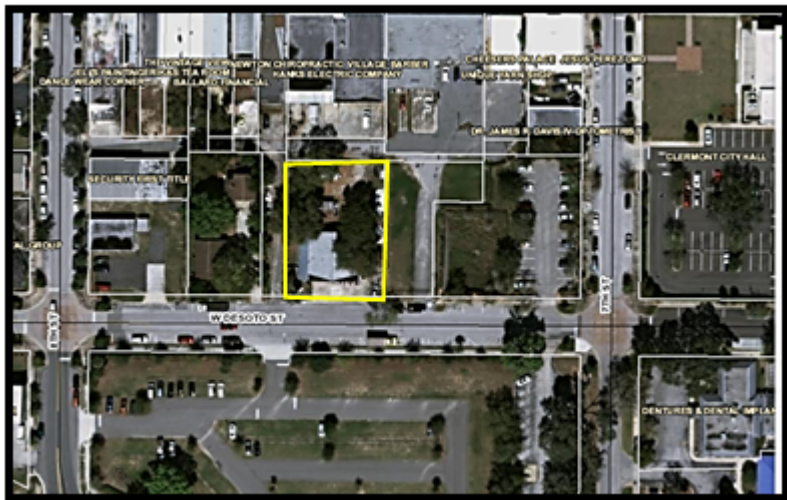
Variance Request
Clermont Brewery

Requested Action

Recommend approval of the variance request.

Staff Report

The applicant is requesting a variance to the parking requirements for property located 750 W. Desoto St. In September of 2017, the applicant obtained a parking variance for the reduction of 14 parking stalls so they could construct a new restaurant /brewery on site. As part of the variance request, the applicant had proposed to install 2 handicap accessible parking stalls on site. These parking stalls were to meet all ADA requirements. While wrapping up final construction details on site, it was discovered there were obstacles and grade changes along the right-of way that are preventing the proposed two handicap spaces to meet all ADA requirements. The applicant is proposing to reduce the one additional parking stall. Per city and state code, the site is only required to have one handicap parking stall that will be on site. The project engineer will be able to make the one handicap stall meet all required local and state codes.



The applicant has also been in contact with the First United Methodist Church which has a large parking area that will be available for use. There is also a public parking lot within 100 feet to the east of the site. With the sufficient surrounding parking conditions, staff does not feel the reduction of one additional parking stall will be a detriment to the surrounding uses in the area.

Section 86-174 of the Land Development Code requires a positive finding on Review Criteria and Findings in order to grant a variance, staff has reviewed the application as submitted and finds the review criteria does meet a positive finding. Therefore, staff recommends approval of variance request to the Land Development Code.

Additional Analysis

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Updated New 86-174 Review Criteria-Barn Brewery	Updated New 86-174 Review Criteria-Barn Brewery.pdf
2.	Location Map	Location Map.pdf
3.	Updated Site PLaN 2019	Updated Site PLaN 2019.pdf
4.	Variance Application-2019	Variance Application-2019.pdf
5.	UPDATED Barn Brewery Variance Ad Feb 2019	UPDATED Barn Brewery Variance Ad Feb 2019.pdf

Barn Brewery –Parking Variance

The requirements for a variance are as follows:

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

FINDINGS:

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

Staff comments: *The requested variance will not interfere with the reasonable enjoyment of the adjacent property owners. The applicant was granted a variance in 2017 to allow for a reduction of the required number of parking spaces, Previously, the site plan indicated two (2) ADA on-site parking spaces, due to site constraints, the applicant can only provide one (1) ADA parking space on site. There is sufficient public parking located near the business to accommodate patrons and citizens.*

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:

Staff comments: *The requested variances will allow reasonable use of the property with the existing conditions of the property and is not out of character with other properties in this zoning category.*

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:

Staff comments: *In the context presented, the requested variance to the land development code will not further any legitimate city objective, and the benefits of providing more local businesses to the Clermont Downtown and provide an economic development increase to the City of Clermont.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response:

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

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;

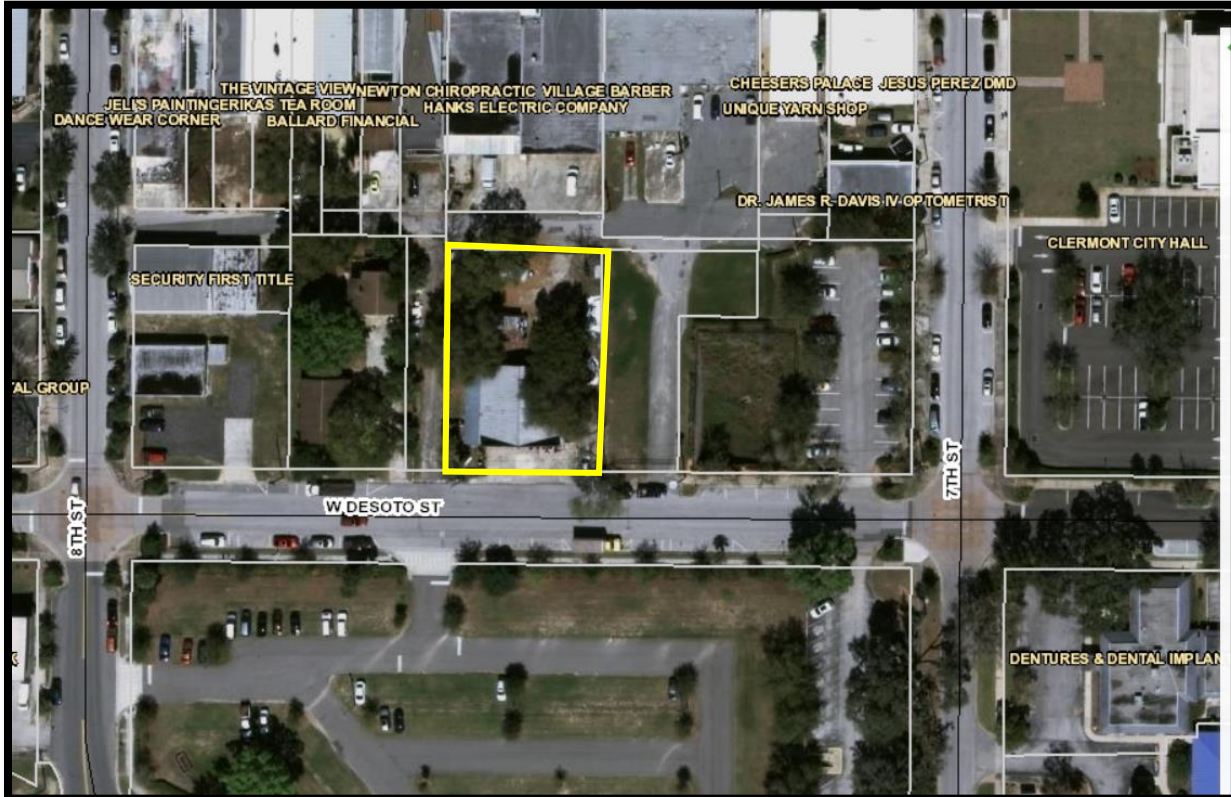
Applicant response:

Staff comments: The variance request is the minimum variance that will allow reasonable use of the land; and the benefits achieved under granting of the variance outweigh the benefits under this criterion if the variance was denied. The proposed new business will provide an opportunity for more businesses to be located downtown, which is consistent with the overall goals and objective of the Downtown Redevelopment Plan.

Positive finding

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

752 Desoto Street – Barn Brewery



BREWERY

ex. finished floor = 92.86'

ENCLOSED
DUMPSTER
PAD

5' ADA ACCESS

existing
concrete patio
92.86'

STEPS



2% SLOPE

top of wall=99.5'

BFP
BFP
WM
FH
WV
BFP
WV

EBOX
UP

asphalt

ex. concrete

pave

5' CITY SIDEWALK

6' CITY SIDEWALK

3.5' GRASS

DRIVEWAY DROP CURB
(MATCH EXISTING PAVEMENT ELEVATIONS, TYP.)

TYPE "F" STANDARD CURB & GUTTER
(MATCH EXISTING PAVEMENT ELEVATIONS, TYP.)

DESOTO STREET

THERMOPLASTIC CROSS-WALK STRIPING AND SIGNAGE

GRAPHIC SCALE

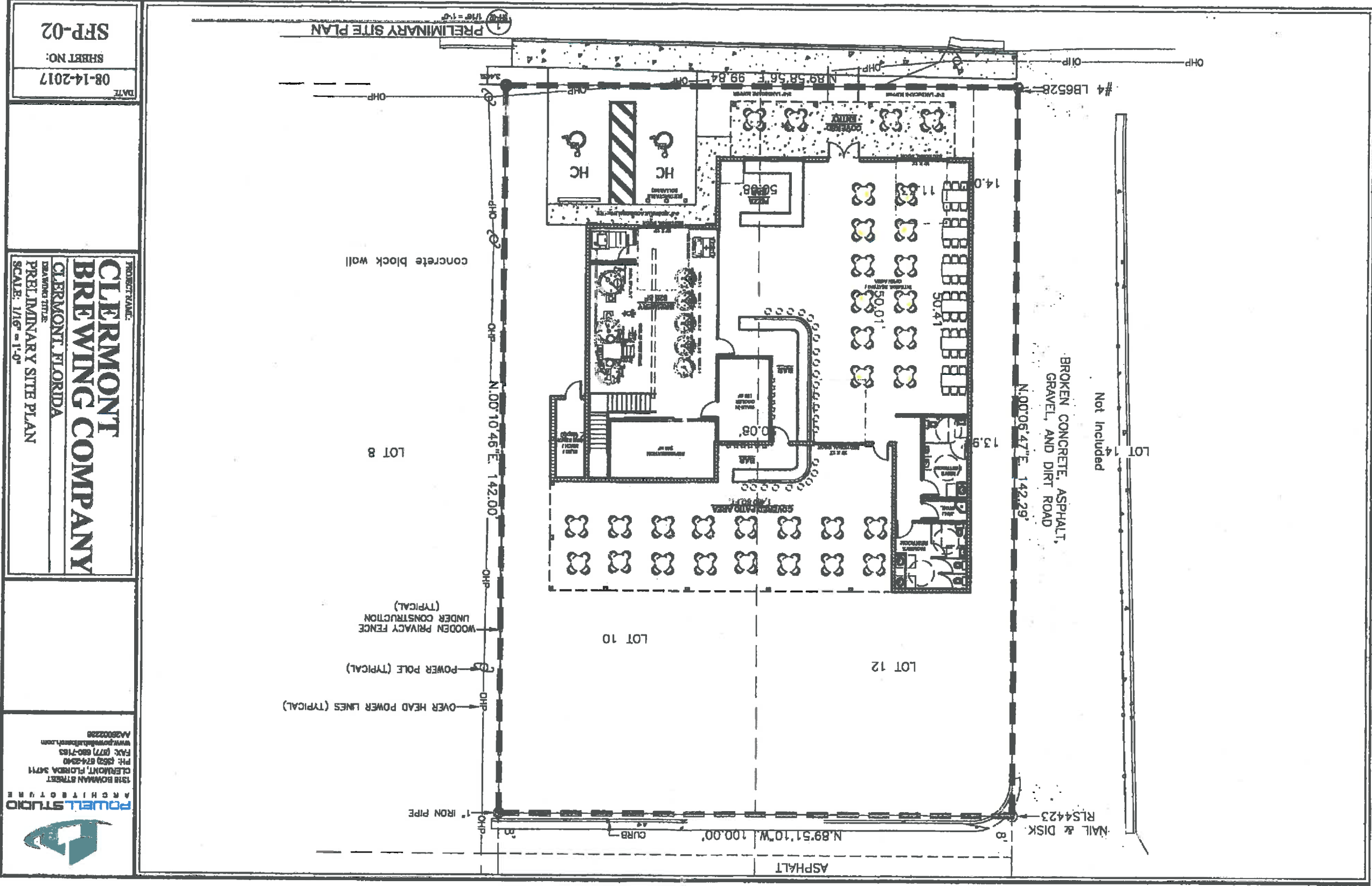


1 INCH = 10 FEET

EXISTING SIDEWALK RAMP

benchmark
set nail & disk "LB 6980"
in curb, elevation=91.45'





PROJECT NAME:
**CLERMONT
BREWING COMPANY**
DRAWING TITLE:
**CLERMONT, FLORIDA
PRELIMINARY SITE PLAN**
SCALE: 1/16" = 1'-0"

POWERL STUDIO
ARCHITECTURE
1318 BOWMAN STREET
CLERMONT, FLORIDA 34711
PH: (888) 674-2340
FAX: (877) 680-7183
www.powerlstudio.com
AA20002200



CITY OF CLERMONT
VARIANCE
Application

DATE: January 31, 2019

FEE: \$600.00

PROJECT NAME (if applicable): Clermont Brewery

APPLICANT: Housing for Champions, LLC

CONTACT PERSON: Darren Johnson, MGR

Address: 1075 W. Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-8946 Fax: _____

E-Mail: dwal2100@aol.com

OWNER: Same

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 750 W. DeSoto Street, Clermont, FL 34711

General Location: _____

Legal Description (include copy of survey): Lots 10 & 12, Blk 8, Less & Except the North 8 Feet
Thereof, Recorded in Plat Book 8, Pages 17-23, Inclusive, Public Records of Lake County, Florida

Land Use (City verification required): Downtown MU



Zoning (City verification required): CBD

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:
To allow a one space reduction of the minimum number of off street parking spaces required by
Land Development Code 98-14.

What are you proposing to do that would require a variance and why? Reduce parking by one space
to allow for ADA required elements.

How does the Code create a hardship? _____

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

Variance requested – subject and code section: Land Development Code Section 98-14:
To allow a reduction of the minimum number of off street parking spaces as required.

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;



(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;

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;

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

(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.



CITY OF CLERMONT
VARIANCE
Application
Page 4

Darren Johnson
Applicant Name (print)

x Darren Johnson
Applicant Name (signature)

Darren Johnson
Owner Name (print)

x Darren Johnson
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. 34712-0219
(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,

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a reduction of parking spaces for a proposed restaurant establishment instead of the required amount by the Land Development Code, Section 98-14 Minimum Parking Space Requirements, at the following location:

LOCATION:

750 West Desoto Street
The Barn Brewery
(Alt. Key 1614619)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, February 12, 2019 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

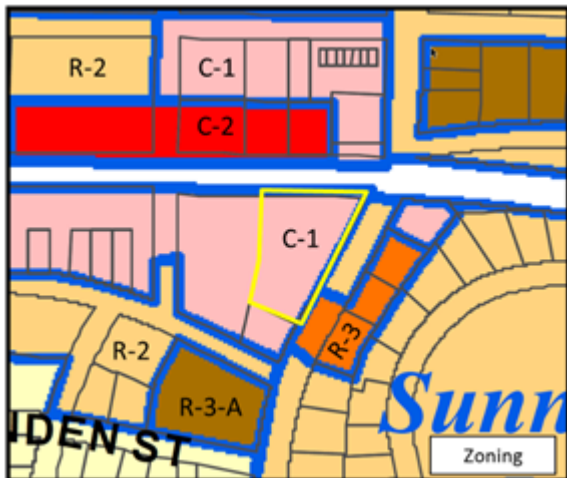
Daily Commercial
February 5, 2019

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 12, 2019	
Agenda Item Name	
Resolution No. 2019-06R <i>7-11 CUP</i>	
Requested Action	
Recommend approval of Resolution 2019-06R.	
Staff Report	

The applicant, S&ME Inc., is requesting a conditional use permit for a convenience store with gas pumps in the C-1 Light Commercial district at the southwest corner of SR 50 and East Ave. A similar version of this project was presented before City Council at the August 28, 2018 City Council meeting. The City Council voted 4-1 for denial of the project. Subsequently the applicant filed a request for relief pursuant to Florida Statutes 70.51, The Land Use and Environmental Dispute Resolution Act. As required by the law the applicant and City staff attended Mediation on November 29, 2018 with an agreed-upon special magistrate serving as mediator. As part of the mediation, the applicant offered certain new conditions and based thereon, City staff has agreed to recommend approval of the new application for a CUP. If the City Council does not approve the new application, the matter will go back to the Special Magistrate for review of the legal appropriateness of the City Council's denial.



The application is a renewed request for a conditional use permit for a convenience store with gas pumps in the C-1 Light Commercial district. Section 122-204 of the Land Development Code permits this type of use only through a conditional use permit. The applicant is proposing approximately a 3,000 square foot convenience store with 6 fueling islands and 12 fueling positions. This is a 25% reduction in fueling islands and fueling positions from the original proposal, which had 8 fueling islands and 16 fueling positions. The project will access from SR 50 (Right in entrance only), along with a right in only from East Ave. No traffic will directly exit on SR 50 and East Ave. The applicant has provided two additional full access points, one on Chestnut Street and the other on Second Street. These additional access points will help distribute the traffic pattern in the area and better utilize the grid system in place. This is evident with the data contained in the updated traffic impact study prepared in January 2019 by the applicant.



In addition, the applicant has agreed to no high flow diesel sales at the site, which limits the types of vehicles associated with this type of fuel and fueling apparatus. The applicant has agreed that no deliveries to the property will occur during the hours between 12 AM and 5 AM and directional signage on site will direct traffic to use Second Street as the primary means of egress to SR 50. In addition, the applicant has provided additional green space and enhanced terraced landscaping at the corner of SR 50 and East Ave. The applicant has not identified any variance requests and will develop the site to meet the City's Architectural Standards and Land Development Code. Staff has reviewed the new application, which includes limited ingress off East Ave, the new ingress/egress points on Chestnut and Second Street, a wider traffic distribution around the site, and a reduction of fueling positions and believes the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Furthermore, the proposed use with fewer fueling positions is compatible in the C-1 Light Commercial zoning district, as evident with the other similar existing stations to the west of this property. Therefore, staff recommends approval of the request for a conditional use permit for a convenience store with gas pumps in the C-1 Light Commercial zoning district.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | 2019-06R 7-11 CUP FINAL | 2019-06R 7-11 CUP FINAL.doc |
| 2. | 7-Eleven East Ave Maps | 7-Eleven East Ave Maps.pdf |
| 3. | Directional Photos 7-11 East Ave | Directional Photos 7-11 East Ave.pdf |
| 4. | 38475 Clermont Elevations R0.01 | 38475 Clermont Elevations R0.01.pdf |
| 5. | C5.0 SITE LAYOUT PLAN | C5.0 SITE LAYOUT PLAN.pdf |

6.	Mediation Settlement Agreement	Mediation Settlement Agreement.pdf
7.	Conditional Use Permit Letter (8533250v1)	Conditional Use Permit Letter (8533250v1).pdf
8.	City of Clermont CUP Application	City of Clermont CUP Application.pdf
9.	7-11 Feb 2019 legal ad	7-11 Feb 2019 legal ad.pdf



CITY OF CLERMONT
RESOLUTION NO. 2019-06R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 7, 2018 recommended denial of a Conditional Use Permit to allow for a convenience store with fuel sales;

WHEREAS, the City Council of the City of Clermont, Lake County, Florida at a meeting held August 28, 2018 recommended denial by a vote of 4 to 1 of a Conditional Use Permit to allow for a convenience store with fuel sales;

WHEREAS, the Petitioner filed a request for relief pursuant to Florida Statutes 70.51, The Land Use and Environmental Dispute Resolution Act;

WHEREAS, as required by Section 70.51 the Petitioner and City staff attended mediation on November 29, 2018 at the City of Clermont, City Council Chambers;

WHEREAS, a Mediation Settlement Agreement was entered into on November 29, 2018 between the Petitioner and the City staff whereby the Petitioner agreed to certain additional conditions and based thereon, City staff has agreed to recommend approval of the application for Conditional Use Permit by the City Council;

WHEREAS, the Applicant re-applied for a Conditional Use Permit with the revised site plan on January 4, 2019 in accordance with the Mediation Settlement Agreement;

WHEREAS, the terms of the Mediation Settlement Agreement are conveyed in this Conditional Use Permit;

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location:

LOCATION:

Southwest corner of State Road 50 and East Avenue
(Alternate Key 1619432)

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

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



CITY OF CLERMONT
RESOLUTION NO. 2019-06R

This application for a Conditional Use Permit to allow for a convenience store with fuel sales; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.



CITY OF CLERMONT
RESOLUTION NO. 2019-06R

11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by S&ME, showing the access points on Chestnut Street and Second Street. Any new development on the subject property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
13. The facility shall be equipped with an alternate generated power capacity for motor fuel dispensing, in accordance with Florida Statutes.

SECTION 2. Land Use

1. Permitted uses shall include up to a 3,100 square foot convenience store with up to six (6) fueling islands with no more than twelve (12) fueling positions. Other permitted uses in the C-1 Light Commercial zoning district are also permitted.
2. The convenience store and fueling operations may be operated 24 hours a day, 7 days a week.
3. No deliveries shall be made to the property between the hours of 12 AM to 5 AM.
4. No high flow diesel sales shall be permitted.
5. Directional signage shall be placed on site to direct vehicles to use Second Street as means of egress to State Road 50.
6. Impervious space on the corner of State Road 50 and East Avenue shall be reduced to accommodate additional green space for enhanced terrace landscaping.
7. No overnight parking shall be permitted on the site.
8. Right-in only access shall be off State Road 50 and East Avenue. No egress shall occur at these access points.
9. Full access points shall be constructed off of Chestnut Street and Second Street.
10. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.
11. Signage on the canopy shall be limited to four (4) square feet per canopy face and shall be limited to the fuel brand. No pricing of fuel shall be allowed on the canopy.



CITY OF CLERMONT
RESOLUTION NO. 2019-06R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 12th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
7-Eleven @ SR 50 and East Ave.

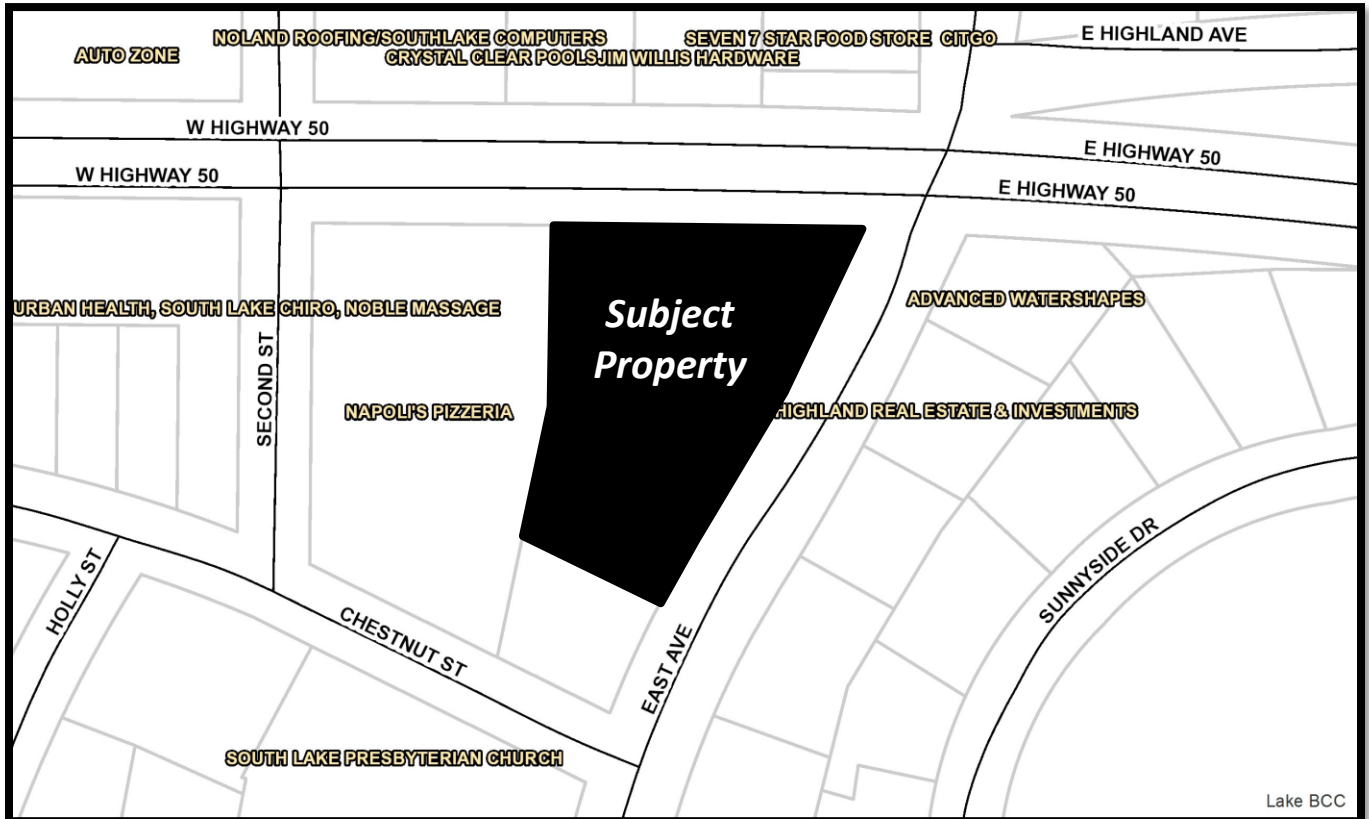
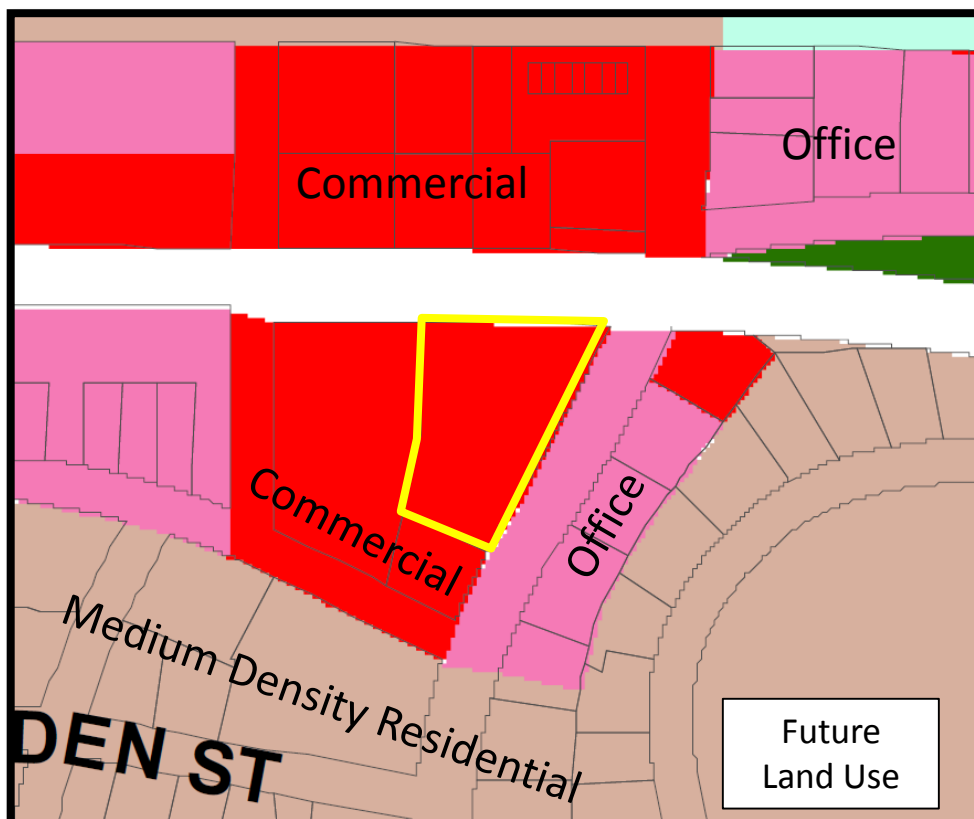
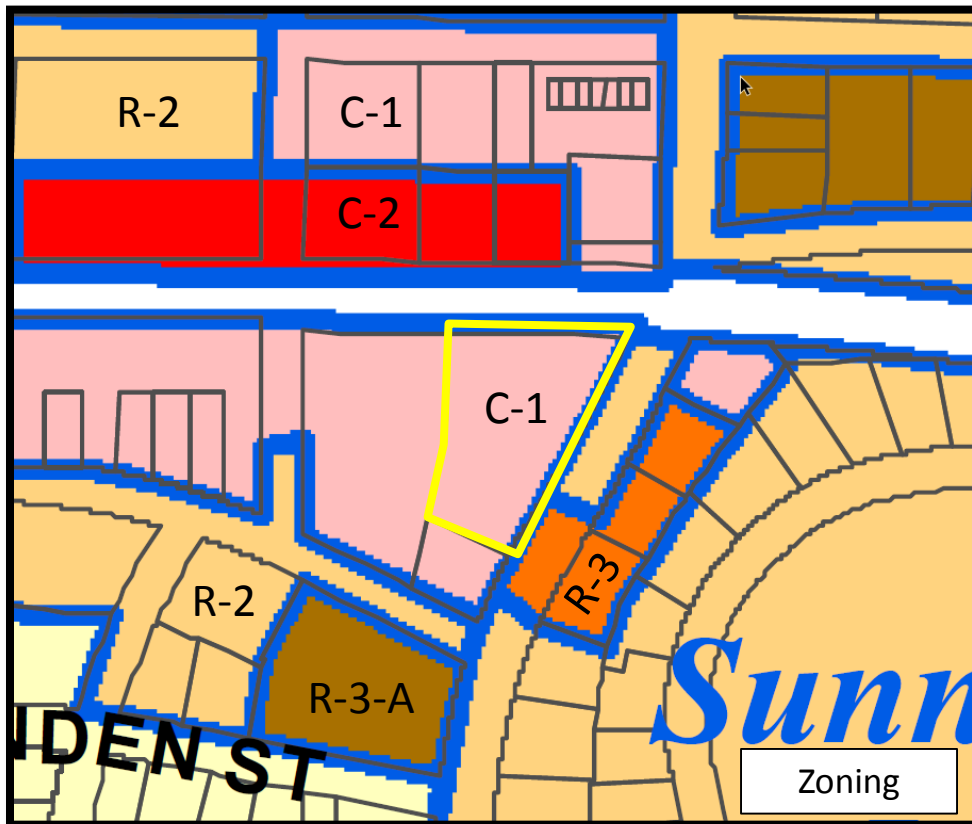


Exhibit – Zoning and Future Land Use Map
7-Eleven @ SR 50 and East Ave



7-Eleven @ East Ave. & SR 50



North



East

7-Eleven @ East Ave. & SR 50



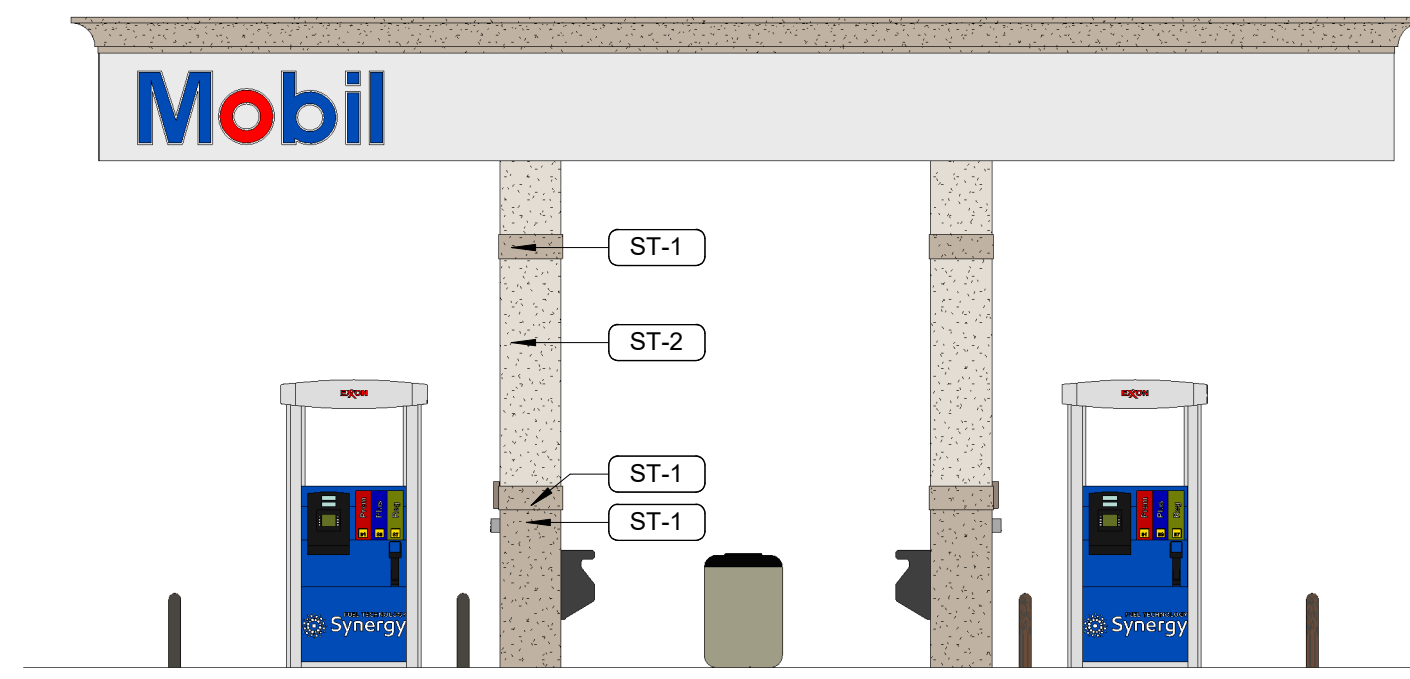
Site

South

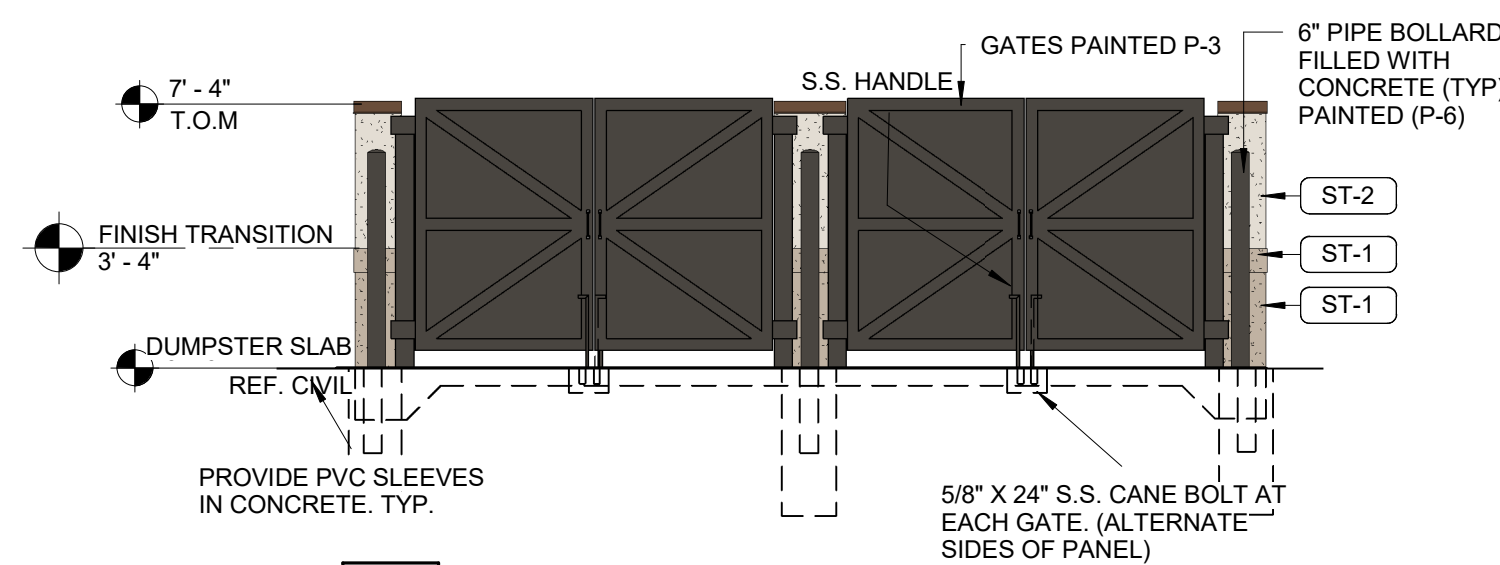


Site

West

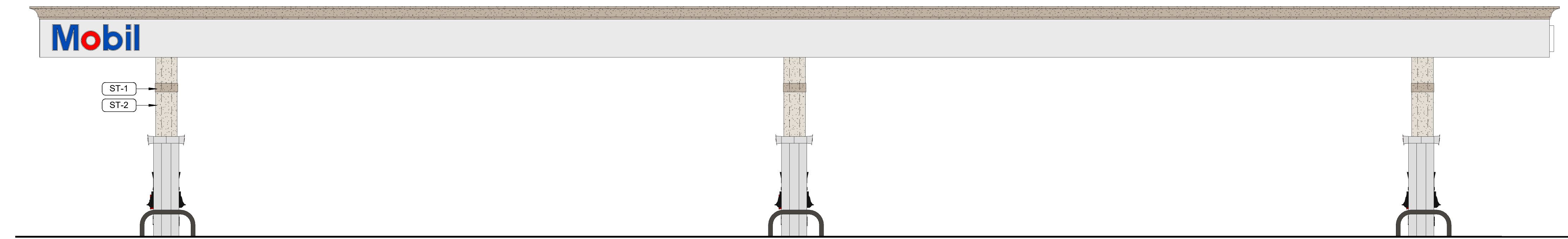


7 FUELING CANOPY-SHORT
3/16" = 1'-0"

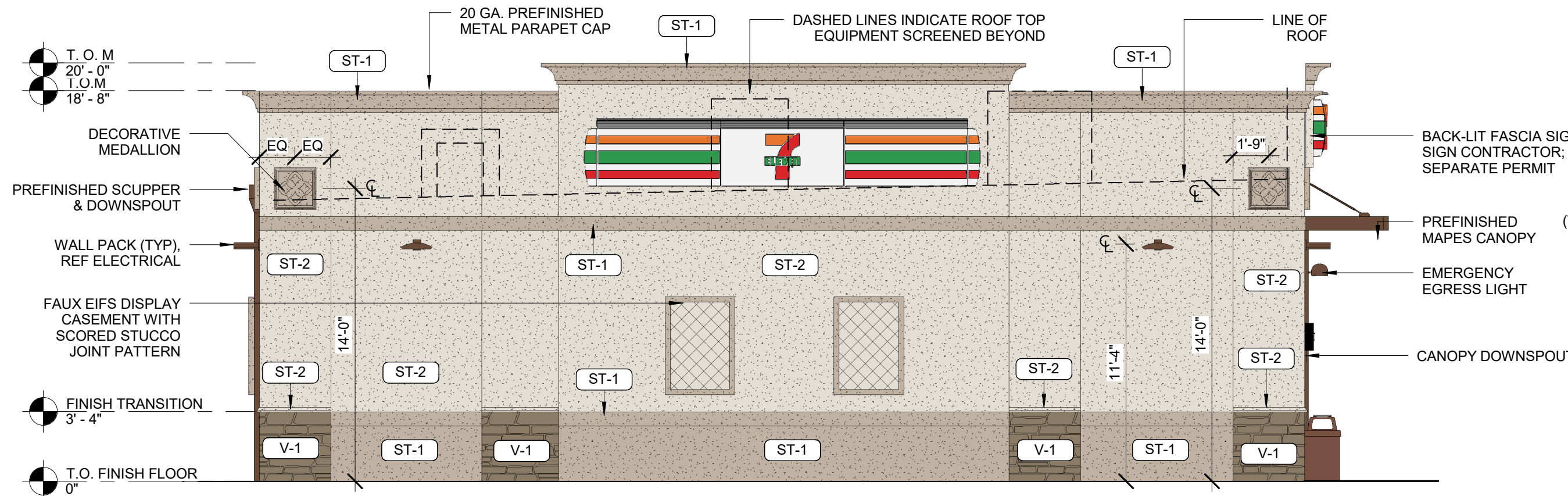


6 GATE ELEVATION DUMPSTER ENCL.
3/16" = 1'-0"

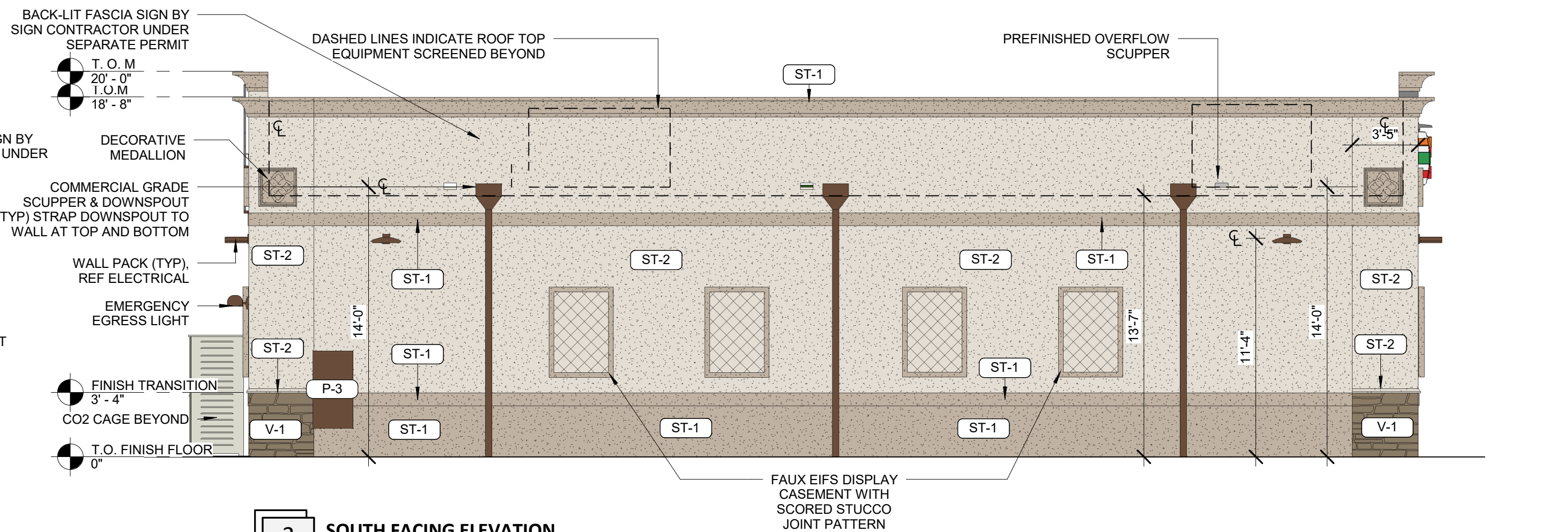
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY	BRAINSTORM BRONZE ENAMEL
MR-1	MEMBRANE ROOFING	DUROLAST	WHITE
P-3	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS	SEAL SKIN SW 7675
P-6	EXTERIOR BOLLARDS	SHERWIN WILLIAMS	SEAL SKIN SW 7675
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	DARK BRONZE
ST-1	PAINTED STUCCO	SHERWIN WILLIAMS	BALANCED BEIGE - SW 7037
ST-2	PAINTED STUCCO	SHERWIN WILLIAMS	PURE WHITE - SW 7005
V-1	STONE VENEER	BORALSTONE COMPANY OR EQUAL	COBBLEFIELD STONE (F.V.COLOR)



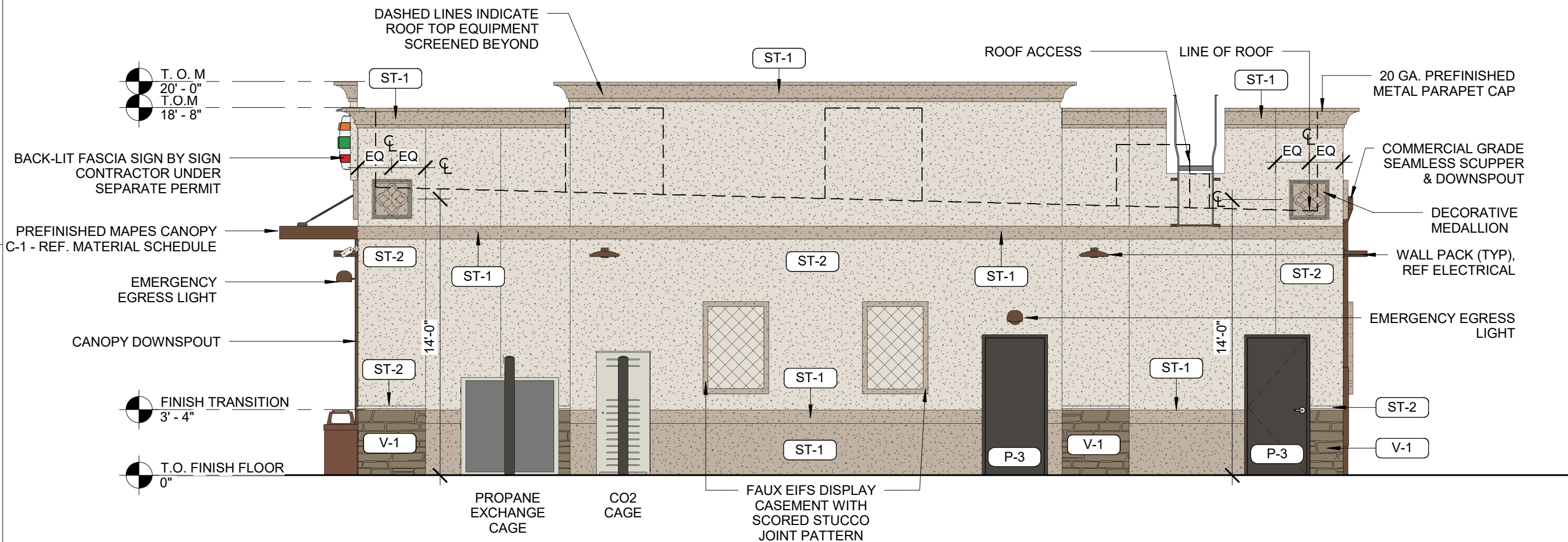
5 FUELING CANOPY-LONG
3/16" = 1'-0"



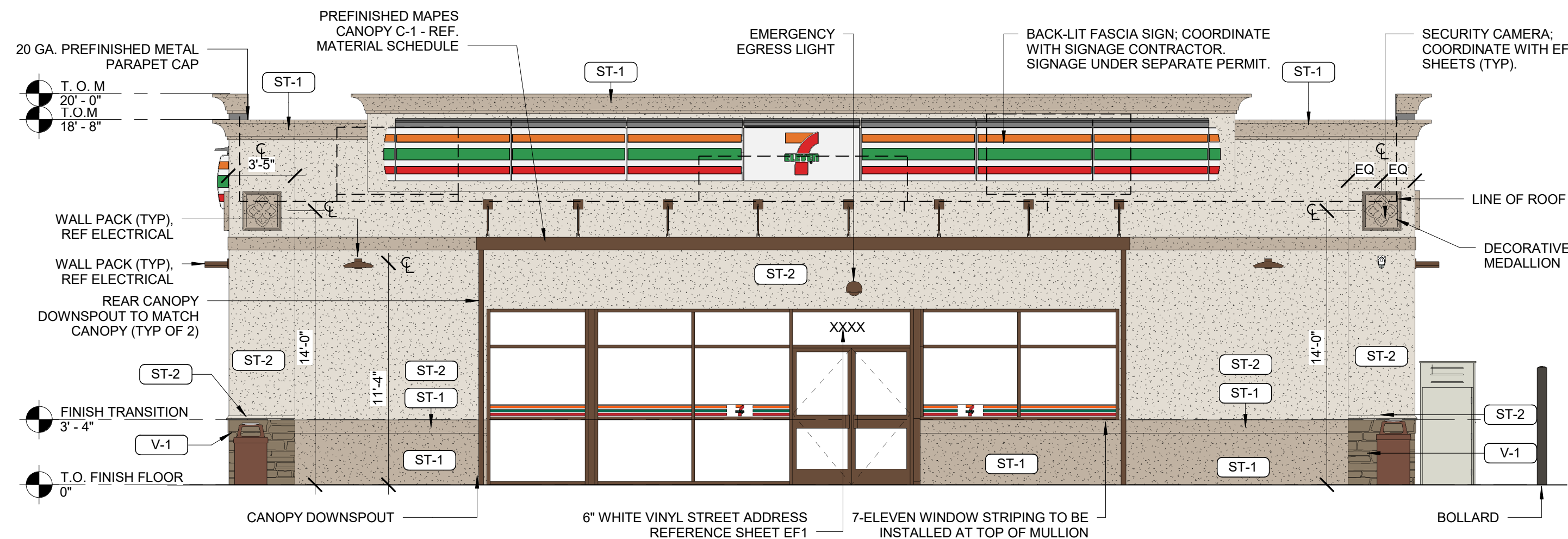
4 EAST FACING ELEVATION
3/16" = 1'-0"



3 SOUTH FACING ELEVATION
3/16" = 1'-0"



2 WEST FACING ELEVATION
3/16" = 1'-0"



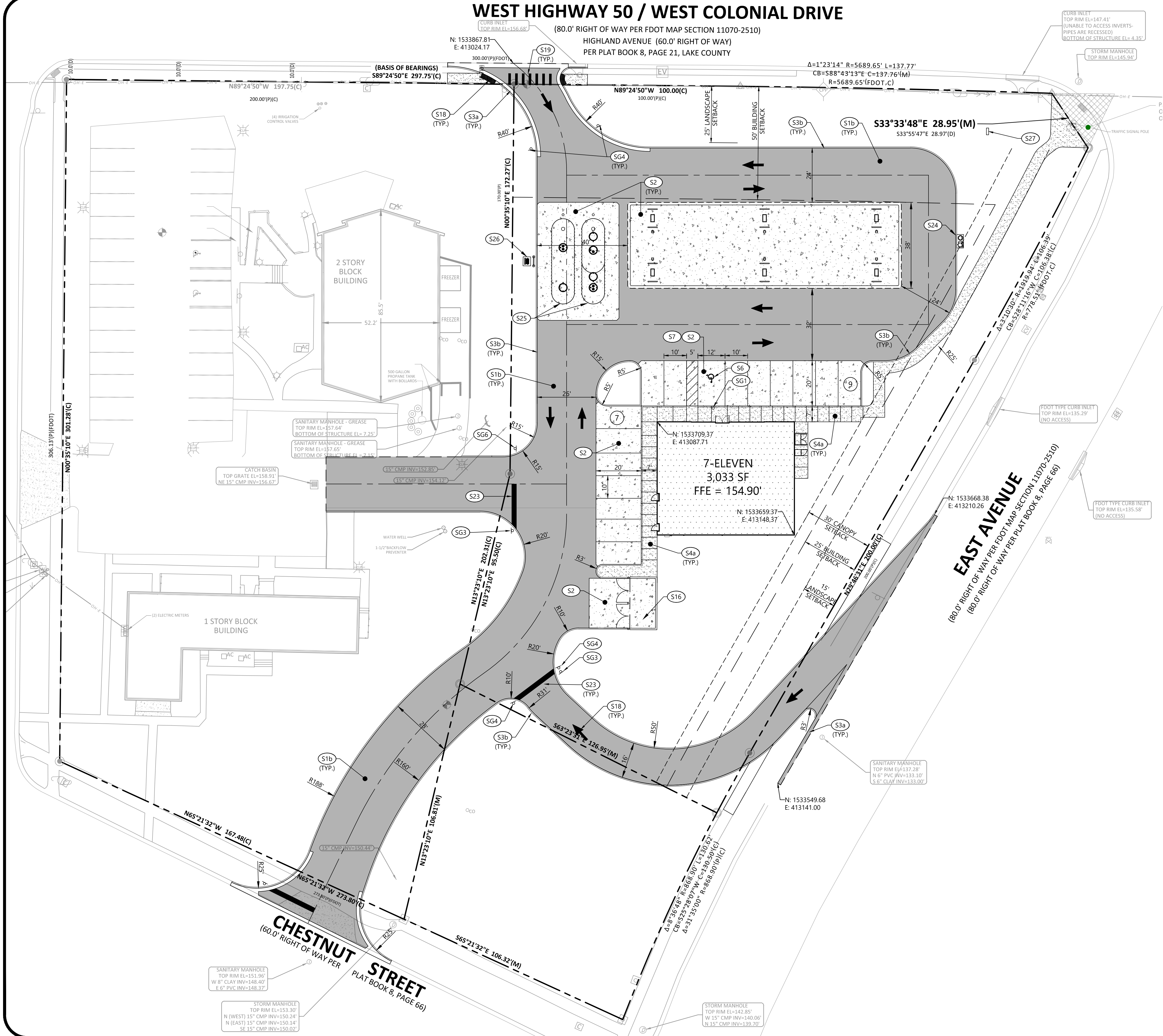
1 NORTH FACING ELEVATION
3/16" = 1'-0"

DRAWING PATH: T:\Projects\32018\02\5271-18-003_7-Eleven, Clermont\CAD\Construction\527118003_C5-0_LAY.dwg

WEST HIGHWAY 50 / WEST COLONIAL DRIVE

(80.0' RIGHT OF WAY PER FDOT MAP SECTION 11070-2510)

HIGHLAND AVENUE (60.0' RIGHT OF WAY)
PER PLAT BOOK 8, PAGE 21, LAKE COUNTY



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1b	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S2	CONCRETE PAVEMENT	2 / C8.0
S3a	CONCRETE CURB & GUTTER	/ C8.0
S3b	CONCRETE POST CURB	5 / C8.1
S4a	CONCRETE SIDEWALK	5 / C8.0
S4b	CONCRETE SIDEWALK WITH TURN DOWN CURB	5 / C8.0
S5	SIDEWALK JOINTS	4 / C8.0
S6	ACCESSIBLE SYMBOL	12 / C8.0
S7	ACCESSIBLE PARKING SPACE	10 / C8.0
S16	CONCRETE DUMPSTER PAD	4 / C8.0
S18	DIRECTIONAL ARROWS	2 / C8.1
S19	PEDESTRIAN CROSSWALK	2 / C8.1
S23	PAINTED STOP BAR (2' WIDTH)	8 / C8.0
S24	AIR/VACUUM	
S25	FUEL TANKS	
S26	FUEL VENTS	
S27	MOVEMENT SIGN	

SITE SIGNAGE KEYNOTES

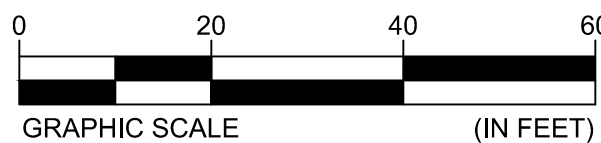
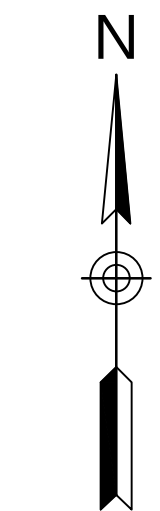
CODE	DESCRIPTION	
SG1	ACCESSIBLE PARKING SIGN (WALL MOUNT)	9 / C8.0
SG3	"STOP" SIGN	6 / C8.0
SG4	"DO NOT ENTER" SIGN	6 / C8.0
SG5	"ONE WAY" SIGN	6 / C8.0
SG6	"TO S.R. 50" SIGN WITH DIRECTIONAL ARROW	6 / C8.0

PROPOSED FEATURES LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	
CONCRETE CURB & GUTTER	
BUILDING SETBACK	
LANDSCAPE SETBACK	
SILT FENCE	
TREE PROTECTION	

NOTE:

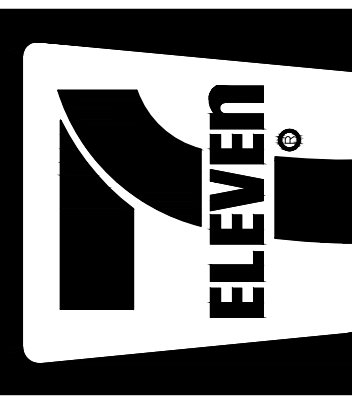
- SEE SHEET C2.0 FOR GENERAL NOTES.
- DELIVERY TO THE PROPERTY SHALL NOT OCCUR DURING THE HOURS BETWEEN 12AM AND 5AM.
- NO HIGHFLOW DIESEL SALES SHALL BE PERMITTED.



1615 EDGEWATER DRIVE, SUITE 200
ORLANDO, FLORIDA 32804
T 407.975.1273
F 407.975.1278
www.smeinc.com

Jason Bullard, P.E. 73800
Edward A. Browder PLA LA6666790

Florida Firm Registration No. 6712
Landscape Firm Registration
No. LC26000574



7-ELEVEN
#1043321

EAST AVENUE

CLERMONT, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHK	APV
	04/02/2018	CUP	WV	EH	JB

PROJECT NUMBER
527118003

DRAWING NUMBER
C5.0

DRAWING NAME

SITE LAYOUT
PLAN

IN RE: SALVATORE'S, INC.

Petitioner,

v.

CITY OF CLERMONT,

a Florida municipality

Respondent

_____ /

MEDIATION SETTLEMENT AGREEMENT

THIS MEDIATION SETTLEMENT AGREEMENT, entered into this 29 day of November, 2018, by and between SALVATORE'S, INC. (hereinafter referred to as "PETITIONER") and CITY OF CLERMONT, a Florida municipality (hereinafter referred to as "RESPONDENT").

WITNESSETH:

WHEREAS, the PETITIONER filed a request for relief pursuant to *Fla. Stat.* § 70.51(16)(a),

WHEREAS, PETITIONER and City staff for RESPONDENT held a Mediation on November 29, 2018, at the City of Clermont, City Council Chambers located at 685 West Montrose Street in Clermont, Florida,

WHEREAS, the parties are desirous of amicably settling all questions relating to the development of a gas station with convenience store at the property located at Parcel ID 24-22-25-030000800100 (the "Property"),

WHEREAS, PETITIONER has retained and has been represented by legal counsel TARA TEDROW, Esquire,

WHEREAS, the RESPONDENT has retained and has been represented by legal counsel, DEBORAH MITCHELL, Esquire,

NOW, THEREFORE, for the reasons set forth above, and in consideration of the mutual covenants made by each party to the other herein, PETITIONER and City staff for RESPONDENT agree that if PETITIONER resubmits the plans according to the terms set forth below, the City staff

for RESPONDENT shall make a recommendation for approval of PETITIONER'S Conditional Use Permit application. The relevant terms are as follows:

- The Property shall be developed with a convenience store and fueling station, to include no more than twelve (12) fueling positions on six (6) gas station islands;
- The convenience store and fueling operations may be operated 24 hours/7 days a week;
- Delivery to the Property shall not occur during the hours between 12am and 5am;
- No high flow diesel sales shall be permitted;
- Directional signage shall be placed on site to direct vehicles to use 2nd Street as a means of egress to SR 50;
- Impervious space on the corner of SR 50 and East Avenue shall be reduced to accommodate additional green space for enhanced terrace landscaping;
- No overnight parking shall be permitted;
- The Property shall be accessed by a right-in only off of SR 50;
- The Property shall be accessed off of East Avenue by means of a right-in only (rather than the PETITIONER'S requested full access onto East Avenue) (as further depicted on the attached conceptual site plan);
- There shall be a new full access (ingress and egress) from the Property onto 2nd Street as a means of mitigating vehicular traffic exiting the site onto East Avenue (as further depicted on the attached conceptual site plan);
- There shall be a new full access (ingress and egress) from the Property onto Chestnut Street as an additional means of mitigating vehicular traffic exiting the site onto East Avenue (as further depicted on the attached conceptual site plan); and
- All other provisions set forth in the PETITIONER'S application for a Conditional Use Permit, as submitted on March 21, 2018 to RESPONDENT, shall remain applicable to PETITIONER'S development of the Property.

PETITIONER shall timely resubmit their application for a Conditional Use Permit with a revised site plan and landscaping plan evidencing the terms above, at no additional applicant cost to applicant. PETITIONER shall pay the cost of advertising the new City Council hearing date where this Agreement shall be presented to the City of Clermont City Council for a public hearing. PETITIONER's resubmitted application shall not be heard by the Planning & Zoning

Commission prior to this Agreement being heard by the City Council. Both parties shall cooperate to schedule a hearing at the earliest available City Council hearing date.

PETITIONER and RESPONDENT will bear their own costs, attorney's fees, and their equal share of the mediator's fee incurred in this case.

PETITIONER and City staff for RESPONDENT each agree that both will execute any documents, which are necessary to effectuate the intent and purposes of this Agreement. Final approval of the resubmitted application will be subject to City Council approval.

This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Photocopies and facsimile signatures shall be considered as originals for purposes of enforcement.

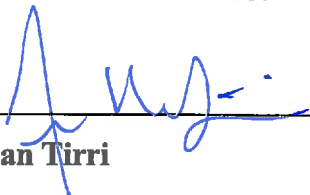
PETITIONER and City staff for RESPONDENT hereby further approve and acknowledge that they fully understand the terms, covenants and provisions of this Agreement and believe its terms to be fair, just and adequate and voluntarily accept such terms and condition.

Both PETITIONER and RESPONDENT each represent and understand that the mediator Lewis Stone is a neutral third party in this case and each further represents that at all times the mediator acted in a neutral, impartial and professional manner. PETITIONER and RESPONDENT acknowledge mediator Lewis Stone has not given any legal advice during the mediation and each are satisfied with the quality of services rendered by Lewis Stone as mediator. It is further agreed that each party waives any and all claims that they may otherwise have against the mediator for statements, conversations or conduct in connection with this mediation and the mediation process of this case.

IN WITNESS WHEREOF, the parties hereto placed their hands and seals this 29 day of November, 2018.

PETITIONER:

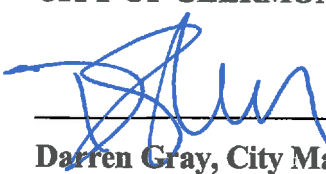
SALVATORE'S INC.



Jean Tirri

RESPONDENT:

CITY OF CLERMONT



Darren Gray, City Manager

Counsel for Petitioner:

**Lowndes, Drosdick, Doster, Kantor & Reed, P.A. De Beaubien, Simmons, Knight,
Mantzaris & Neal LLP**



Tara Tedrow, Esquire

Florida Bar No.: 100411

215 N Eola Drive

Orlando, FL 32801

Phone: 407-418-6361

Fax: 407-423-4495

Email: Tara.Tedrow@lowndes-law.com



Deborah Mitchell, Esquire

Florida Bar No.: 806781

332 North Magnolia Ave

Orlando, FL 32801

Phone: 407-422-2454

Fax: 407-422-0970

Email: DMitchell@dsklawgroup.com



January 3, 2019

Curt Henschel
City of Clermont
685 W. Montrose St.
Clermont, FL, 34711

Reference: 7-Eleven 104331 - S.R. 50 and East Ave. – Updated Conditional Use Justification Letter

Dear Mr. Henschel:

This letter is in reference to the Conditional Use Permit application for the proposed 7-Eleven facility (convenience store with fuel pumps) located at the southwest corner of West S.R. 50 and East Avenue. The subject parcel, 24-22-25030000800100 (the "Property"), is zoned C-1 Light Commercial. Within the C-1 Light Commercial zoning district convenience store and fuel sales uses are allowed as a conditional use. The proposed 7-Eleven facility would include a ±3,109 square foot convenience center and sixteen (16) fueling stations.

The existing surrounding parcels have uses and zoning classifications that are consistent and compatible with this request and proposed use. Immediately west of the site is zoned Light Commercial and is being used for a Restaurant. North of the subject parcel, directly across S.R. 50 there is a Light Commercial parcel currently being used as a convenience store with fueling stations. The other three parcels north of S.R. 50 are General commercial with various retail uses. The southeast corner of the intersection of S.R. 50 and East Avenue is zoned Light Commercial and is used for retail. Along East Avenue adjacent to the site the parcels are zoned R-3 Residential/Professional district. They are developed with residential and office uses.

The subject parcel is located on the southwest corner of West State Road 50 and East Avenue. State Road 50 is an Urban Principal Arterial road. East Ave is an Urban Major Collector road. The proposed development of the subject parcel is compatible with the roadway classifications and existing development along the roadways. The roadways support the siting of a convenience store with gas pumps as they are both high-volume commercial corridors and the subject parcel is located at a commercial node, intersections of the two corridors. The proposed development of a 7-Eleven facility (convenience store with fuel pumps) at the subject parcel is consistent with current C-1 Light Commercial zoning and is also compatible with the existing development uses.

In addition, after holding a Mediation with representatives from the City on November 29, 2018, regarding the prior denial of our Conditional Use Permit request. In order to accommodate requests we heard during our prior hearings and Mediation, we have agreed to the following conditions as part of our revised Conditional Use application:

1. The Property shall be developed with a convenience store and fueling station, to include no more than twelve (12) fueling positions on six (6) gas station islands;
2. The convenience store and fueling operations may be operated 24 hours/7 days a week;

3. Delivery to the Property shall not occur during the hours between 12am and 5am;
4. No highflow diesel sales shall be permitted;
5. Directional signage shall be placed on site to direct vehicles to use 2nd Street as a means of egress to SR 50;
6. Impervious space on the corner of SR 50 and East Avenue shall be reduced to accommodate additional green space for enhanced terrace landscaping;
7. No overnight parking shall be permitted;
8. The Property shall be accessed by a right-in only off of SR 50;
9. The Property shall be accessed off of East Avenue by means of a right-in only;
10. There shall be a new full access (ingress and egress) from the Property onto 2nd Street as a means of mitigating vehicular traffic existing the site onto East Avenue;
11. There shall be a new full access (ingress and egress) from the Property onto Chestnut Street as an additional means of mitigating vehicular traffic exiting the site onto East Avenue; and

Our revised plans and submittal will evidence these conditions to be presented to the City. We appreciate the opportunity to update our plans for this project and to hopefully obtain a Conditional Use approval for our Property.

Sincerely,

S&ME, Inc.

Jason Bullard, P.E.

Senior Project Manager



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

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

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



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

Page 2

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

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

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

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



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 12/17/2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): 7-Eleven SR 50 East Avenue (Pre-app 1/3/18)

APPLICANT: S&ME, Inc.

CONTACT PERSON: Jason Bullard

Address: 1615 Edgewater Drive - Suite 200

City: Orlando State: Florida Zip: 32804

Phone: (407) 975-1273 Fax:

E-Mail: jbullard@smeinc.com

OWNER: Salvatore's, Inc.

Address: 151 W Highway 50

City: Clermont State: Florida Zip: 34711

Phone: Fax:

Address of Subject Property: WEST HIGHWAY 50 CLERMONT FL 34711

General Location: The property is located at the southwest corner of S.R. 50 and East Avenue.

Legal Description (include copy of survey): See Attached Survey.

Land Use (City verification required): C-1 Light Commercial

Zoning (City verification required): Commercial

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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: 10084342
Phone: (352) 241-7331
Date: 01/18/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a i	02/05/2019	02/05/2019	\$99.76

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a convenience store with fuel sales in the C-1 Light Commercial zoning district.

LOCATION

Southwest corner of SR 50 and East Avenue
Alternate Key #1619432

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

A public meeting to consider the request will be held before the City Council on Tuesday, February 12, 2019 at 6:30pm.

The meeting will be held in City Hall located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. 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: 10084342
February 05, 2019

Payment Info	
Ad Price	\$99.76
Tax	\$0.00
Sub Total	\$99.76
Prepaid Amount	\$0.00
Balance Due	\$99.76



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 12, 2019	
Agenda Item Name	
Ordinance No. 2019-09 <i>Introduction</i> <i>Fuqua PUD</i>	
Requested Action	
Recommend introduction of Ordinance 2019-09.	
Staff Report	
The applicant, Hartwood Residential LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 321 single-family residential units on 115 +/- acres. The property is located southwest of the intersection of Hartwood Marsh Road and Hancock Road. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is currently in Lake County with a zoning designation of R-6 Urban Residential. Once the property is annexed, it will become Urban Estate and Urban Transition zoning. The applicant has provided a PUD site plan, prepared by Donald W. McIntosh Associates, showing the proposed layout. The project will consist of up to 321 residential lots. The development will be at a density of 2.8 units per acre. The applicant desires to offer a range of lot sizes from 40 feet in width up to 60 feet in width. The minimum lot area ranges from 4,600 square feet up to 7,200 square feet. The applicant has indicated a mixture of lot sizes, with 40-foot lots being the lowest in number with about 25% of the development. These lots will be placed on the perimeter of the project and will back up to the landscape/wall tract. In addition, the applicant has included a design item table with the lot sizes and associated setbacks. This has been done in the past with other Planned Unit Developments, such as WaterBrooke, Highland Ranch and most recently, Lakeview Preserve. Staff understands the very nature of the PUD zoning requires waivers to the Land Development Code in order to provide flexible development options for the project. The applicant has requested several waivers to the Land Development Code. These waivers include the following: A minimum of 25% of the area of the Planned Unit Development shall be provided as open space. The final open space upon buildout will be 25% or greater while individual phases may contain less than the 25%. Section 122-316(b) Allow Impervious Surface Ratio (ISR) of 0.75 (75%) for the individual lots, while maintaining an overall PUD development ISR of 0.65 (65%). Section 122-315 (2) Allow elevation changes of up to fifteen feet (15') in no more than 10% of the project area. Section 94-195 (Current code allows 10' for residential). Internal roads in the proposed development shall not be required to provide cross access to adjacent parcels due to conservation, physical/environmental or commercial uses. Section 110-192 The overall density calculation for the number of lots shall be made prior to the deduction of public dedication of Right-of-Way, which is approximately 7 acres. Section 110-211 Allow lots on curves to have a minimum lot frontage of 30 feet but maintain a lot width of 40 feet at the minimum front building setback line. Section 110-211 Allow retaining wall heights up to 15 feet to deal with the extreme grades on the western portion of the site. Section 94-195 (Current code allows a maximum of 6 feet). Allow lots along Hartwood Marsh Road to have a minimum setback of 20 feet for the rear yard	

setback, with a minimum building setback from Hartwood Marsh Road Right-of-way of 35 feet. Section 122-75 (Current code requires 50 feet).

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. There is a mixture of uses in the surrounding area, such as single-family homes to the north and east, commercial uses to the west and a new church being constructed adjacent to the property. The developer will be dedicating approximately 7 acres of land for right-of-way use. This includes additional right-of-way along Hartwood Marsh Road for roadway improvements and an additional tract to Lake County for the installation of a 10-foot multi-purpose trail. The developer is also dedicating the majority of the right-of-way for the extension of Hancock Road south of Hartwood Marsh Road adjacent to the project. Part of the PUD conditions is that the developer will be responsible for constructing a two-lane extension of South Hancock Road to their project entrance. Property dedication to Lake County for a 10-foot multi-purpose trail is also required along the new South Hancock extension.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The applicant is requesting several waivers, however; a majority of the waivers have been requested before in other PUD developments. Therefore, staff recommends approval of Ordinance 2019-09 for a Planned Unit Development to be developed in substantial accordance with the Preliminary Plan of Hartwood Marsh prepared by Donald W. McIntosh Associates with a revised date of January 29, 2019.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------|--------------------------------|
| 1. | 2019-09 Fuqua PZ REZ | 2019-09 Fuqua PZ REZ.pdf |
| 2. | rezoning plot plan | rezoning plot plan.pdf |
| 3. | Fuqua Maps | Fuqua Maps.pdf |
| 4. | Hartwood Marsh PUD 1-29-19 | Hartwood Marsh PUD 1-31-19.pdf |
| 5. | Rezoning App | Rezoning App.pdf |
| 6. | Fuqua REZ Ad Proof | Fuqua REZ Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-09

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

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

SECTION 1.

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

LEGAL DESCRIPTION

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W,



CITY OF CLERMONT
ORDINANCE NO. 2019-09

40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

LOCATION

Southwest corner of the Hartwood Marsh Road and Hancock Road intersection
Alternate Key 1462428, 1663521, 3853084

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

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 321 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.8 units per acre within the project.
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.



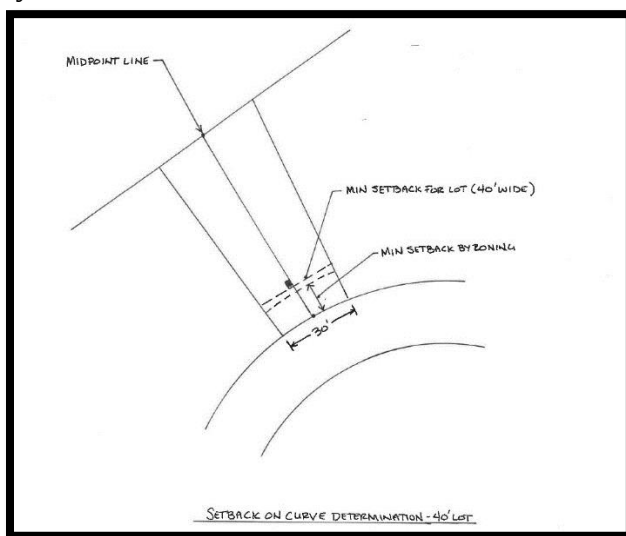
CITY OF CLERMONT
ORDINANCE NO. 2019-09

<u>Design Item</u>	<u>40' Lot</u>	<u>50' Lot</u>	<u>60' Lot</u>
Minimum Lot Area	4,600 sf	6,000 sf	7,200 sf
Minimum Living Area	1,500 sf	1,500 sf	1,500 sf
Minimum Lot Width	40'	50'	60'
Minimum Lot Depth	115'	120'	120'
Minimum Front Building setback	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Setback from Side Street	15'	15'	15'
Minimum Rear Yard Setback (#)	20'	20'	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	35'	35'	35'
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'

(#) 35' Minimum building setback from Hartwood Marsh Road Right-of-way

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 Planned Unit Development Plan, and the Preliminary Plan (Hartwood Marsh), each prepared by Donald W. McIntosh Associates, Inc., each initially dated November 1, 2018, and each with a revised date of January 29, 2019, 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.
5. The project may have elevation changes of up to 15 feet in height with up to 10% of the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.

6. Internal roads in the proposed development shall not be required to provide cross access to adjacent parcels since they are either restricted due to environmental/physical constraints, placed in conservation use or commercial uses fronting existing road networks.
7. The overall density calculation for the proposed number of lots is made prior to deducting the acreage to be dedicated as Public Right-of-Way.
8. Lots on curves may have a lot frontage of 30 feet but will be required to have a 40 foot width at the front building setback line that will be a minimum of 20 feet or greater from the front property line.



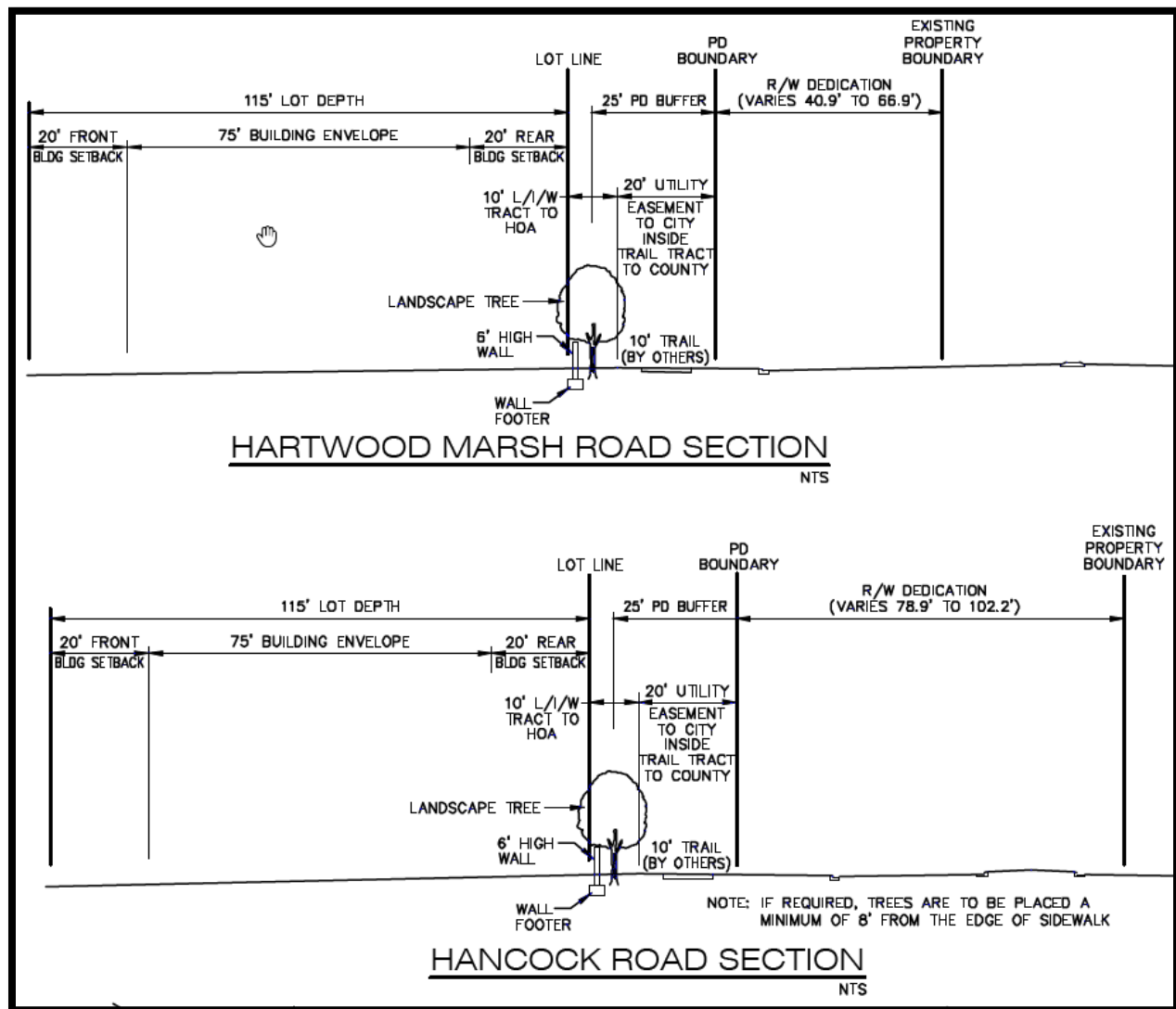
9. Retaining wall heights up to 15 feet in height are allowed to deal with the extreme grades on the western portion of the site to accommodate vertical site grade attenuation.
10. The project shall allow encroachments into the 100-year floodplain provided appropriate compensating storage is provided.
11. A 35-foot building setback is required from the right-of-way line of Hartwood Marsh Road.

SECTION 3. Open Space

Open Space: A minimum of 25 percent of area for this 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, reclaimed floodplain 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 10-foot wide buffer with a six foot masonry/pre-cast concrete wall will be installed in the landscape/irrigation/wall tract adjacent the 20' trail tract adjacent to the Hartwood Marsh Road right-of-way and the Hancock Road right-of-way, as shown on the cross-section below.



2. No buffer is required along the southern and western property line as this area is a conservation area, open space area, or reuse area.
3. Street trees planted along the interior roadway network shall be maintained by the HOA.



CITY OF CLERMONT
ORDINANCE NO. 2019-09

4. 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.

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 at time of recordation of final plat. Easements shall be provided at no expense to the City.
3. The off-site water line extensions proposed will be those specific extensions required to obtain service for the project and will not be extended across the entire project boundary.
4. The off-site sewer system line extensions proposed will be those specific extensions required to obtain service for the project and will not be extended across the entire project boundary.
5. Stormwater retention for the portions of the Hartwood Marsh Road and South Hancock Road that are constructed within the right of way dedicated to Lake County by the Developer at final plat will be designed to be accommodated in the development's master stormwater management system.
6. 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.



CITY OF CLERMONT
ORDINANCE NO. 2019-09

SECTION 7. Transportation Improvements/Access Management

1. The development shall comply with all applicable City and County access management requirements. Prior to the issuance of the first Certificate of Occupancy, the proposed secondary entrance shall be constructed off of a two (2) lane extension of South Hancock Road for the residents of the development. Developer shall not be obligated to extend Hancock road south of the project entrance.
2. Sidewalks are to be constructed on both sides of the residential streets internally. Applicant will coordinate with Lake County for trail improvements along the frontages of Hartwood Marsh Road and South Hancock Road to provide connectivity to the schools within the area.
3. Improvements at the intersection of Hancock, South Hancock and Hartwood Marsh roads within the existing or to be dedicated right-of-way will be required (as approved by Lake County) to allow for the extension of South Hancock Road. This may include turn lane(s), sidewalk, trail, and sign modifications.
4. At the time of Platting, additional right-of-way dedication along Hartwood Marsh Road and new right-of-way dedication for South Hancock Road will be coordinated with Lake County Public Works and in conjunction therewith, historical rights of way inconsistent with the planned development will be vacated/abandoned by the County/City.
5. 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 and South Hancock Road to the project entrance. The cost of installation shall be paid by the developer and shall be installed prior to the first Certificate of Occupancy.
6. If required by Lake County, the developer shall be responsible to coordinate the modification of the existing traffic signal at Hartwood Marsh Road and Hancock Road, as needed with Lake County, to accommodate safe and efficient traffic flow from the project entrances.

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 recorded in the Public Records of Lake County, Florida.

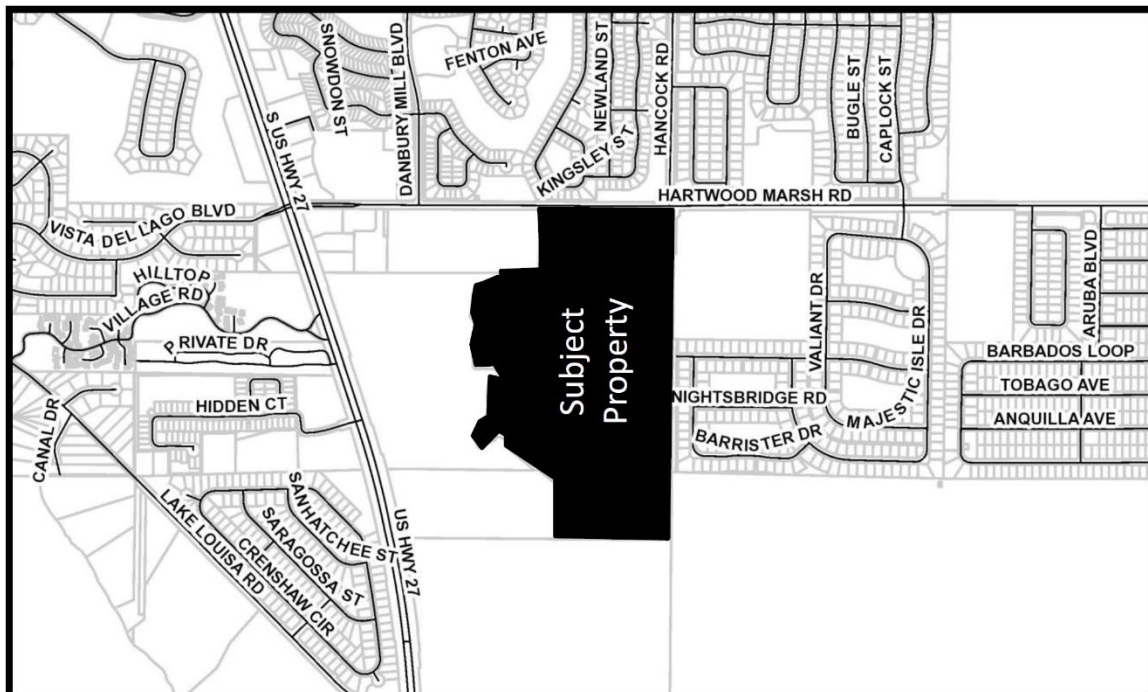
SECTION 12:

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

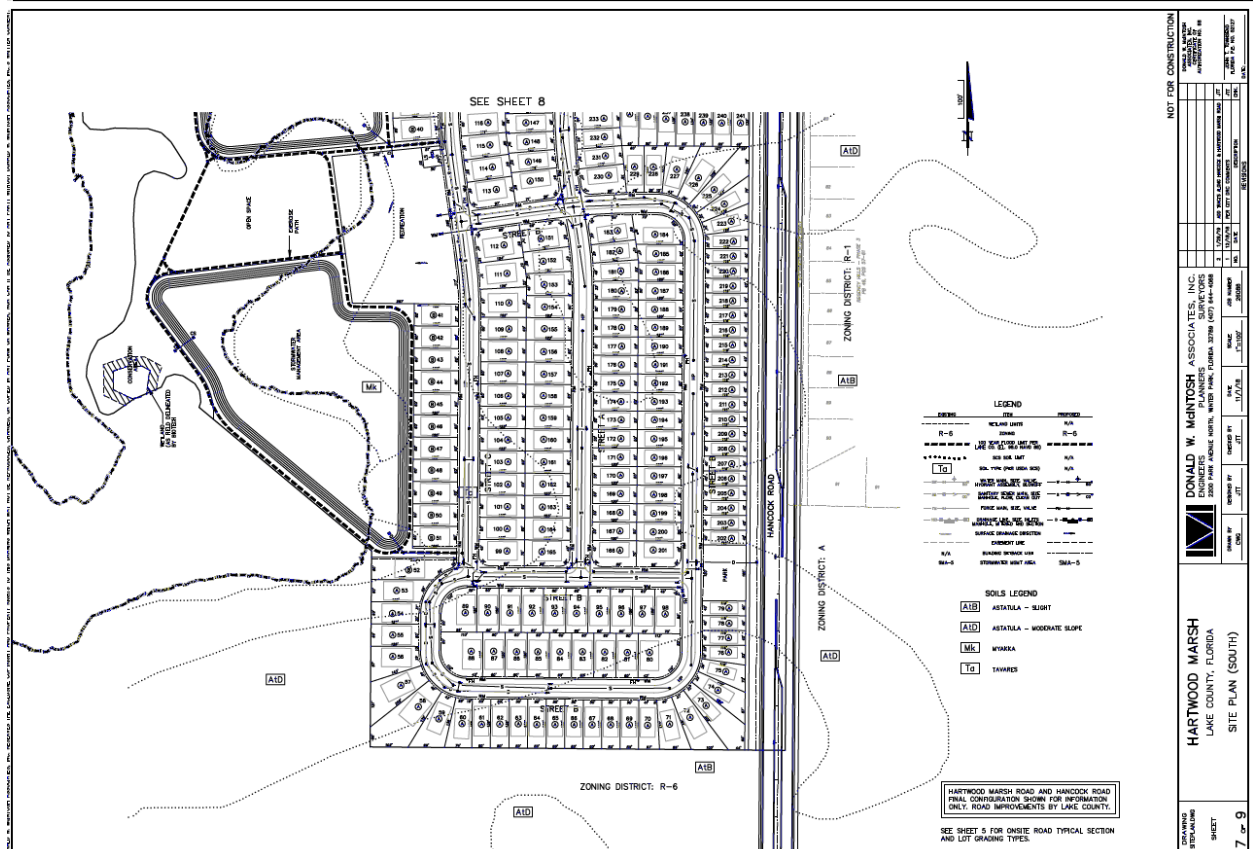
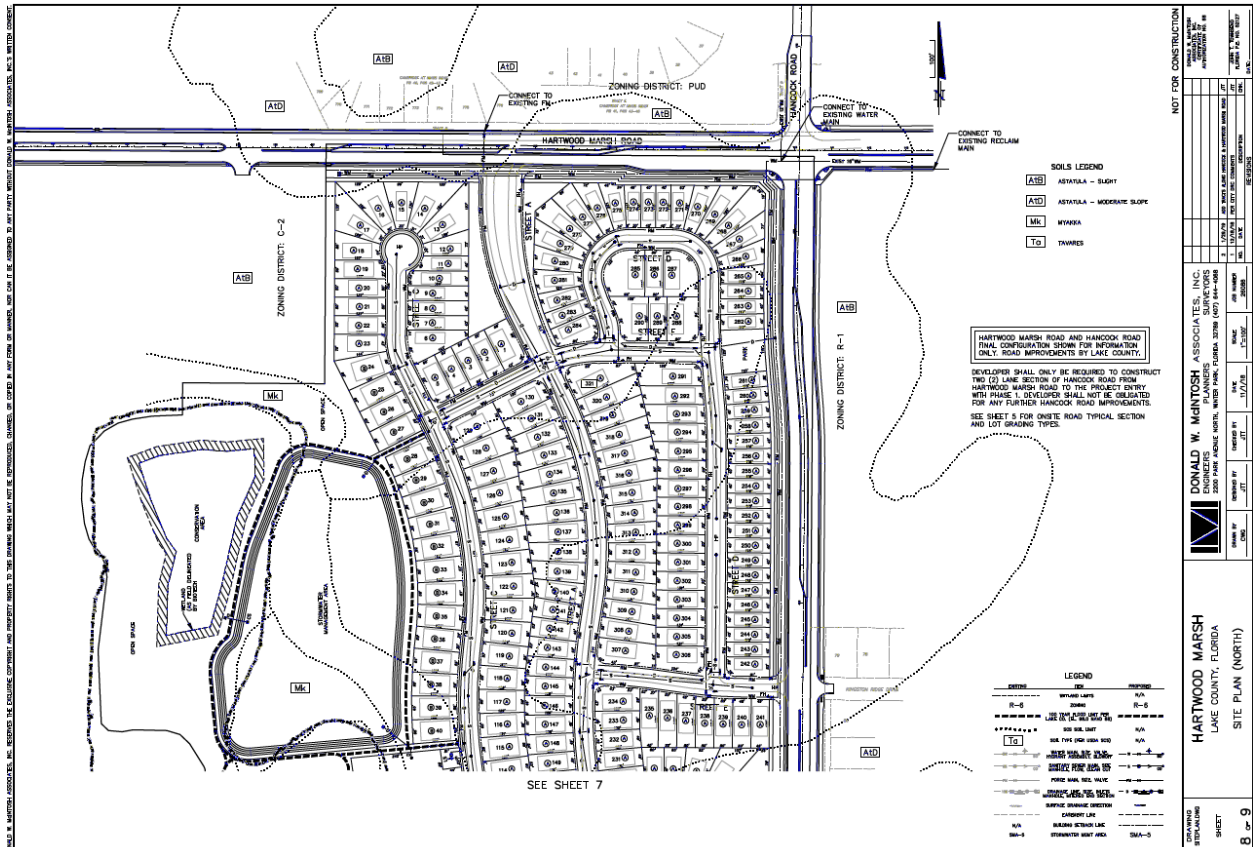
SECTION 13:

This Ordinance shall be rendered null and void if substantial construction, as determined by the City, has not commenced within two years of its effective date.

Location map:



CITY OF CLERMONT
ORDINANCE NO. 2019-09





CITY OF CLERMONT
ORDINANCE NO. 2019-09

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

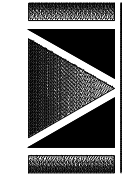


LEGEND
[Red Outline] Hartwood Marsh Site (+/- 115.89 acres)

APPLICANT INFORMATION:
Jeffrey B. Fuqua
Hartwood Marsh Residential, LLC
401 Ferguson Drive
Orlando, Florida 32805
(407) 293-6562

Existing Structures — None
Proposed Structural Usage: 321 Dwelling Units

NOTE: THIS MAP IS NOT A SURVEY. IT IS INTENDED TO BE USED FOR PLANNING ACTIVITY FOR THE ABOVE NAMED PROJECT ONLY. THE AERIAL IMAGERY DEPICTED HEREON WAS OBTAINED IN DIGITAL FORMAT FROM FLORIDA DEPARTMENT OF TRANSPORTATION, OFFICE OF SURVEYING AND MAPPING. THE DATE OF THE IMAGE IS MARCH 2017



DONALD W. MCINTOSH
ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
2200 PARK AVENUE NORTH
WINTER PARK, FL 32789
PHONE: (407) 644-4068 FAX: (407) 644-8318

Hartwood Marsh

Sections 9 and 16, Township 23 South, Range 26 East
City of Clermont, Florida

REZONING APPLICATION PLOT PLAN

NOVEMBER 2018

Exhibit - Location Map - Fuqua Property

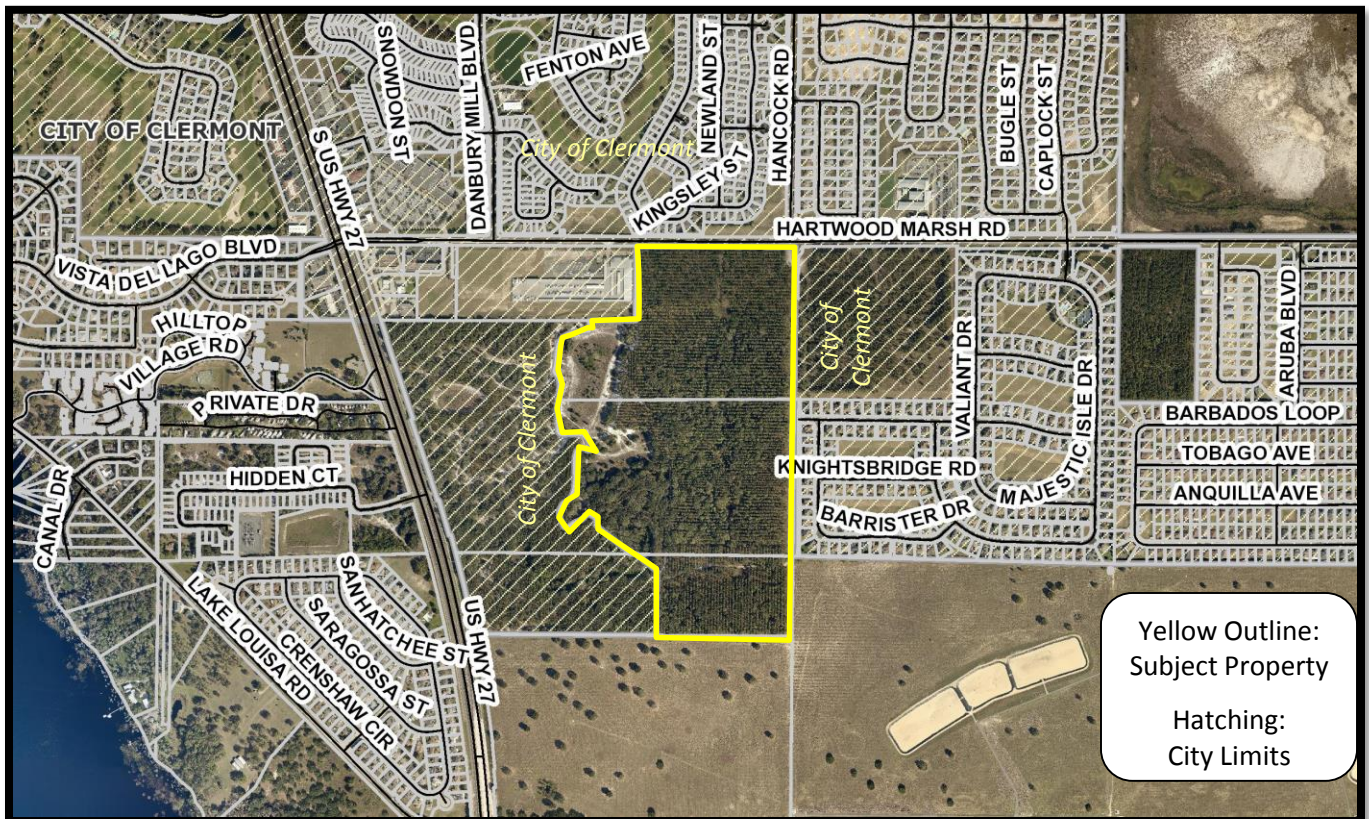
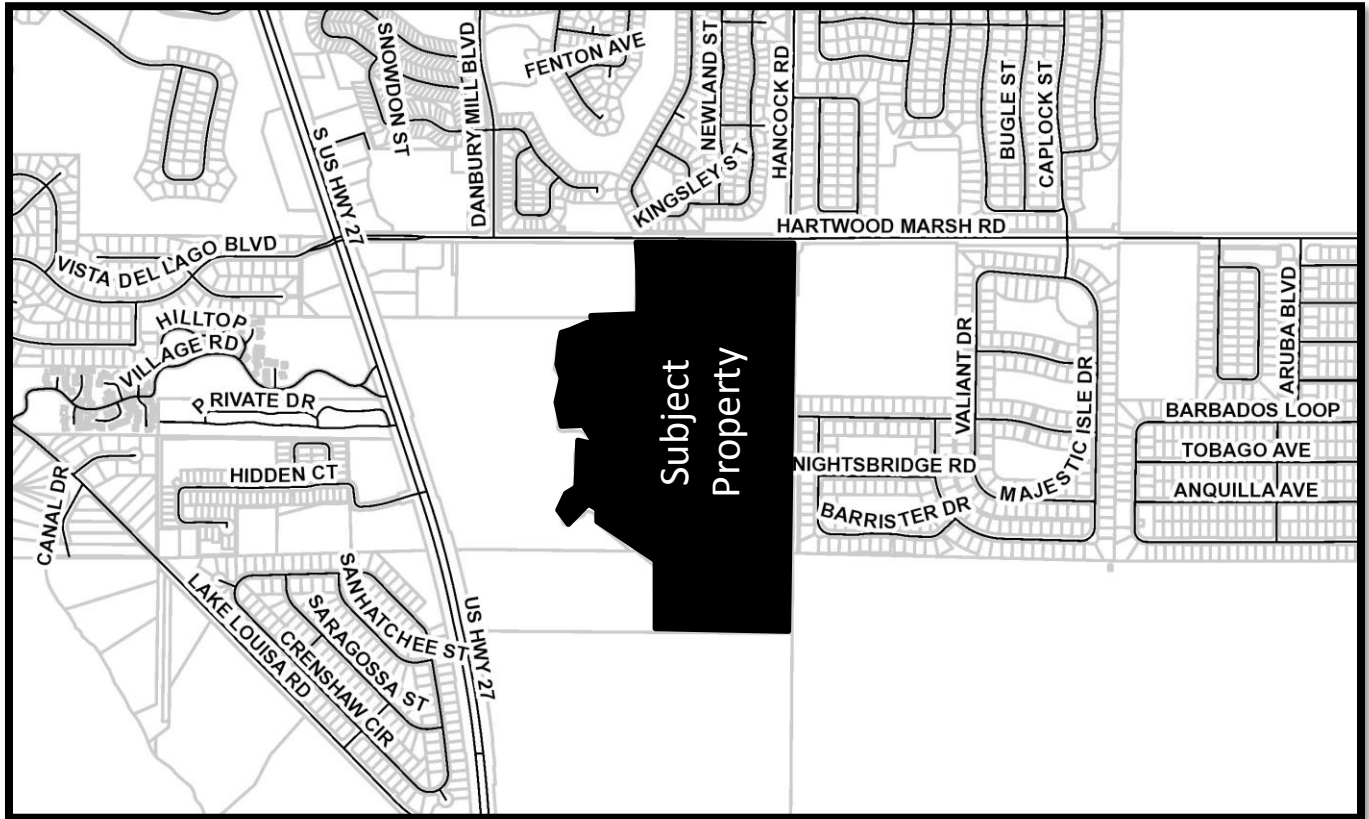


Exhibit – Future Land Use Map – Fuqua Property

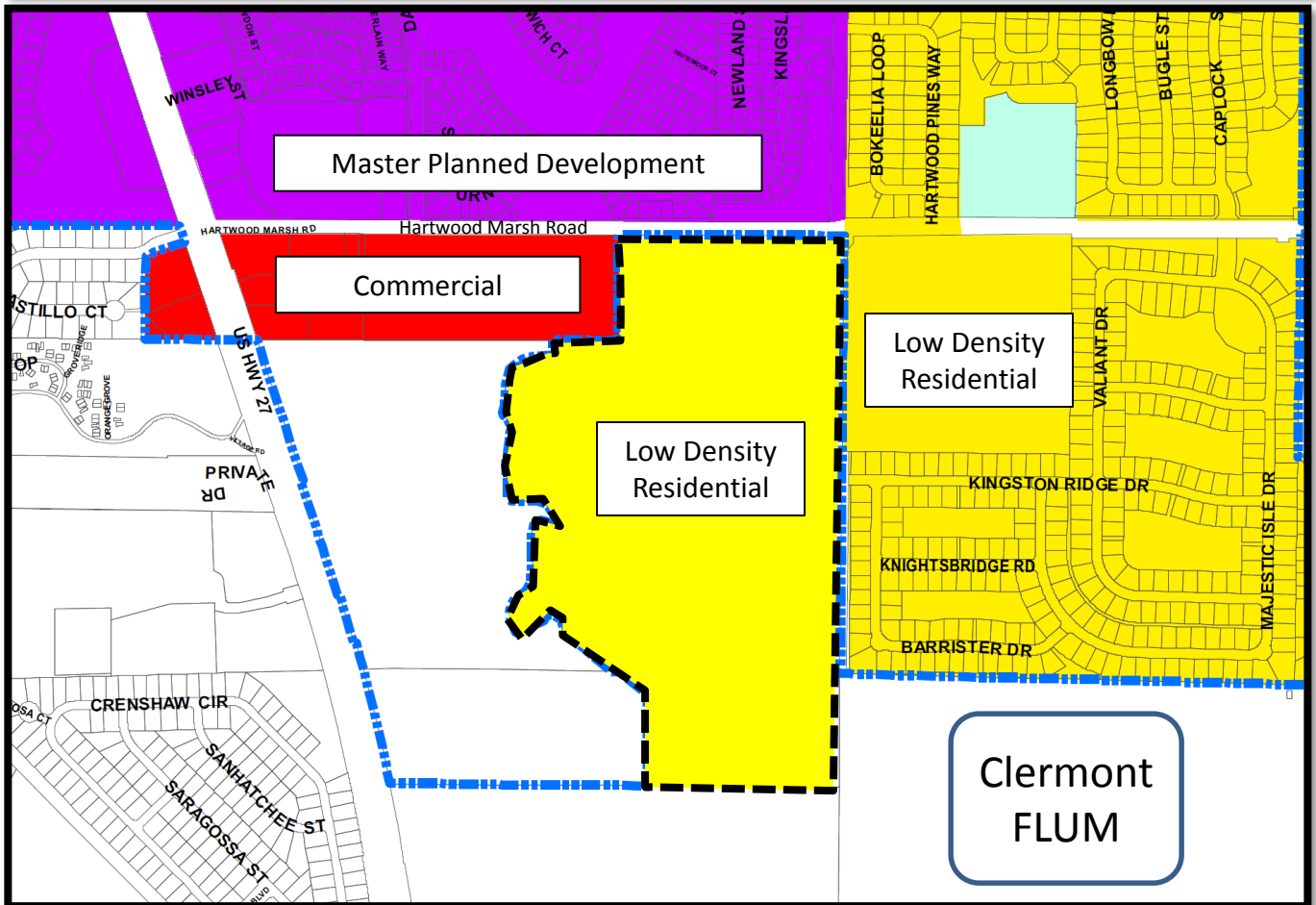
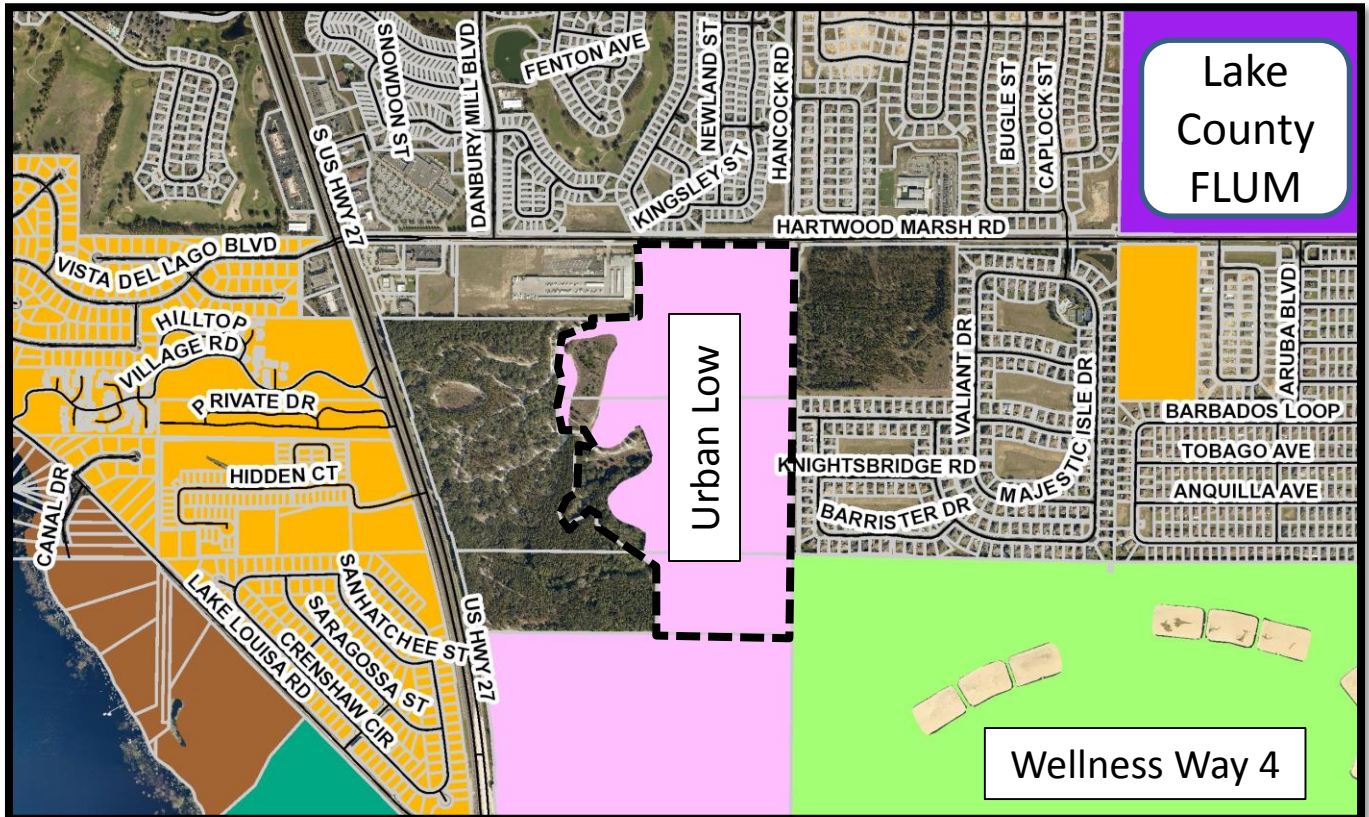
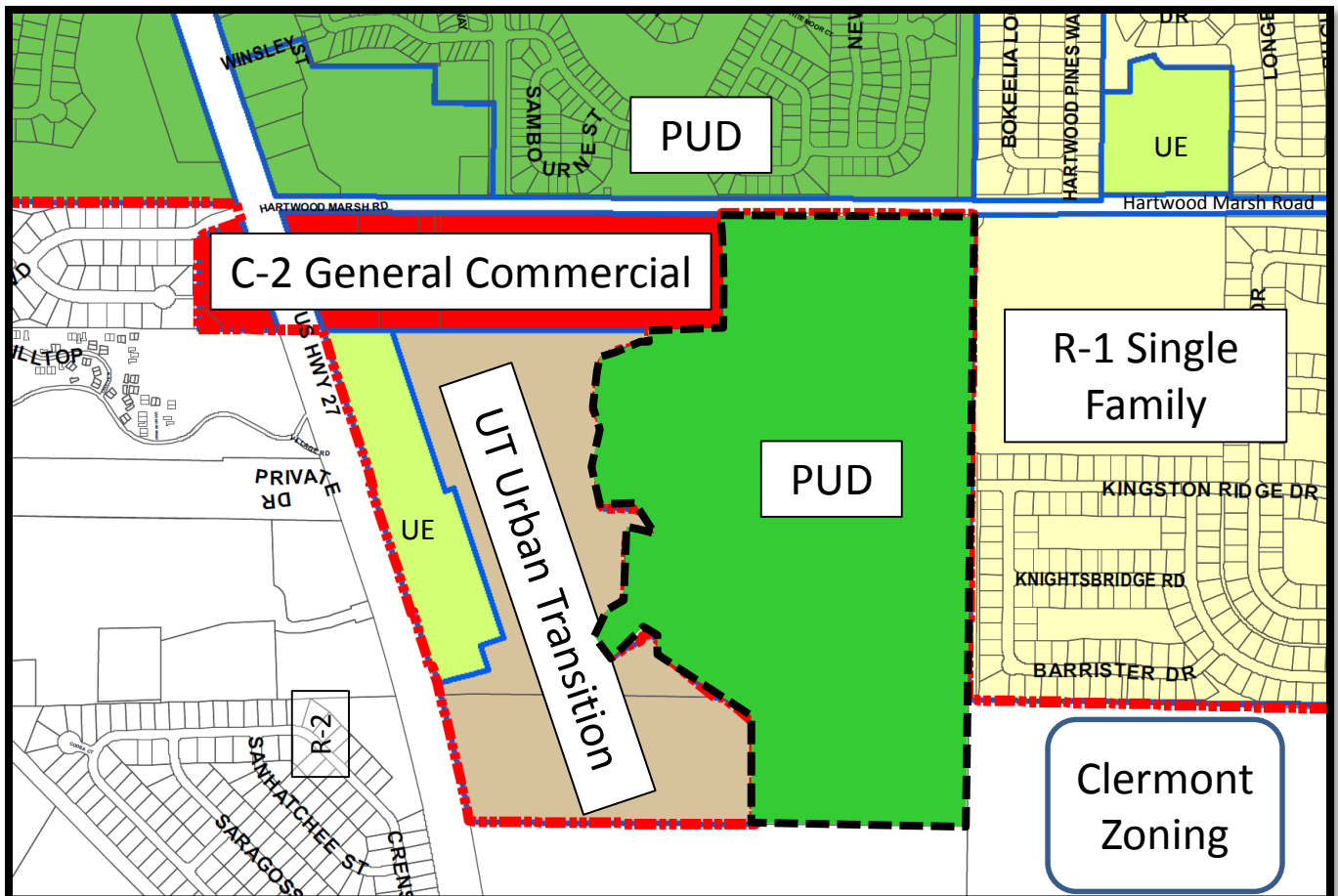
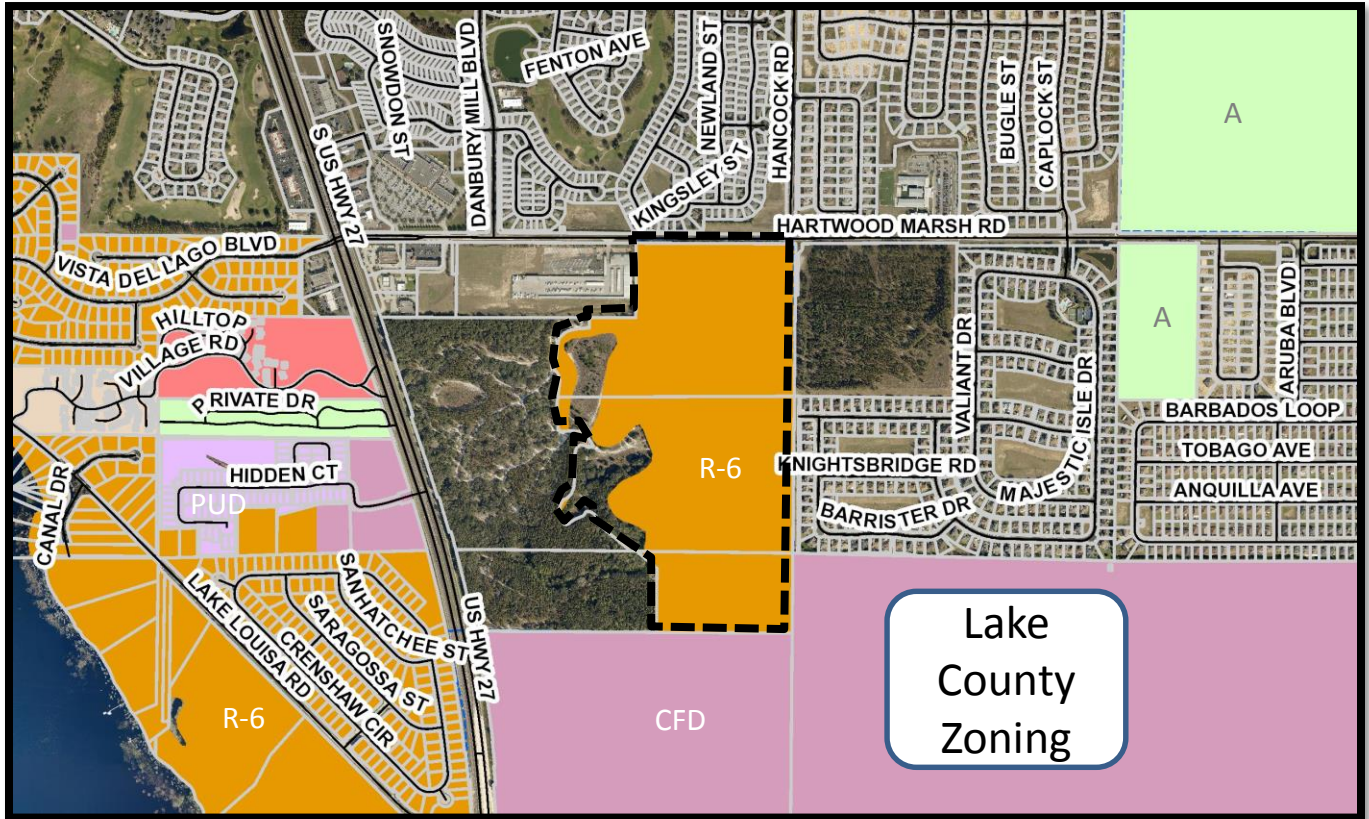


Exhibit – Zoning Map – Fuqua Property



PLANNED UNIT DEVELOPMENT HARTWOOD MARSH RESIDENTIAL

CITY OF CLERMONT, FLORIDA

PREPARED FOR

Hartwood Residential, LLC

401 Ferguson Drive

Orlando, FL 32805

Phone: (407) 293-6562

Contact: Mr. Jeff Fuqua

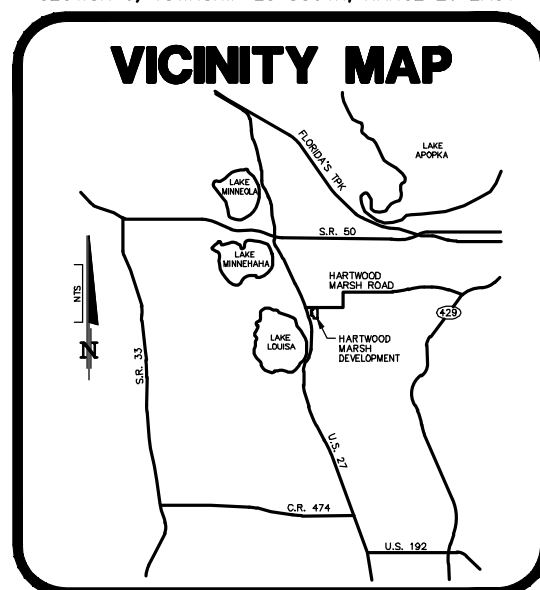
DESCRIPTION:

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'54"W, 36.82 feet; thence N78°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N08°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northwesterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST



REVISED JANUARY 29, 2019
NOVEMBER 1, 2018

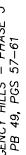


DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. EXISTING CONDITIONS
4. AERIAL, SOILS & FLUCCS
5. PLANNED UNIT DEVELOPMENT
6. NOTES

UPLAND



TRACT 3
MONTE VISTA PARK FARMS
PLAT BOOK 2, PAGE 27

DRAWING TOP-0.DWG SHEET 2 OF 6	HARTWOOD MARSH RESIDENTIAL CITY OF CLERMONT, FLORIDA
---	---



SEE SHEET 2

NOTE: SEE SHEET 2 FOR LEGEND

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



SOILS LEGEND

- [AtB] ASTATULA - SLIGHT
[AtD] ASTATULA - MODERATE SLOPE
[Mk] MYAKKA
[Ta] TAVARES

FLUCCS LEGEND

- [190] OPEN LAND
[310] HERBACEOUS RANGELAND
[411] PINE FLATWOODS
[414] PINE/MESIC OAK
[441] CONIFEROUS PLANTATIONS
[618] WILLOW AND ELDERBERRY
[643] WET PRAIRIES

HARTWOOD MARSH RESIDENTIAL
CITY OF CLERMONT, FLORIDA
AERIAL, SOILS & FLUCCS

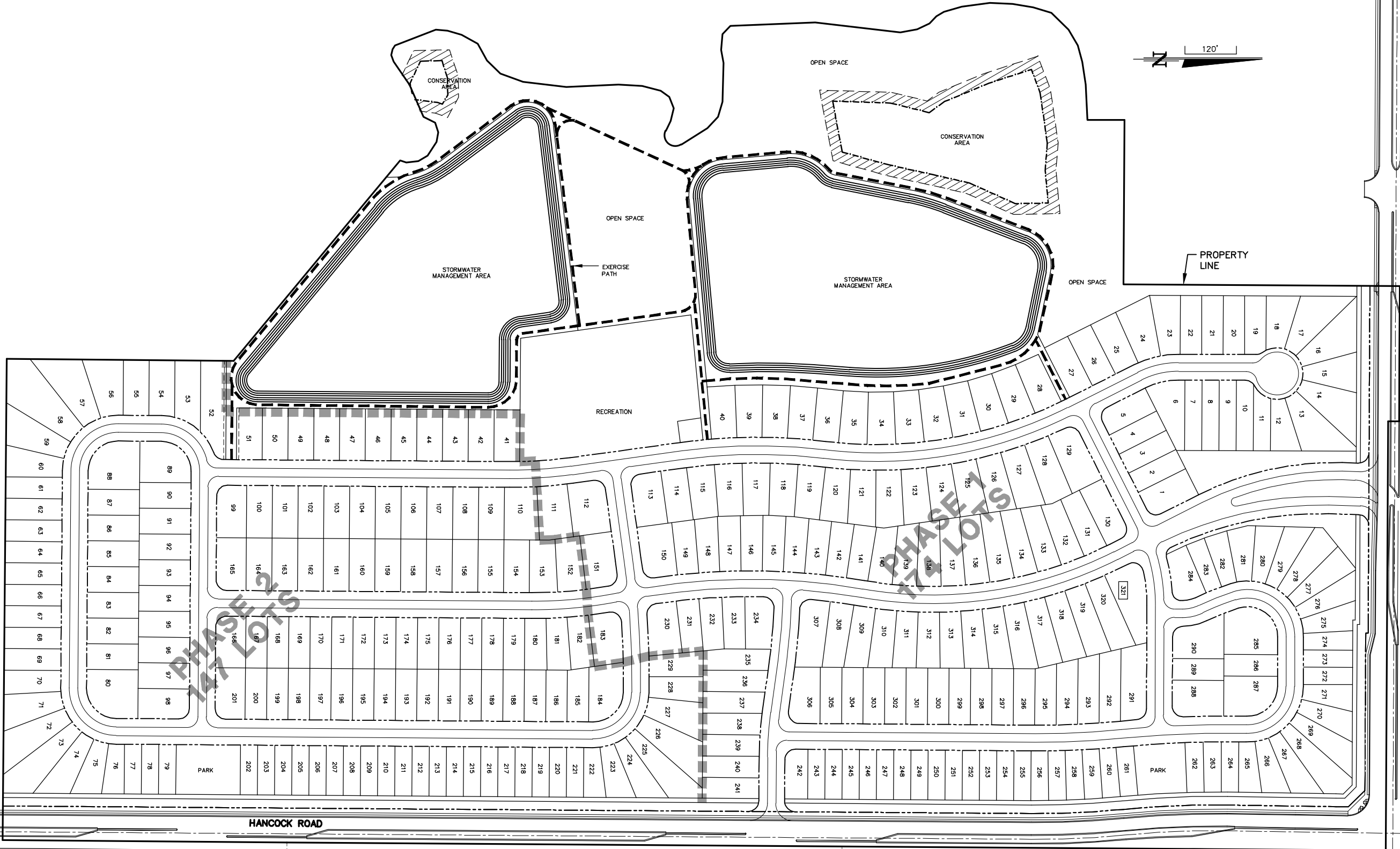
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

NO.	DATE	DESCRIPTION	CHK.

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
CWG	JTT	JTT	11/1/18	1"=120'	26086

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HARTWOOD MARSH RESIDENTIAL
CITY OF CLERMONT, FLORIDA
PLANNED UNIT DEVELOPMENT

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

NO.	DATE	DESCRIPTION	CHK.
1	12/18/18	PER CITY DRC COMMENTS	JTT
2	1/23/19	ADD TRACTS ALONG HANCOCK & HARTWOOD MARSH ROAD	JTT

5 OF 6

DRAWING
OVERALL.DWG

SHEET

5 OF 6

JOB NUMBER
26086

SCALE
1"=120'

DATE
8/1/11

CHECKED BY
JTT

DESIGNED BY
JTT

DRAWN BY
CWC

DATE
8/1/11

DATE
8/1/11

DATE
8/1/11

DATE
8/1/11

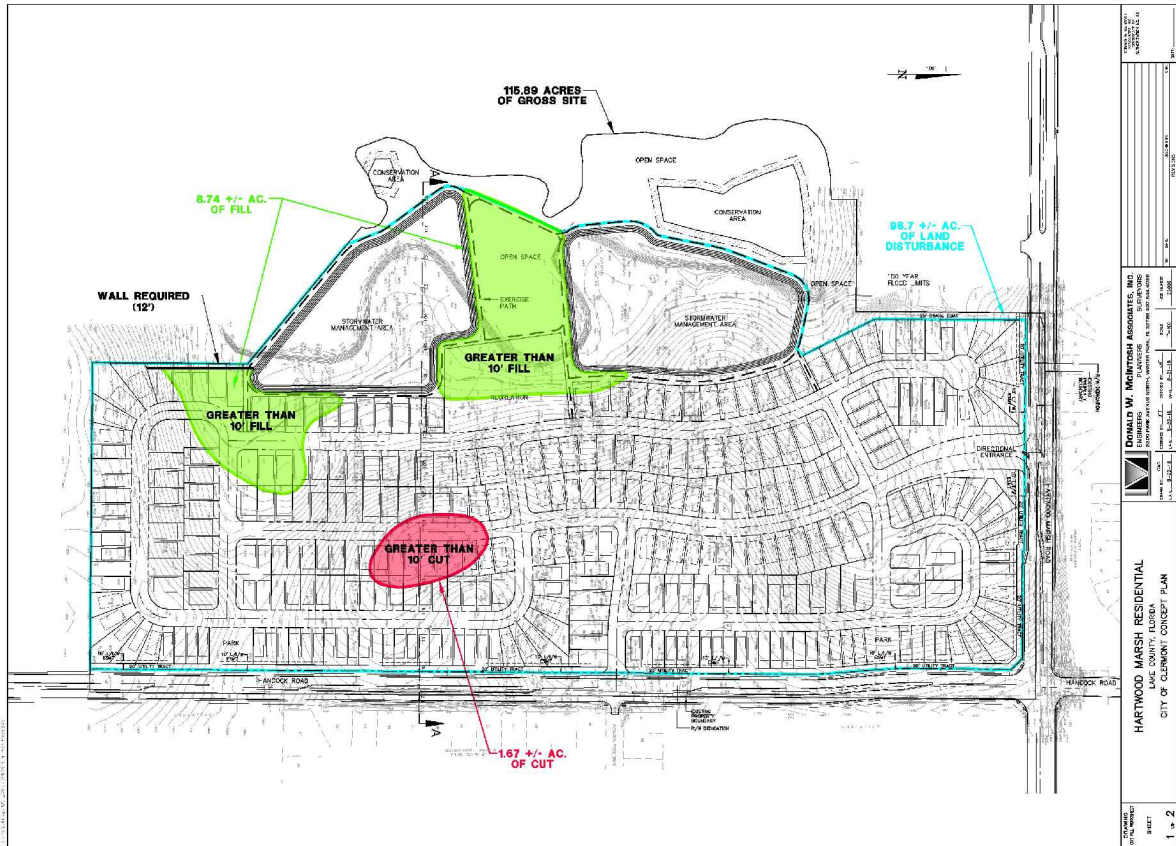
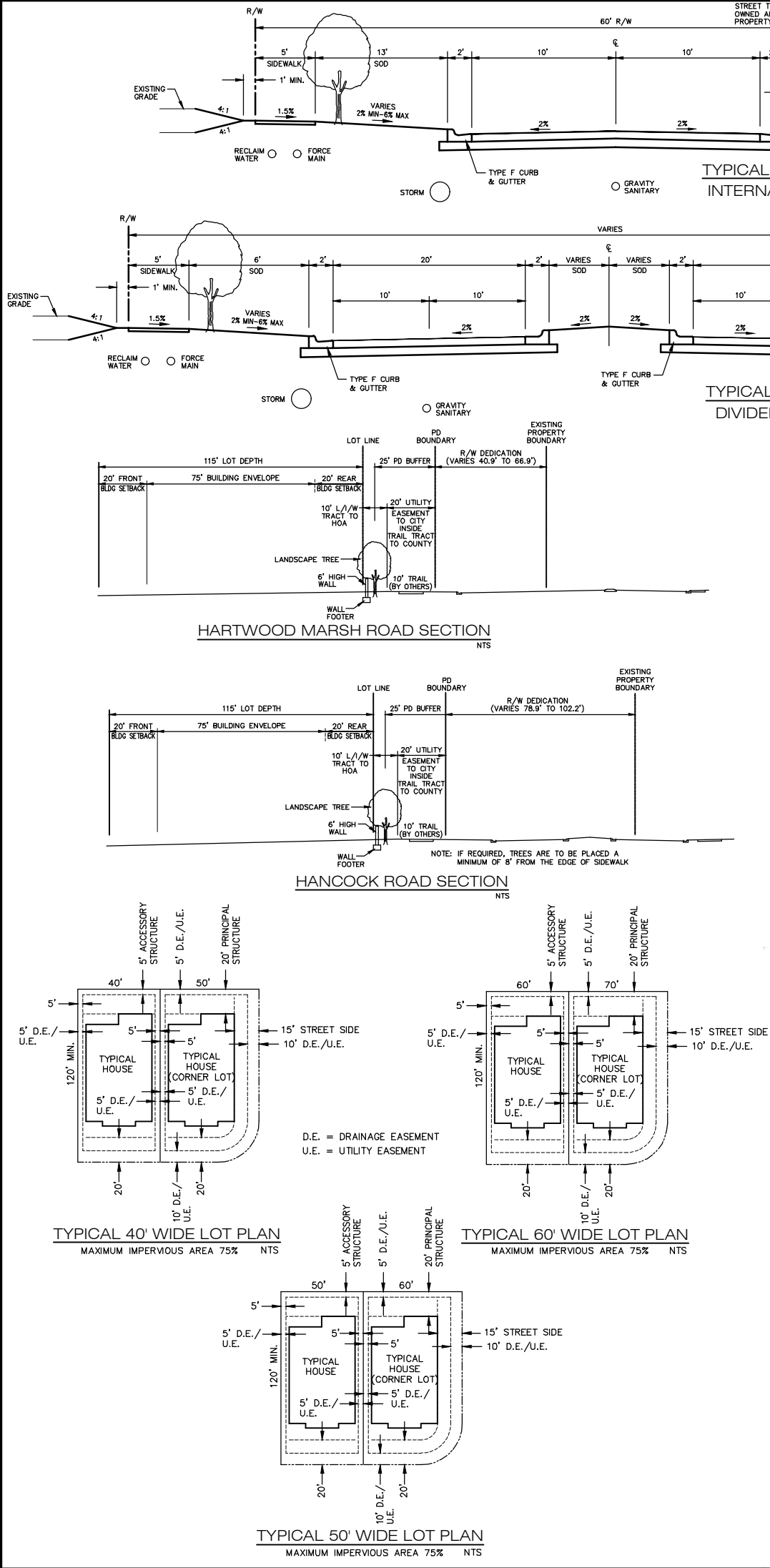
DATE
8/1/11

DATE
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DATE
8/1/11

DATE
8/1/11

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REQUIRED WAIVERS FROM THE CITY OF CLERMONT, FLORIDA
CODE OF ORDINANCES, LAND DEVELOPMENT CODE
SUBDIVISION REGULATIONS - SECTIONS 94, 110, 114 & 122

Sec. 94-195 - Clearing and grading review criteria

A Waiver from Section 94-195(c) "Grading for subdivisions shall conform to the following standards of review, in addition to those in subsection (a) of this section", paragraph (2) "Elevation changes in topography shall be limited to ten feet." is required to allow elevation changes of up to fifteen feet (15') in no more than ten percent (10%) of the proposed Land Disturbance Area.

Sec. 110-192. - Layout.

A Waiver from Section 110-192 (3) "Proposed streets shall be designed to provide access to adjoining unsubdivided tracts at appropriate locations for future subdivision." is required inasmuch as the adjacent parcels are either restricted, conservation or commercial uses.

Sec. 110-211. - Lots and blocks

A Waiver from Section 110-211 (1) "The approvable number of lots in the subdivision shall be determined based upon the net useable acreage of the property to be subdivided (i.e., gross acreage minus lands in the 100-year floodplain, water bodies, and lands located below any defined jurisdictional wetland area)." is required to acknowledge that the density calculation for the proposed number of lots is made prior to deducting the acreage to be dedicated as Public Right-of-Way.

A Waiver from Section 110-211 (5) "Lots on curves shall be platted to provide the minimum required lot width at the minimum building setback line, and no lot shall have a minimum road frontage of less than 50 feet. Double frontage is undesirable and should be stringently avoided." is required to acknowledge that the proposed plan includes 40 wide lots, has some lots with lot frontage of 30 feet and that the minimum building setback (20 feet) will be measured by drawing a line between the two front lot corners and the two rear lot corners, determining the midpoint of those two lines, connecting the midpoints and measuring then the setback back from that point.

Sec. 110-212. - Easements and miscellaneous dedications.

A Waiver from Section 110-192 3) a. *Standard lot easements.* "A 7.5-foot drainage and utility easement shall be dedicated along all side and rear property lines." is required to accommodate the proposed 5-foot side yard setbacks. A 5-foot drainage and utility easement shall be dedicated along all side and rear property lines.

Sec. 114-4. - Water service.

A Waiver from Section 114-4 (b) "Water distribution system design. The layout of water distribution systems shall comply with the following design criteria and the adopted standard utility details of the city: (2) Extension of lines to project boundaries. Water mains shall be designed to stub out to the project boundaries to serve adjacent unserved properties. This shall include mains in all rights-of-way across the entire project frontage on existing roads without existing mains, and to the property boundary via easement where there is insufficient access to provide a looped system to adjacent unserved properties." is required to acknowledge that the Applicant is dedicating over 7 acres of Right-of-Way and two 20-foot wide City of Clermont Utility Easements outbound of the Right-of-Way. The off-site line extensions proposed will be those specific extensions required to obtain service for the project.

Sec. 114-5. - Sanitary sewer service.

A Waiver from Section 114-4 (b) "Sewer collection system design. The layout of sewage collection systems shall comply with the following design criteria and the adopted standard utility details of the city: (2) Extension of mains to project boundaries. Mains shall be extended to project boundaries to serve adjoining unserved properties. Such extensions will generally be within street stubs or along existing street frontages, but may be required in easements between lots or across open space areas. Where mains are installed within 100 feet of an existing unserved building lot, a service shall be installed for that lot." is required to acknowledge that the Applicant is dedicating over 7 acres of Right-of-Way and two 20-foot wide City of Clermont Utility Easements outbound of the Right-of-Way. The off-site line extensions proposed will be those specific extensions required to obtain service for the project.

Sec. 122-343. - Fences and Walls.

A waiver from Section 122-343 (c) "Height. (1) For residential uses, no fence, wall, or retaining wall shall exceed four feet in height from the front building line to the front lot line, or exceed six feet in height from the front building line to the rear property line. For corner lots, also known as double frontage lots, no fence, wall or retaining wall shall exceed four feet in height in front of the front setback line of the established district. Corner lots shall be allowed up to six-foot high fences to the property line on the secondary street side, provided there is no obstruction of visibility for adjacent driveways or intersections. Decorative columns and pillars may extend up to one foot above the maximum fence or wall height." is required to accommodate vertical site grade attenuation of up to 15 feet (15' maximum retaining wall height).

Sec. 122-75. - Yards.

A Waiver from Section 122-75 "Minimum yard requirements for the urban estate district are as follows: (3) *Rear yard.* The minimum rear yard setback is 25 feet, except where a rear yard abuts Hartwood Marsh Road, State Road 50 or U.S. Highway 27, a setback of 50-feet shall be maintained. The rear building line on lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official." is required to allow for a 20-foot rear yard setback on all lots and allowing encroachments into the 100-year floodplain provided appropriate compensating storage is provided. This is, in part, recognition that the Applicant is Dedicating the acreage for the Rights-of-Way required for both Hartwood Marsh and Hancock Roads.

Hartwood Marsh Residential
Preliminary Plat

Total Gross Area*	± 115.69 acres
Wetlands:	± 2.32 acres
Base Site Area	± 113.37 acres
Current Zoning	R-5 (Lake County)
Proposed Zoning:	PLD
Current Future Land Use:	Retail Office (Lake County)
Proposed Future Land Use:	Low Density Residential
Proposed Units:	321 single family units
Gross Density:	2.77 du/ac (321 ÷ 115.69 acres)

* See Property Legal Description prepared by Donald W. McIntosh Associates, Inc. (on cover sheet)

Residential Data

Lot sizes proposed:			
Lot Dimensions	Min. Lot Size	Number of Lots	% of Total
40' x 115'	4,900 sf	86	27
50' x 120'	6,000 sf	135	42
60' x 120'	7,200 sf	100	31

Min lot frontage:	30'
Min. distance between buildings:	10'
Maximum building height:	25'
Maximum impervious surface area:	65% of the gross development parcel

Setbacks:	
Front:	20' min.
Rear:	20'/35' along Hartwood Marsh Rd R/W, 5' for accessory structures (pools, pool enclosures)
Side:	5'
Secondary Front:	20'
Jurisdictional Wetland:	50'

Buffers/Landscaping
10' wide Type B Landscape buffer adjacent Hartwood Marsh Rd & Hancock Rd within 10' landscape/irrigation/wall track (see sections this sheet)

All landscaping within the Development shall comply with applicable regulations of City of Clermont LDC.

Open Space and Recreation

1. Total Open space required: 28.97 AC. (25% of Total Area)
2. Residential Open spaces proposed: 59.35 AC.
3. Recreation proposed: 2.71 AC.
4. Recreation facilities to include: Park with swing set, picnic table.
5. Setbacks for recreational facilities: 50' from street r/w
6. Detailed plans for recreational facilities to be provided with construction plans.

General Notes:

1. Internal street rights-of-way will be 60' in width. Pavement width will vary based on vehicles per day (see cross section). Minimum centerline radius will be 100'.
2. Landscaped areas within the residential development will be maintained by a homeowners' association.
3. Building types and structural concepts will be available during the final design phase of the project.
4. Pools, hot tubs and similar structures shall meet the requirements of the State of Florida Building Code and state statutes.
5. The project may be phased. All phases shall stand alone.
6. Soils on site as shown per USDA Soil Conservation Service Soil Survey of Lake County.
7. The location of the 100 year flood limit shown per FEMA. Stormwater ponds and recreation use may be allowed in flood limits. Flood plain compensating storage shall be provided for any flood plan impacts at time of Final Engineering Design.
8. FLUCCS shown as provided by LFG Environmental & Permitting Services, Inc.
9. One foot contours based on topographic survey by Donald W. McIntosh Associates, Inc.
10. On-site roads will be public.
11. A conservation easement shall be placed over wetland tracts at time of Final Plat.
12. Upon final approval of plat, Developer shall donate the additional rights-of-way depicted hereon for Hartwood Marsh Road and Hancock Road to Lake County and the utility easements and tracts via the final plat of subdivision.

Fire Protection:

1. Fire hydrants shall be provided in accordance with City of Clermont Land Development Regulations. Hydrants shall be installed, tested and approved by City of Clermont prior to combustible material accumulation on the job site.

Utilities:

1. Fire protection will be provided by City of Clermont via central water system.
2. Residential development fire flows will be a minimum of 1,000 GPM with 20 PSI (residual). Per the Clermont JPA, the maximum hydrant spacing is 500' with a maximum hose lay distance of 300'. A hydrant is required at every intersection.
3. Waste water services will be provided by the City of Clermont via waste water collection system.
4. Solid waste disposal will be provided by private franchise.
5. Upsizing of on-site Lift Station (if required by City) will be coordinated at Final Design including provisions for upsize cost sharing or reimbursement.
6. Irrigation of common areas shall be by well.
7. Pressure reducing valves (PRV's) shall be provided at all water and reclaim water connection locations at project entry locations. Exact locations to be provided at Final Engineering Design.

Waivers: See Rezone Approval Minutes by City Council for approved waivers.

Owner/Developer:
Hartwood Residential, LLC
401 Ferguson Street
Orlando, Florida 32805
Phone: 407-425-8276

Engineer/Planner/Surveyor:
Donald W. McIntosh Associates, Inc.
Attn: John T. Townsend, PE
2200 Park Avenue North
Winter Park, Florida 32789
Phone: 407-644-4068
Fax: 407-644-8316

Environmental Consultant:
Bio-Tech Consulting
Attn: John Miles
3025 E. South Street
Orlando, FL 32803
Phone: 407-694-2047
Fax: 407-584-5970

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
SURVEYORS
PLANNERS



HARTWOOD MARSH RESIDENTIAL
CITY OF CLERMONT, FLORIDA

DRAWING
NOTES/DWG

SHEET

6 OF 6

NOTES



**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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: _____

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Hartwood Marsh

APPLICANT: Hartwood Marsh Residential, LLC

CONTACT PERSON: John Florio, P.E. - Donald W. McIntosh Associates, Inc.

Address: 2200 Park Avenue North

City: Winter Park State: FL Zip: 32789

Phone: 407-644-4068 Fax: 407-644-8318

E-Mail: jflorio@dwma.com

OWNER: Hartwood Marsh Residential, LLC

Address: 401 Ferguson Drive

City: Orlando State: FL Zip: 32805

Phone: 407-293-6562 Fax: 407-291-2815

Address of Subject Property: Hartwood Marsh Road, Clermont, FL 34711

Legal Description (include copy of survey): See attached

Acreage: 115.89 Land Use: Urban Low Density
(City verification required)

Present Zoning: UE Proposed Zoning: CUP/PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

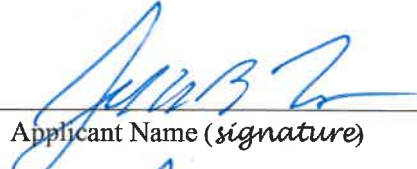
Answers to the following questions are required to complete this application.

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

Requesting rezone to accomodate desired lot size range from 40' wide to 60' wide as a Planned
Development (PUD) Zoning designation.

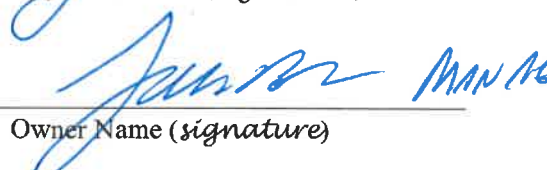
Jeffry B. Fuqua
Applicant Name (print)

X


Applicant Name (*signature*)

Jeffry B. Fuqua
Owner Name (print)

X

 MAN 16
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

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: 10084266
Phone: (352) 241-7331
Date: 01/16/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	01/29/2019	02/26/2019	\$534.36

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. 2019-09

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:

Southwest corner of the Hartwood Marsh Road and Hancock Road Intersection
Alternate Key 1462428, 1663521, 3853084

LEGAL DESCRIPTION

DESCRIPTION:

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section

9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W,

36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

From: Urban Estate and Urban Transition
To: Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, February 5, 2019 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, March 12, 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: 10084266
January 29, 2019 &
February 26, 2019

Payment Info	
Ad Price	\$534.36
Tax	\$0.00
Sub Total	\$534.36
Prepaid Amount	\$0.00
Balance Due	\$534.36



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 12, 2019	
Agenda Item Name	
Ordinance No. 2019-11 <i>Introduction</i> <i>Andoc Annexation</i>	
Requested Action	
Recommend introduction of Ordinance No. 2019-11	
Staff Report	
This administrative request for annexation is being heard concurrently with requests for a Small Scale Comprehensive Plan Amendment and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The Notice of Encumbrance to Annex with the City was executed on November 14, 2017. The applicant signed a Utility Agreement to receive water and sewer services from the City. The property is currently under construction with an approved permit from Lake County, the site will continue development under Lake County's jurisdiction until final completion. The property is being developed as a Veterinary Clinic. The property is approximately 1.92 acres. The related request for a Comprehensive Plan Amendment would change the Future Land Use from Lake County's Regional Commercial to the City's Industrial. The rezoning request is to change the zoning from Lake County MP to the City's M-1 Industrial zoning classification. Staff recommends approval of Ordinance No 2019-11. 	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	ANN ORD 2019-11	ANN ORD 2019-11.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Annexation-Legal AD	Annexation-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, 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 contiguous to the City and 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, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida.

Containing a total of 1.92 Acres, more or less.

Alternate Key 3304667

SECTION 2.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-11

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, Lake County, Florida 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. 2019-11

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

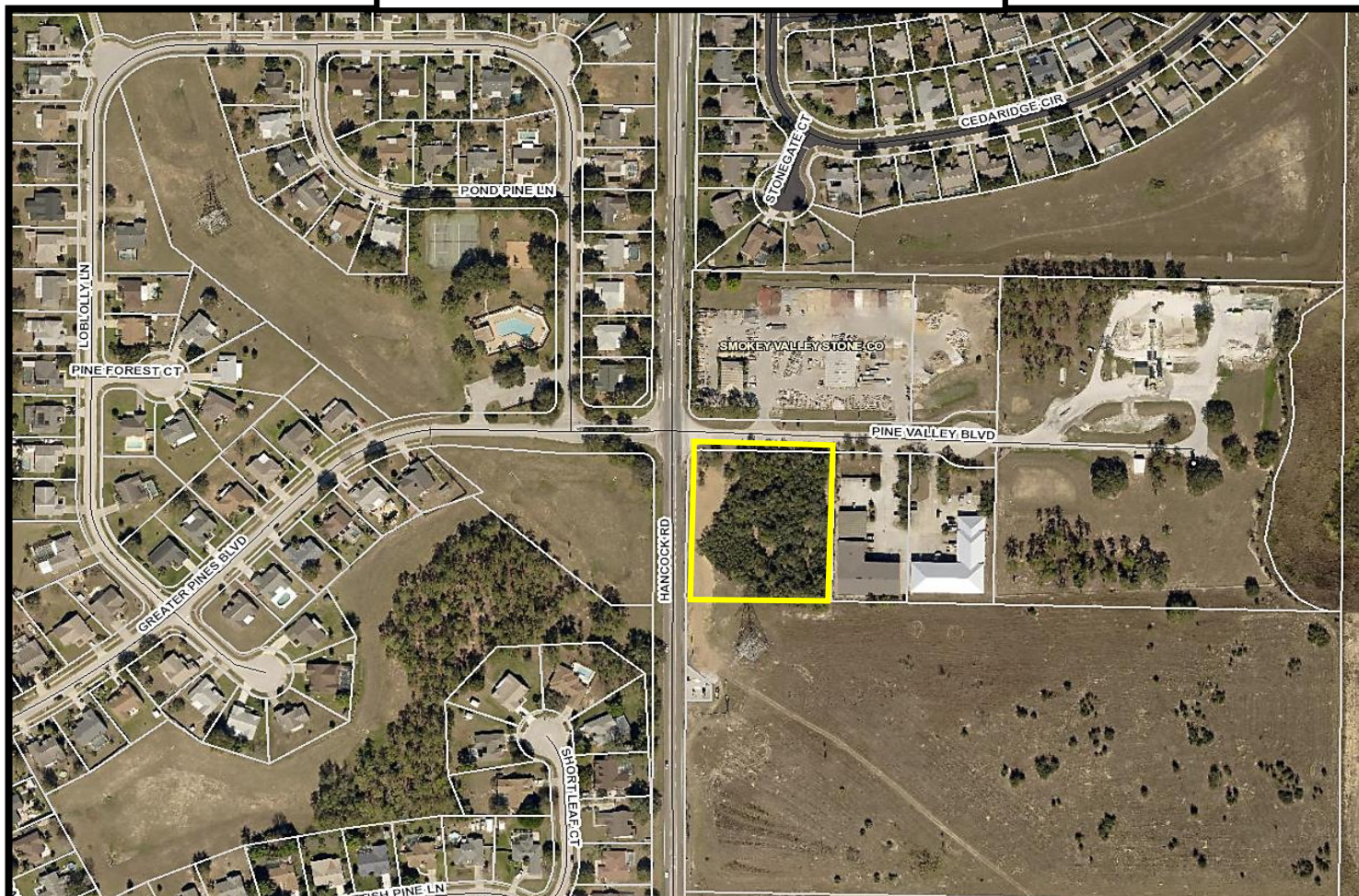
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



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, February 12, 2019 at 6:30 P.M. (Introduction) and on Tuesday, February 26, 2019 at 6:30 P.M. (Final Adoption) 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. 2019-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, AND PUBLICATION.

LOCATION:
15016 Pine Valley Boulevard
(Alternate Key #3304667)

LEGAL DESCRIPTION
PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida, Alternate Key 3304667. Containing a total of 1.92 Acres, more or less.

Location Map:



This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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 will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

D048464 - January 28 & February 19, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048464 (100%)

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

PROOF CREATED AT: 1/17/2019 2:04:54 PM
NEXT RUN DATE: 01/28/19
PROOF DUE: 01/25/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 12, 2019	
Agenda Item Name	
Ordinance No. 2019-12 <i>Introduction</i> <i>Andoc Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-12.	
Staff Report	
This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to Annex with the City was executed on November 14, 2017. The applicant signed a Utility Agreement to receive water and sewer services from the City. The property is currently under construction with an approved permit from Lake County, the site will continue development under Lake County's jurisdiction until final completion. The property is being developed as a Veterinary Clinic. The property is approximately 1.92 acres. The proposed map amendment will change the Future Land Use from Lake County's Regional Commercial to the City's Industrial. The related rezoning request will change the zoning from Lake County MP Industrial to the Clermont M-1 Industrial zoning classification. Staff recommends approval of the future land use map amendment from Lake County Regional Commercial to the City of Clermont Industrial (Ordinance No. 2019-12).	
	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	CPA Ord. 2019-12	CPA Ord. 2019-12.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	FLU MAPS	FLU MAPS.pdf
4.	Andoc SSCPA Legal AD	Andoc SSCPA Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-12

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida.

Containing a total of 1.92 Acres, more or less.

Alternate Key 3304667



CITY OF CLERMONT
ORDINANCE NO. 2019-12

CHANGE IN FUTURE LAND USE CLASSIFICATION

From: Lake County Regional Commercial
To: City of Clermont Industrial

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. 2019-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of February, 2019.

Gail L. Ash, Mayor

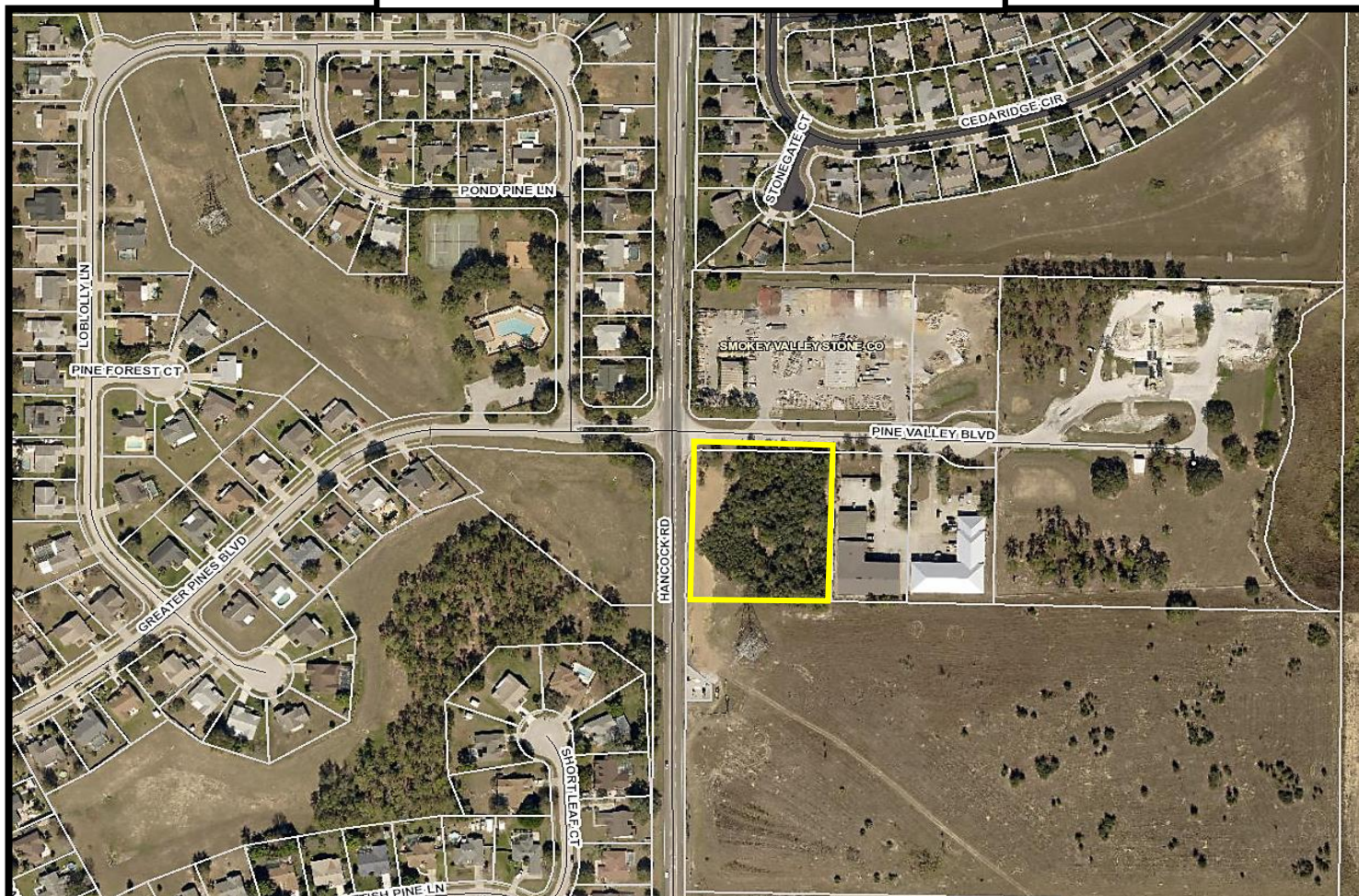
ATTEST:

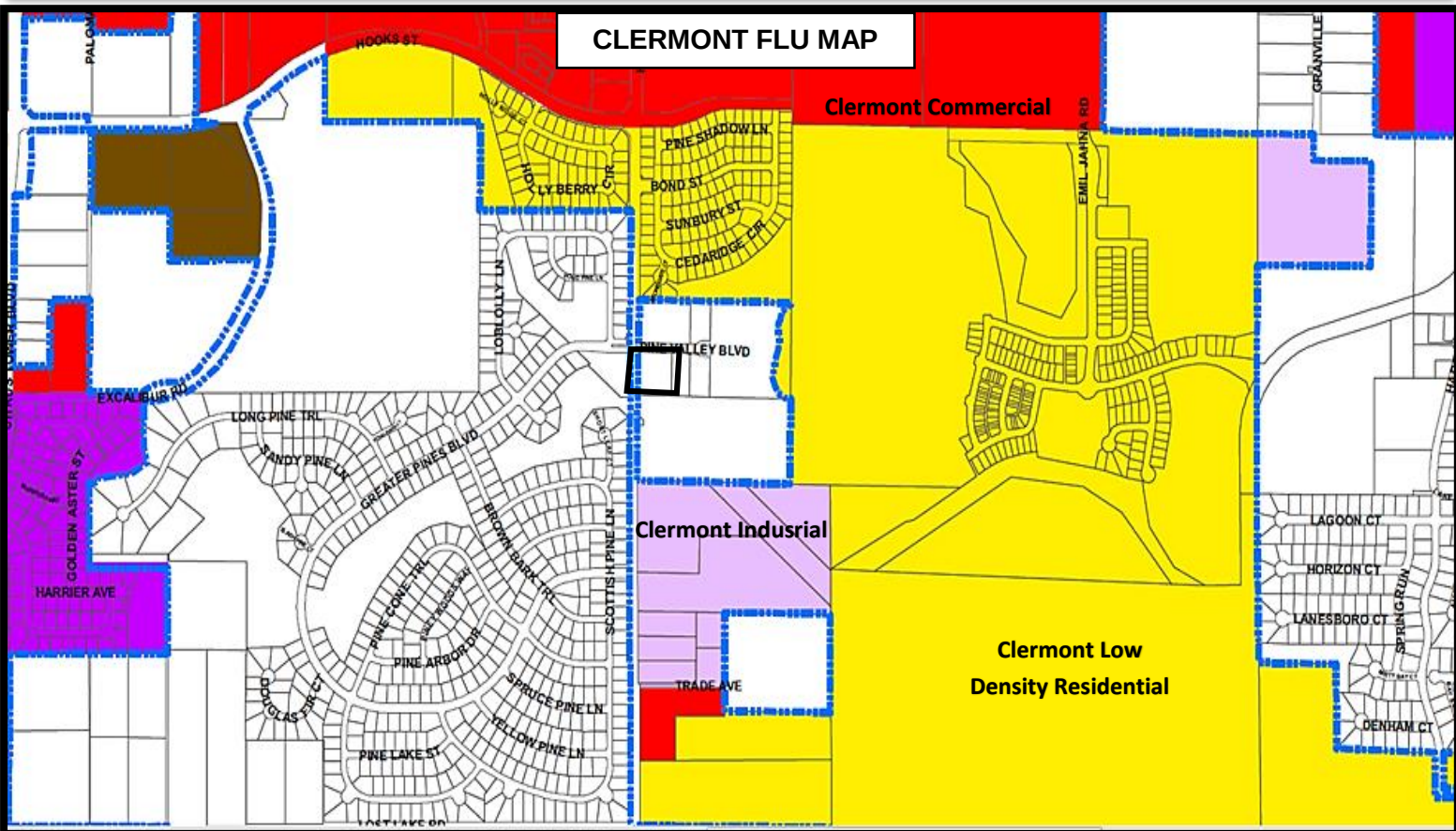
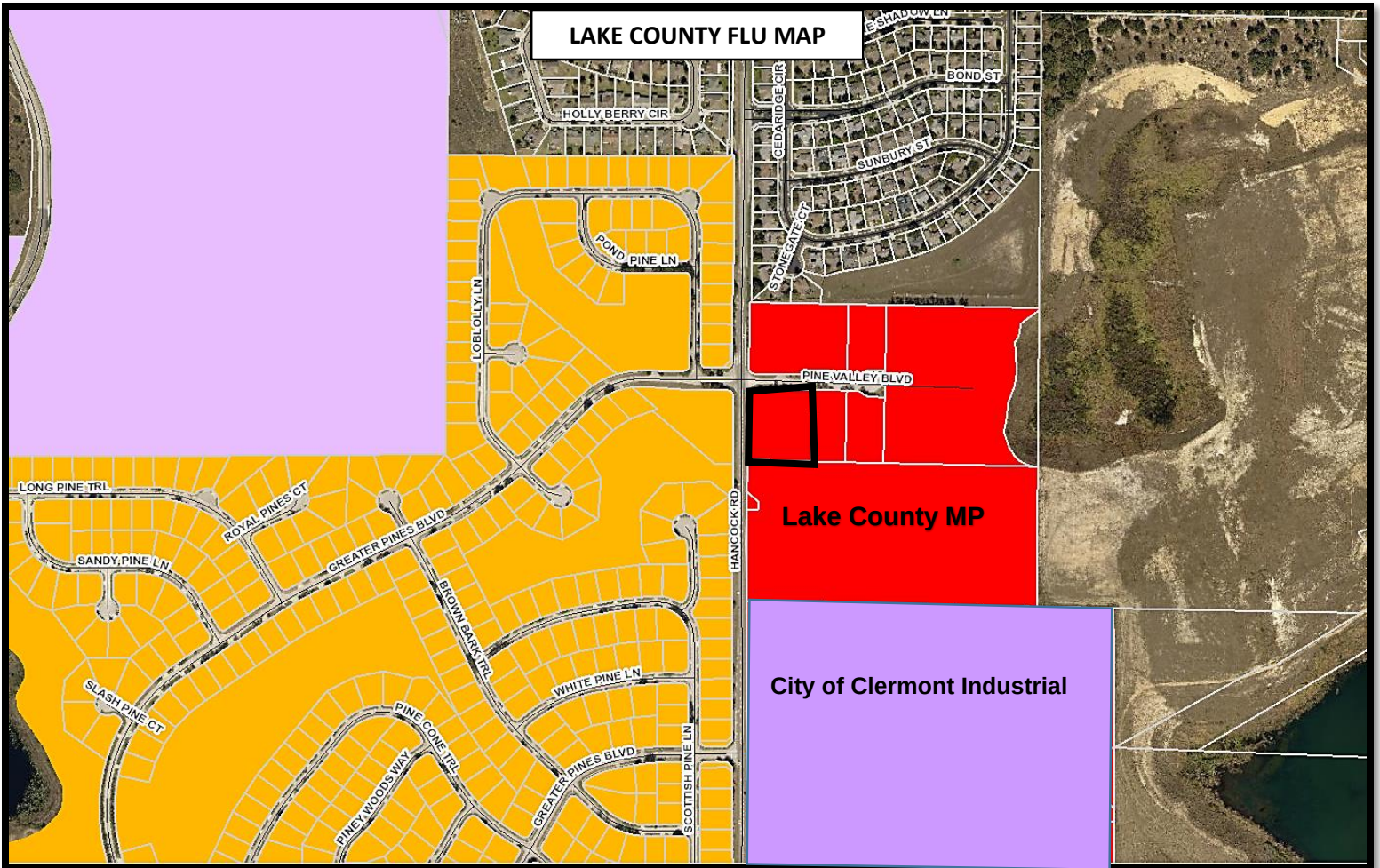
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2019-12

The City of Clermont will hold public hearings on Tuesday, February 5, 2019 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, February 12, 2019 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, February 26, 2019 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 1.92 +/-acre parcel below from Lake County Regional Commercial to City of Clermont Industrial. Alternate Key 3304667.



Location:
15016 Pine Valley Boulevard
(Alternate Key #3304667)

Legal Description:
PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida, Alternate Key 3304667. Containing a total of 1.92 Acres, more or less.

Ordinance No. 2019-12
An Ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7305 if you have any questions. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday. Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D048461 - January 21 & February 19, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048461 (100%)

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

PROOF CREATED AT: 1/17/2019 11:54:13 AM
NEXT RUN DATE: 01/21/19
PROOF DUE: 01/18/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 12, 2019	
Agenda Item Name	
Ordinance No. 2019-13 <i>Introduction</i> <i>Andoc Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-13.	
Staff Report	
This administrative request is being heard concurrently with requests for annexation and a Small Scale Comprehensive Plan Amendment. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The Notice of Encumbrance to Annex with the City was executed on November 14, 2017. The applicant signed a Utility Agreement to receive water and sewer services from the City. The property is currently under construction with an approved permit from Lake County, the site will continue development under Lake County's jurisdiction until final completion. The property is being developed as a Veterinary Clinic. The property is approximately 1.92 acres. The proposed rezoning is from Lake County MP Industrial to Clermont M-1 Industrial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Industrial designation. Staff recommends approval of Ordinance No. 2019-13 rezoning subject property to Clermont M-1 Industrial district. 	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	REZ ORD 2019-13	REZ ORD 2019-13.pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	ZONING MAPS	ZONING MAPS.pdf	
4.	Andoc Rezoning Legal AD	Andoc Rezoning Legal AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-13

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

PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida.

Containing a total of 1.92 Acres, more or less.

Alternate Key 3304667

**From: Lake County MP Planned Industrial District
To: City of Clermont M-1 Industrial District**

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

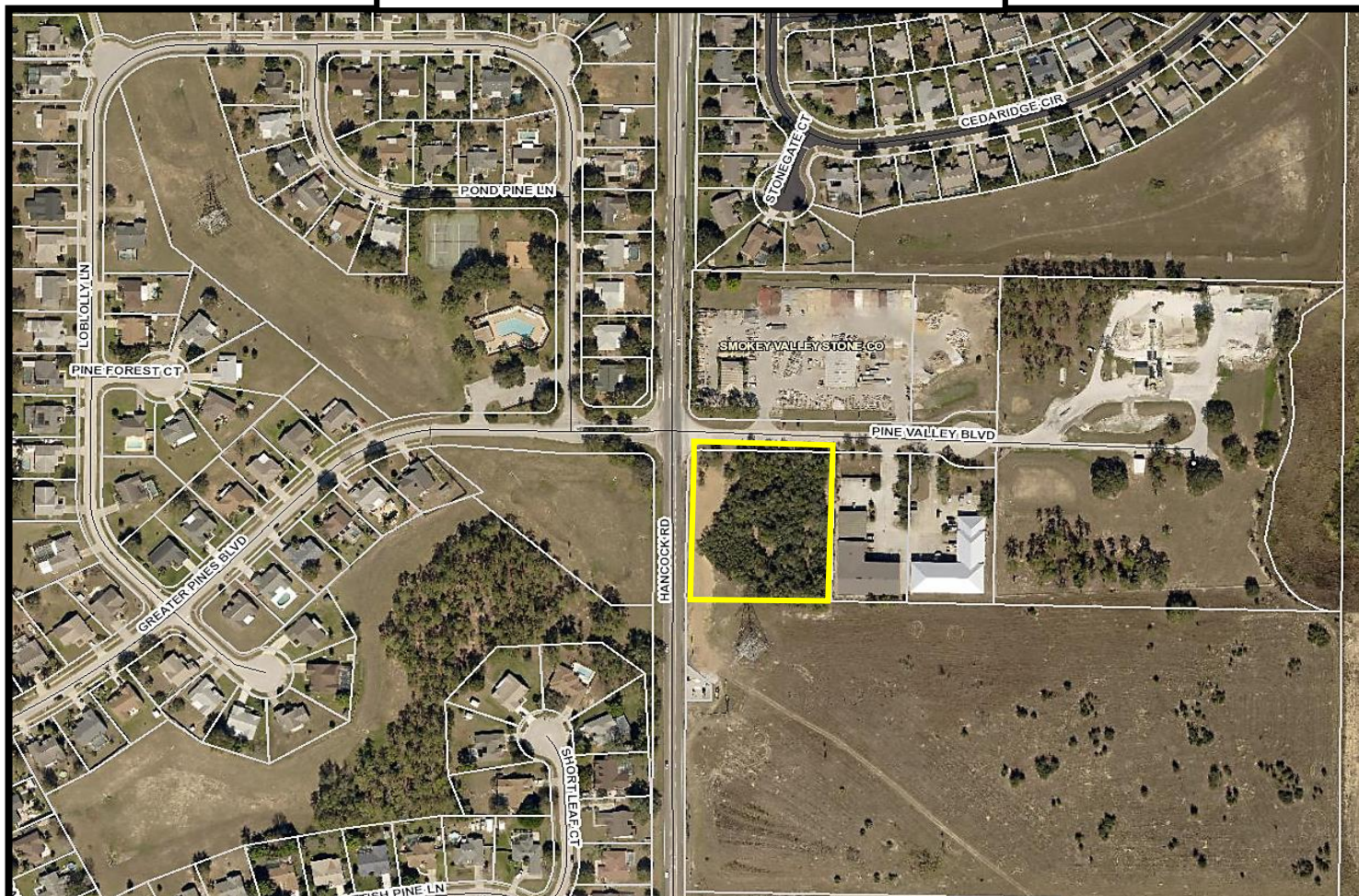
ATTEST:

Tracy Ackroyd Howe, City Clerk

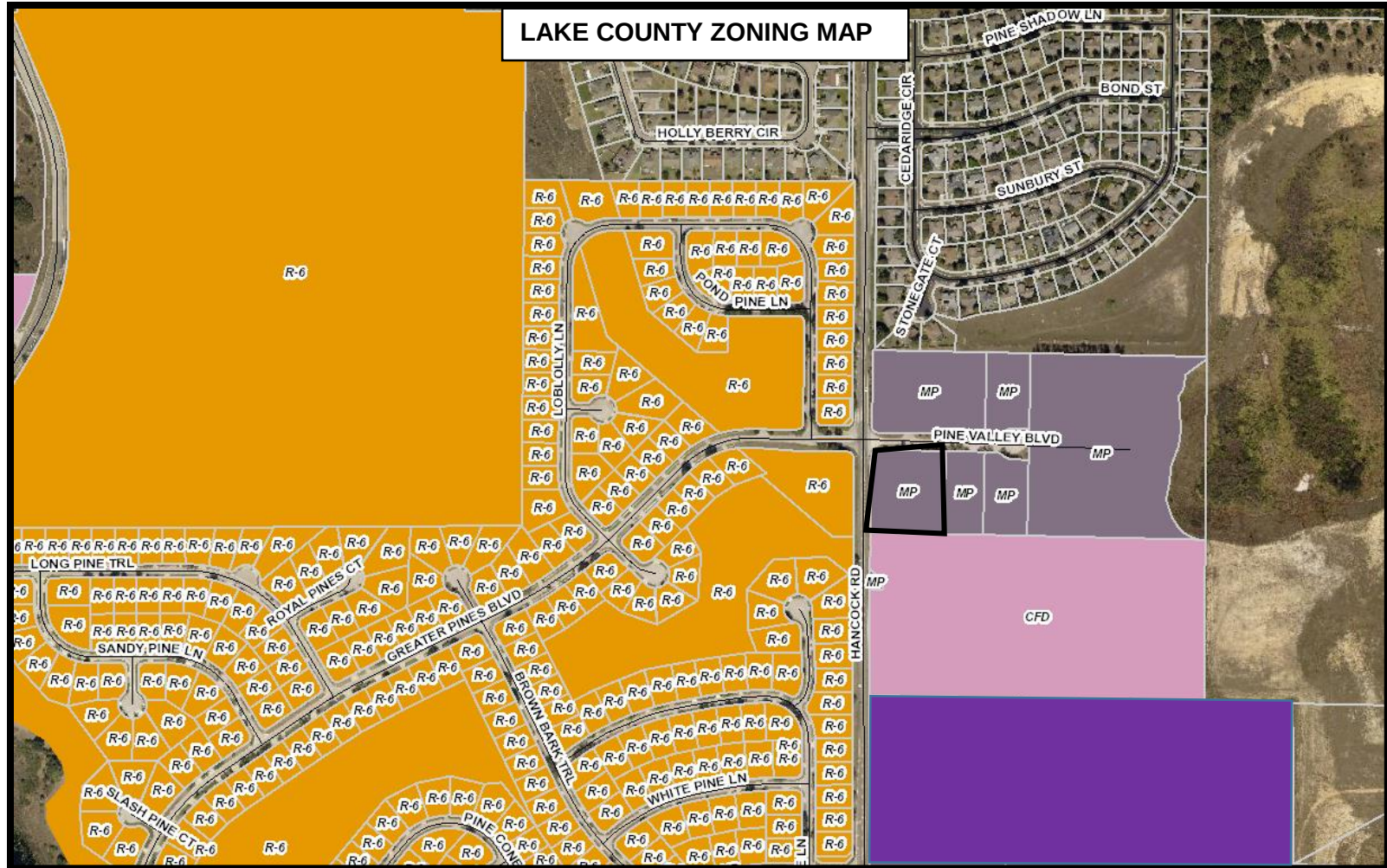
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

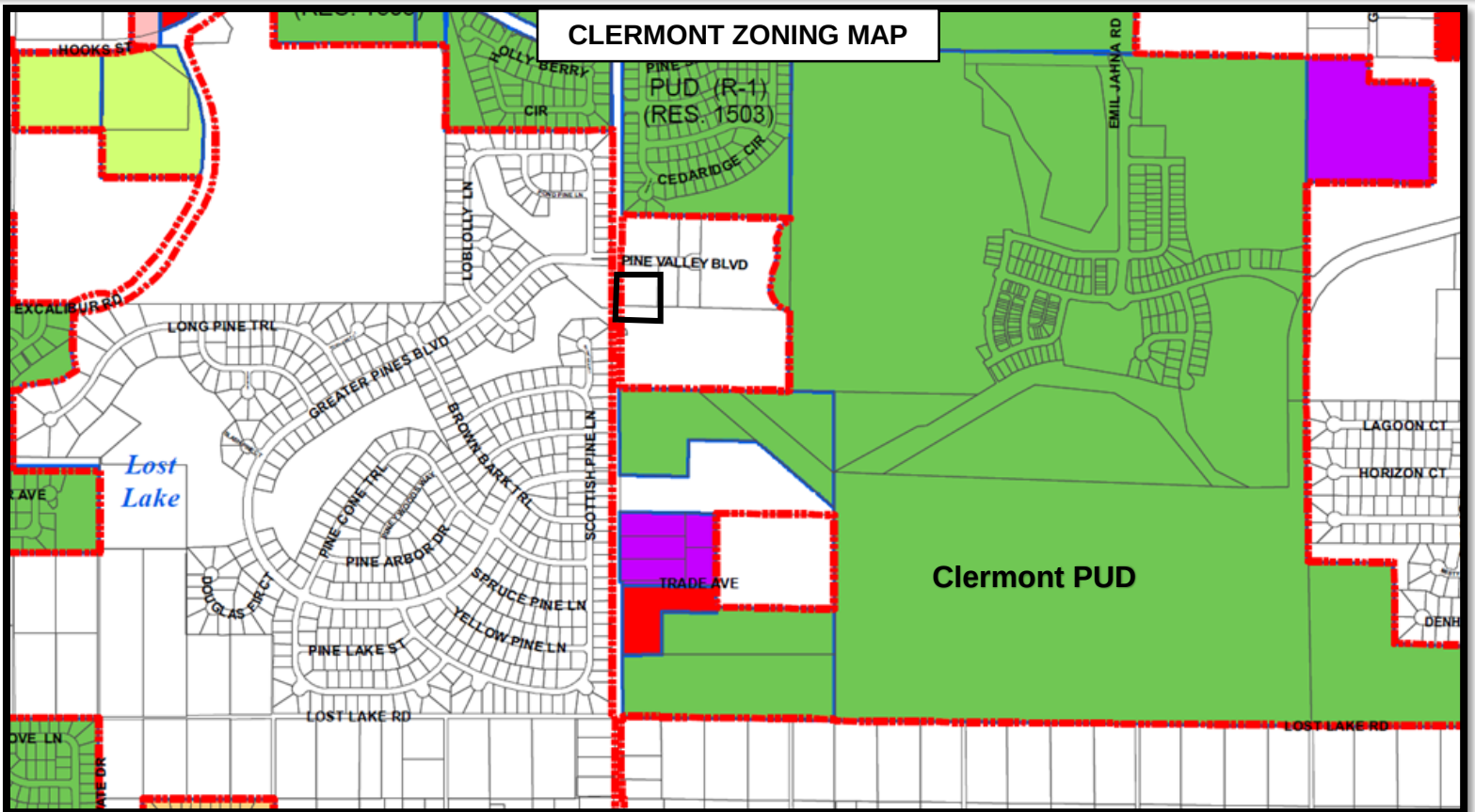
LOCATION MAP



LAKE COUNTY ZONING MAP



CLERMONT ZONING MAP



Advertising Receipt

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

Account Number: 7101866
Order Number: 10084299
Phone: (352) 241-7331
Date: 01/17/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	01/21/2019	02/19/2019	\$193.96

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. 2019-13

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

15016 Pine Valley Boulevard,
Clermont, FL
Alternate Key 3304667

LEGAL DESCRIPTION

PINE VALLEY INDUSTRIAL PARK
LOTS 8,9 PB 29 PG 70 ORB 5000 PG
1231, Public Records of Lake County,
Florida, Alternate Key 3304667.
Containing a total of 1.92 Acres,
more or less.

FROM: Lake County M-P Planned
Industrial District
TO: City Industrial District

This request will be considered by the Planning & Zoning Commission on Tuesday, February 5, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, February 12, 2019 at 6:30 p.m. for Introduction and for Final Adoption on Tuesday, February 26, 2019. 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: 10084299
January 21, 2019 &
February 19, 2019

Payment Info

Ad Price	\$193.96
Tax	\$0.00
Sub Total	\$193.96
Prepaid Amount	\$0.00
Balance Due	\$193.96