



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, May 28, 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

Men's Health Month

PRESENTATIONS

"Champion of the Industry" Award

East Avenue Complete Streets

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Surplus Request

Recommend declaring end of life inventory as surplus from Public Works, Information Technology, and the Police Department and dispose of in accordance with the Purchasing Policy.

Item No. 2 - Bid Award and Budget Amendment

Consider award to Derelle, Inc. to replace the roof of the Historic Village Townsend House in the total amount of \$36,464 and a budget amendment in the amount of \$12,964.

Item No. 3 - Bid Award

Consider awarding bid to Traverse Group, Inc. for the construction of a new public boat ramp and restroom in the budgeted amount of \$2,491,313.73 with \$750,000 of approved funding from Lake County.

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, May 28, 2019

- | | |
|--|---|
| Item No. 4 - Bid Award and Budget Amendment | Consider approval of bid award to ESX Construction, LLC. for the construction of a Fire Department Boat Lift at Waterfront Park in the amount of \$179,000 and a budget amendment for the same amount. |
| Item No. 5 - Contract Award and Budget Amendment | Consider approval of single source purchase from the U.S. Communities contract with GameTime to furnish and install playground equipment at McKinney and Waterfront Park in the total amount of \$110,139.21 and a budget amendment in the amount of \$39,519.35. |
| Item No. 6 - Parking License and Easement Agreement | Consider agreement for additional inventory of public downtown parking with Victory Way, LLC. |
| Item No. 7 - Event and Open Container | Consider allowing Asdeporte USA to have an open container area for the "Fondo Clermont" event on October 12 and 13, 2019 at Victory Pointe. |
| Item No. 8 - Event and Road Closure Request | Consider event and road closures request for the Clermont Downtown Partnership to host the "Downtown Clermont Art, Craft and Gift Show" on November 16, 2019. |
| Item No. 9 - Event and Road Closure Request | Consider Clermont Downtown Partnership road closure request for the First Friday Family Food Trucks and Music on Montrose 2020 events. |
| Item No. 10 - Event, Open Container and Road Closure Request | Consider allowing the Tenants of 790 West (Suncreek Brewery, Michael's Ali Coal Fired Pizza and Savoree) host "Oktoberfest" event in downtown Clermont with street closures and open container allowance. |

UNFINISHED BUSINESS

- | | |
|--|-----------|
| Item No. 11 - Resolution No. 2019-01R
<i>South Lake Medical Arts, Pad O</i> | Withdrawn |
|--|-----------|

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, May 28, 2019

Item No. 12 - Ordinance No. 2019-14 *Final*
Wise

Consider annexation of 13 acres located west of the CR 455 and Good Hearth Blvd. intersection.

Item No. 13 - Ordinance No. 2019-15 *Final*
Wise Large-Scale Comprehensive Plan Amendment

Consider ordinance to change the future land use on approximately 13 acres located west of the CR 455 and Good Hearth Boulevard from Lake County Urban Low Density to City's Commercial future land use.

Item No. 14 - Ordinance No. 2019-16 *Final*
Wise PUD Rezoning

Consider ordinance to rezone 13+/- acres to Planned Unit Development for mixed-use consisting of 96 multi-family units and 96,000 square feet of commercial/office use on a parcel west of the CR 455/Hartle Road and Good Hearth Boulevard intersection.

Item No. 15 - Ordinance No. 2019-22 *Final*
Charter Revisions

Consider ordinance containing proposed City Charter changes and ballot language.

NEW BUSINESS

Item No. 16 - Resolution No. 2019-13R
Crossing Church

Consider Conditional Use Permit to allow for a master planned church facility in the UE Urban Estates zoning district for property located at 2715 Old Highway 50.

Item No. 17 - Variance Request
Crossing Church

Consider request to allow for the existing citrus grove to be used as a landscape buffer instead of code requirements and to allow grass parking as an alternative surface material for parking areas for property located at 2715 Old Highway 50.

Item No. 18 - Variance Request
Duke Energy

Consider variance request to eliminate the required sidewalk along the Citrus Tower Boulevard right-of-way for property located at 401 Citrus Tower Blvd.

**CITY OF CLERMONT
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Item No. 19 - Ordinance No. 2019-23 *Introduction
Special Events*

Consider ordinance to amend Chapter 54,
Street, Sidewalk and Other Public Places,
Article IV Special Events.

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.



WHEREAS, educating the public and health care providers about the importance of a healthy lifestyle and early detection of male health problems will result in reducing rates of mortality from diseases; and

WHEREAS, fathers who maintain a healthy lifestyle are role models for their children; and

WHEREAS, National Men's Health Week and the Drive for Men's Health is a special campaign to help educate men and their families about the importance of positive health attitudes and preventative health care; and

WHEREAS, the citizens of Clermont are encouraged to increase awareness of the importance of a healthy lifestyle, regular exercise and medical check-ups;

NOW, THEREFORE, be it resolved by virtue of the authority vested in me as Mayor of the City of Clermont, I do hereby proclaim the month of June, 2019 as

Men's Health Month

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 28th day of May, two thousand nineteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Clermont Fire Marshal Wins Statewide Industry Award

CLERMONT (April 17, 2019) – Clermont's fire marshal just received a prestigious statewide industry award.

The Florida Fire Sprinkler Association (FFSA) named Jennifer Pierce the 2019 Champion of the Industry – a fitting name for an employee of the Choice of Champions. This is the association's highest award.

"Fire Marshal Pierce promotes fire safety in her community through fire department open houses and explaining how fire sprinkler work during Side by Side Fire Sprinkler Demonstrations," said Lorrell Bush, executive director of the FFSA.

"Fire Marshal Pierce walked the halls of Tallahassee this legislative session to meet with state legislators on the importance of fire safety and protecting families and property. Recently, the Home Fire Sprinkler Coalition recognized Fire Marshal Pierce on a national level for installing fire sprinklers in her own home. She not only educates others on fire sprinklers but personally believes in the cause and shows that in all she does. Fire Marshal Pierce is certainly a Champion."

Pierce was honored on April 8 at Mission Inn Resort and Club in Howey-In-The-Hills during the 25th annual Buddy Dewar Golf & Skeet Tournament. Pierce was the unanimous choice for the award after the FFSA Board of Directors submitted five nominations.

"Jennifer is not only a powerhouse in the Fire Prevention Division, she also makes herself available to other areas of our department when needed, such as writing grants, car seat installations, assisting with interviews and managing the Fire Cadet Program," Clermont Fire Chief Carle Bishop said. "She is indispensable and is a tremendous asset to our team."

Pierce has over 15 years in the fire service. She currently serves as the Education Chair for the Florida Fire Sprinkler Coalition, a joint effort of the Florida Fire Marshals and Inspectors Association, the Florida Fire Chiefs Association, and the Florida Professional Firefighters – all of which she is involved with. She also is active with numerous other professional organizations, including the International Association of Arson Investigators, the Florida Fire Sprinkler Association, the National Fire Sprinkler Association, and the International Association of Fire Marshals.

In addition to serving as fire marshal, Pierce oversees the daily operations of the Fire Prevention Division, which includes the review of plans for fire protection and life safety, fire inspections and investigations, and coordinating community relations and public fire and life safety education. She promotes and supports effective fire safety education, community risk reduction and is an advocate for fire sprinkler protection.

Pierce recently had her home retrofitted with fire sprinklers and was featured in a nationwide ad by the Home Fire Sprinkler Coalition. Coming from a fire service family, Pierce and her husband, a fire lieutenant, wanted to reduce the risk and protect their home and children from the dangers of fire. Her advocacy with fire safety has allowed her opportunities to travel around the state and attend side-by-side fire sprinkler demonstrations for the sole purpose of educating citizens on life safety with in-home fire sprinklers.

Pierce's dedication to the fire service does not go unnoticed; she provides great support to her peers and was instrumental in the Clermont Fire Department's accreditation from the Commission on Fire Accreditation International's Center for Public Safety Excellence.

The Clermont Fire Department became Lake County's first department to earn the international accreditation in 2018. The coveted gold standard is only held by 179 civilian departments worldwide.

**AGENDA ITEM**

Meeting Date	
Tuesday, May 28, 2019	
Agenda Item Name	
Surplus Request	
Requested Action	
Recommend to approve and declare end of life inventory as surplus from the Public Works Department the Information Technology Department, and the Police Department and dispose of in accordance with the Purchasing Policy.	
Staff Report	
The Purchasing Department, on behalf of the Public Works Department the Information Technology Department, and the Police Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Public Works Department</u> Qty. Property Description (1) 1997 Game Time Waterfront Park Playground Equipment (1) 1997 Game Time McKinney Park Playground Equipment <u>Information Technology Department</u> Qty: Property Description (2) Dell Power Edge Server/Rackmount <u>Police Department</u> Qty: Property Description (1) 2008 Dodge Charger Vehicle No. 2162 - 136,697 miles (1) 2006 Chevy Impala Vehicle No. 2142 - 106,560 miles Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.	
Additional Analysis	
Fiscal Impact Summary	
Surplus IT and Police property is anticipated to be sold for approximately \$7,700.	
Playground equipment is considered not salvageable due to damage.	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Information Technology Disposal	Information Technology Disposal.pdf	
2.	Public Works- Grounds Disposal	Public Works- Grounds Disposal.pdf	
3.	Police Property Disposal	Police Property Disposal.pdf	



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #: n/a
Contact Person: Don Dennis Phone: 352-341-7375
Year / Make / Model: Dell / PE2950 Vehicle No.
Miles / Hours: Serial / VIN: 351WJF1
Description of Property PowerEdge server, rackmount

☐ 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.

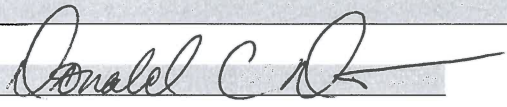
☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **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: May 3, 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:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #: n/a
Contact Person: Don Dennis Phone: 352-341-7375
Year / Make / Model: Dell / PE2950 Vehicle No.
Miles / Hours: Serial / VIN: BWLMRD1
Description of Property PowerEdge server, rackmount

☐ 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: Donald C. [Signature]

Date: May 3, 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:



PROPERTY DISPOSAL FORM

Dept. / Division: PW / GROUND Property Tag #: _____
Contact Person: Joe McMahon Phone: 3523947177
Year / Make / Model: 1997 / GameTime / GT#7042408 Vehicle No. NA
Miles / Hours: NA Serial / VIN: NA
Description of Property Waterfront Park Playground 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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- ☐ **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:** Playground equipment is damaged and the replacement parts are obsolete. The playground system has reach the end of its safe use life cycle. Due to damaged sections scrapping of system suggested.

Director Signature: Stacy Br Date: 5-7-19

*****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: _____

DISPOSITION SUMMARY

1. The Department Director makes the determination that the equipment, item or material requires disposal. If the property being disposed of is capital (value of \$1,000 or greater), remove the asset tag sticker and submit it with completed Property Disposal Form to the Purchasing Department.
2. The Purchasing Department will process an agenda item for City Council approval.
3. When conducting a trade-in, the full cost of the new purchase must budgeted by the Department (do not include the trade in value).
4. When disposal or trade-in is complete, the Purchasing Director will forward the completed form to the Finance Department.

DEFINITIONS

Surplus Property - All City property that is obsolete, excess, or no longer needed by the owning Department. All vehicles, equipment, desk, chairs, tables, office equipment, etc. shall be reported to the Purchasing Department for disposition coordination.

TOP VIEW IS PLOTTED AT A SCALE OF 1"=5'.

DOMINICA RECREATION
GT ORDER NO.7042408
CLERMONT, FL
2/12/97 CMR

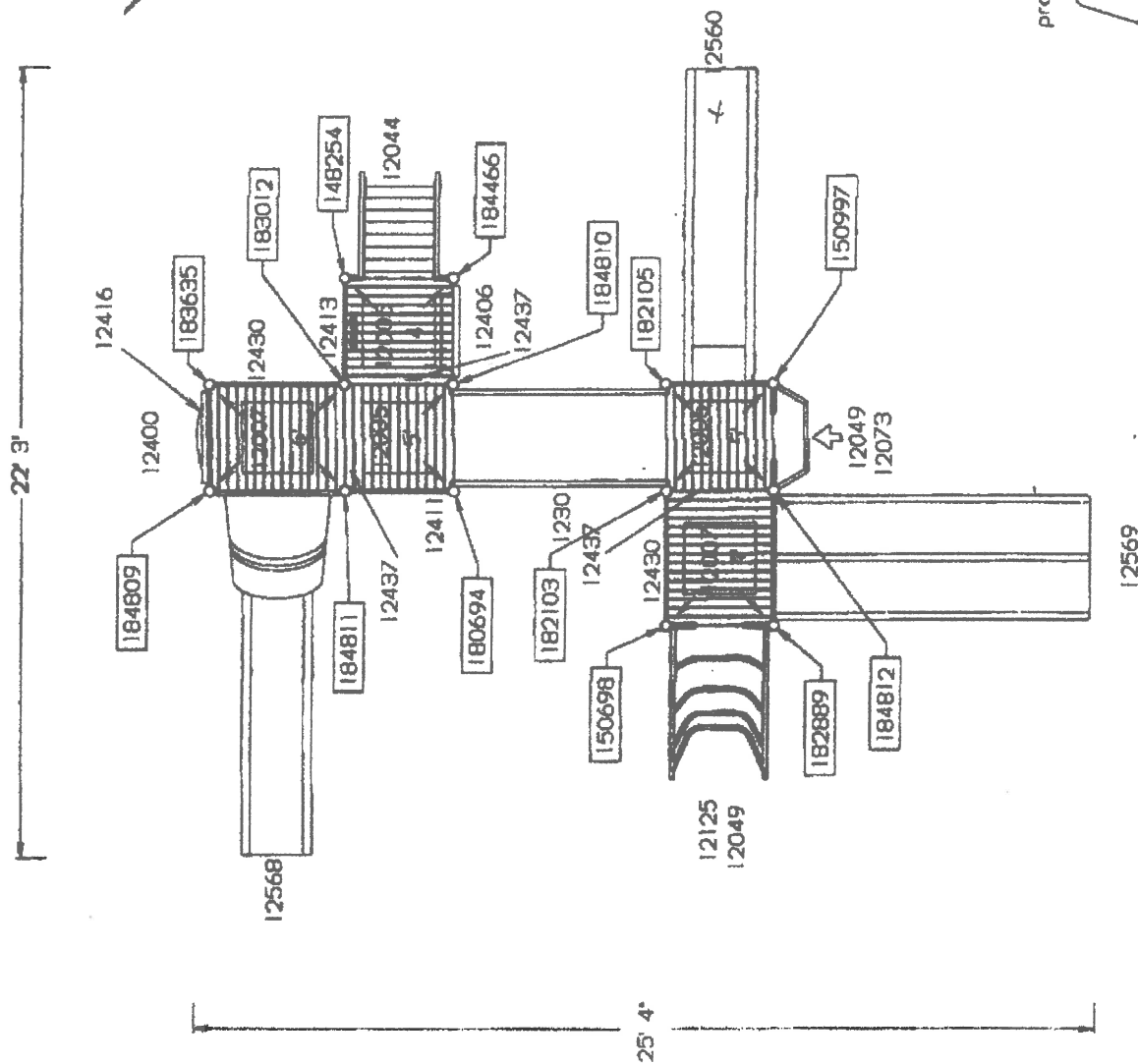
Water Front Park
GT # 7042408

Big

products by

GameTime[®]

FORT PAYNE, AL





PROPERTY DISPOSAL FORM

Dept. / Division: PW / GROUND Property Tag #: _____
Contact Person: Joe McMahon Phone: 3523947177
Year / Make / Model: 1998 / GameTime / GT#8190404 Vehicle No. NA
Miles / Hours: NA Serial / VIN: NA
Description of Property McKinney Park Playground 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.
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- ☒ **OTHER:** Playground equipment is damaged and the replacement parts are obsolete. The playground system has reach the end of its safe use life cycle. Due to damaged sections scrapping of system suggested.

Director Signature: Stacy Bu Date: 5-7-19

*****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: _____

DISPOSITION SUMMARY

1. The Department Director makes the determination that the equipment, item or material requires disposal. If the property being disposed of is capital (value of \$1,000 or greater), remove the asset tag sticker and submit it with completed Property Disposal Form to the Purchasing Department.
2. The Purchasing Department will process an agenda item for City Council approval.
3. When conducting a trade-in, the full cost of the new purchase must be budgeted by the Department (do not include the trade in value).
4. When disposal or trade-in is complete, the Purchasing Director will forward the completed form to the Finance Department.

DEFINITIONS

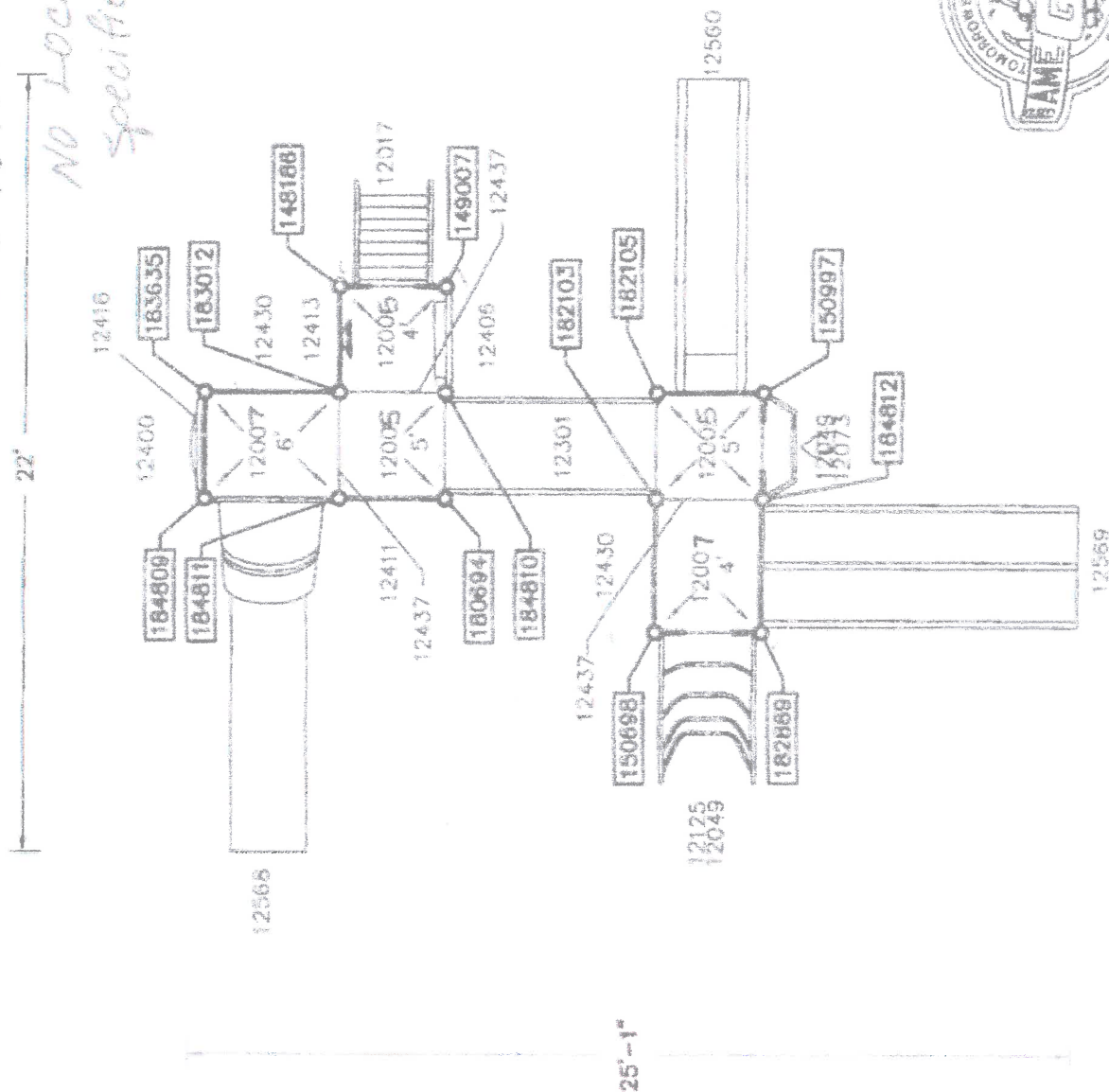
Surplus Property - All City property that is obsolete, excess, or no longer needed by the owning Department. All vehicles, equipment, desk, chairs, tables, office equipment, etc. shall be reported to the Purchasing Department for disposition coordination.

- 1) OWNER/OPERATOR SHALL INSTALL AND MAINTAIN PROTECTIVE SURFACING WITHIN THE USE ZONE OF ALL PLAY EQUIPMENT TO COMPLY WITH ASTM F1292.
- 2) ARROWS AT DECK CORNERS INDICATE ORIENTATION OF LABEL ON EACH UPRIGHT. SEE UPRIGHT LABEL DETAIL.
- 3) GAMETIME HAS REVIEWED THIS DESIGN AND CONCLUDED IT IS COMPLIANT WITH ASTM F1487--95 STANDARD.
- 4) VIEW IS PLOTTED AT A SCALE OF 1"=5'.

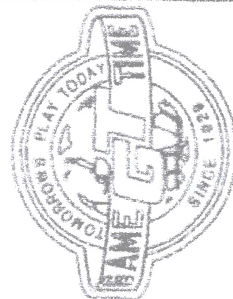
DOMINICA REG.
GT ORDER NO.81904
CLERMONT, FL
07/10/1998 LEY

#8190404

No Location specified



Plotted on 07-10-1998 @ 11:15 hours



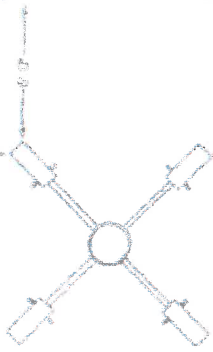
PLAYGROUND LAYOUT CLERMONT, FLORIDA

AREA SHOWN 60' X 60'
CONCEPTUAL - NOT TO SCALE

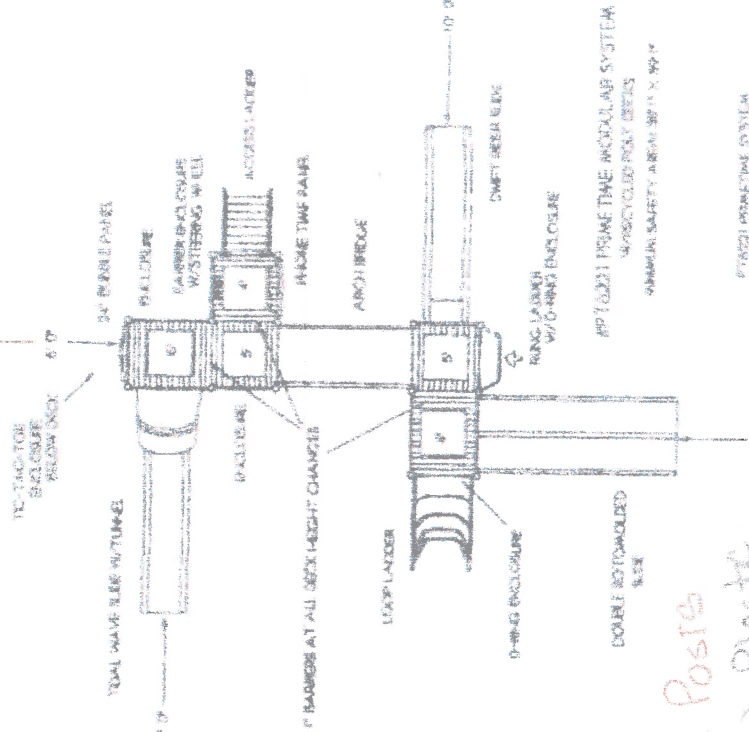
ORDER
8190404
7-10-1998



WHEEL



SIXES-A-BOUT



Red Posts
Yellow Plastic
Blue Accents
Beige Decks

CAT WALK CLIMBER



Red Posts
Yellow Plastic
Blue Accents
Beige Decks



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: 10318
Contact Person: Sgt. Daniel Moser Phone: 352-536-8420
Year / Make / Model: 2008 DODGE CHARGER Vehicle No. 2162
Miles / Hours: 136697 Serial / VIN: 2B3KA43G08H206112
Description of Property POLICE PATROL VEHICLE

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

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

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

Director Signature: [Signature]

Date: 5-9-19

*****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 #: 10306
Contact Person: Sgt. Daniel Moser Phone: 352-536-8420
Year / Make / Model: 2006 CHEVROLET IMPALA Vehicle No. 2142
Miles / Hours: 106560 Serial / VIN: 2G1WB55K769147905
Description of Property UNMARKED POLICE VEHICLE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **OTHER:** _____

Director Signature: [Signature]

Date: 5-9-19

*****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, May 28, 2019		
Agenda Item Name		
Bid Award and Budget Amendment		
Requested Action		
Recommend to approve contract between the City of Clermont and Derelle, Inc. to replace the roof on the Historic Village Townsend House in the amount of \$36,464 and a budget amendment in the amount of \$12,964.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 19-040 to replace the roof on the Historic Village Townsend House. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were two (2) responses to the RFB. The bid provided two options for replacement of the roof 1) galvanized roof and 2) composite shake shingles. On May 14, 2019, the City Council decided to have composite shake shingles as the choice of roof replacement. Award is being recommended to low responsive and responsible bidder Derelle, Inc. at the total amount of \$36,464 who complied with all terms, conditions, and specifications stated in the RFB. In addition, the Historical Society has agreed to donate \$10,000 to the city for the project.		
Additional Analysis		
Fiscal Impact Summary		
The current year budget includes \$13,500 for this project. Considering the cost of \$36,464 and the donation from the Historical Society in the amount of \$10,000, a budget amendment is necessary. The budget amendment is to expenditures in the amount of \$22,964 and to revenues in the amount of \$10,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	RFB 19-040 Response Tabulation	RFB 19-040 Response Tabulation.pdf
2.	RFB 19-040 Award Recommendation	RFB 19-040 Award Recommendation.pdf



RESPONSE TABULATION

RFB 19-040, HISTORIC TOWNSEND HOUSE ROOF REPLACEMENT REBID

DUE DATE/TIME: APRIL 18, 2019 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	BASE BID PRICE (GALVANIZED ROOF PANELS)	ALTERNATE BID PRICE (COMPOSITE SHAKE SHINGLES)
Derelle, Inc. – Clermont, FL	Y	\$27,926.00	\$36,464.00
SEMCO Construction, Inc. – Bartow, FL	Y	\$55,750.00	No-Bid



FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
MAY 16, 2019
RFB 19-040 – HISTORIC TOWNSEND HOUSE ROOF REPLACEMENT REBID

Based on the results of the bid submittals, the Purchasing Department is recommending award to the low responsive and responsible bidder, Derelle, Inc., for the composite shake shingles and ternate bid in the total price of \$36,464.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Traverse Group, Inc. for the construction of a new public boat ramp and restroom in the budgeted amount of \$2,491,313.73 with \$750,000 of approved funding from Lake County.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 19-038 for the construction of a new public boat ramp and restroom. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFB. The project consists of site demolition, minor relocation of utilities, relocation of active trail, construction of entry road and turn lanes, stabilized grassed parking area and paved drive isles, stormwater management system, restroom facility, utilities, site electric and boat ramp staging area. The water related construction includes 2-2 lane boat ramps, fixed piers, and concrete floating dock systems. Award is being recommended to low responsive and responsible bidder Traverse Group, Inc. in the total amount of \$2,491,313.73 who complied with all terms, conditions, and specifications stated in the RFB. The Lake County Commission has approved funding for the construction of a new public boat ramp and restroom in the amount of \$750,000 at their May 21, 2019 Commission Meeting.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$2,491,313.73 is included in the current year approved budget. Department Account Code: 32559-66301-95111		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 19-038 Response Tabulation RFB 19-038 Response Tabulation.pdf		



RESPONSE TABULATION

RFB 19-038, CONSTRUCTION OF NEW PUBLIC BOAT RAMP AND RESTROOM
DUE DATE/TIME: APRIL 25, 2019 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE	BID BOND	ADDENDA 1	ADDENDA 2	LUMP SUM PRICE
Traverse Group, Inc. – Clermont, FL	Y	Y	Y	\$2,491,313.73
Boykin Construction, Inc. – Minneola, FL	Y	Y	Y	\$2,801,500.00
Midcoast Construction Enterprises, LLC. – Largo, FL	N	Y	Y	\$2,943,267.00

* Bid Bond, Addenda 1, and Addenda 2 were a mandatory submittals with bid response.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Bid Award and Budget Amendment		
Requested Action		
Motion to approve contract between the City of Clermont and ESX Construction, LLC. to provide all labor, material and equipment necessary for the construction of a Fire Department Boat Lift at Waterfront Park in the amount of \$179,000 and a budget amendment in the same amount.		
Staff Report		
The Purchasing Department and the Fire and Public Works Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 19-039 to acquire qualified contractors for the construction of a Fire Department Boat Lift at Waterfront Park. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFB. The work consists of the construction of a boat lift with mechanical lift for the Fire Department Firehawk 245 center console marine service and assistance vessel. The boat lift will have walkways on each side, with a sectional door at the entrance. The boat lift will include security fencing and other safeguards to deter theft and vandalism. Award is being recommended to low responsive and responsible bidder ESX Construction, LLC. in the total amount of \$179,000 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The current year approved budget does not have funds budgeted for this project. A budget amendment to the Fire Impact Fee Fund in the amount of \$179,000 is recommended.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	RFB 19-039 Award Recommendation	RFB 19-039 Award Recommendation.pdf
2.	RFB 19-039 Response Tabulation	RFB 19-039 Response Tabulation.pdf



FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
MAY 21, 2019
RFB 19-039 – CONSTRUCTION OF FIRE HAWK BOATHOUSE

Based on the results of the bid submittals, the Purchasing Department is recommending award to the low responsive and responsible bidder, ESX Construction, LLC., in the total lump sum price of \$179,000.



RESPONSE TABULATION

RFB 19-039, CONSTRUCTION OF FIRE HAWK BOATHOUSE

DUE DATE/TIME: MAY 2, 2019 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE	BID BOND	ADDENDA 1	ADDENDA 2	LUMP SUM PRICE
ESX Construction, LLC. – Tavares, FL	Y	Y	Y	\$179,000.00
Midcoast Construction Enterprises, LLC. – Largo, FL	Y	Y	Y	\$274,000.00
Derelle, Inc. – Clermont, FL	Y	Y	Y	\$304,996.75



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Contract Award and Budget Amendment		
Requested Action		
Recommend to approve single source purchase from U.S. Communities contract number 2017001134 with GameTime to furnish and install playground equipment at McKinney and Waterfront Park in the amount of \$110,139.21 and a budget amendment in the amount of \$39,519.35.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1901-001 to verify whether the specifications for the commodity specified are non-restrictive and capable of being met by more than one company. The City of Clermont Purchasing Policy provides that a purchase may be made without competition when there is only one source for the required product or service. Therefore a single/sole source purchase is justified if there is only one product of service that can reasonably meet the City's need and there is only one company that can provide such product or service. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve the single/sole source purchase. At the request of the Public Works Department, the Purchasing Department sought a contract from the U.S. Communities number 2017001134, to obtain the services of GameTime to furnish and install playground equipment.		
Additional Analysis		
Fiscal Impact Summary		
The contract award amount of \$110,139.21 is included in the current year approved budget, however, a budget amendment is necessary to transfer \$39,519.35 from the Parks and Recreation Department to the Public Works Department.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. City of Clermont McKinney Park Proposal Revised 5.13.19 (00000003)	City of Clermont McKinney Park Proposal Revised 5.13.19 (00000003).pdf	
2. City of Clermont Waterfront Park Proposal Binder	City of Clermont Waterfront Park Proposal Binder	

	Option B 5.2.19	Option B 5.2.19.pdf
3.	DOMINICA RECREATION PRODUCTS 2-19-2019	DOMINICA RECREATION PRODUCTS 2-19-2019.pdf
4.	Department Budget Transfer	Department Budget Transfer.pdf



GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

QUOTE
#85744

05/13/2019

McKinney Park ~ Revised 5/13/2019

City of Clermont
 Attn: Joe McMahon
 400 12th Street
 Clermont, FL 34711
 Phone: 352-394-7177
 Fax: 352-394-8776
jmcMahon@clermontfl.org

Ship To Zip: 34711

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Game Time - Custom PrimeTime System - ages 2-5 & 5-12	\$43,179.00	\$43,179.00
1	6487	Game Time - 2 Way Coaster Climber	\$1,974.00	\$1,974.00
1	5055	Game Time - Merry-Go-All	\$5,466.00	\$5,466.00
4	17247	Game Time - Adaptive Swing Safety Belt	\$132.00	\$528.00
1	6245	Game Time - RoxAll See Saw	\$10,168.00	\$10,168.00
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$18,225.00	\$18,225.00
1	Permits	5-Star Plus - Building Permits - <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted. Site Plans are to be provided by the owner for the permit application.</i>	\$1,250.00	\$1,250.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings	\$995.00	\$995.00

Removal of existing equipment and footers by owner.

Borders, safety surfacing and ADA access by owner.

Site access for construction equipment and staging area must be provided by owner.

SubTotal: \$81,785.00
 Discount: (\$14,650.00)
 Freight: \$3,007.26
Total Amount: \$70,142.26

This quote was prepared by Gina Wilson, Vice President / Senior Project Manager.
 For questions or to order please call - 800-432-0162 ext. 101 ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit www.uscommunities.org/gametime

05/13/2019

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the municipality level). It is expected that the **owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

Payment Terms: Governmental Purchase Order.

Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime.

Net 30 days subject to approval by GameTime Credit Manager. A completed Credit Application and Bank Reference Authorization, must be received with the order. The decision on credit is the sole discretion of GameTime/PlayCore. A 1.5% per month finance charge will be imposed on all past due accounts.

Multiple Invoices: Invoices will be generated upon services rendered. When equipment ships it will be invoiced seperately from installation and/or other services. Terms are Net 30 for each individual invoice.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an indepedent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

ORDER INFORMATION

Bill To: _____	Ship To: _____
Contact: _____	Contact: _____
Address: _____	Address: _____
Address: _____	Address: _____
City, State, Zip: _____	City, State, Zip: _____
Tel: _____ Fax: _____	Tel: _____ Fax: _____

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

Acceptance of quotation:

Accepted By (printed): _____	P.O. No: _____
Signature: _____	Date: _____
Title: _____	Phone: _____
E-Mail: _____	Purchase Amount: \$70,142.26



Posts: Blue
Accent: Blue
Shade Post: Blue
Decks: Red
Shade: Deep Sea

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Waterfront Park Option 2

City of Clermont, FL



Posts: Blue
Accent: Blue
Shade Post: Blue
Decks: Red
Shade: Deep Sea

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Waterfront Park Option 2

City of Clermont, FL



A PLAYCORE Company

www.gametime.com



www.playdrp.com



Posts: Blue
Accent: Blue
Shade Post: Blue
Decks: Red
Shade: Deep Sea

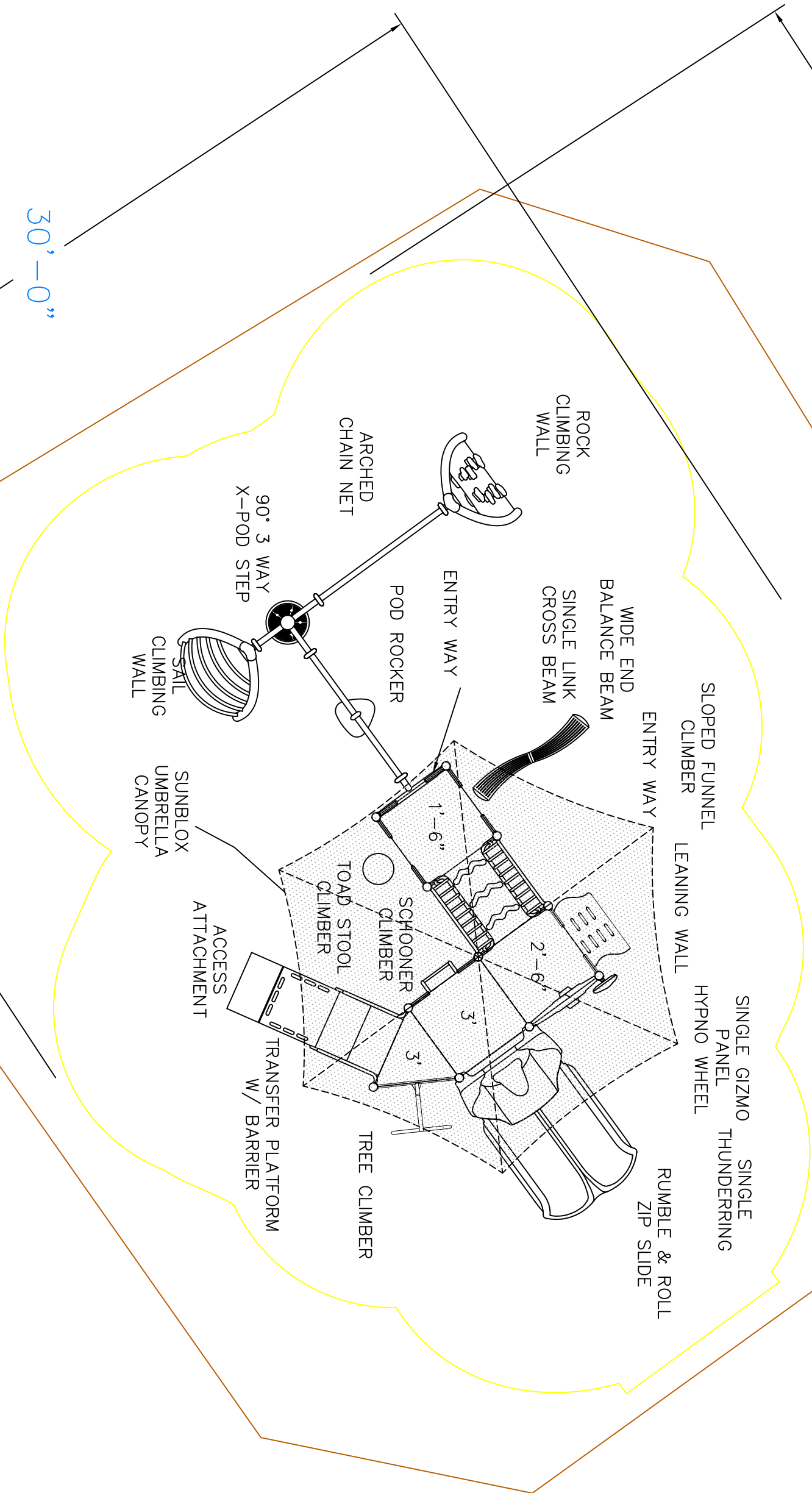
Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Waterfront Park Option 2

City of Clermont, FL

36'-6"

30'-0"



Conceptual Drawing ONLY





150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

Waterfront Park
Option 2
City of Clermont
Representative
Dominica Recreation Products

This play equipment is recommended for children ages 5-12

Minimum Area Required: see drawing
Scale: NTS
This drawing can be scaled only when in an 24" x 36" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment. See the U.S. Consumer Product Safety Commission's ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614.

Drawn By: gvw
Date: 4/26/2019
Drawing Name: Waterfront Park Opt 2



5011



GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

QUOTE
#85609

04/26/2019

Waterfront Park ~ Option 2

City of Clermont
 Attn: Joe McMahon
 400 12th Street
 Clermont, FL 34711
 Phone: 352-394-7177
 Fax: 352-394-8776
jmcmahon@clermontfl.org

Ship To Zip: 34711

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Game Time - Customer PrimeTime System with Xscape - with 15' umbrella shade ages 2-5 & 5-12	\$33,554.00	\$33,554.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services - <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>	\$9,895.00	\$9,895.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings	\$995.00	\$995.00
1	Permits	5-Star Plus - Building Permits - <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted. Site Plans are to be provided by the owner for the permit application.</i>	\$1,250.00	\$1,250.00
45	EWf-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth - - ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant	\$41.90	\$1,885.50
1	Spread	GT-Impax - Spreading of Wood Fiber - <i>Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.</i>	\$535.00	\$535.00

Waterfront Park ~ Option 2

**QUOTE
#85609**

04/26/2019

Removal of existing equipment and footers by owner.

SubTotal: \$48,114.50

Discount: (\$10,389.79)

Freight: \$2,272.24

Total Amount: \$39,996.95

Site access for construction equipment and staging area must be provided by owner.

This quote was prepared by Gina Wilson, Vice President / Senior Project Manager.

For questions or to order please call - 800-432-0162 ext. 101 ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit www.uscommunities.org/gametime

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the municipality level). It is expected that the **owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

Payment Terms: Governmental Purchase Order.

Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime.

Net 30 days subject to approval by GameTime Credit Manager. A completed Credit Application and Bank Reference Authorization, must be received with the order. The decision on credit is the sole discretion of GameTime/PlayCore. A 1.5% per month finance charge will be imposed on all past due accounts.

Multiple Invoices: Invoices will be generated upon services rendered. When equipment ships it will be invoiced separately from installation and/or other services. Terms are Net 30 for each individual invoice.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

ORDER INFORMATION

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

Waterfront Park ~ Option 2

**QUOTE
#85609**

04/26/2019

Acceptance of quotation:

Accepted By (printed): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$39,996.95**

150 PlayCore Drive, SE
Fort Payne, Alabama 35967
Telephone: 256/845-5610
Facsimile: 256/845-9361
Email: service@gametime.com



A PLAYCORE Company

GAMETIME® WARRANTIES

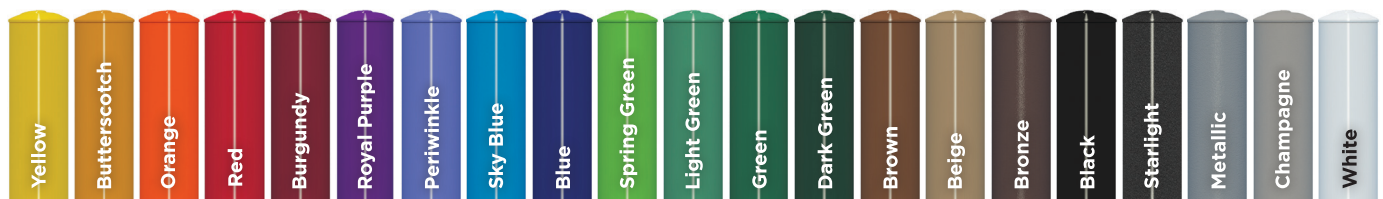
GameTime provides warranties on all materials and workmanship for one year, excluding vandalism.

In addition, GameTime offers:

- ✓ Lifetime limited warranty on PowerScape®, PrimeTime®, Xscape® & IONiX® uprights.
- ✓ Lifetime limited warranty on Tru-Loc® connections and upright bolt-through connections.
- ✓ Lifetime limited warranty on all hardware.
- ✓ Twenty-Year limited warranty on Timber Décor™ & Timbers recycled plastic lumber.
- ✓ Fifteen-Year limited warranty on metal decks, pipes, rungs, rails, loops, braces, and footbucks.
- ✓ Fifteen-Year limited warranty on rotationally-molded products.
- ✓ Ten-Year limited warranty on GTFit posts & bars.
- ✓ Ten-Year limited warranty on site furnishings.
- ✓ Ten-Year limited warranty on integrated GTShade® products.
- ✓ Ten-Year limited warranty on fiberglass and DHPL signage.
- ✓ Ten-Year limited warranty on pressure-treated pine and redwood products.
- ✓ Five-Year limited warranty on glass fiber reinforced concrete PlayWorx structures.
- ✓ Five-Year limited warranty on glass fiber reinforced polymer Tuff Forms sculptures.
- ✓ Five-Year limited warranty on nylon-covered cable net climbers and components.
- ✓ Five-Year limited warranty on GT Symphony Freenotes™ Harmony Park components.
- ✓ Five-Year limited warranty on Super Seats™.
- ✓ Three-Year limited warranty on Everybody Plays polyurea coated foam & rubber strips.
- ✓ Three-Year limited warranty on SaddleMates® rubber and "C"-springs.
- ✓ Two-Year limited warranty on Challenge Course timing components.
- ✓ One-Year limited warranty on all other GameTime products.

All warranties specifically exclude damage caused by vandalism; negligence, improper installation or improper use; changes in appearance resulting from weathering; scratches, dents or marring as a result of use. Warranties are valid only if products are installed and maintained in accordance with GameTime instructions and use approved parts.

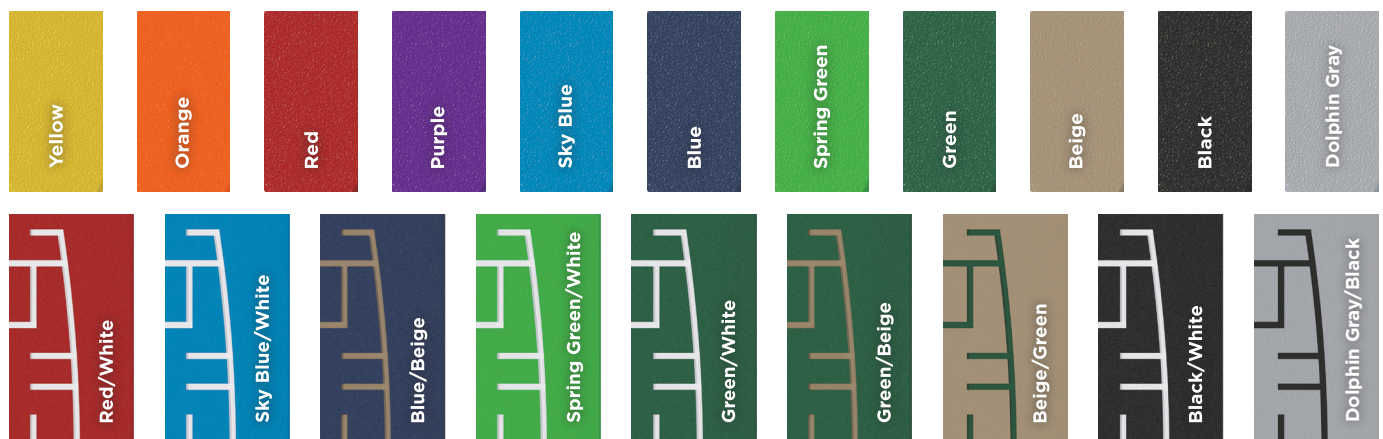
METAL



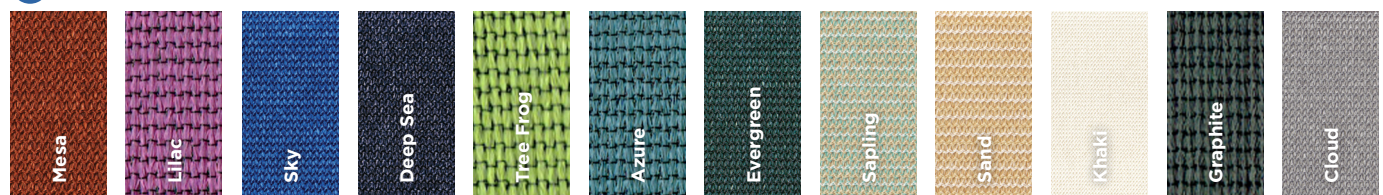
PLASTIC



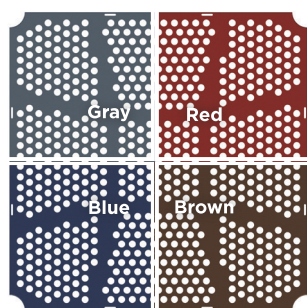
POLYETHYLENE (HDPE)



NEW! CANOPY & SHADE



DECKS



SPECIAL ROCK



WALLCANO® HANDHOLDS



TIMBER DÉCOR



NETS



SOLE SOURCE JUSTIFICATION

(Requester must complete Sections A and B and attach copy of sole source letter)

SECTION A - SOLE SOURCE PURCHASE:

Complete if sole source purchase is \$1,000 or over, AND competition is not available. Sole Source approvals are valid one year from approval date, unless specified elsewhere.

Supplies/Services Required (be specific):

Game Time Playground Equipment

Company Name: Dominica Recreation Products	Employee Name: Pat Duberke	Ph: 407-331-0101
Requested by: Joe McMahon	Dept.: Public Works	
Department Director: Stoney Brunson	Dept.: Public Works	

Check One: The requested item/service is a sole source procurement due to:

AVAILABILITY/ONE OF A KIND:

No competitive product exists or is available from another vendor.

X

COMPATIBILITY:

Must match existing piece or brand of equipment and is available from only one vendor.

X

REPLACEMENT/MAINTENANCE:

Repair or maintenance for specific brand of existing equipment is available from only original equipment manufacturer or designated service dealer.

OTHER:

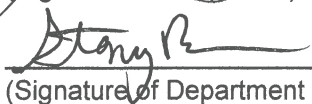
Provide below full explanations, details, complete descriptions, and relevant reasons to support the sole source justification:

SECTION B - REQUESTER CERTIFICATION:

By submitting this request, I certify that the above justification/information is accurate and complete to the best of my knowledge and that I have no personal interests relative to this request.


(Signature of Requester)

2-6-19
(Date)


(Signature of Department Director)

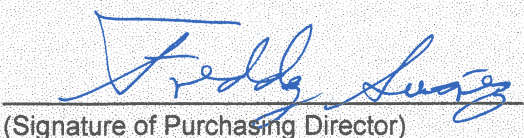
2-6-19
(Date)

SECTION C - TO BE COMPLETED BY THE PURCHASING DIRECTOR:

Based on the information provided in Section A and attached supporting documents,

I concur ☐ / do not concur ☐ (see below) with purchase to be a Sole Source.

Do not concur for the following reason(s):


(Signature of Purchasing Director)

2-19-19
(Date)



February 6th, 2019

City of Clermont
400 12th Street
Clermont, FL 34711

To Whom It May Concern:

This is to confirm that Dominica Recreation Products is a "sole source" supplier for GameTime park and playground equipment and replacement parts in the state of Florida.

They are the exclusive representative for GameTime in the states of Florida, Georgia and Tennessee, and all purchases for GameTime equipment must be processed through their office before GameTime can ship. All purchase orders should be made out to GameTime directly, as invoicing will come from GameTime.

If we may provide you with additional information or details, please do not hesitate to contact us.

Sincerely,

Rob Dominica
President
800-432-0162 ext. 113
robd@gametime.com



AGENDA ITEM

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Parking License and Easement Agreement		
Requested Action		
Request approval of parking license and easement agreement with Victory Way, LLC.		
Staff Report		
The purpose of the request is to establish additional inventory of motor vehicle parking within the downtown Central Business District area. The grantor, Victory Way, LLC owns roughly .5-acres of vacant property located along On Victory Way, directly adjacent to Victory Pointe Park. The property owner has agreed to lease the vacant property to the City for the purposes of unstructured parking for \$500 per month. The property is centrally located within the downtown area and provides access to both the waterfront and Victory Pointe Park as well downtown area. The City engineer estimates the property will allow an additional 58 parking spaces and will remain unstructured with some light stabilization.		
Additional Analysis		
Fiscal Impact Summary		
There are sufficient funds in the current year CRA budget to fund this agreement.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. VW Parking Easement Clean	VW Parking Easement Clean.doc	
2. VW Parking Easement Mark-up	VW Parking Easement Mark-up.doc	
3. PARKING Exhibit A.pdf	PARKING Exhibit A.pdf.docx	
4. victory way parking_rev	victory way parking_rev.pdf	

PARKING LICENSE AND EASEMENT

THIS TEMPORARY EASEMENT AGREEMENT made and entered into this _____ day of _____ 2019, by and between Victory Way, LLC 1200 Oakley Seaver Drive, Suite 300, Clermont, FL 34711 (hereinafter referred to as "GRANTOR"), and the City of Clermont, 685 W. Montrose Street, Clermont, Florida 34711 (hereinafter referred to as "GRANTEE").

NOW, THEREFORE, for and in consideration of the mutual advantages inuring each party to the other, and other valuable considerations, the receipt of which are hereby acknowledged, GRANTOR does hereby grant to the GRANTEE, an exclusive motor vehicle parking license and easement, including the right of ingress and egress over and across the real property as indicated in Attachment 'A';

1. The GRANTEE hereby covenants and agrees that it shall at all times operate and use the parking license in accordance with applicable law and so as to cause minimum damage or impact on the property, reasonable wear and tear excepted. In the event the GRANTEE shall alter, disturb, or damage any of GRANTOR'S real property in the course of its utilization of the temporary parking license and easement, GRANTEE will restore the GRANTOR'S property to its prior existing condition reasonable wear and tear excepted and excluding any authorized improvements thereon.
2. In exchange for the grant of license and easement as set forth herein, GRANTOR shall pay to GRANTEE the sum of FIVE HUNDRED DOLLARS (\$500.) per month for each month during the term of this License and Easement. The payment shall be due on the first day of each month commencing _____, 2019, which shall be provided to GRANTOR at the above address, or such other address as GRANTOR may designate in writing.
3. This Parking License and Easement shall take effect _____, 2019 and shall remain in effect until December 31, 2024, unless terminated for cause or as provided herein. Either party may terminate this Parking License and Easement upon NINETY (90) DAYS written notice to the non-terminating party, whereupon the license the License and Easement rights and all obligations and rights of both parties shall terminate as of the effective date of the termination notice.
4. In addition to the obligations contained herein, GRANTEE shall:
 - a) GRANTEE shall properly maintain the Property, including mowing as necessary and as is consistent with GRANTEE's maintenance of other properties owned by GRANTEE and used for parking purposes.

- b) GRANTEE shall, at its expense, improve the Property, as deemed appropriate by GRANTEE for GRANTEE's use of the Property as contemplated herein but in no event shall GRANTEE install any type of parking curbs, parking stops, car stops, or any similar devices used in parking lots to designate parking spaces. GRANTOR expressly consent to and authorizes said improvements.
5. During the Term hereof, each party shall maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars (\$1,000,000.00) per occurrence and Two Million and no/100 Dollars (\$2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master insurance policy such party may maintain.
6. GRANTOR and GRANTEE hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.
7. Subject to the property insurance waivers set forth in the preceding section, GRANTOR and GRANTEE each agree to indemnify and hold harmless the other party from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liabilities, including reasonable attorneys' fees, to the extent caused by or arising out of: (i) any negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, (ii) any spill or other release of any Hazardous Substances (as defined below) on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants, subtenants, or invitees of the indemnifying party, or (iii) any breach of any obligation of the indemnifying party under this License. The indemnifying party's obligations under this subsection are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the same. Nothing herein shall be construed to constitute a waiver of the GRANTEE'S sovereign immunity as set forth in Florida Statutes, Chapter 768 except as to GRANTOR'S right to enforce the indemnification. GRANTEE will name GRANTOR as additional insured on GRANTEE'S insurance policy.
8. The rights granted herein shall inure to the benefit of GRANTEE, its assign, heirs, successors and invitees. This License and Easement shall specifically not confer any rights or remedies upon any person other than the GRANTEE, its assigns, heirs, successors and invitees.

TO HAVE AND TO HOLD said parking license and easement and right of entry unto GRANTEE, and its successors, heirs, assigns and invitees, for the time period as set forth above or as terminated above.

GRANTOR:

signed, sealed and delivered in the presence of: Victory Way. LLC

_____	By: _____
(Print Name) _____	Mark J. Graff
_____	Manager
(Print Name) _____	

The foregoing instrument was sworn to and acknowledged before me this ____ day of _____, 2019, by _____ as _____ of _____ who, is personally known to me or who has provided _____ as identification, and who did take an oath.

Notary Public Signature

Notary Public Printed Name

My Commission Expires:

Accepted and Agreed to by action of the City Council of the City of Clermont at its meeting of _____, 2019

By _____

Mayor Gail Ash

ATTACHMENT 'A'

PARKING LICENSE AND EASEMENT

PARKING LICENSE AND EASEMENT

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2. In exchange for the grant of license and easement as set forth herein, GRANTOR~~EE~~ shall pay to GRANTEE the sum of FIVE HUNDRED FIFTY DOLLARS (\$~~50500.00~~) per month for each month during the term of this License and Easement. The payment shall be due on the first day of each month commencing - January 1, 2019, which shall be provided to GRANTOR at the above address, or such other address as GRANTOR may designate in writing.
3. This Parking License and Easement shall take effect - January 1, 2019 and shall remain in effect until December 31, 2024, unless terminated for cause or as provided herein. Either party may terminate this Parking License and Easement upon ~~ONE HUNDRED (180)~~NINETY (90) DAYS written notice to the non-terminating party, whereupon the license the License and Easement rights and all obligations and rights of both parties shall terminate as of the effective date of the termination notice.
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 - b) GRANTEE shall, at is expense, improve the Property, as deemed appropriate by GRANTEE for GRANTEE'S use of the Property as contemplated herein but in no event shall GRANTEE install any type of parking curbs, parking stops, car stops, or

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5. During the Term hereof, each party shall maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars (\$1,000,000.00) per occurrence and Two Million and no/100 Dollars (\$2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master insurance policy such party may maintain.
6. GRANTOR and GRANTEE hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.
7. Subject to the property insurance waivers set forth in the preceding section, GRANTOR and GRANTEE each agree to indemnify and hold harmless the other party from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liabilities, including reasonable attorneys' fees, to the extent caused by or arising out of: (i) any negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, (ii) any spill or other release of any Hazardous Substances (as defined below) on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants, ~~or~~ subtenants, or invitees of the indemnifying party, or (iii) any breach of any obligation of the indemnifying party under this License. The indemnifying party's obligations under this subsection are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the ~~same.~~Nothing same. Nothing herein shall be construed to constitute a waiver of the GRANTEE'S sovereign immunity as set forth in Florida Statutes, Chapter 768 except as to GRANTOR'S right to enforce the indemnification. - GRANTEE will name GRANTOR as additional insured on GRANTEE'S insurance policy.
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TO HAVE AND TO HOLD said parking license and easement and right of entry unto GRANTEE, and its successors, heirs, assigns and invitees, for the time period as set forth ~~above~~ or above or as terminated above.

GRANTOR:

signed, sealed and delivered in the presence of: Victory Way. LLC

(Print Name) _____ By: _____
_____ Mark J.

Graff _____

(Print Name) _____ Manager

The foregoing instrument was sworn to and acknowledged before me this ____ day of _____, 2018, by _____ as _____ of _____ who, is personally known to me or who has provided _____ as identification, and who did take an oath.

Notary Public Signature

Notary Public Printed Name

My Commission Expires:

Accepted and Agreed to by action of the City Council of the City of Clermont at its meeting of _____, 2018

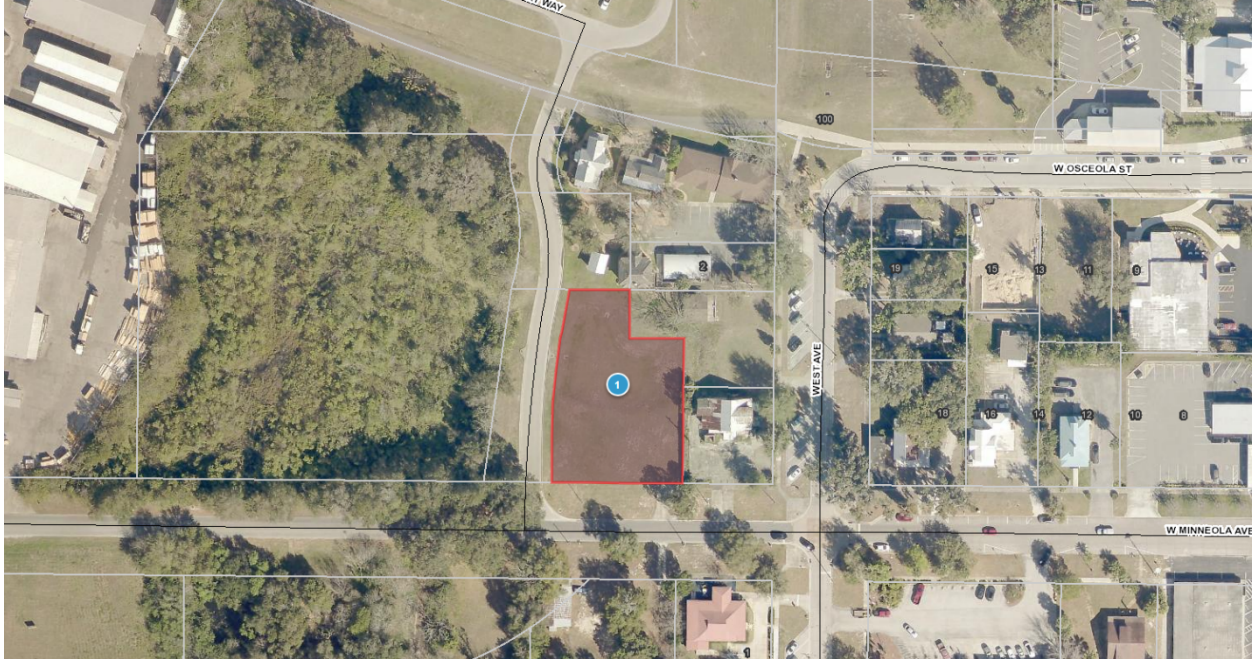
By _____

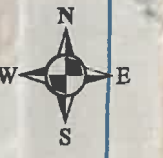
Mayor Gail Ash

ATTACHMENT 'A'

PARKING LICENSE AND EASEMENT

EXHIBIT "A"





VICTORY WAY

WEST AVE

W MINNEOLA AVE





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Event and Open Container		
Requested Action		
Recommend to approve Asdeporte USA to have an open container area for the "Fondo Clermont" event on October 12 and 13, 2019 at Victory Pointe.		
Staff Report		
Asdeporte USA is requesting to have an open container area for the "Fondo Clermont" event on October 12 and 13, 2019 from 10:00 AM to 4:00 PM at Victory Pointe. The organization's open container area consists of a closed off area at Victory Pointe. The South Lake trail will remain open for daily use of the public. Please see attached map for specific location. The organization will be using the licensed caterer Premier Event Services Inc. and will only be selling beer and wine. They have agreed to the proper number of police, medical, and staff.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Packet Council Packet.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date April 9, 2019
Name of Event Fondo Clermont
Date(s) of Event October 12-13, 2019 Estimated Attendance: 500
Event Start Time: 2:00pm (Oct. 12) Event End Time: 3:00pm (Oct. 13)
Before Event Setup Time: 9:00am (Oct. 12) After Event Cleanup Time: 6:00pm (Oct. 13)
Name of Organization/Applicant Asdeporte USA LLC / Steve Meckfessel

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 # M212-783-63-242-0

Event Contact Steve Meckfessel Email steve@fondocyclingcircuitusa.com

Day Phone 727-515-0698 Cell Phone 727-515-0698

Address 5639 Terrain de Golf Dr City Lutz State F Zip 33558

Secondary Contact Mandy Irizarry Phone # 407-341-4362

Briefly Describe Event: Now in its 2nd year, Fondo Clermont attracts both recreational and competitive cyclists who choose a 30, 50 or 75 mile route option. A rolling road closure to get the cyclists out of

Clermont is needed. The event ends with food trucks, craft beer and live music. Nearly 300 cyclists

from five U.S. states plus Canada and Puerto Rico registered for last year's event in Clermont.

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: Victory Pointe

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* _____

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

Electrical Use: ☒ Yes ☐ No Describe the need: _____

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: Both event days will have amplified music & announcements; live band on Oct. 13.

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: Fondo Clermont
 DATE OF EVENT: October 12-13, 2019
 EVENT CONTACT: Steve Meckfessel
 REFUND MAILING ADDRESS: 5639 Terrain de Golf Dr
 Street Address
 Lutz FL 33558
 City ST Zip
 CELL PHONE: 727-515-0698

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

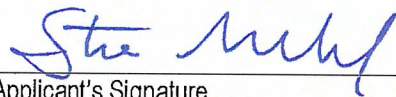
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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
Steve Meckfessel

Printed Name

Event Director

Title
April 9, 2019

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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/26/2019

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

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

PRODUCER
NICHOLAS HILL GROUP, INC.
1765 S 8TH ST STE 800
COLORADO SPRINGS, CO 80905-1980
719-630-1397

CONTACT

NAME:

PHONE (A/C, No, Ext): 719-630-1397

FAX

(A/C, No):

E-MAIL
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: United States Fire Insurance

21113

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED SPORTS AND RECREATION PROVIDERS ASSOCIATION (PURCHASING GROUP) AND
ITS PARTICIPATING MEMBERS:

Asdeporte USA LLC
5639 TERRAIN DE GOLF DR
LUTZ, FL 33558-2864

COVERAGES

CERTIFICATE NUMBER: USS407828

REVISION NUMBER:

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

TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY VARY										
INSR LTR	TYPE OF INSURANCE			ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			X		SRPGAPML-101-0719	10/12/2019 12:01 AM	10/14/2019 12:01 AM	GENERAL AGGREGATE	\$2,000,000.00
	☒	COMMERCIAL GENERAL LIABILITY							PRODUCTS - COMP/OP AGG	\$2,000,000.00
	☐	CLAIMS-MADE	☒ OCCUR						PERSONAL & ADV INJURY	\$1,000,000.00
	☐								EACH OCCURRENCE	\$1,000,000.00
	☐								FIRE DAMAGE (Any one fire)	\$300,000.00
	☐								MED EXP (Any one person)	\$0.00
	☐									
	GEN'L AGGREGATE LIMIT APPLIES PER:									
	☒ POLICY	☐ PRO- JECT	☐ LOC							
	AUTOMOBILE LIABILITY									
	☐	ANY AUTO							COMBINED SINGLE LIMIT (Ea accident)	\$
	☐	ALL OWNED AUTOS	☐ SCHEDULED AUTOS						BODILY INJURY (Per person)	\$
	☐	HIRED AUTO	☐ NON-OWNED AUTOS						BODILY INJURY (Per accident)	\$
	☐								PROPERTY DAMAGE (Per accident)	\$
	☐									
	☐	UMBRELLA LIAB	☐ OCCUR						EACH OCCURRENCE	\$
	☐	EXCESS LIAB	☐ CLAIMS-MADE						AGGREGATE	\$
	☐	DED	RETENTION \$							
									EACH OCCURRENCE	\$0.00
									GENERAL AGGREGATE	\$0.00
									EACH OCCURRENCE	\$
									GENERAL AGGREGATE	\$

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

Ancillary Events

Host liquor liability is included in the general liability limits.

The Certificate Holder is added as an additional insured but only with respect to liability arising out of the named insured during the policy period.

Event name: Fondo Clermont Event Location: Victory Pointe

Scheduled Activities Exclusion Applies-Please Refer to Named Insured Member Certificate of Coverage

CERTIFICATE HOLDER

City of Clermont
685 Montrose Street
Clermont, FL 34711

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nicholas Hill Group, Inc.

FONDO CLERMONT

October 12-13, 2019

PROPOSED VENUE MAP @ VICTORY POINTE

F

G



E

A

A

A

B

C

D

KEY

A – Packet Pick-up & Late Registration

B – Medical

C – Information

D – Volunteers

E – City's Stage/Office/Restrooms

F – Food trucks

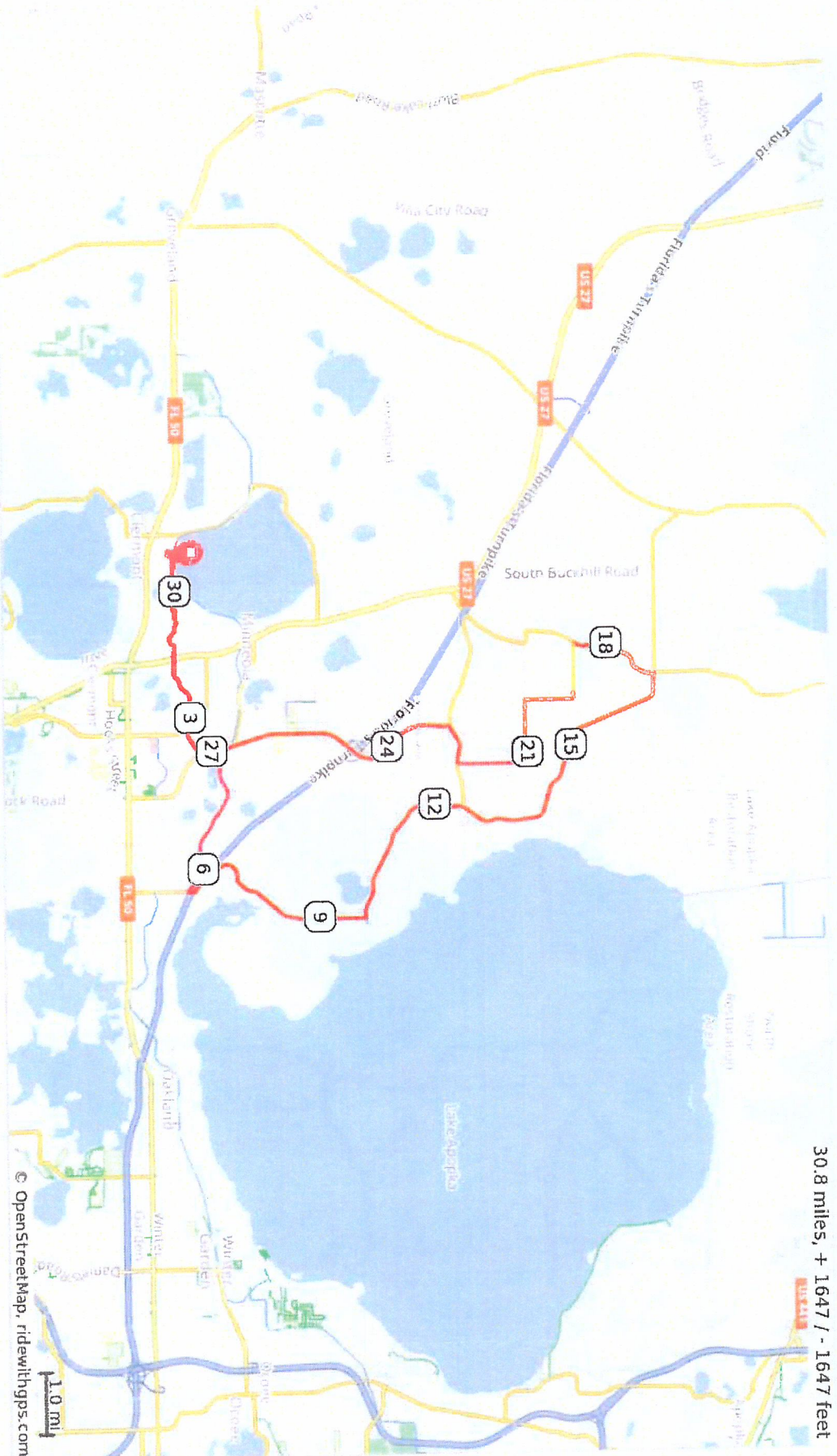
G – Craft beer

Tents (A – D) 10' x 10'

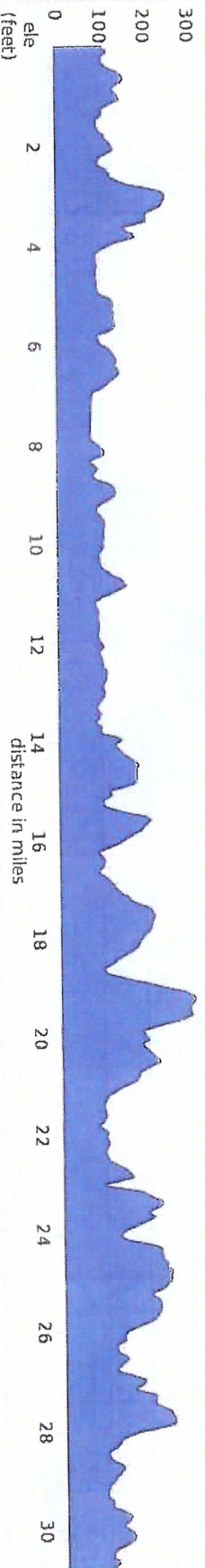
Fondo Clermont 30



30.8 miles, + 1647 / - 1647 feet



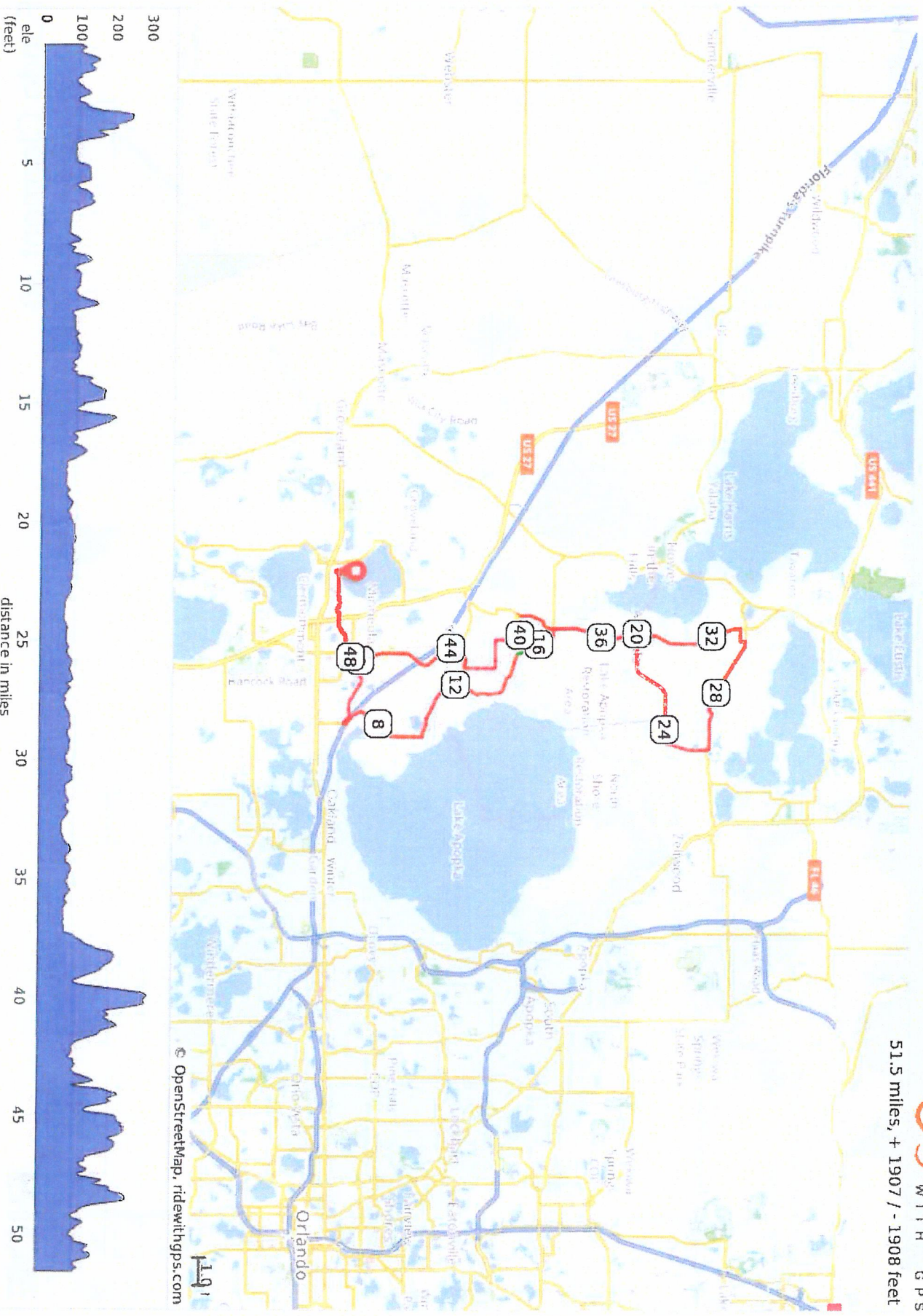
© OpenStreetMap, ridewithgps.com



Fondo Clermont 50

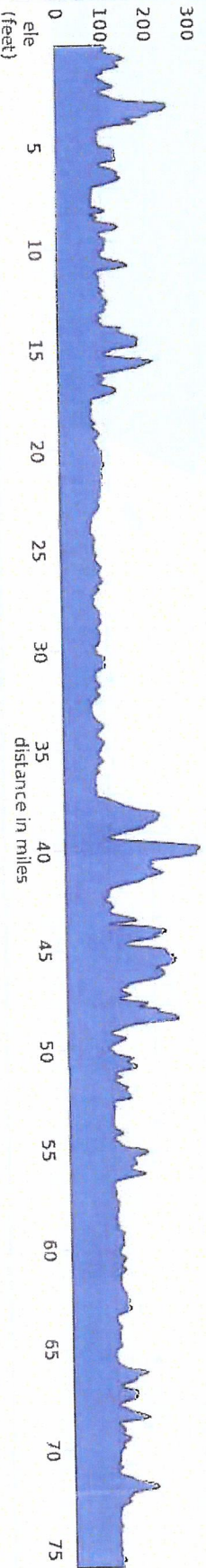
 **RIDE**
WITH GPS

51.5 miles, + 1907 / - 1908 feet



Fondo Clermont 75

75.9 miles, + 2468 / - 2469 feet



Map

Bike Paths





CITY OF CLERMONT Alcohol Request Form

Today's Date April 21, 2019
Name of Event Fondo Clermont
Date(s) of Event October 13, 2019 Location Victory Pointe
Event Start Time: 10:00 a.m. Event End Time: 4:00 p.m.
Name of Organization/Applicant Asdeporte USA, LLC / Steve Meckfessel
Email steve@fondocyclingcircuitusa.com
Day Phone 727-515-0698 Cell Phone 727-515-0698
Address 5639 Terrain de Golf Dr City Lutz ST fl Zip 33558
Briefly Describe Event Craft beer, food trucks and live music will be provided following the bike rides.
Craft beer, food trucks and live music will be provided following the bike rides.
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Beer will be restricted to the area near the city's stage
Outside event, attach diagram See "G" on the attached venue diagram
Inside event, list rooms: n/a
Who is your licensed beverage caterer*? Premier Services for Events Inc.

**A copy of the caterer's license and insurance must be submitted with your request form*
I declare that all information herein is true and complete to the best of my knowledge.
I understand that approval of this request is NOT a grant of a liquor license.

Steve Meckfessel
Applicant Signature

April 21, 2019
Date

FOR CITY STAFF USE ONLY

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

- ☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.
- ☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____
- ☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

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

FONDO CLERMONT

October 12-13, 2019

PROPOSED VENUE MAP @ VICTORY POINTE



F

G

E

A A A B C D

KEY

- A – Packet Pick-up & Late Registration
- B – Medical
- C – Information
- D – Volunteers
- E – City's Stage/Office/Restrooms
- F – Food trucks
- G – Craft beer

Tents (A – D) 10' x 10'



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, May 28, 2019			
Agenda Item Name			
Event and Road Closure Request			
Requested Action			
Recommend approval of the Clermont Downtown Partnership to host the "Downtown Clermont Art, Craft and Gift Show" on November 16, 2019.			
Staff Report			
The Clermont Downtown Partnership is requesting road closures on Saturday, November 16, 2019 from 8:00 a.m. through 8:00 p.m. which would include time for setup and take down for the event. Road Closure requests are to include: -Montrose Street at the previous police station driveway/entrance to Lake Avenue -8th Street at Montrose Street -8th Street at Minneola Ave -7th Street at Montrose Street -7th Street at Desoto Street The Clermont Downtown Partnership has agreed to comply with all personnel requirements from the City of Clermont.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Downtown Art, Craft & Gift Show	Downtown Art, Craft & Gift Show.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/20/19
Name of Event Downtown Clermont Art, Craft & Gift Show
Date(s) of Event 11/16/19 Estimated Attendance: 5000
Event Start Time: 10:00 am Event End Time: 6:00 pm
Before Event Setup Time: 8:00 am After Event Cleanup Time: 8:00 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@Clermontdowntown

Day Phone 352-617-8788 Cell Phone 352-617-8788 Partnership.com

Address PO Box 126734 City Clermont State FL Zip 34712

Secondary Contact Erika Shanoff Phone # 908-670-2305

Briefly Describe Event: Crafters, Artists, Food Truck, Kid Zone, entertainment

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 Available at Stores/Restaurants

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: Some 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

Rock Wall.

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: DJ Band

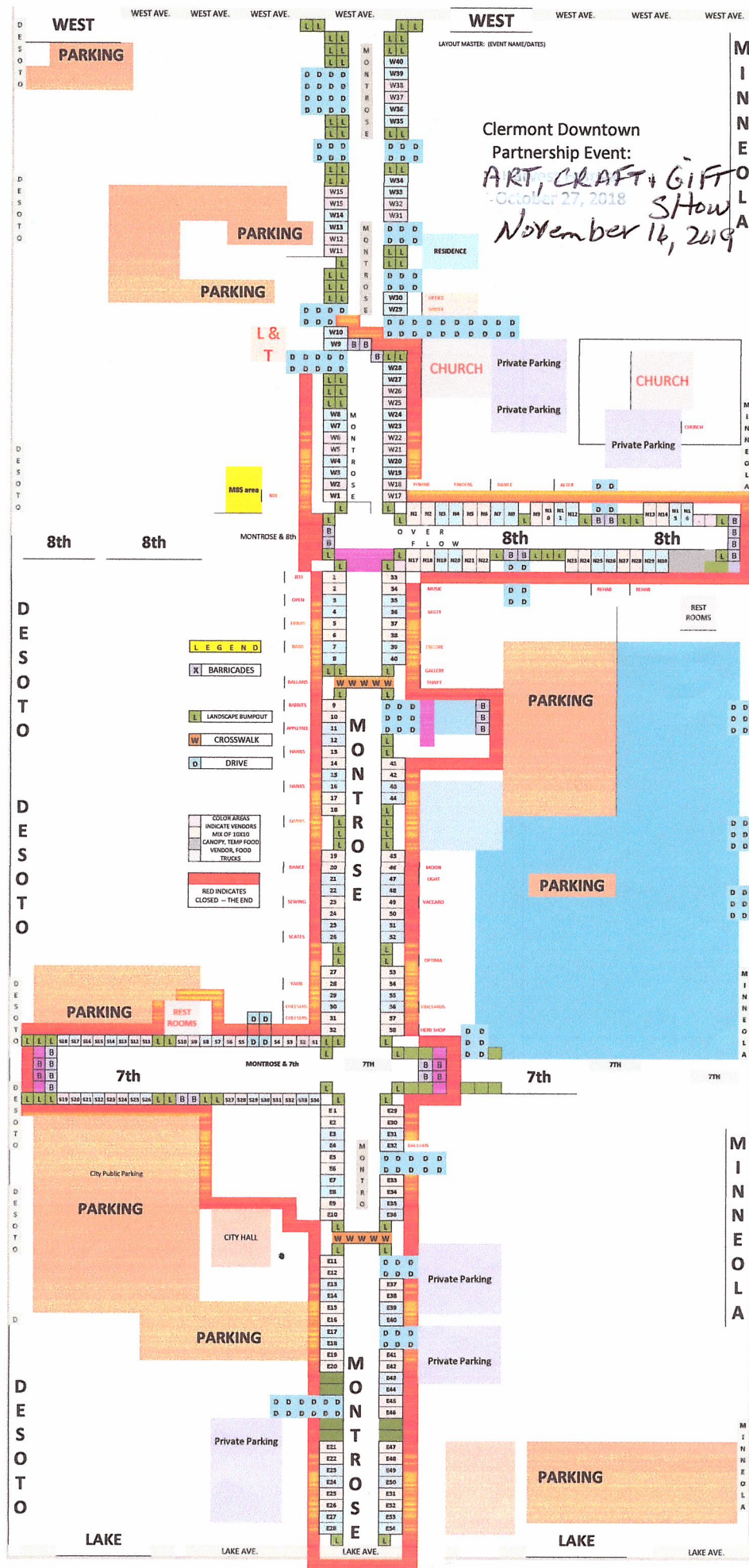
If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☒ Yes

☐ No

Small realtor size signs
day of
event

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.



FACILITY SALES RECEIPT



Receipt # 30761
Payment Date: 03/20/19
Household: 999999998

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

Internal Parks & Recreation
3700 S Hwy 27
Clermont FL 34711

Reservation Details: Downtown, City Hall Park

Reserv. Contact: Internal Parks & Recreation
Phone Number: (352)394-3500
Reserv. Number: 3534
Status: Internal
Purpose: Downtown Clermont Art, Craft & Gift Show

Date(s) And Times

Sat 11/16/2019 10:00A to 8:00P

<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
0.00	0.00	0.00	0.00	0.00

Special Questions: Police Requests:
Fire Requests:

Processed on 03/20/19 @ 3:56 pm by acardarelli

Total New Fees	0.00
Total Due	0.00

Total Fees Paid	0.00
Total Paid	0.00



CITY OF CLERMONT

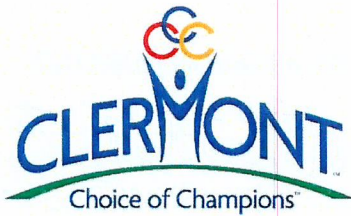
AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Consider Downtown Partnership request to have road closures for the First Friday Family Food Trucks and Music on Montrose event.		
Staff Report		
The Clermont Downtown Partnership (CDP) has requested road closures from 3:30 PM to 11:00 PM every first Friday of the month for twelve months beginning January 2020 for their "First Friday Family Food Trucks & Music On Montrose". The organization is requesting the following road closures:-Montrose Street from Lake Avenue to 8th Street-7th Street and Desoto Street-Public parking lot next to South Lake Animal League on East side (14 parking spaces) Request is for the following dates: 01/3/20 02/7/20 03/6/20 04/3/20 05/1/20 06/5/20 07/3/20 08/7/20 09/4/20 10/2/20 11/6/20 The Clermont Downtown Partnership has agreed to comply with all personnel requirements from the City of Clermont.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1. 1st Friday Food Truck request 2020

1st Friday Food Truck request 2020.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/20/19
Name of Event 1st Friday Food Truck Events
Date(s) of Event Every 1st Friday Estimated Attendance: 1000+
Event Start Time: 5:30 PM Event End Time: 9:00 PM
Before Event Setup Time: 3:30 PM After Event Cleanup Time: 11:00 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: Food Trucks 13-17, Band crafters
Kid zone (usually Rock Wall + Bounce House)
Cars Club (usually Vintage)

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 *available at stores/restaurants*

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: *Some 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

Rock Wall

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: *Band*

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

Small realtor size signs day of event

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.

1st Fri Food Trucks

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.

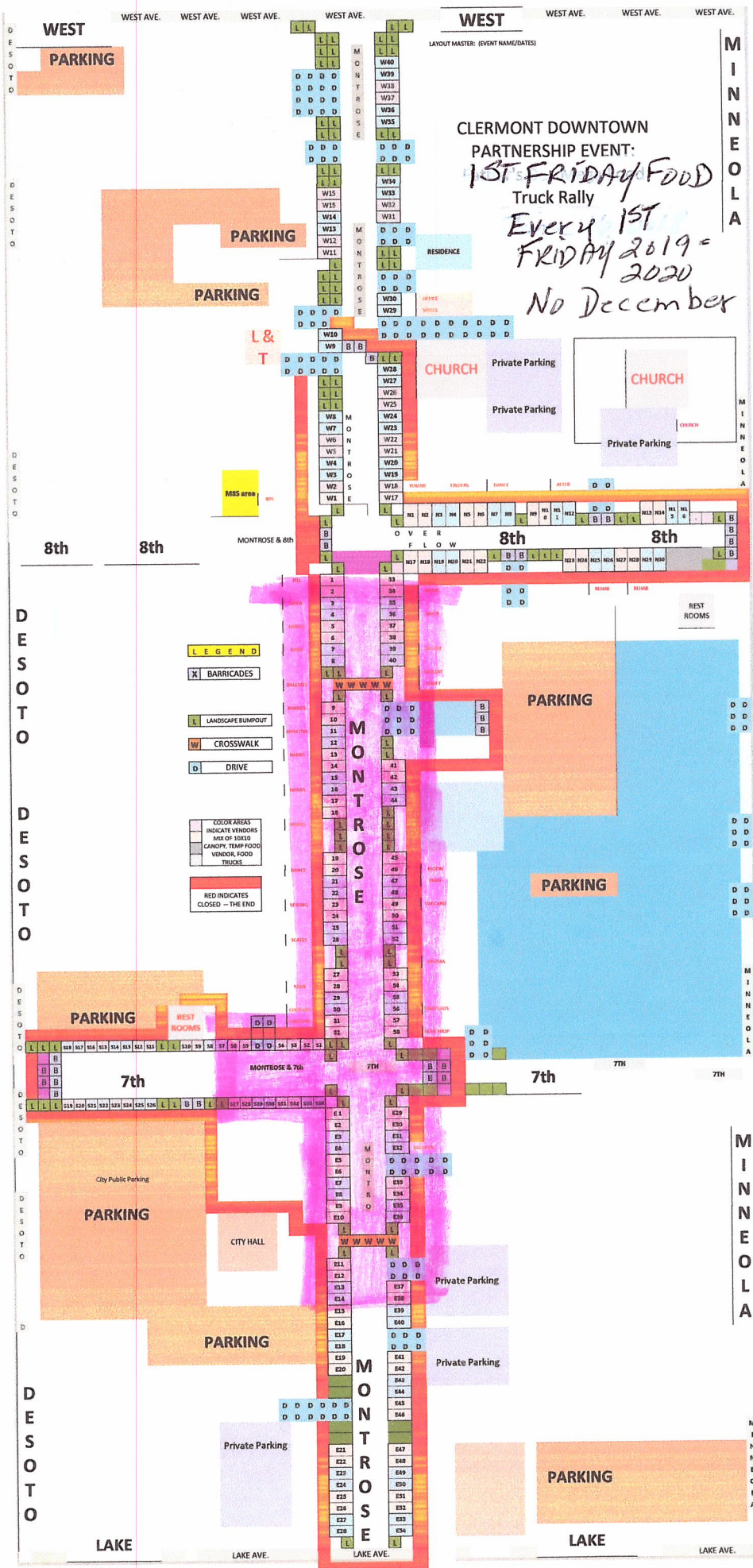
<u><i>Sandy Farnsworth</i></u>	<u><i>Event Manager</i></u>
Applicant's Signature	Title
<u><i>Sandy Farnsworth</i></u>	<u><i>3/26/19</i></u>
Printed Name	Date

*****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, May 28, 2019		
Agenda Item Name		
Event, Open Container and Road Closure Request		
Requested Action		
Staff is recommending approval for only Saturday and Sunday.		
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 8:00 AM Friday, October 4, 2019 thru 10:00 PM Sunday, October 6, 2019 to host an Oktoberfest event. The event will run from Friday 5:00 PM - 10:00 PM, on Saturday 11:00 AM – 10:00 PM, and Sunday 11:00 AM - 10:00 PM. 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. It is important to note that the Clermont Downtown Partnership ("CDP") already has their First Friday Foodtruck Event occurring on the Friday night that this event is proposed to occur on; October 5th. For that event, Montrose Street will already be closed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	10-4-19--10-6-19Oktoberfest	10-4-19--10-6-19Oktoberfest.pdf
2.	Letter for Oktoberfest	Letter for Oktoberfest.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

#5156

Today's Date 05/01/2019
Name of Event Octoberfest
Date(s) of Event 10/04/2019 - 10/06/2019 Estimated Attendance: 500-1000 per day
Event Start Time: 10/04/2019 - 5 PM Event End Time: 10/06/2019 8 PM
Before Event Setup Time: 2 PM After Event Cleanup Time: 10:00 PM
Name of Organization/Applicant Suncreek Brewery & Michael's Ali Coal Fired Pizza

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 # 81-1334584
Event Contact William Downs Email bill@suncreekbrewery.com
Day Phone 352-636-9089 Cell Phone 352-636-9089
Address 790 W. Minneola Ave City Clermont State FL Zip 34711
Secondary Contact Michael Scorsone Phone # 407-234-5508

Briefly Describe Event: A three day Octobfest featuring live music, vendors, city approved food trucks and street performers.

☐ B ☐ C ☐ D ☒ Map 1 ☐ Map 2

between 7th and 8th streets

\$10
\$150

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Octoberfest

DATE OF EVENT: 10/04/2019 - 10/06/2019

EVENT CONTACT: _____

REFUND MAILING ADDRESS: _____

Street Address

City _____ ST _____ Zip _____

CELL PHONE: 352-636-9089

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 14 days prior to event date.

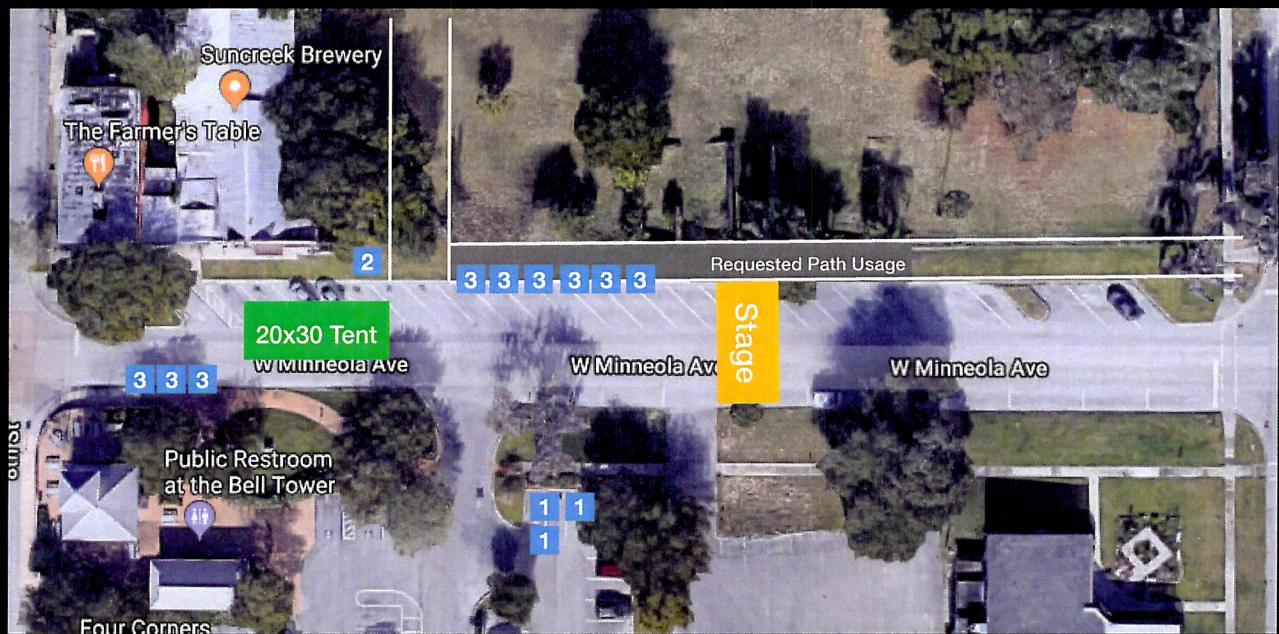
Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	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				

- 1 Port - a - Potties 2 standard / 1 ADA
- 2 Beer Serving 10x10 Tent
- 3 Invited Vendors / Food Trucks

Requested Path Usage

If not permitted, please ignore





EVENT NOTICE

October 4th - 6th, 2019

Greetings, 790 West (Suncreek Brewery, Michael's Ali Coal Fired Pizza, Mac'd Out and Savoree have applied for a special event permit with street closures to hold our "Octoberfest" celebration from October 4th to October 6th. Live music, food trucks and street vendors will be present. Walkway access from 8th Street will be maintained to your business at all times.

Street closure will start at **2 PM** on the 6th and will reopen by **10:30 PM** October 6th.

Should you have any issues before or during this event, please contact Bill Downs via email at bill@suncreekbrewery.com or at 352-636-9089.

Cheers.

Date

Print Name.

Signature



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, May 28, 2019			
Agenda Item Name			
Resolution No. 2019-01R <i>South Lake Medical Arts, Pad O</i>			
Requested Action			
Staff Report			
This item has been withdrawn.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, May 28, 2019

Agenda Item Name

Ordinance No. 2019-14 *Final*
Wise

Requested Action

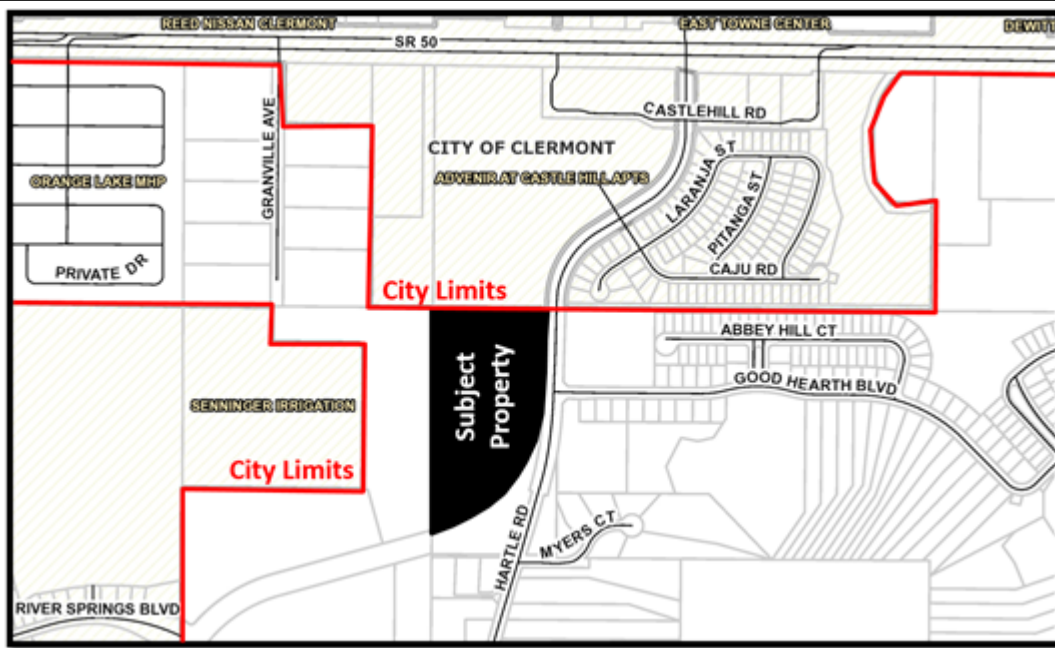
Recommend approval of Ordinance 2019-14.

Staff Report

The applicant, LPG Urban & Regional Planners, LLC, is requesting voluntary annexation of the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for a Large-Scale Comprehensive Plan Amendment and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses, formerly citrus and now planted pine.



The applicant desires to develop the property for commercial, office, and multi-family use. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the 13 +/- acre project, in which the City can fully serve. The property is contiguous with the City limits along the northern property line.



The related request for a comprehensive plan amendment would change the future land use from Lake County's Urban Low Density designation to the City's Commercial. The annexation would assign the default zoning in the City to Urban Estate Low Density Residential. The applicant is requesting a rezoning to a PUD for up to 96,000 square feet of commercial/office space and 96 multi-family units.

The request to annex is an orderly and efficient transition of uses, with densities and intensities, which currently exist within the City of Clermont. Since the subject property meets the requirements for voluntary annexation under Florida Statutes Chapter 171.044, the City is capable of serving the property, and is within the ISBA and the JPA; staff recommends approval of the annexation.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2019-14 Wise ANN	2019-14 Wise ANN.doc
2.	Wise Map	Wise Map.pdf
3.	171094 Daniel Wise -Bndy_10-24_17	171094 Daniel Wise -Bndy_10-24_17.pdf
4.	Signed Applications	Signed Applications.pdf
5.	Legal Ad	LF-D048519.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD



CITY OF CLERMONT
ORDINANCE NO. 2019-14

BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY. PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING



CITY OF CLERMONT
ORDINANCE NO. 2019-14

FIVE (5) COURSES: SOUTH 11'58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14'56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15'49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16'43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17'05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89'34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00'20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74'35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72'46'33" FOR 939.93 FEET; THENCE SOUTH 88'11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73'38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73'38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73'38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06'16'21" FOR 218.95 FEET; THENCE SOUTH 00'22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89'34'35" WEST ALONG SAID SOUTH LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17'16'39" EAST FOR 178.58 FEET; THENCE NORTH 16'26'45" EAST FOR 80.85 FEET; THENCE NORTH 16'03'52" EAST FOR 20.50 FEET; THENCE NORTH 86'56'24" EAST FOR 1.36 FEET; THENCE NORTH 16'09'13" EAST FOR 22.28 FEET; THENCE NORTH 14'42'51" EAST FOR 26.66 FEET; THENCE NORTH 18'18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

LOCATION

West of the County Road 455/Hartle Road and Good Health Boulevard Intersection
Alternate Key 1648157

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.

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.

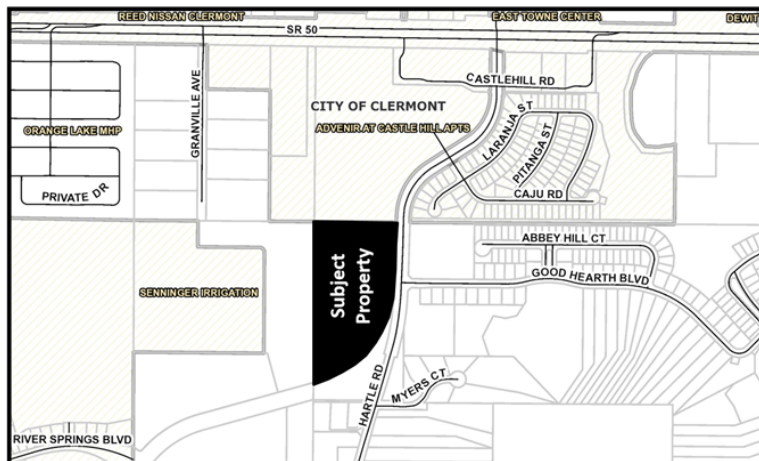
SECTION 5.

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. 2019-14

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 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 - Wise Property

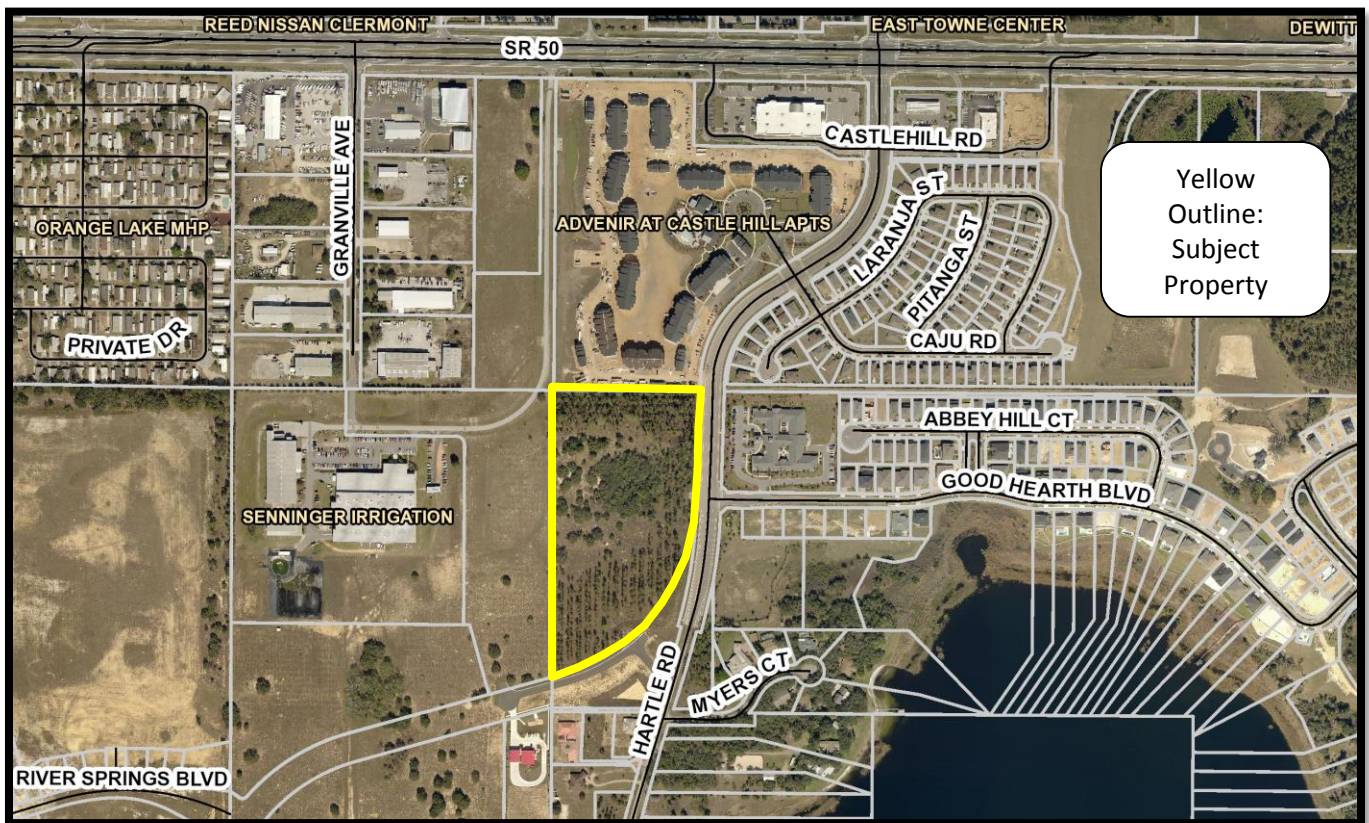
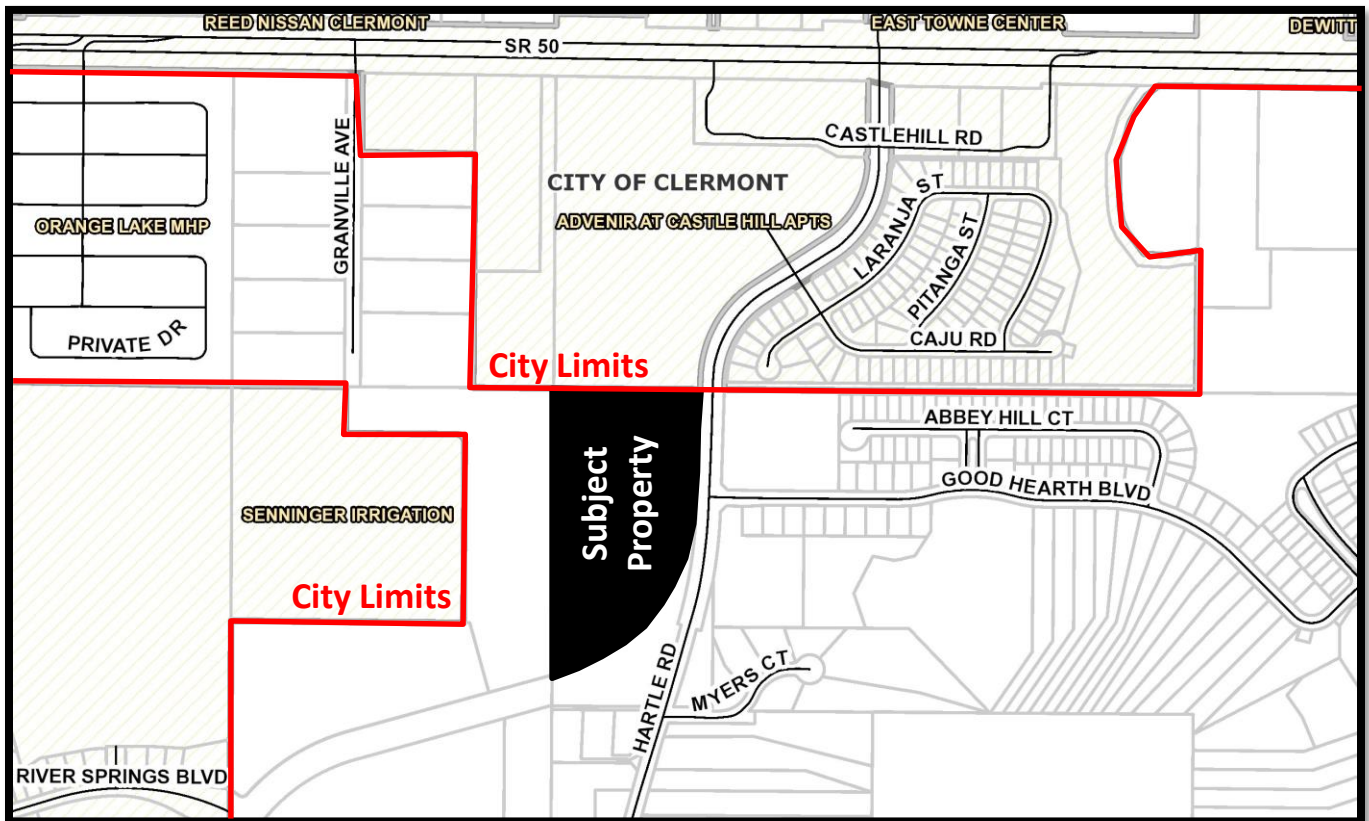


Exhibit – Future Land Use Map – Wise Property

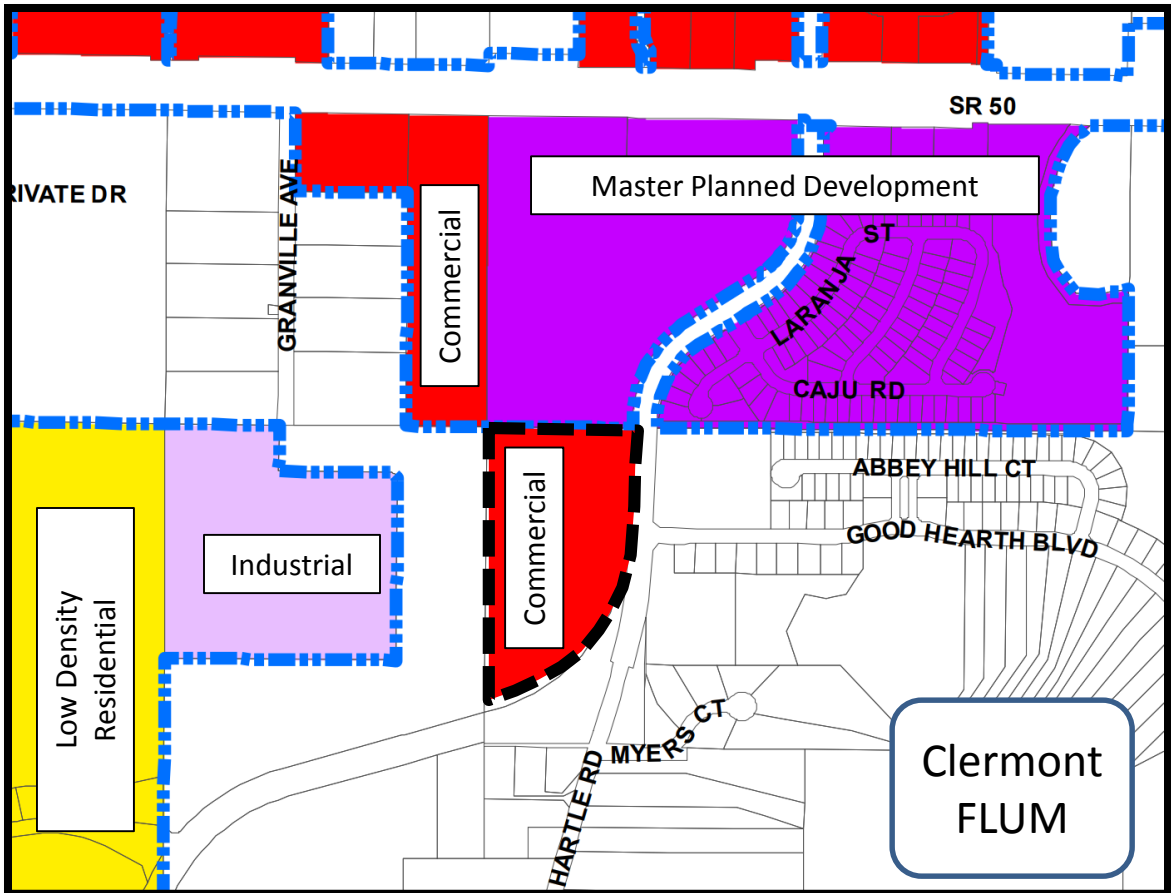
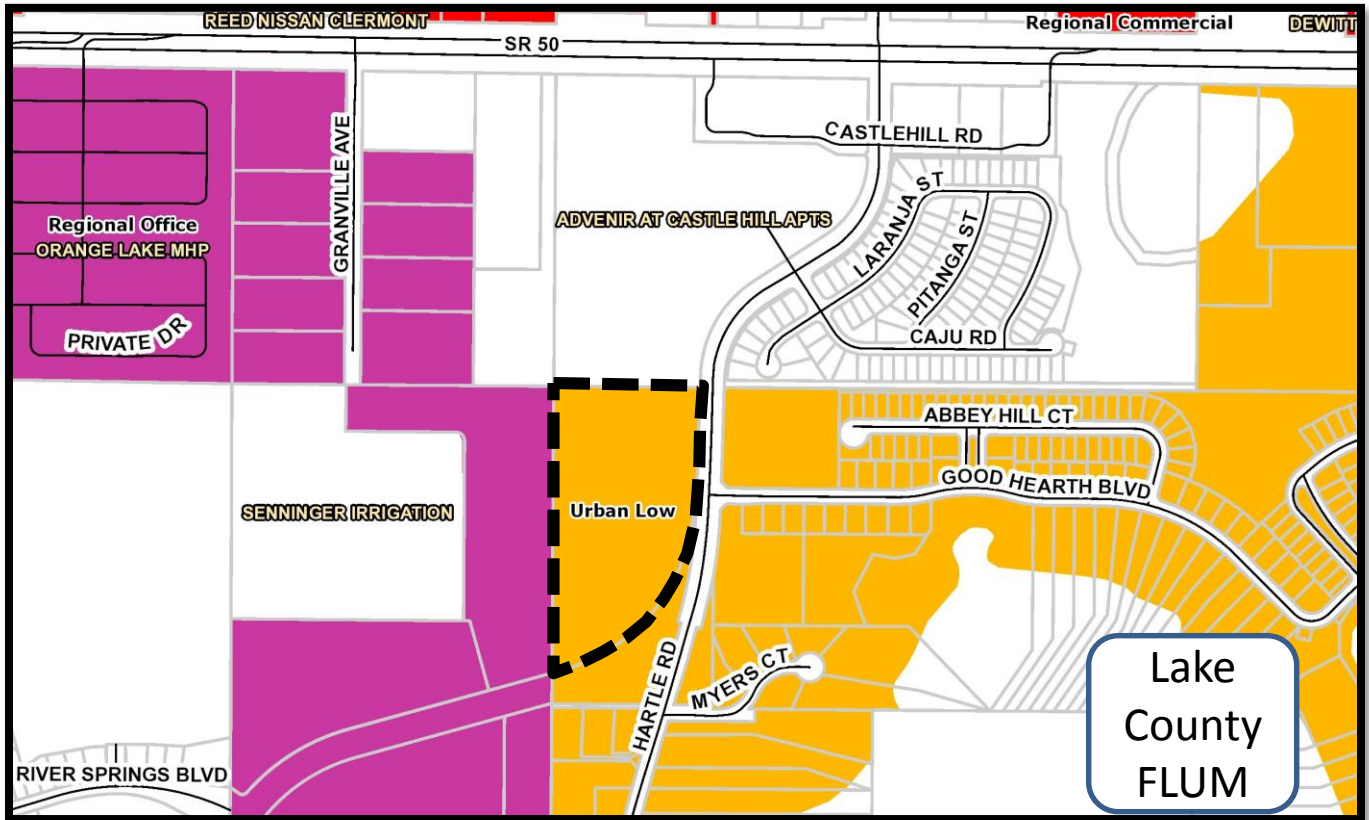
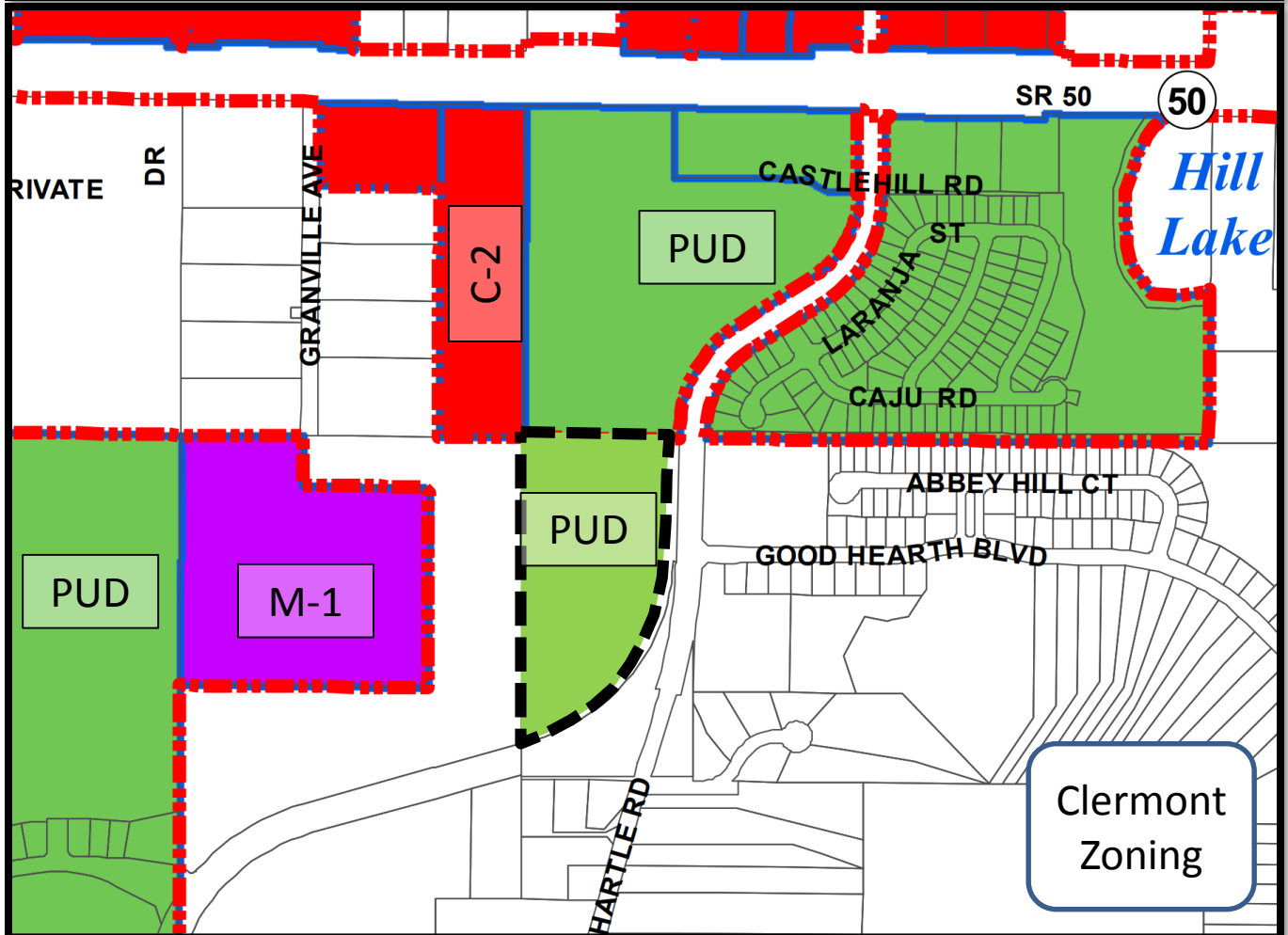
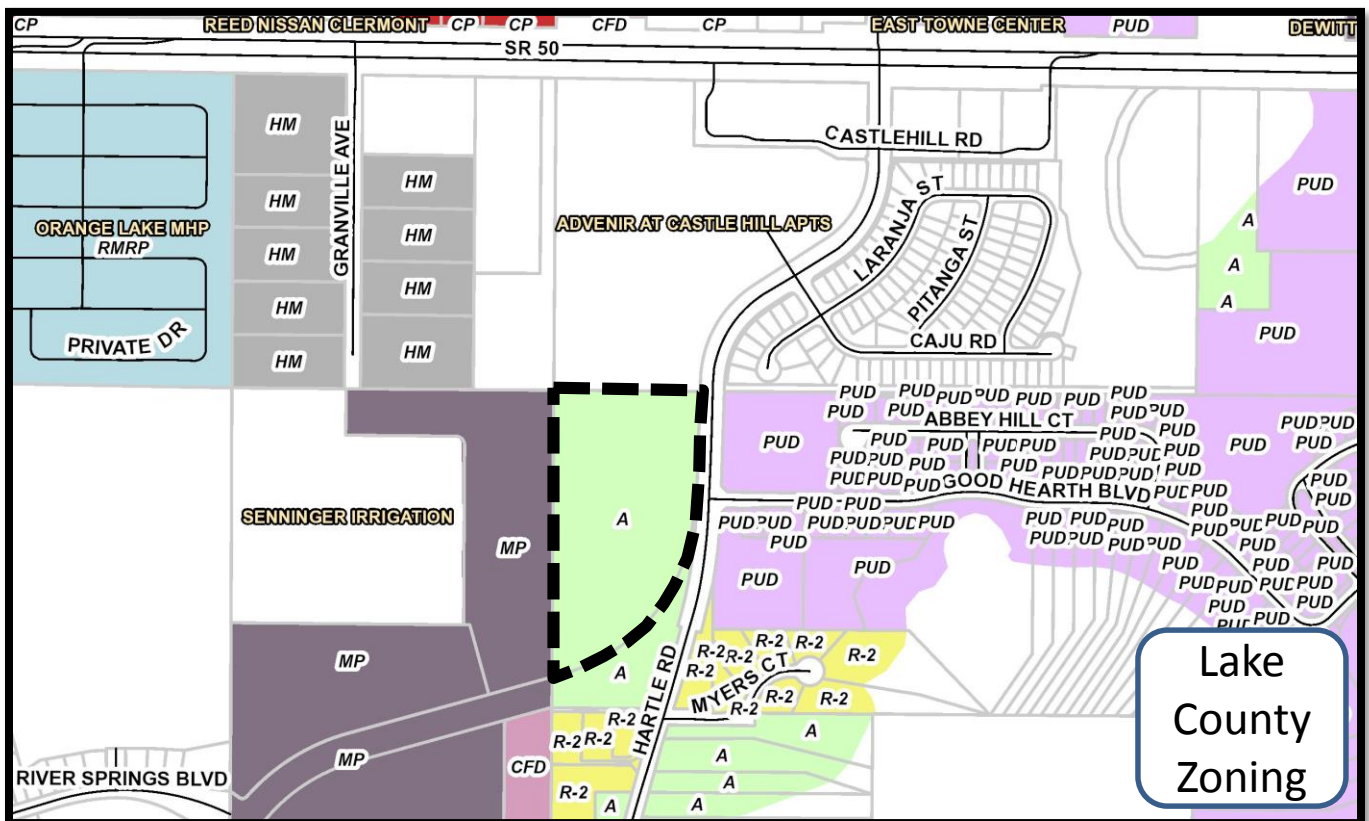


Exhibit – Zoning Map – Wise Property



LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

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ALSO LESS AND EXCEPT ORB 4561, PG 1260

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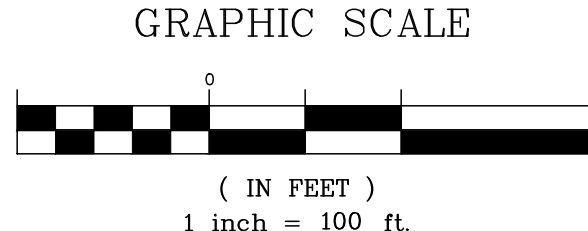
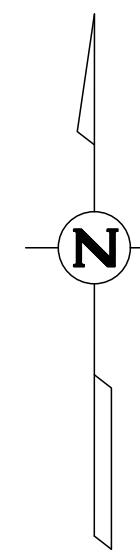
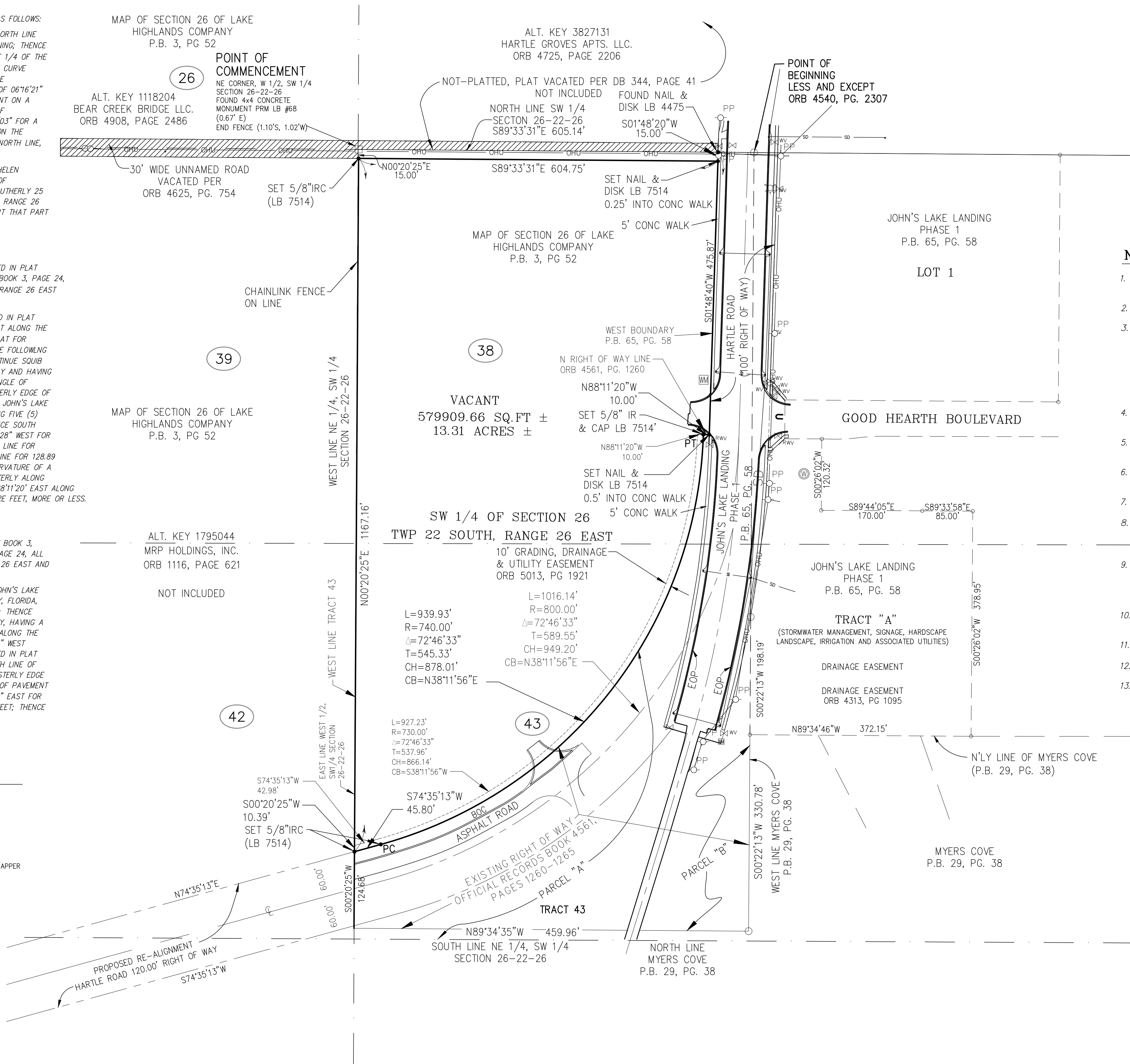
LEGEND

	WATER METER	POC	POINT OF COMMENCEMENT
	CLEAN OUT	POB	POINT OF BEGINNING
	WATER VALVE	ID	IDENTIFICATION
	GAS METER	LB	LICENSED BUSINESS
	POWER POLE	RLS	REGISTERED LAND SURVEYOR
	FLAG POLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	FIRE HYDRANT	EOP	EDGE OF PAVEMENT
	SIGN	BOC	BACK OF CURB
	SET 5/8" IRON ROD AND CAP (LB 7514) OR AS NOTED	IR	IRON ROD
	SET NAIL AND DISC (LB 7514) OR AS NOTED	CONC	CONCRETE
	FOUND CONCRETE MONUMENT (AS NOTED)	AC	AIR CONDITIONER PAD
	TELEPHONE JUNCTION BOX	BFP	BACKFLOW PREVENTER
	LIGHT POLE	IRC	IRON ROD & CAP
	GUY WIRE	SAN	SANITARY LINE
	OVERHEAD UTILITY LINE	CLF	CHAIN LINK FENCE
	SANITARY SEWER LINE	ICV	IRRIGATION CONTROL VALVE
	FENCE LINE	FOC	FIBER OPTIC CABLE
	MEASURED	EJB	ELECTRIC JUNCTION BOX
	DESCRIBED	INV	INVERT
	PLAT	N&D	NAIL & DISK
	CALCULATED	FFE	FINISHED FLOOR ELEVATION
	CENTERLINE	PC	POINT OF CURVATURE
	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
	CATEGORY 5 CABLE JUNCTION	PRC	POINT OF REVERSE CURVE
	ELECTRICAL JUNCTION BOX	ORB	OFFICIAL RECORDS BOOK
	BOLLARD	PG	PAGE
	STORM MANHOLE	RR	RAILROAD
	SEWER MANHOLE	SEC	SECTION
	WELL	DB	DEED BOOK
	GAS VALVE	SQ.FT.	SQUARE FEET
	SEWER VALVE	S&2	SCHEDULE B 2 ITEM
	FIRE VALVE		
	SPRINKLER		
	MONITORING WELL		

UTILITIES

PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

BOUNDARY SURVEY



NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO LAKE COUNTY GEODETIC AND BENCHMARK DENSIFICATION PROJECT 2002 "LK 176" AND REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING SOUTH 00°20'25" WEST.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069 C 0595 E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

CERTIFIED TO:

DANIEL Z. WISE, TRUSTEE

DATE:

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 5309

SHEET 1 OF 1

CLIENT	Daniel Z. Wise, Trustee
JOB NO.	JOB # 171094.0000-001
ACAD FILE	2017-ACAD-171094.0000 Boundary.dwg
DATE	10/17/2017 CHECKED BY: JMS
DRAWN BY:	Scott Dixon FLD. BOOK:MISC 6
REVISIONS	DATE

BOUNDARY SURVEY

26-22S-26E

LAKE COUNTY, FLORIDA.

HARTLE ROAD BOUNDARY SURVEY
Daniel Z. Wise, Trustee





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 14, 2018

FEE: _____

Project Name (if applicable): _____

Applicant: LPG Urban & Regional Planners, Inc.

Contact Person: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: _____

E-Mail: daniel@danielwisearchitect.com

General Location: Hartle Road

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 13.31 acres, 579,909 SF

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

Existing (Actual) Land Use: Undeveloped

Existing Zoning: County Agriculture

Existing Future Land Use: County Urban Low

Proposed Future Land Use: Commercial

Type of development proposed: Mixed Use - Commercial and multi-family



Proposed density (dwelling units/acre) or intensity: .80 ISR

Proposed Zoning District: Planned Development

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Property is being annexed and requires a land use designation within the City of Clermont. The site is located within an area of mixed uses that include, residential, commercial and industrial. The proposed land use would be a transition between industrial and residential.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Greg Beliveau, who being

by me first duly sworn on oath, deposes and says:

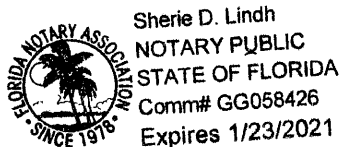
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Greg Beliveau
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of November, 2018.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 1/23/2021



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Daniel Z. Wise, who being

by me first duly sworn on oath, deposes and says:

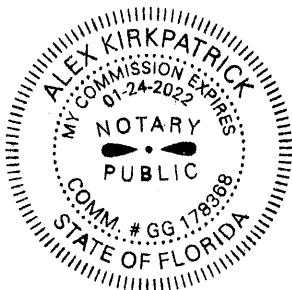
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Greg Beliveau to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Daniel Z Wise
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of October, 20 18.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 1/24/22



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. X Application & Petition by the landowners for Annexation (pages 3 and 4).
2. x General application form (page 5).
3. X Authorization for agent/owner representation (page 6)
4. X **LEGAL DESCRIPTION:** Email legal description typed in Word (not all capitalized) to rchidlow@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. X Map showing general area of site for which Annexation is being requested.
6. X Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. 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 hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



Existing Lake County Land Use* : Urban Low

Existing Lake County Zoning* : Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Undeveloped

State the reason or basis for this request: City services

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 26, Township 22, Range 26

See Attached

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

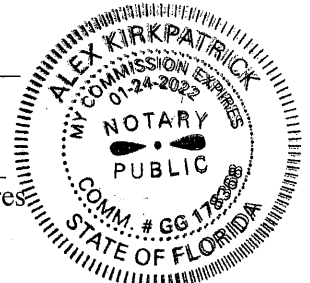
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 17th day of October, 2018

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Landowner (Petitioner)
10/17/18
Date

Notary Public
1/24/18
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 10/17/18

Before me, the undersigned authority personally appeared Daniel Wise
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Mixed use development of multi-family and commercial
3. That said authority (owner) has appointed (agent's name) Greg Beliveau
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X Daniel Wise
Owner (signature)

X Greg Beliveau
Agent's (signature)

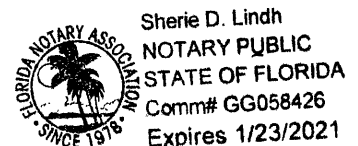
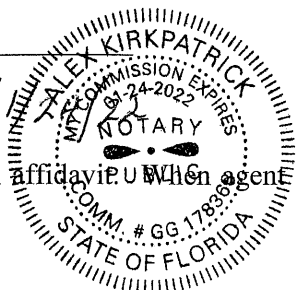
Sworn to and subscribed before
me this 17th day of October,
20 18.

Alex Kirkpatrick
Notary Public, State of FL
My commission expires:

Sworn to and subscribed before
me this 26 day of November,
20 18.

Sherie D. Lindh
Notary Public, State of FL
My commission expires: 1/23/2021

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.





CITY OF CLERMONT
REZONING
APPLICATION

DATE: May 14, 2018

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Wise Property

APPLICANT: LPG Urban & Regional Planners, Inc.

CONTACT PERSON: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: N/A

Address of Subject Property: Hartle Road

Legal Description (include copy of survey): See Attached

Acres: 13.31 Acres Land Use: County Urban Low

(City verification required)

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



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

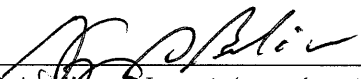
Answers to the following questions are required to complete this application.

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

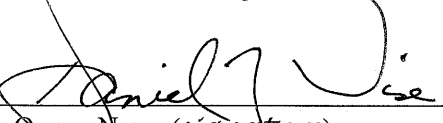
Owner has submitted applications for annexation, rezoning and comp plan amendment.

In order to be in compliance with land development regulations, a rezoning is required. The property is vacant and it is
Proposed to develop it as a mixed use project with multi-family and commercial.

Greg Beliveau
Applicant Name (print)

X 
Applicant Name (signature)

Daniel Z. Wise
Owner Name (print)

X 
Owner Name (signature)

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

LEGAL NOTICE

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, May 28, 2019 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2019-14

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:

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY’S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:
THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33’31”W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22’13”W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13’33”W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16’21” FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38’17”W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05’12”E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33’03” FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48’40”E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33’31”E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND’S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL “A”
THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, - TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN’S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33’31” WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48’40” WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48’40” WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33’03” FOR 482.53 FEET; THENCE SOUTH 73°38’17” EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN’S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58’12” WEST FOR 11.38 FEET; THENCE SOUTH 14°56’12” WEST FOR 17.62 FEET; THENCE SOUTH 15°49’20” WEST FOR 52.94 FEET; THENCE SOUTH 16°43’20” WEST FOR 79.99 FEET; THENCE SOUTH 17°05’28” WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34’35” WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20’25” EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35’13” EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46’33” FOR 939.93 FEET; THENCE SOUTH 88°11’20” EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS, TOGETHER WITH

PARCEL “B”

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT “A”; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN’S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38’17” EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38’17” EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38’17” EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0616°21” FOR 218.95 FEET; THENCE SOUTH 00°22’13” WEST ALONG SAID BOUNDARY OF JOHN’S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34’35” WEST ALONG SAID SOUTH LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16’39” EAST FOR 178.58 FEET; THENCE NORTH 1 16°26’45” EAST FOR 80.85 FEET; THENCE NORTH 16°03’52” EAST FOR 20.50 FEET; THENCE NORTH 86°56’24” EAST FOR 1.36 FEET; THENCE NORTH 16°09’13” EAST FOR 22.28 FEET; THENCE NORTH 14°42’51” EAST FOR 26.66 FEET; THENCE NORTH 18°18’30” EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

Alternate Key 1648157

See Map Below

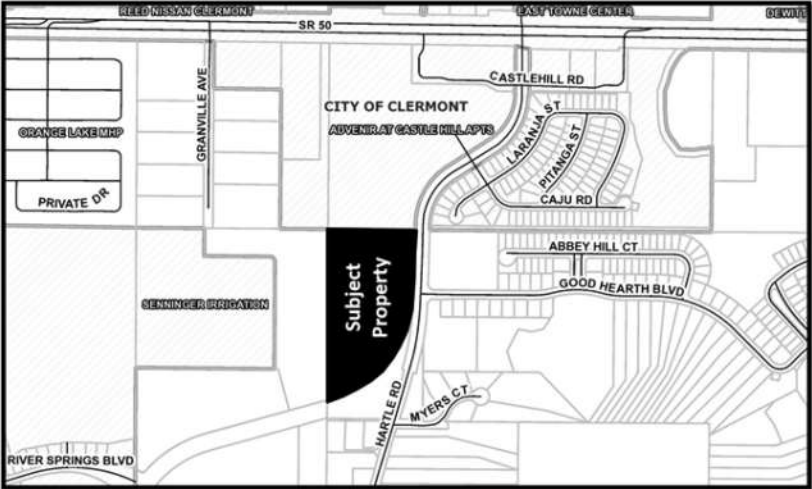
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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



D048519 - May 14 & 21, 2019

☐ **PROOF O.K. BY:** _____

☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048519 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 3X18
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 3/6/2019 7:44:24 AM
NEXT RUN DATE: 05/14/19
PROOF DUE: 05/13/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, May 28, 2019

Agenda Item Name

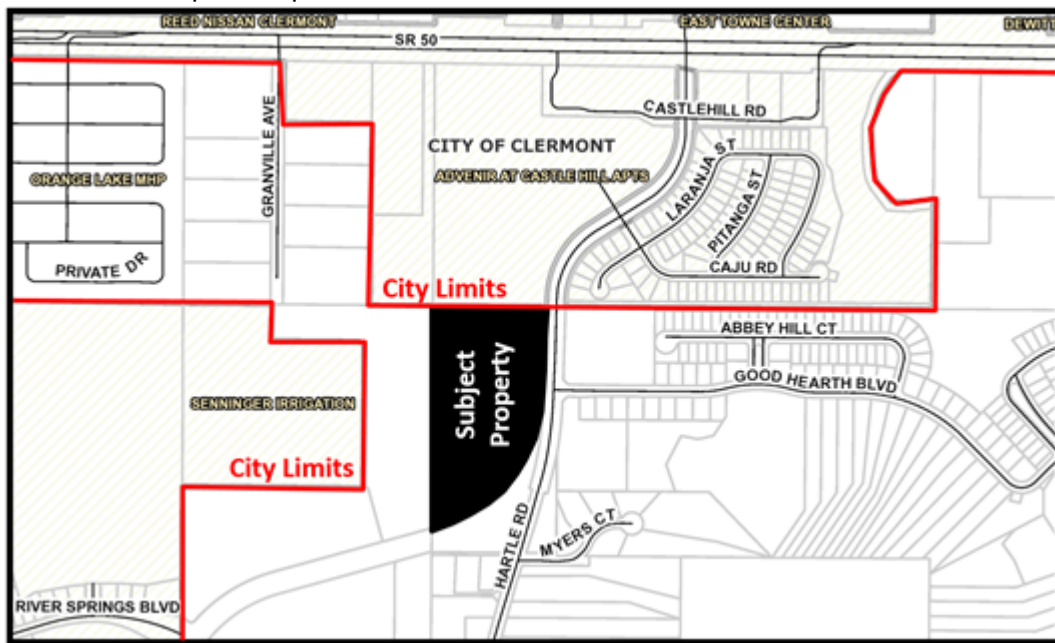
Ordinance No. 2019-15 *Final*
Wise Large-Scale Comprehensive Plan Amendment

Requested Action

Recommend approval of Ordinance No. 2019-15.

Staff Report

The applicant, LPG Urban & Regional Planners, LLC, is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD). The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses, formerly citrus and now planted pine.



The proposed map amendment will change the future land use from Lake County's Urban Low Density to the City's Commercial. Under Lake County's Comprehensive Plan, FLU Policy 1-1.3.2, the property can be developed at a maximum density (4 units/net acre) of 53 residential units and 144,945 square feet of commercial. The City's Commercial Future Land Use allows up to 0.25 Floor Area Ratio (FAR) and up to 12 units per acre. The commercial square footage would be the same, 144,945 square feet, but an increase of 8 units per acre, or 104 additional residential units could be constructed. The applicant is requesting a rezoning to a PUD for up to 96,000 square feet of commercial/office space and 96 multi-family units that would cap the development totals.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These policies include: Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except for lands which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 16 Special Overlay District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

The proposed amendment was transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review in March. Comments have been received back from three of the agencies, which were "no comments."

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, it is not in conflict with the City's Comprehensive Plan, and the property can be developed in a similar fashion under Lake County's Urban Low Density. Therefore; staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Urban Low Density to the City's Commercial. *The Planning & Zoning Commission recommend unanimous approval, 7-0 for transmittal.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2019-15 Wise CPA | 2019-15 Wise CPA.doc |
| 2. | Wise Map | Wise Map.pdf |
| 3. | 171094 Daniel Wise -Bndy_10-24_17 | 171094 Daniel Wise -Bndy_10-24_17.pdf |
| 4. | executive summary_05-14-18_SL | executive summary_05-14-18_SL.pdf |
| 5. | Clermont_Proposed_19-02ESR_FDOT_040519 | Clermont_Proposed_19-02ESR_FDOT_040519 |
| | Wise response | Wise response.pdf |
| 6. | DEO response | DEO response.pdf |
| 7. | FL DEP response | FL DEP response.pdf |
| 8. | Wise CPA Legal Ad | Wise CPA Legal Ad.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:



CITY OF CLERMONT
ORDINANCE NO. 2019-15

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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CITY OF CLERMONT
ORDINANCE NO. 2019-15

BEGINNING; THENCE CONTINUE SQUIB 01'48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14'33'03" FOR 482.53 FEET; THENCE SOUTH 73'38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11'58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14'56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15'49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16'43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17'05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89'34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00'20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74'35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72'46'33" FOR 939.93 FEET; THENCE SOUTH 88'11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

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CITY OF CLERMONT
ORDINANCE NO. 2019-15

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Alternate Key 1648157

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: URBAN LOW DENSITY
TO CITY OF CLERMONT: COMMERCIAL

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.

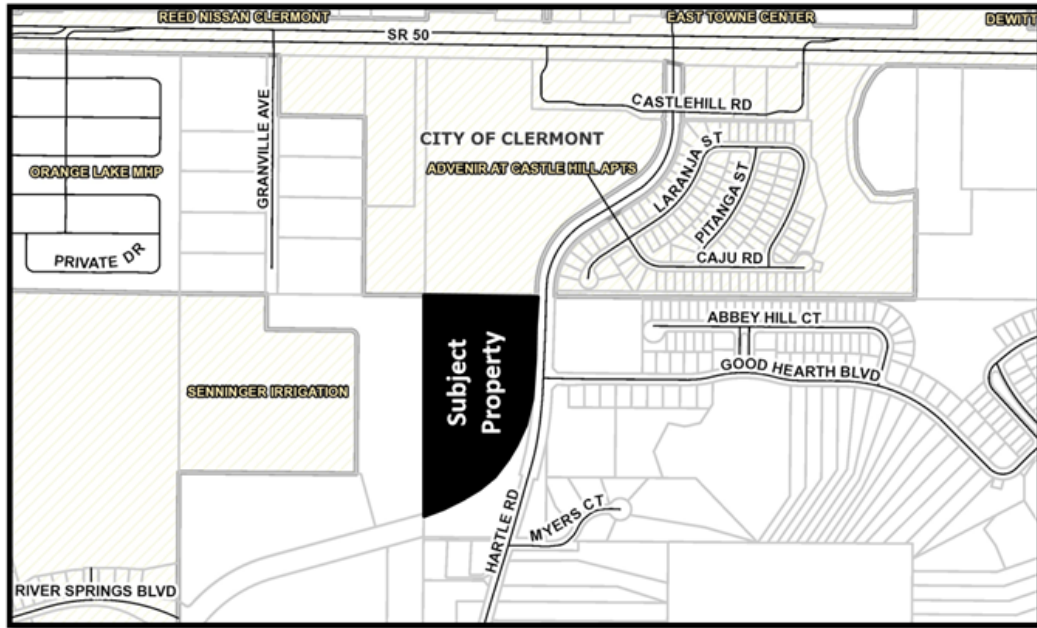
SECTION 3.

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.

CITY OF CLERMONT
ORDINANCE NO. 2019-15





CITY OF CLERMONT
ORDINANCE NO. 2019-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of May, 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 - Wise Property

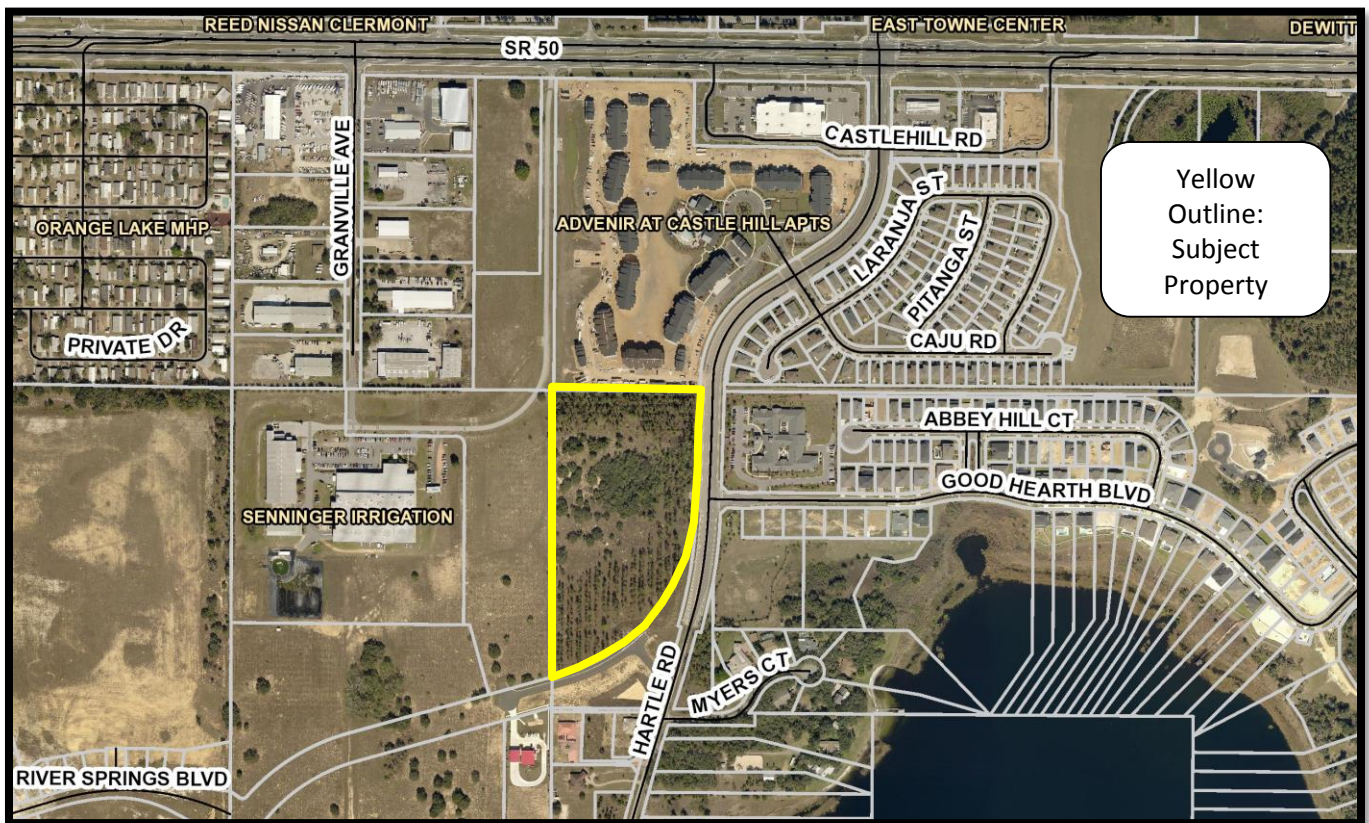
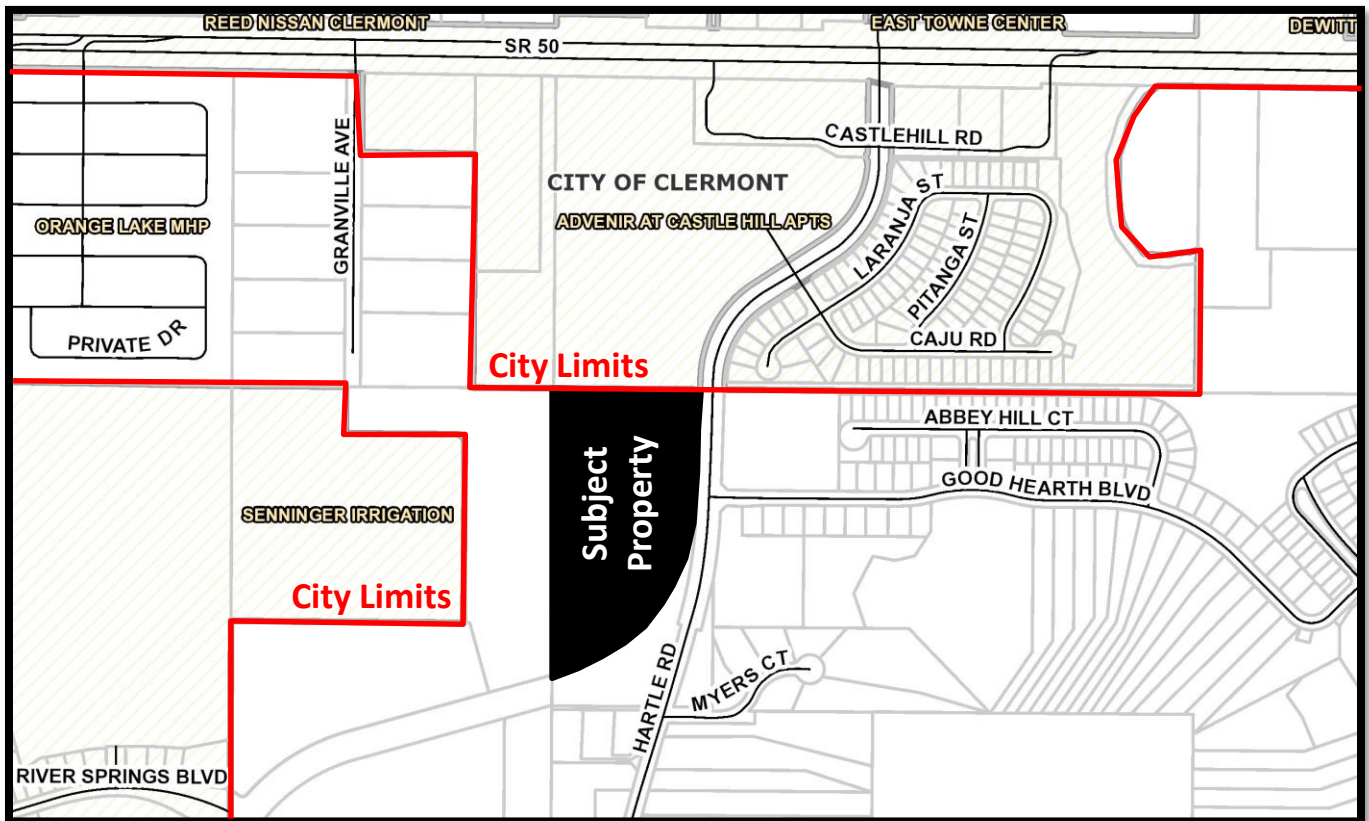


Exhibit – Future Land Use Map – Wise Property

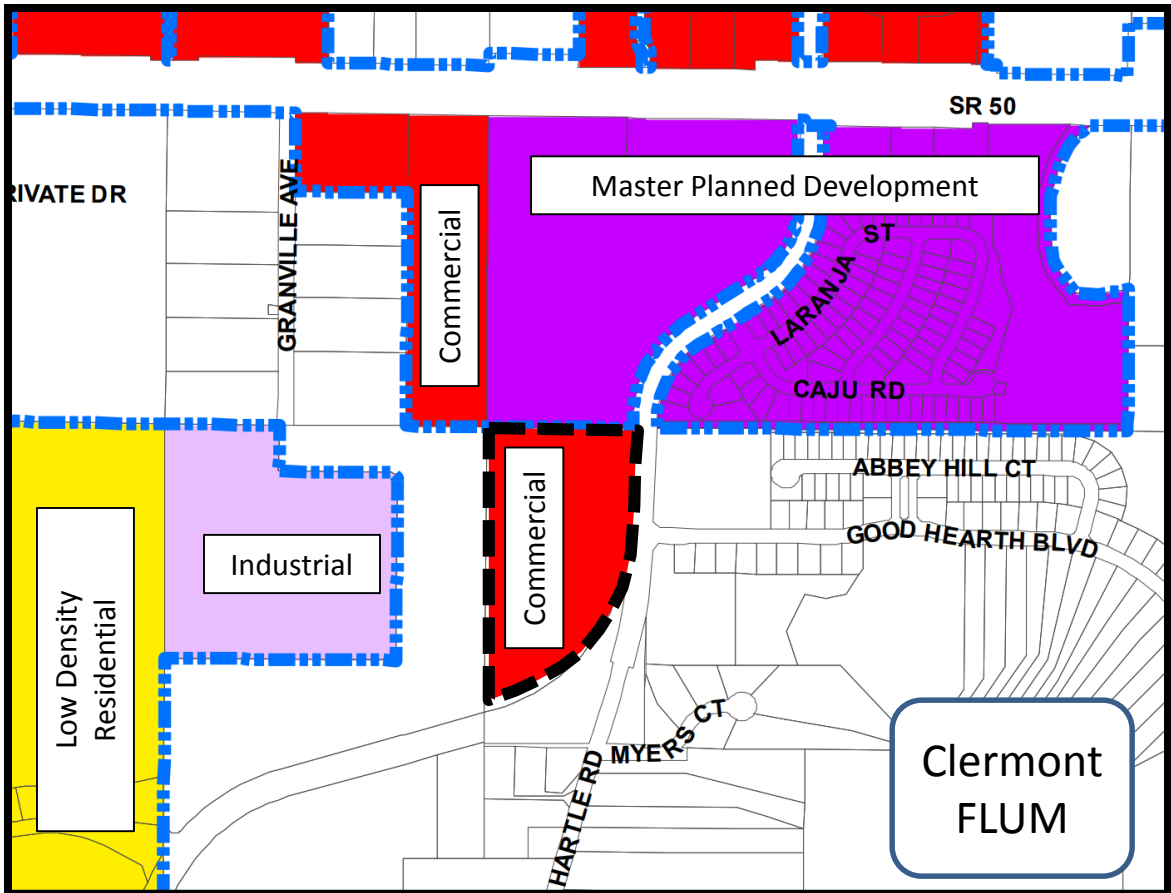
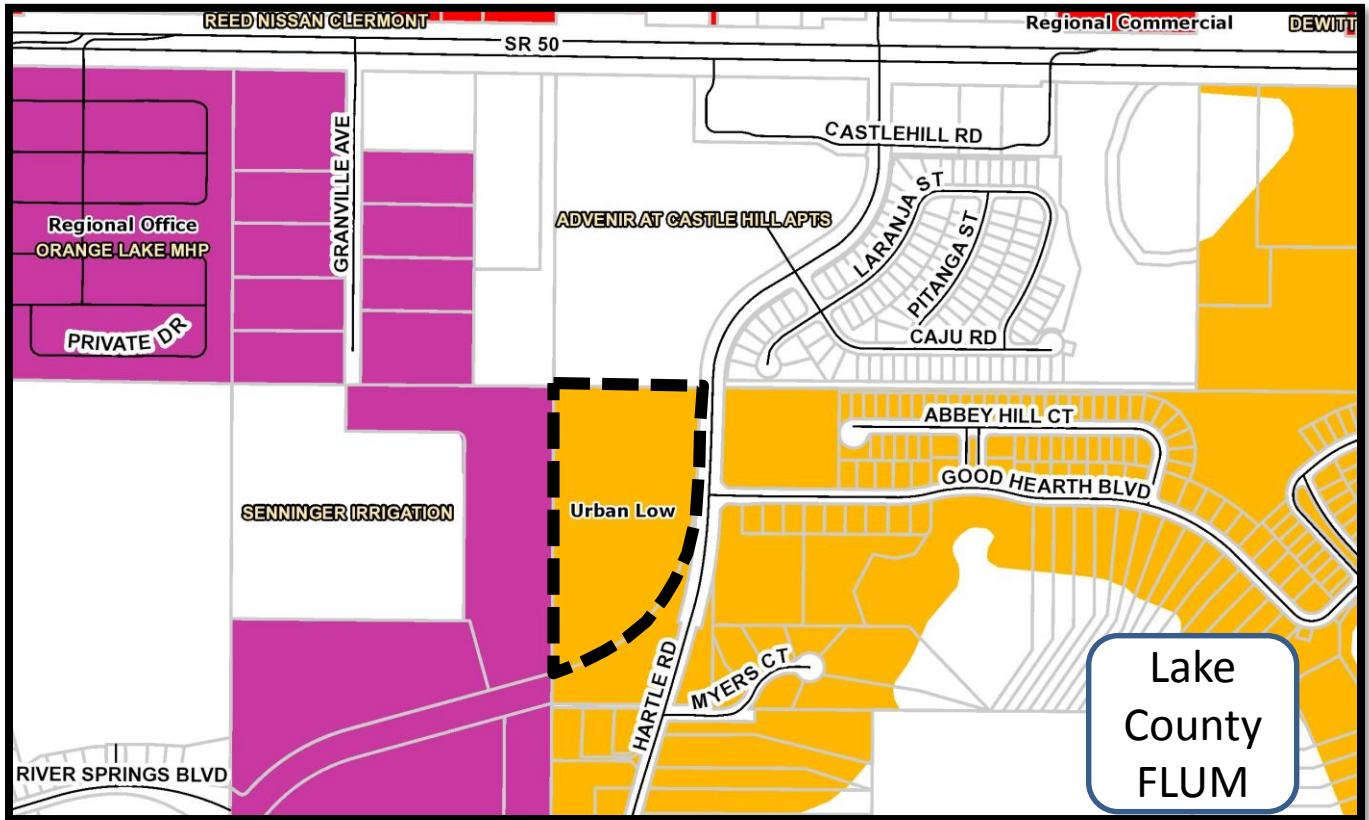
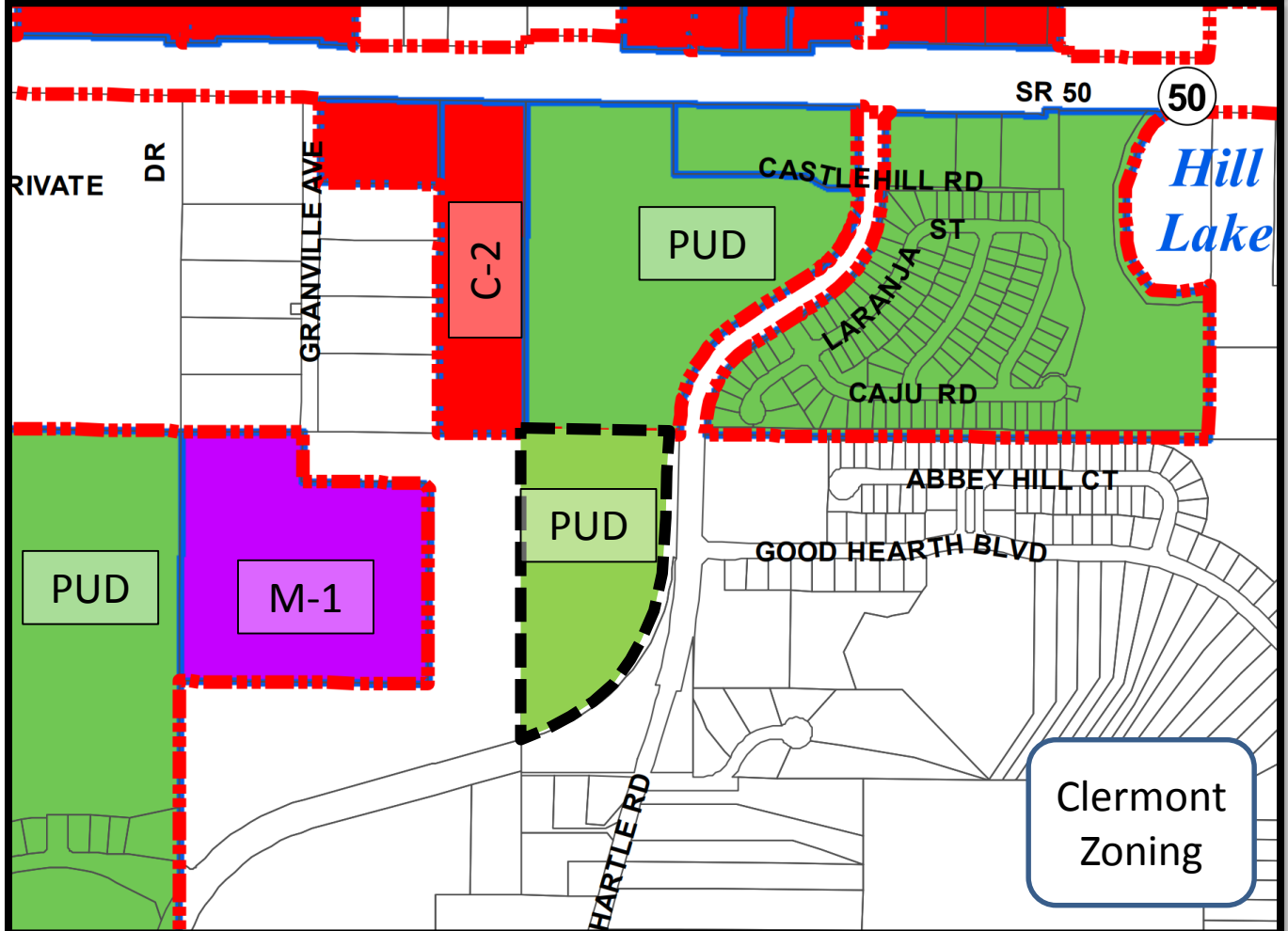
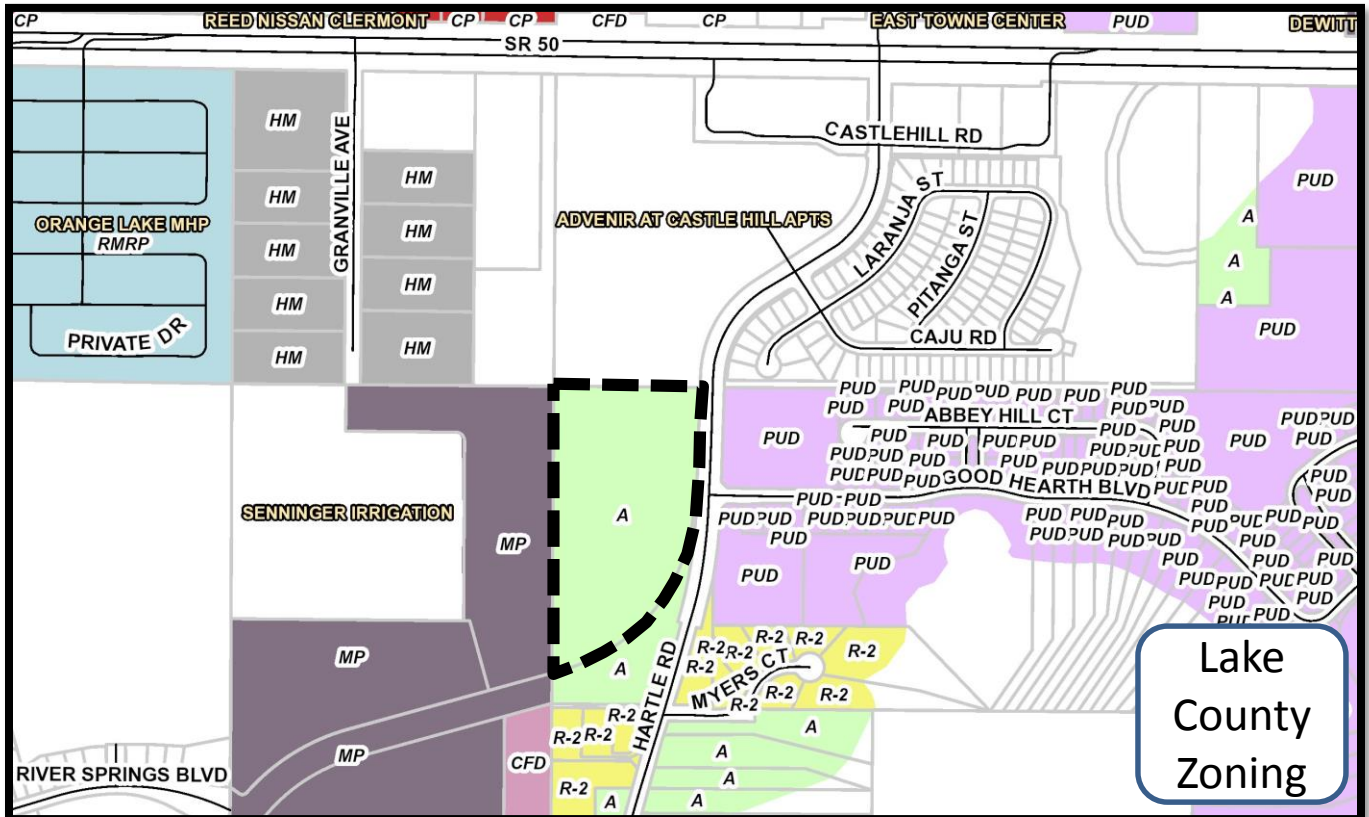


Exhibit – Zoning Map – Wise Property



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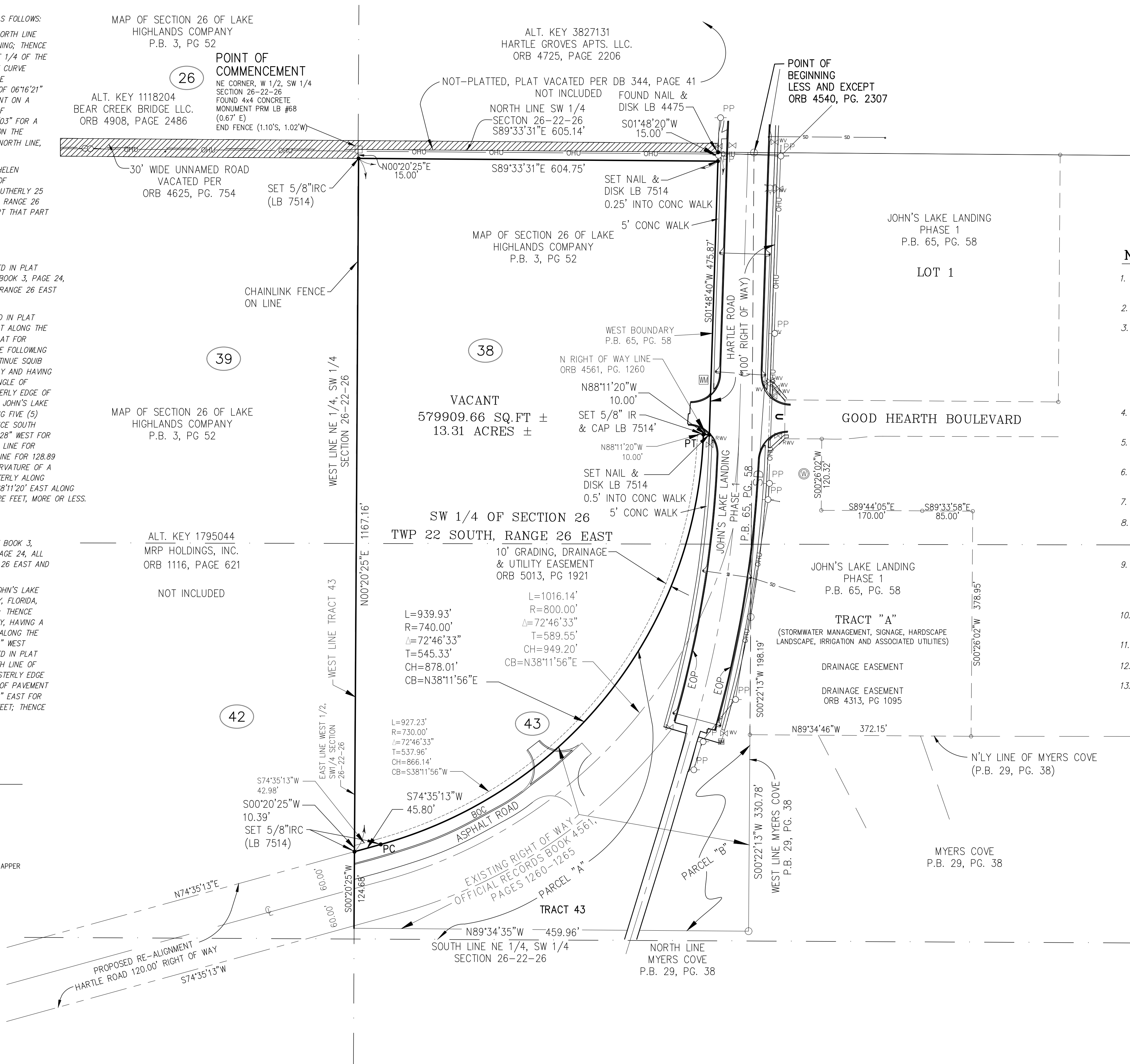
LEGEND

	WATER METER	POC	POINT OF COMMENCEMENT
	CLEAN OUT	POB	POINT OF BEGINNING
	WATER VALVE	ID	IDENTIFICATION
	GAS METER	LB	LICENSED BUSINESS
	POWER POLE	RLS	REGISTERED LAND SURVEYOR
	FLAG POLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	FIRE HYDRANT	EOP	EDGE OF PAVEMENT
	SIGN	BOC	BACK OF CURB
	SET 5/8" IRON ROD AND CAP (LB 7514) OR AS NOTED	IR	IRON ROD
	SET NAIL AND DISC (LB 7514) OR AS NOTED	CONC	CONCRETE
	FOUND CONCRETE MONUMENT (AS NOTED)	AC	AIR CONDITIONER PAD
	TELEPHONE JUNCTION BOX	BFP	BACKFLOW PREVENTER
	LIGHT POLE	IRC	IRON ROD & CAP
	GUY WIRE	SAN	SANITARY LINE
	OVERHEAD UTILITY LINE	CLF	CHAIN LINK FENCE
	SANITARY SEWER LINE	ICV	IRRIGATION CONTROL VALVE
	FENCE LINE	FOC	FIBER OPTIC CABLE
	MEASURED	EJB	ELECTRIC JUNCTION BOX
	DESCRIBED	INV	INVERT
	PLAT	N&D	NAIL & DISK
	CALCULATED	FFE	FINISHED FLOOR ELEVATION
	CENTERLINE	PC	POINT OF CURVATURE
	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
	CATEGORY 5 CABLE JUNCTION	PRC	POINT OF REVERSE CURVE
	ELECTRICAL JUNCTION BOX	ORB	OFFICIAL RECORDS BOOK
	BOLLARD	PG	PAGE
	STORM MANHOLE	RR	RAILROAD
	SEWER MANHOLE	SEC	SECTION
	WELL	DB	DEED BOOK
	GAS VALVE	SQ.FT.	SQUARE FEET
	SEWER VALVE	S&2	SCHEDULE B 2 ITEM
	FIRE VALVE		
	SPRINKLER		
	MONITORING WELL		

UTILITIES

PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

BOUNDARY SURVEY



NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO LAKE COUNTY GEODETIC AND BENCHMARK DENSIFICATION PROJECT 2002 "LK 176" AND REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING SOUTH 00°20'25" WEST.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069 C 0595 E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

CERTIFIED TO:

DANIEL Z. WISE, TRUSTEE

DATE:

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 5309

SHEET 1 OF 1

CLIENT	Daniel Z. Wise, Trustee
JOB NO.	JOB # 171094.0000-001
ACAD FILE	2017-ACAD-171094.0000 Boundary.dwg
DATE	10/17/2017 CHECKED BY: JMS
DRAWN BY:	Scott Dixon FLD. BOOK:MISC 6
REVISIONS	DATE

BOUNDARY SURVEY

26-22S-26E

LAKE COUNTY, FLORIDA.

HARTLE ROAD BOUNDARY SURVEY
Daniel Z. Wise, Trustee





**DANIEL WISE, TRUSTEE
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
NOVEMBER 2018**

Prepared By:

LPG Urban & Regional Planners, Inc.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

City of Clermont
Large Scale Comprehensive Plan Amendment
Daniel Wise, Trustee

Executive Summary

The proposed large scale comprehensive plan amendment consists of 13.31 ± acres and is located off of Hartle Road (Figured 1 and 2) south of SR 50. The subject site abuts the City of Clermont along the northern property boundary and the applicant is requesting annexation. The subject property should be considered infill development. It should also be noted that there is a planned roadway along the northern property boundary known as Hooks Street extension.

The site is designated as Urban Low on the Lake County Future Land Use Map (Figure 3). The applicant is proposing to designate the site as Commercial on the City's Future Land Use Map (Figure 4). Pursuant to FLU Policy 1-1.3.2 of the Lake County Comprehensive Plan, the property could have been developed at a maximum density (4 units/net acre) of 53 residential units and 144,945 square feet of commercial (Table 1). Under the proposed City designation of Commercial land use pursuant to FLU Policies 1.2.4 and 1.9.2 the property can be developed at a maximum density of 156 units and 144,945 square feet of commercial (Table 1). The net change in maximum development is an additional 103 residential units.

School Impact Analysis

The proposed land use will increase the students generated by 35 students; however, the school impact analysis indicates that there is sufficient capacity available to support the amendment.

Existing County Land Use Residential Units: 53 SF units

Proposed Development Residential Units: 156 SF units

Lake County Student Generation Rates	
Single-Family	
Type	Student Multipliers per Dwelling Unit
High School	0.102
Middle School	0.074
Elementary School	0.152
Total	0.328

The anticipated number of students generated by the existing land use is shown in Table 3. The anticipated number of students generated by the proposed development is shown in Table 4. In summary, the proposed change increases the students generated by 35 students (16 elementary, 8 middle school and 11 high school). There are adequate school facilities to accommodate the proposed amendment.

**TABLE 3
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	53	0.152	8	0	0.143	0	8
MIDDLE	53	0.074	4	0	0.063	0	4
HIGH	53	0.102	5	0	0.077	0	5
GRAND TOTAL							17

**TABLE 4
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	156	0.152	24	0	0.143	0	24
MIDDLE	156	0.074	12	0	0.063	0	12
HIGH	156	0.102	16	0	0.077	0	16
GRAND TOTAL							52

School Name	Projected Enrollment 2020-2021	Permanent Student Capacity	Projected Five-Year Capacity %	Student Enrollment w/Impact	% of Perm. Capacity w/Impact
Grassy Lake Elementary	1,049	1,175	89%	1,069	91%
East Ridge Middle	1,152	1,590	72%	1,162	73%
Lake Minneola High	1,765	1,835	96%	1,779	97%

Source: Lake County School District Five-Year Plan, Fiscal Year 2016-2020

Potable Water Analysis

The City of Clermont currently owns, operates and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Consumptive Use Permit (Permit No. 2478) as issued by the St. Johns River Water

Management District (SJRWMD). Permit no. 2478 allows for an annual withdrawal from the Floridian Aquifer of 7.91 mgpd. The City currently utilizes approximately 5.976 mgpd.

The City has a current available capacity of 1.93 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 1.85 mgpd.

Sanitary Sewer Analysis

The City of Clermont currently owns, operates, and maintains a central sanitary sewer system. The City's central sanitary system is comprised of one (1) wastewater treatment plant (WWTP) with a permitted capacity of 4.0 mgpd. The City currently utilizes approximately 3.028 mgpd. The City has a current available capacity of 0.972 mgpd.

An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.942 mgpd.

Solid Waste Analysis

The City of Clermont provides solid waste collection service to all its residents through a private franchise service. The City's adopted level of service (LOS) for solid waste is 6.63 lbs per day per resident. The estimated population with the amendment is 429 (156 x 2.75 pph) and will generate approximately 1.42 tons per day. The proposed amendment will not cause a deficiency in the LOS.

Transportation Impact Analysis

The proposed land use will generate an additional 37 PM peak hour trips as outlined below; however, the analysis does not take into account an internal capture rate. Utilizing an internal capture rate of 11% would decrease the PM peak hour trips from 37 to 25 thus the proposed amendment should be considered insignificant.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	156 unit	210	1,485	156	98	58
Office/Commercial	144,945 SF	710	1,598	216	37	179
TOTAL GROSS TRIPS (PROPOSED)			3,083	306	96	211

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	53 units	210	505	53	33	20
Office/Commercial	144,945 SF	710	1,598	216	37	179
TOTAL GROSS TRIPS (EXISTING)			2,103	269	70	199

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	37	26	12

Environmental Analysis

The subject site consists of upland soils (Figure 5). Portions of the subject property are located within the 100 year flood plain (Figure 6). Prior to development, an environmental assessment will be conducted. Should protected species occupy the site, appropriate permits will be secured prior to development.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following policies (among others) of the City of Clermont's Comprehensive Plan:

Future Land Use

FLU Policy 1.1.3:	Encourage Infill
FLU Policy 1.2.4:	Commercial
FLU Policy 1.9.1:	Mix of Uses
FLU Policy 1.9.2:	Maximum Commercial Intensity

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Net Change in Development Potential
Daniel Wise *	13.31	Urban Low (4 unit/acre)	53 Units 144,945 SF	Commercial (12 units/acre & .25 FAR)	156 Units 144,945 SF	+ 103 Units
TOTAL	13.31		53 Units 144,945 SF		156 Units 144,945 SF	+103 Units

* Annexation Ordinance No

Existing Lake County Urban Low - Max. Density = 4 units/net acre per FLU Policy 1-1.3.2

City of Clermont - FLU Policy 1.2.4 and 1.9.2 – Max Density = 12 units/acre and .25 FAR

Table 2 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						1.93
Daniel Wise Trustee*	13.31	County Urban Low 4 units/net acre 0.25 FAR	Commercial 12 units/acre 0.25 FAR	156 Units 144,945 SF	0.079	1.85

* Annexation Ordinance No

Water demand was calculated at 185 gallons per capita per day pursuant to City's LOS standard

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed City Land Use	Maximum Development	WasteWater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.972
Daniel Wise Trustee*	13.31	County Urban Low 4 units/net acre 0.25 FAR	Commercial 12 units/acre 0.25 FAR	156 Units 144,945 SF	0.030	0.942

* Annexation Ordinance No

Wastewater demand was calculated at 70 gallons per capita per day pursuant to City's LOS standard

Figure 1



Figure 2



Figure 3

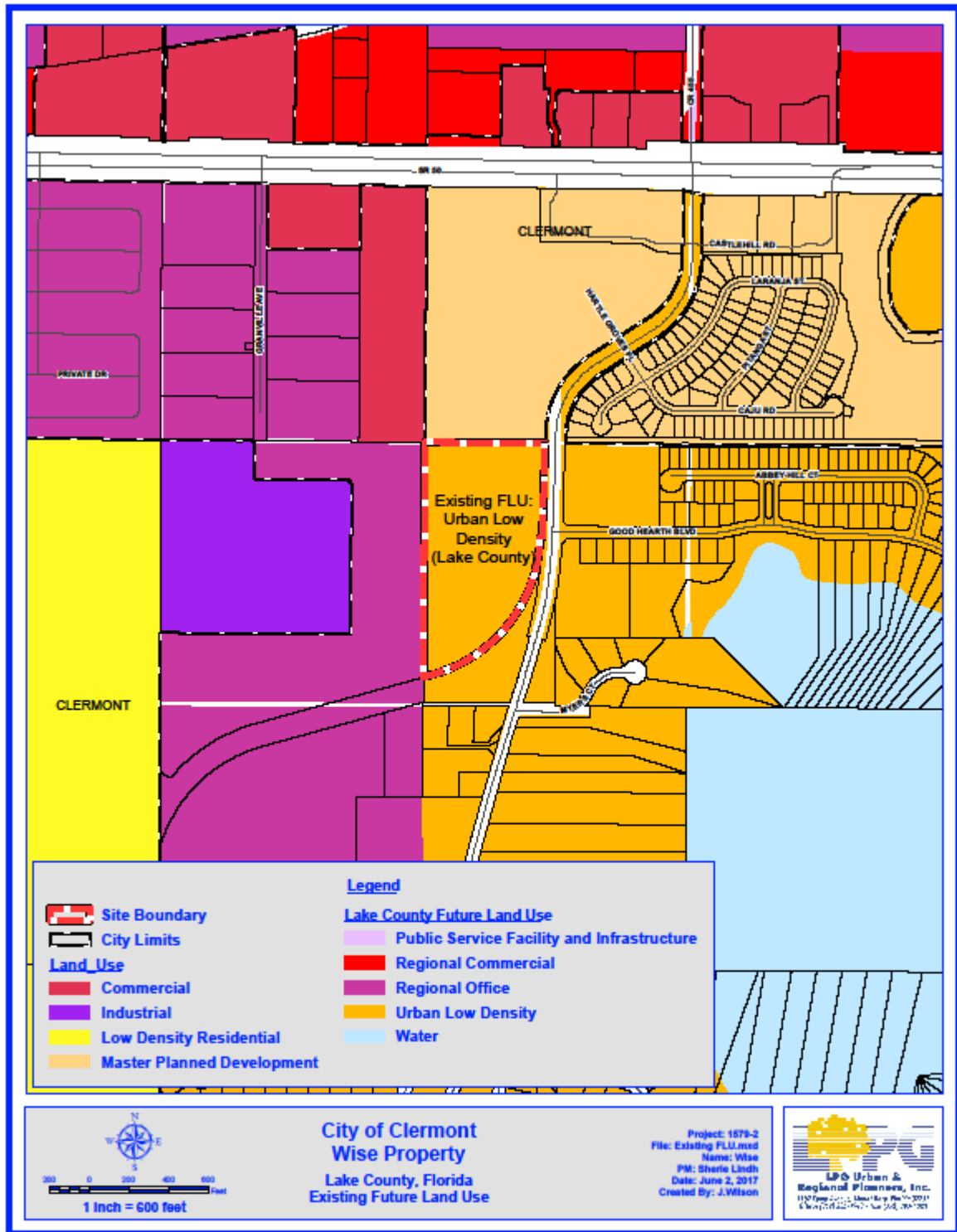


Figure 4

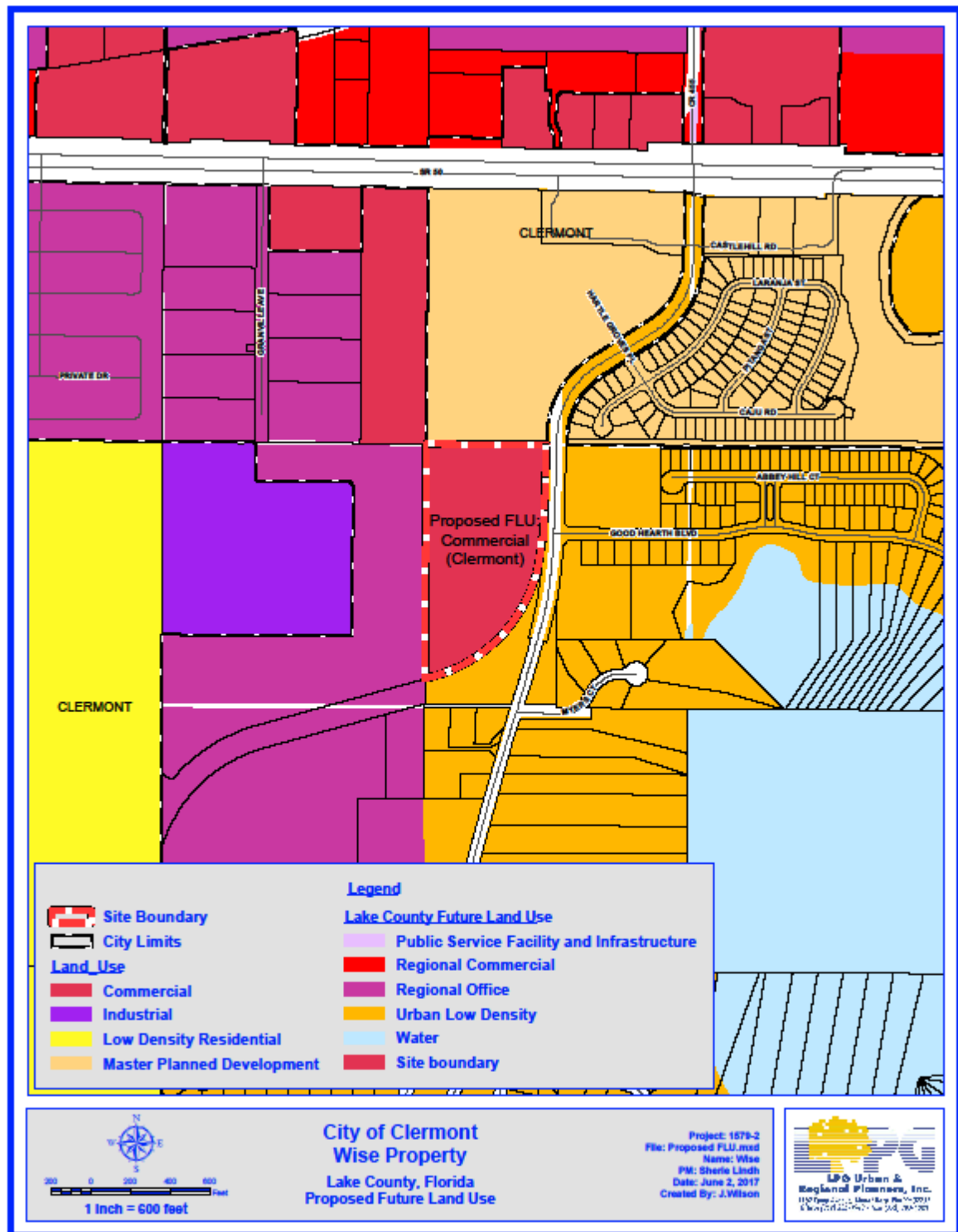


Figure 5



Figure 6





Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720-6834

KEVIN J. THIBAUT.
SECRETARY

April 5, 2019

John E. Kruse, AICP
Senior Planner
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: CITY OF CLERMONT
DEO #: 19-2ESR

Dear Mr. Kruse,

The Department of Transportation has completed its review of the subject Proposed Comprehensive Plan Amendment as requested in your memorandum dated March 15, 2019, and received by the Department on March 18, 2019.

We appreciate the opportunity to participate in this review process and we offer our technical assistance with this review. The proposed amendment is not expected to result in adverse impacts to the State Highway System (SHS) and Strategic Intermodal System (SIS), however, it results in an increase in the trip generation potential of the subject site; therefore, the Department offers a technical assistance comment in the attached document.

If you have any questions, you may contact Tina Williamson at 386-943-5150 or by email at Tina.Williamson@dot.state.fl.us.

Sincerely,

A handwritten signature in blue ink that reads "Jean Parlow". The signature is fluid and cursive, with the first name "Jean" and last name "Parlow" clearly distinguishable.

Jean Parlow
Growth Management Coordinator

Attachment

C: Tim McClendon, Lake County
D. Ray Eubanks, DEO
Sherry Spiers, DEO

Kellie Smith, FDOT
Jennifer Carver, FDOT
Fred Milch, ECFRPC

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-2ESR
Date Amendment Received FDOT: 03/18/2019
Review Comments Deadline: 04/17/2019
Today's Date: 04/05/2019

GENERAL BACKGROUND INFORMATION

The City of Clermont has submitted the proposed City of Clermont 19-2ESR Large-Scale Comprehensive Plan Amendment pertaining to 13.31± acres of land located off of Hartle Road south of SR 50, west of CR 455 and Good Hearth Boulevard in Clermont, Lake County. The proposed amendment changes the Future Land Use Map (FLUM) designations of the subject area from the County's Urban Low Density to the City's Commercial.

The pertinent FLUM designation and description for the FLU amendment include the following:

- **LAKE COUNTY – URBAN LOW DENSITY**

The "Urban Low Density" future land use category provides for a range of residential development in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District. This land use category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities.

Maximum allowed density: Urban Low Density – Not to exceed four (4) dwelling units per one (1) acre.

- **CITY OF CLERMONT – COMMERCIAL**

The "Commercial" category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Maximum allowed density: Commercial – Not to exceed 12 dwelling units per one (1) acre and a FAR of 0.25.

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR, Inc.
Fax:	386-943-5713		407-420-4200
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
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FUTURE LAND USE MAP AMENDMENT

Elements: Future Land Use Element (Future Land Use Map)

Rule Reference: Chapter 163, Florida Statutes

Background:

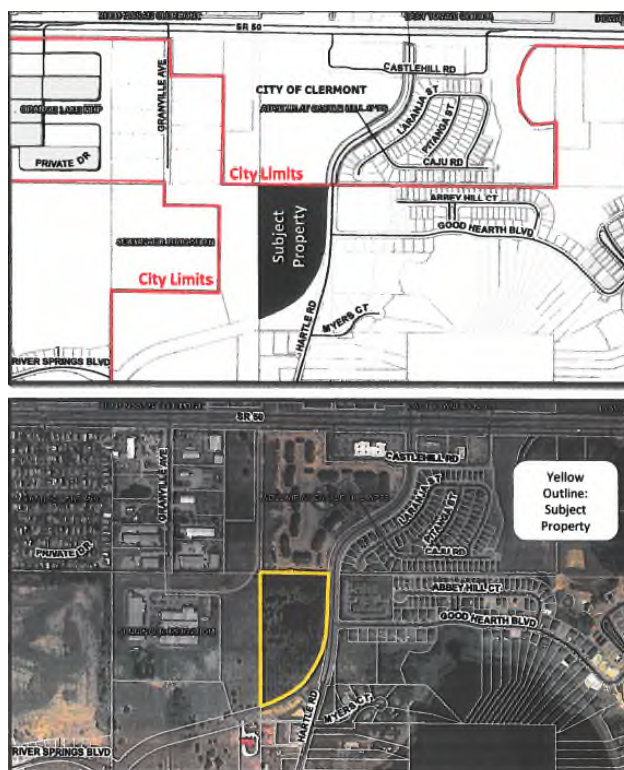
The City of Clermont has submitted the proposed City of Clermont 19-2ESR Large-Scale Comprehensive Plan Amendment pertaining to 13.31± acres of land located off of Hartle Road south of SR 50, west of CR 455 and Good Hearth Boulevard in Clermont, Lake County. The proposed amendment changes the Future Land Use Map (FLUM) designations of the subject area from the County's Urban Low Density to the City's Commercial.

Figure 1: Location Map

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR, Inc.
Fax:	386-943-5713		407-420-4200
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

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Under Lake County's Comprehensive Plan, the property can be developed at a maximum 4 units per acre for a total of 53 residential units and 144,945 square feet of commercial. The City's Commercial FLU allows up to 0.25 FAR and up to 12 units per acre. The commercial square footage would be the same (144,945), but the City designation allows an increase of 8 units per acre, or 103 additional residential units.

The ITE Trip General Manual 10th edition provides various land use categories such as industrial, residential, lodging, and recreational. Given that the Lake County and City of Clermont FLU designations are not identical to the ITE Trip General Manual 10th edition land use categories, a closely associated and reasonable land use of single-family residential was assumed for the current and proposed analysis.

Table 1 below shows the difference in total trip generation potential for the proposed and adopted FLU designations, and the change in trips as a result of the proposed FLUM amendment.

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR, Inc.
Fax:	386-943-5713		407-420-4200
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-2ESR
Date Amendment Received FDOT: 03/18/2019
Review Comments Deadline: 04/17/2019
Today's Date: 04/05/2019

Table 1: Trip Generation Potential of Parcel Affected by FLUM Amendment – Maximum Allowable for Existing and Proposed FLUM Designation

Scenario	Land Use	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Single Family	210	53	d.u.	505	53
Adopted	Office/Commercial	710	144,945	s.f.	1,598	216
Proposed	Single Family	210	156	d.u.	1,485	156
Proposed	Office/Commercial	710	144,945	s.f.	1,598	216
Change in Trips					+980	+103

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; s.f. = square feet

The trip generation analysis provided in the application accounts for an internal capture of 11%. Based on the adopted and proposed FLU designations, the analysis indicates the proposed amendment would result in an increase of the trip generation potential of the subject property by 980 daily trips and 103 P.M. peak hour trips.

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5 386-943-5150 386-943-5713 Tina.Williamson@dot.state.fl.us	Reviewed by:	Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242 Chelsea.Williams@hdrinc.com
Telephone:			
Fax:			
E-mail:			
File:	H:\Deland\Development\PEMO\Planning\Growth Management\CPA\CPA Project Files\Clermont_Lake\Review\2019\19-02ESR\Proposed\Draft City of Clermont_Proposed_19-2ESR_FDOT Review.docx		

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-2ESR
Date Amendment Received FDOT: 03/18/2019
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Today's Date: 04/05/2019

Technical Assistance:

The review noted an error in the trip generation analysis provided in the application. The Proposed Land Use Program table shows a total PM Peak Hour volume of 306 trips. However, this value should be 372 trips. Therefore, resulting in an increase of 103 PM Peak Hour trips, not 37 as stated in the application. Using an internal capture assumption by the applicant of 11%, this will result in 92 PM Peak Hour trips, not 25 as stated in the application.

The Department acknowledges the Planned Unit Development zoning proposed in association with the Comprehensive Plan Amendment would limit the development potential on the property to 96,000 square feet of commercial/office uses and 96 multi-family units. However, since the proposed land use change will result in an increase of trips generated, the effect on state highway facilities is analyzed below. SR 50 north of the project area is the only state highway facility that may be affected. The analysis below looks at the current traffic conditions of the roadway and what impacts additional trips may have.

Table 2: Nearby Affected State Highways

Road	Segment	No. of Lanes	Adopted LOS	Daily LOS Capacity	2018 AADT	Remaining Daily Capacity	Over Capacity?
SR 50	From Hartle Road to Orange County Line	6	D	59,900	62,500	-2,600	Yes
	From Hancock Road to Hartle Lane	6	D	59,900	64,000	-4,100	Yes

According to the FDOT Traffic Online, SR 50 is operating over capacity. The 2018 AADT is an average of 63,250 trips from Hancock Road to the Orange County Line. This condition exists with or without the proposed amendment. The proposed development will add 908 daily trips and 92 PM Peak Hour trips to the surrounding roadways.

The proposed land use amendment results in an increase in the trip generation potential of the subject site; therefore, the Department offers the following technical assistance comment:

- 1) The Department recommends the City of Clermont continue to monitor impacts to State Facilities through traffic impact analyses and coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities as development on the subject site progresses beyond the amendment phase.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5 386-943-5150 386-943-5713 Tina.Williamson@dot.state.fl.us	Reviewed by:	Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242 Chelsea.Williams@hdrinc.com
Telephone:			
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-2ESR
Date Amendment Received FDOT: 03/18/2019
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from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

We are providing a technical assistance comment consistent with Section 163.3168(3), Florida Statutes. The technical assistance comment will not form the basis of a challenge. The technical assistance comment can strengthen the local government's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR, Inc.
Fax:	386-943-5713		407-420-4200
E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
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Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

April 17, 2019

The Honorable Gail Ash
Mayor, City of Clermont
685 West Montrose Street
Clermont, Florida 34711

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 19-02ESR) received on March 18, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

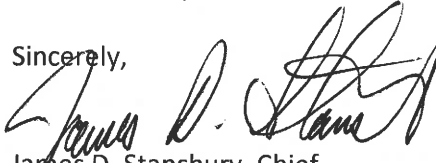
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Dan Evans, Planning Analyst, by telephone at (850) 717-8484 or by email at dan.evans@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a long horizontal line extending from the end.

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/de

Enclosure(s): Procedures for Adoption

cc: John Kruse, Senior Planner, City of Clermont Development Services

Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Lori Crain

From: John E. Kruse
Sent: Friday, April 19, 2019 3:51 PM
To: Lori Crain
Subject: FW: Clermont 19-2ESR Proposed

State Agency response.

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, April 19, 2019 3:18 PM
To: John E. Kruse <jekruse@clermontfl.org>; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Clermont 19-2ESR Proposed

To: John E. Kruse, Senior Planner

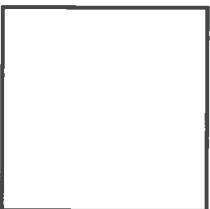
Re: Clermont 19-2ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Lindsay Weaver



CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-15

The City of Clermont will hold public hearings on Tuesday, March 5, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, March 12, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low Density to Commercial.

The City of Clermont will hold a public hearing on Tuesday, May 28, 2019 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.

Location:
West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

Ordinance No. 2019-15

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

The public hearings are in the Council Chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 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

0048493 - February 23 & May 14, 2019

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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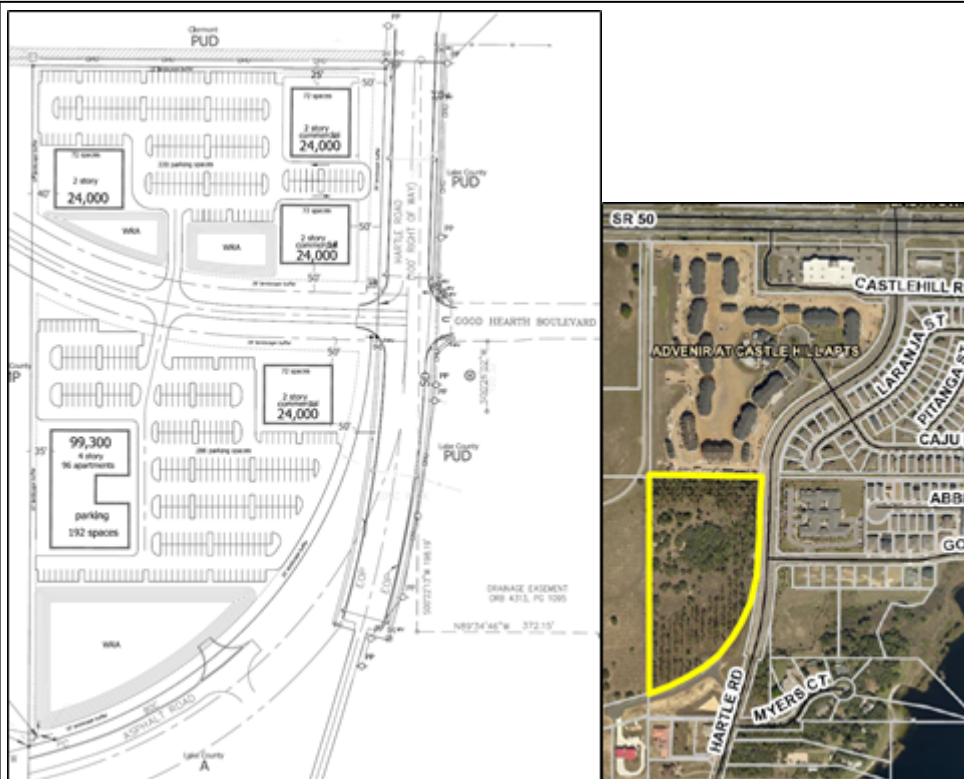


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 28, 2019	
Agenda Item Name	
Ordinance No. 2019-16 <i>Final</i> <i>Wise PUD Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-16.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 96,000 square feet of commercial/office space and 96 multi-family units on 13 +/- acres. The property is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. 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 Urban Low. Once the property is annexed, it will become Urban Estate. The applicant has provided a PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners, showing the proposed layout. The project will consist of up to 96 multi-family units in a four-story apartment building with elevators. The size of the units will range from 750 square feet to 1,200 square feet, as indicated on the plan. The development will be at a density of approximately 7.2 units per acre. In addition, the applicant is proposing up to 96,000 square feet of C-2 General Commercial uses, which include retail and/or office use. The Commercial Floor Area Ratio will be limited to 0.25. Under Lake County's Urban Low zoning designation, the applicant would be allowed a maximum density of 53 residential units and 144,945 square feet of commercial. The applicant has used the PUD application as a way to cap density and intensity on the site. The applicant has not requested any variances to the Land Development Code. In addition, the applicant has agreed to dedicate 100-foot wide right-of-way for the Hook Street corridor, as displayed on the conceptual plan.	



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 and an assisted living facility to the east, multi-family use to the north and industrial uses to the west.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The project is located within ¼ mile of an arterial and major collector intersection (SR 50 and CR 455) and will access CR 455 via a future signalized intersection. The project can be fully served by the City's services, the density and intensity is consistent with the City's Comprehensive Plan, and the dedication of the Right-of-Way for the Hook Street connection serves a public benefit. Therefore, staff recommends approval of Ordinance 2019-16 for a Planned Unit Development to be developed in substantial accordance with the PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners LLC, dated May 11, 2018. *The Planning & Zoning Commission voted 6-0 for approval.*

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-16 Draft PUD Wise	2019-16 Wise PUD (upd.).pdf	
2. Site Aerial	Site Aerial.pdf	
3. Wise Map	Wise Map.pdf	

4.	Wise Concept Plan 02-28-2019 PUD	Wise Concept Plan 02-28-2019 PUD.pdf
5.	171094 Daniel Wise -Bndy_10-24_17	171094 Daniel Wise -Bndy_10-24_17.pdf
6.	Signed Applications	Signed Applications.pdf
7.	Wise PUD Legal Page 1	Wise PUD Legal Page 1.pdf
8.	Wise PUD Legal Page 2	Wise PUD Legal Page 2.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-16

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, RECORDING, 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

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.



CITY OF CLERMONT
ORDINANCE NO. 2019-16

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY. PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH



CITY OF CLERMONT
ORDINANCE NO. 2019-16

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°6'21" FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.3 ACRES, MORE OR LESS.

LOCATION

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

FROM: Urban Estate (UE)

TO: Planned Unit Development (PUD)

SECTION 2.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

SECTION 3.

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

SECTION 4.

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

SECTION 5. General Conditions

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Concept Development Plan prepared by LPG Urban & Regional Planners, Inc, dated May 11, 2018, EXHIBIT A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.



CITY OF CLERMONT
ORDINANCE NO. 2019-16

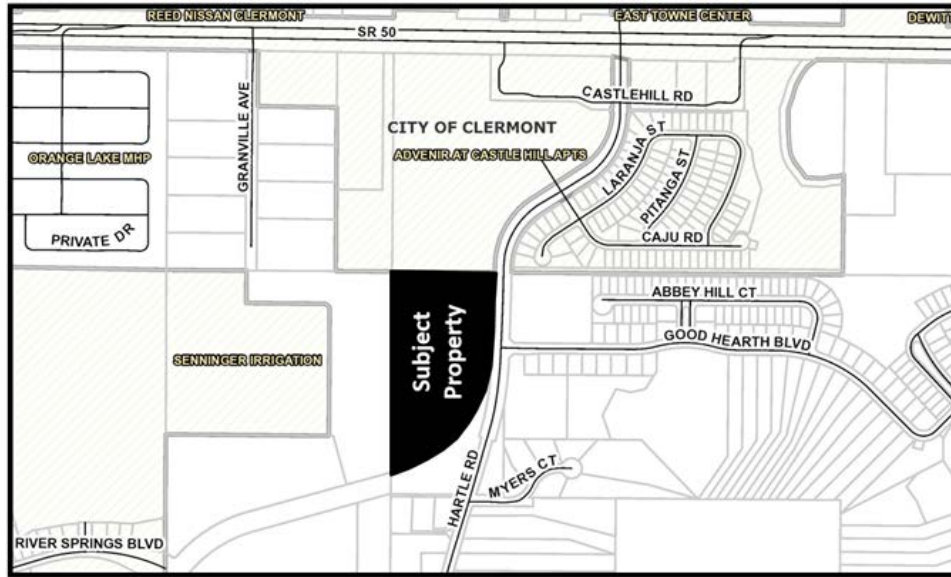
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6. Land Uses and Specific Conditions

1. A total of up to 96,000 square feet of C-2 General Commercial Uses shall be allowed within the project. The maximum commercial Floor Area Ratio (FAR) will be 0.25 with a maximum of 0.8 Impervious Surface Ratio (ISR).
2. A total of up to 96 multi-family dwelling units may be permitted on the site, with a minimum of 750 square feet of living space in each unit. Elevators shall be installed for buildings with a walkup of more than one story.
3. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
4. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.
5. A Tier 2 Traffic Impact Study shall be completed at the time of site plan review and will be coordinated and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
6. By virtue of the transportation system needs for the project, the developer shall dedicate on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as shown on the Conceptual Development Plan. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements; not to exceed 10 feet in width, may be provided. The slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.
7. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

CITY OF CLERMONT
ORDINANCE NO. 2019-16

Location map:



CITY OF CLERMONT ORDINANCE NO. 2019-16

Close up of Conceptual Development Plan:





CITY OF CLERMONT
ORDINANCE NO. 2019-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 28th day of May, 2019.

CITY OF CLERMONT

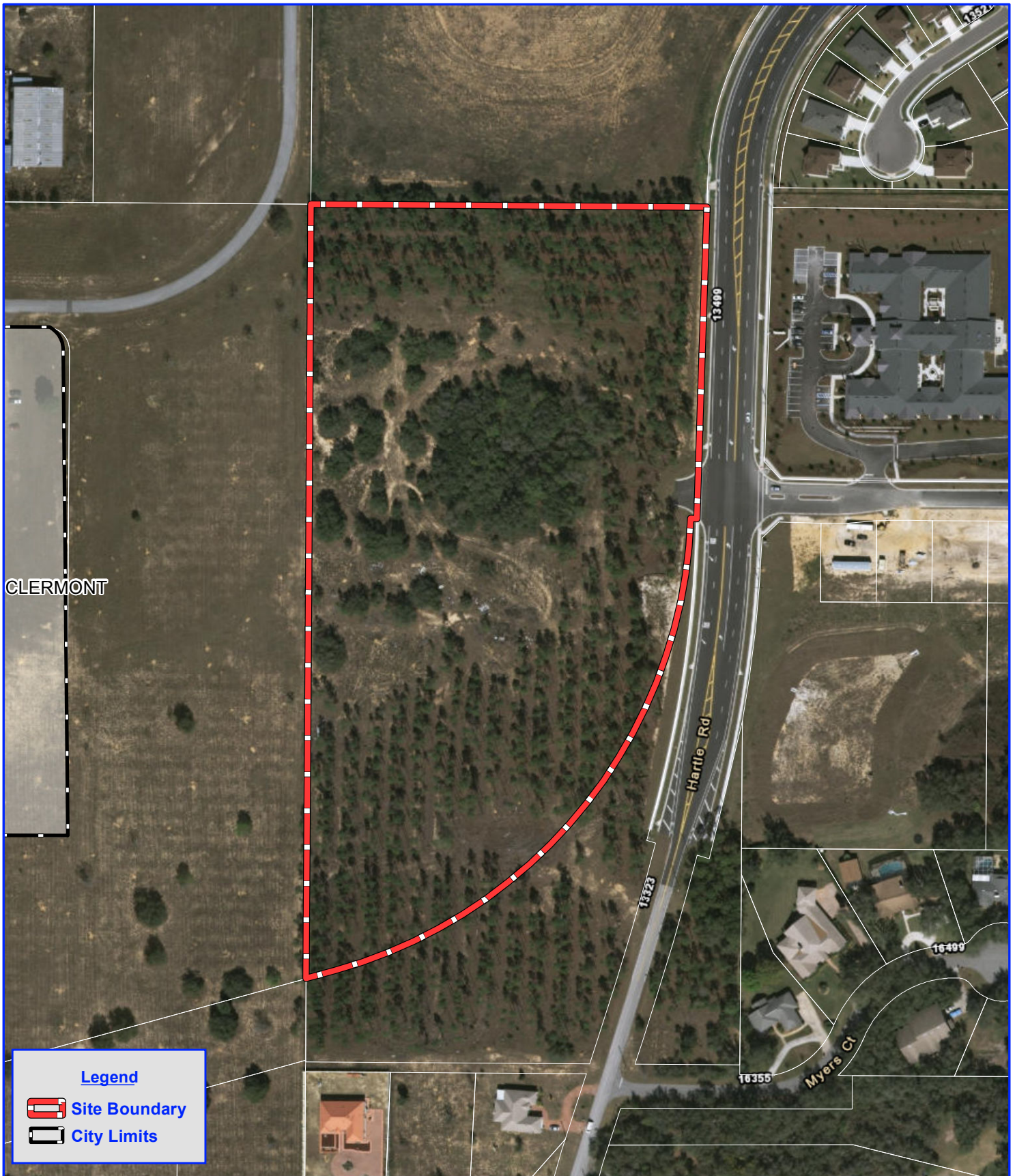
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Legend

-  Site Boundary
-  City Limits



100 0 100 200 Feet

1 inch = 200 feet

City of Clermont
Wise Property
Lake County, Florida
Site Aerial

Project: 1579-2
File: Site Aerial.mxd
Name: Wise
PM: Sherie Lindh
Date: June 2, 2017
Created By: J.Wilson



Exhibit - Location Map - Wise Property

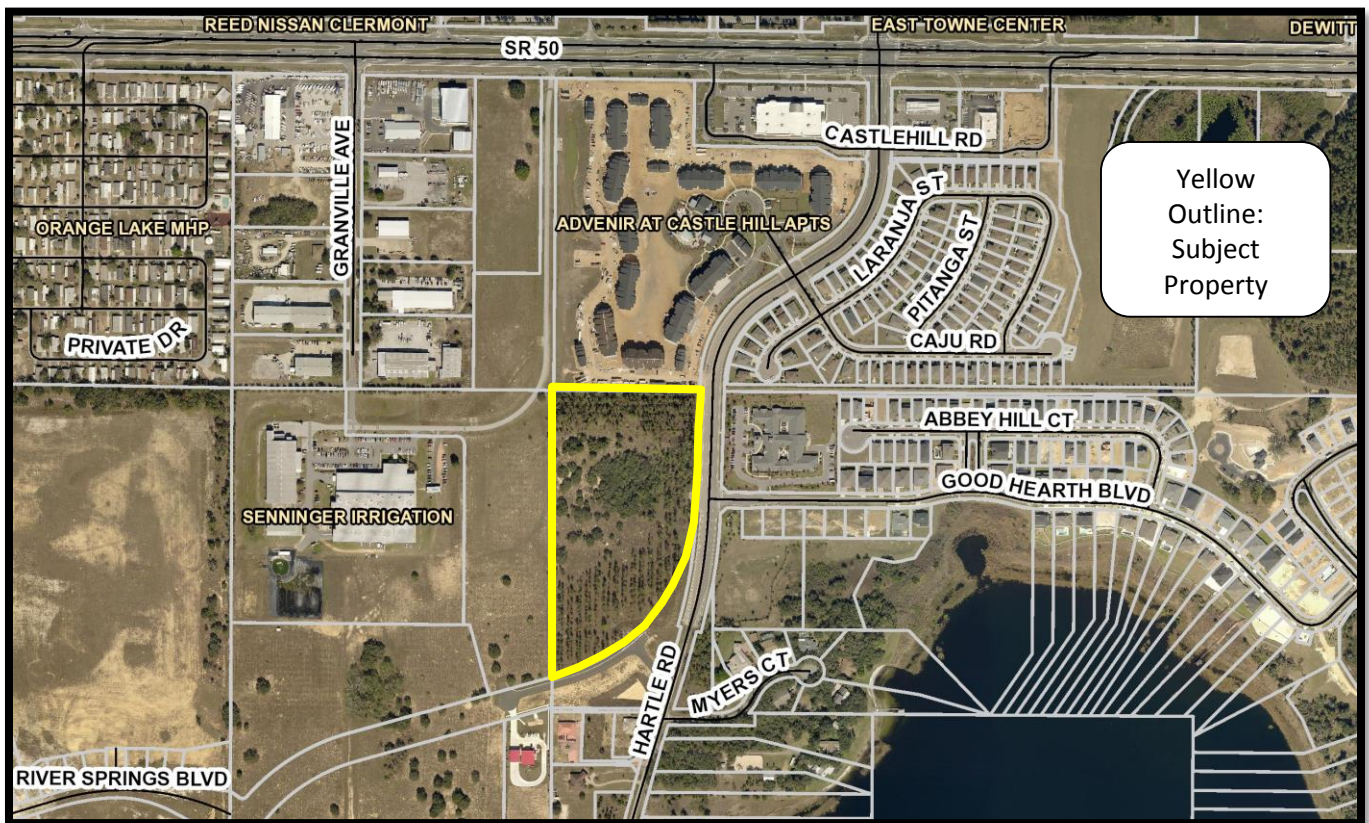
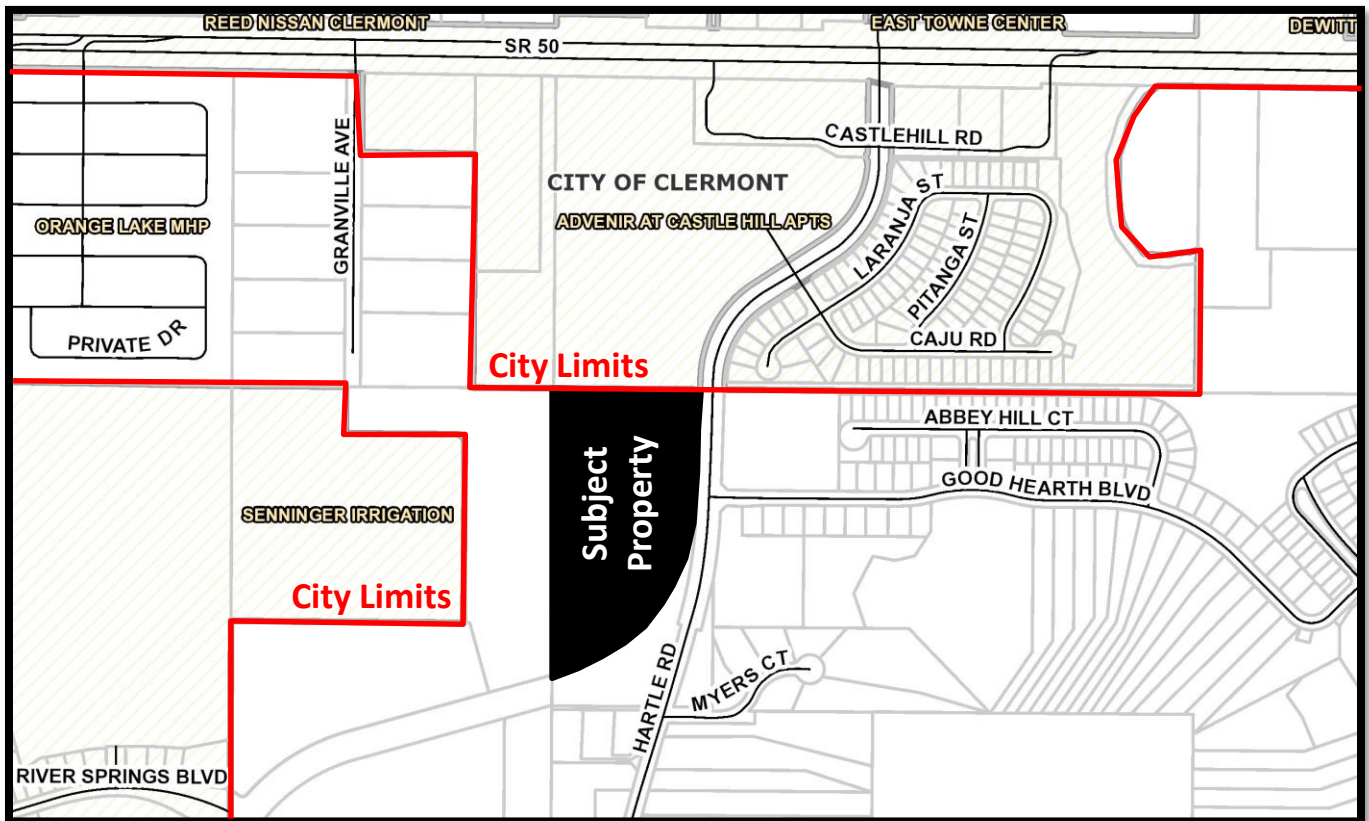


Exhibit – Future Land Use Map – Wise Property

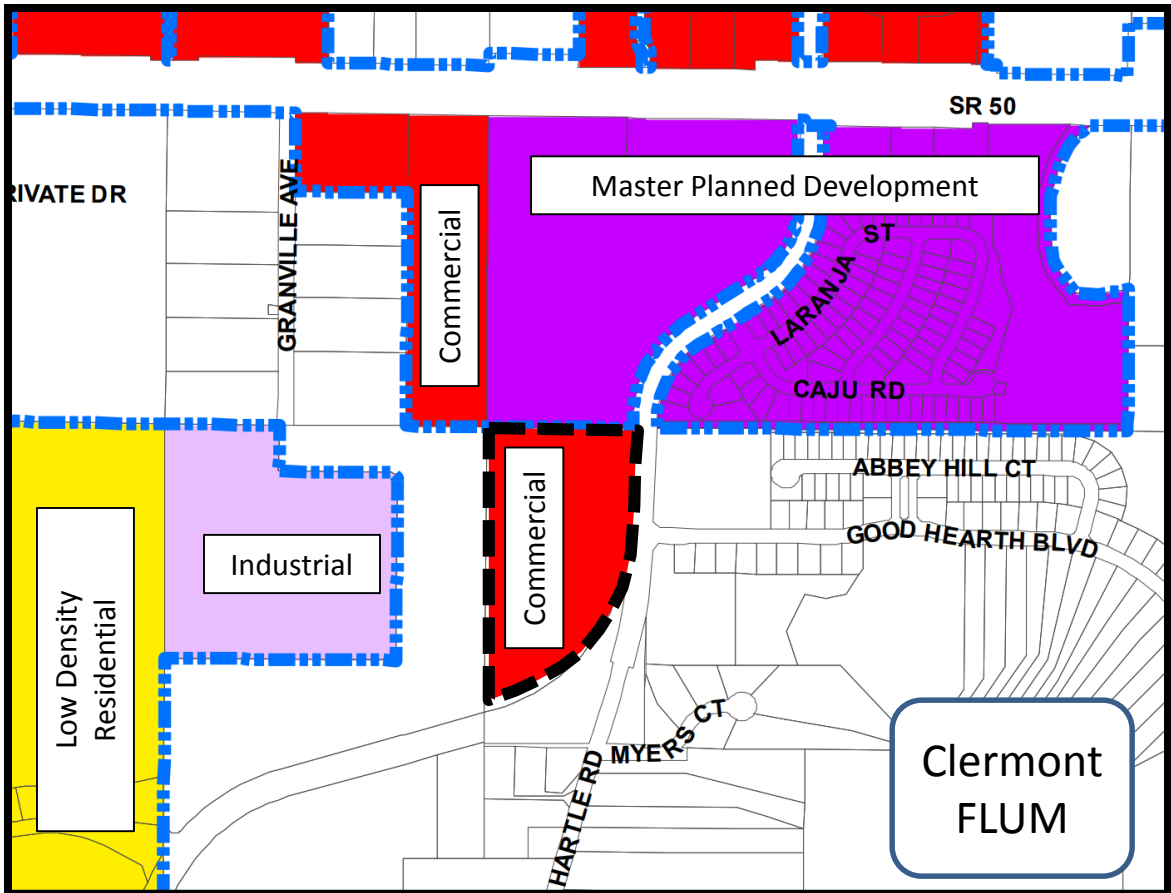
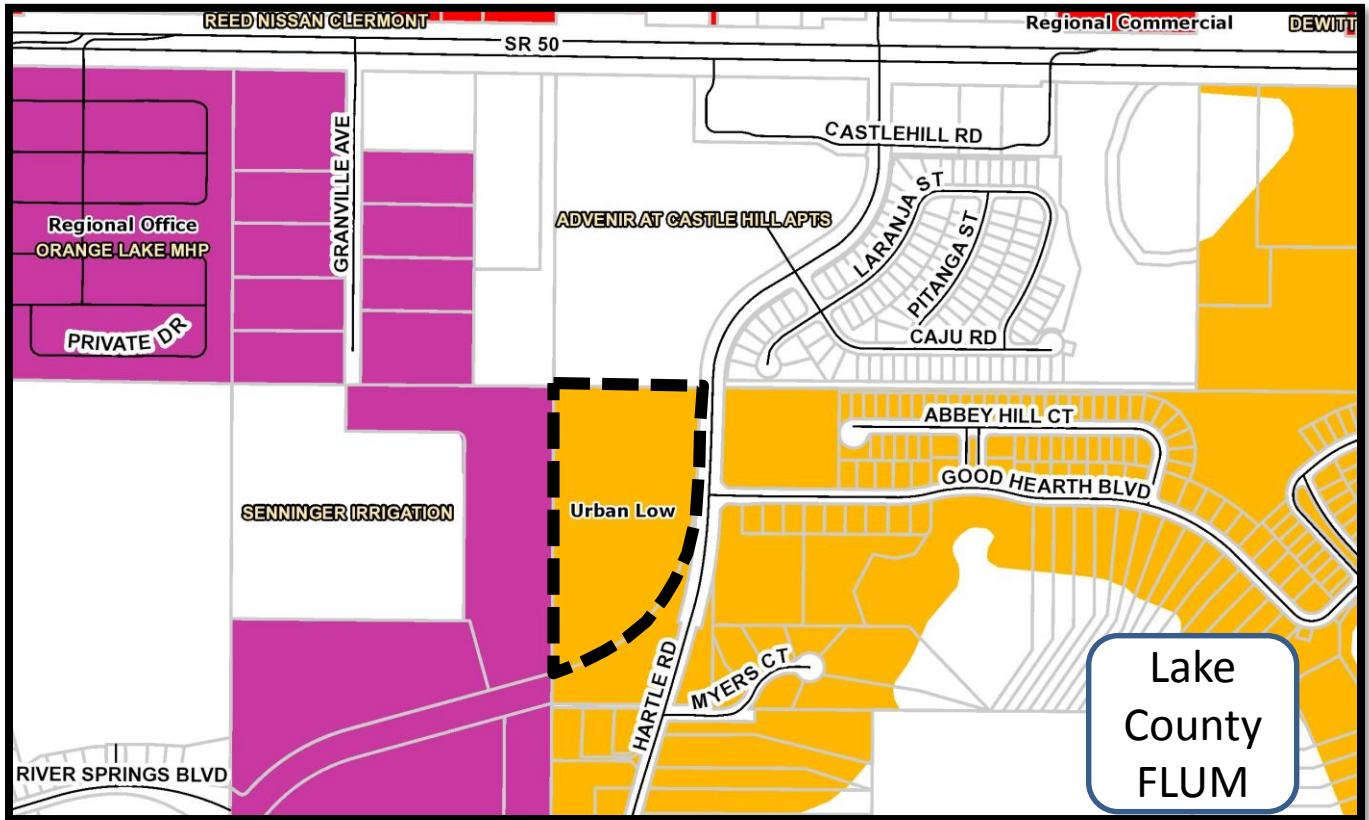
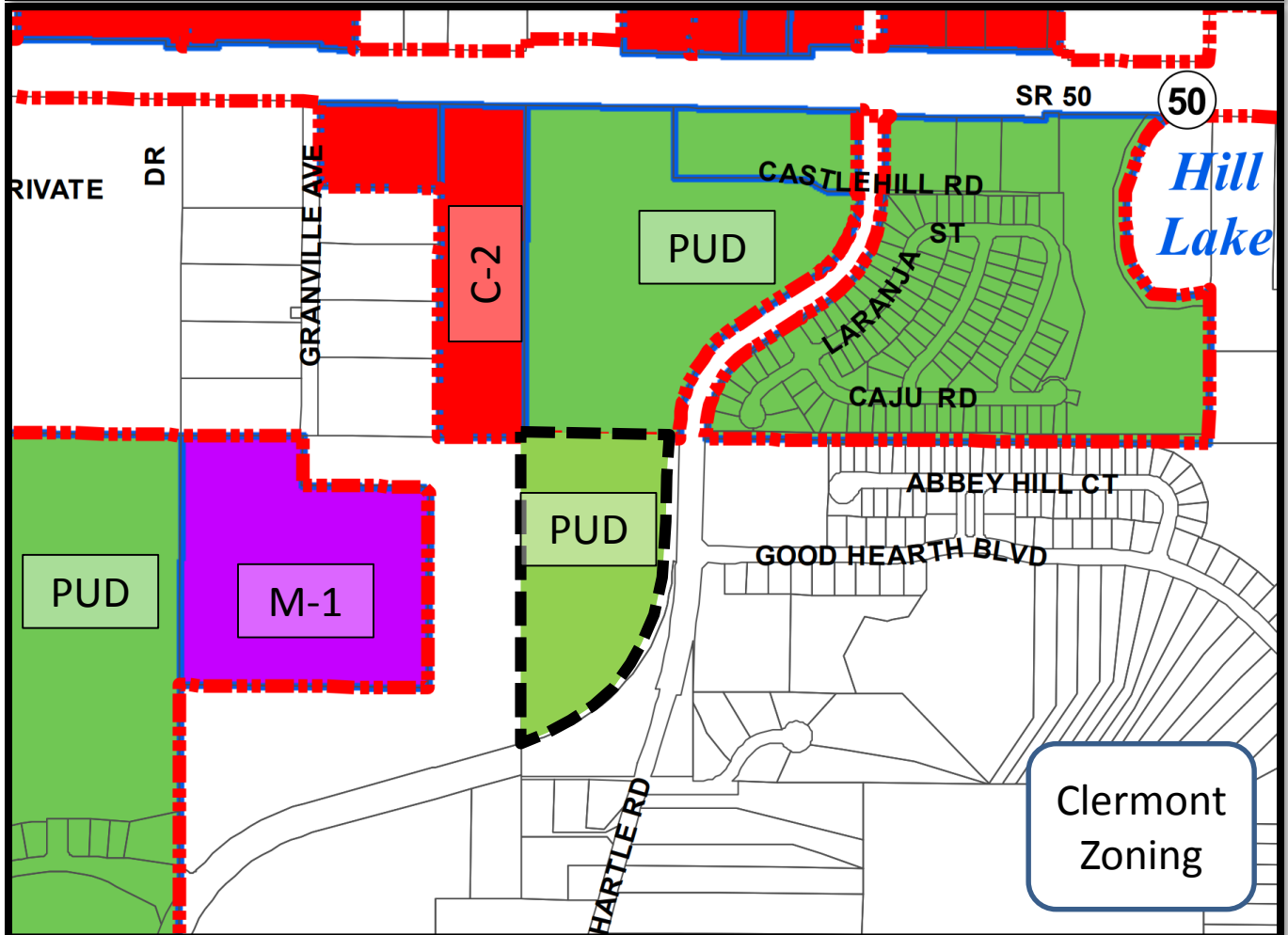
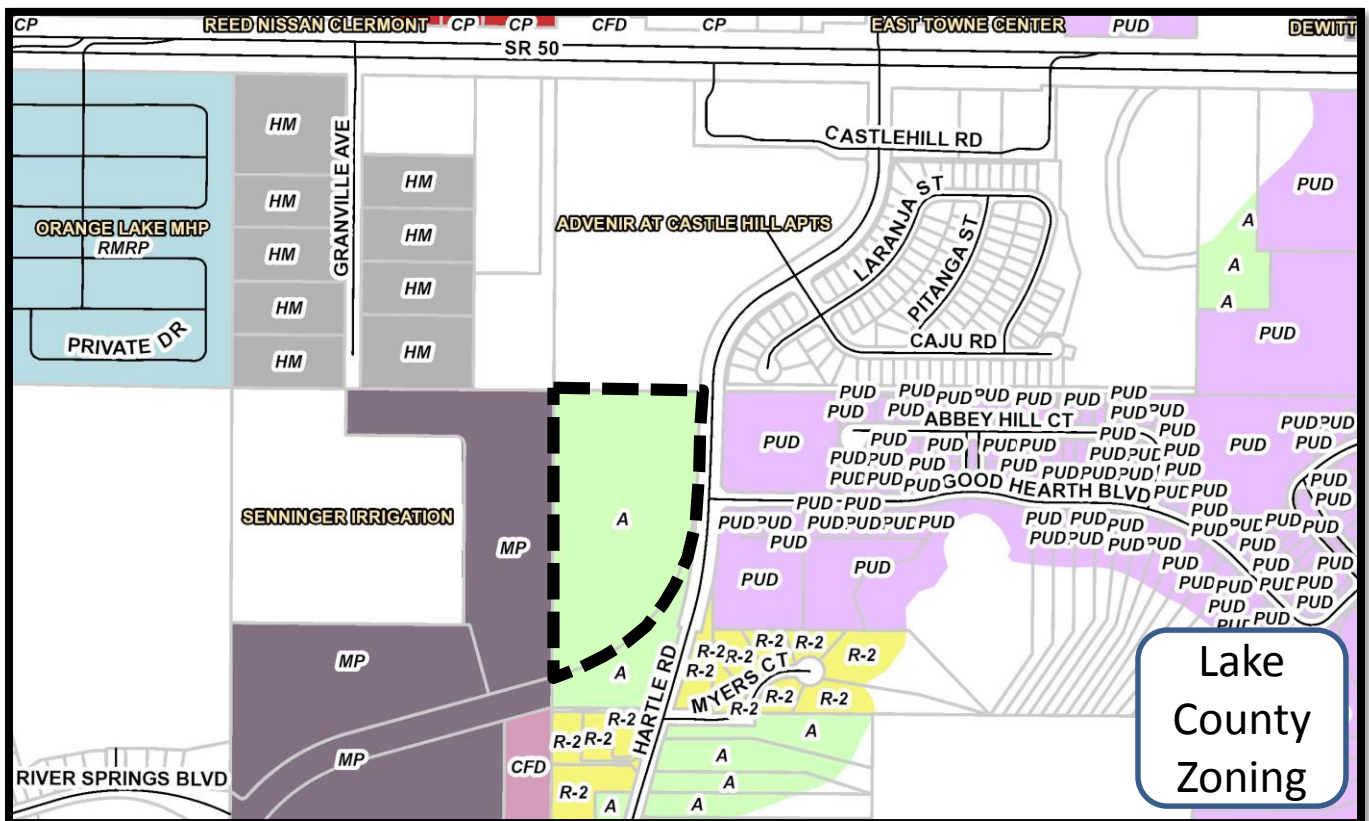
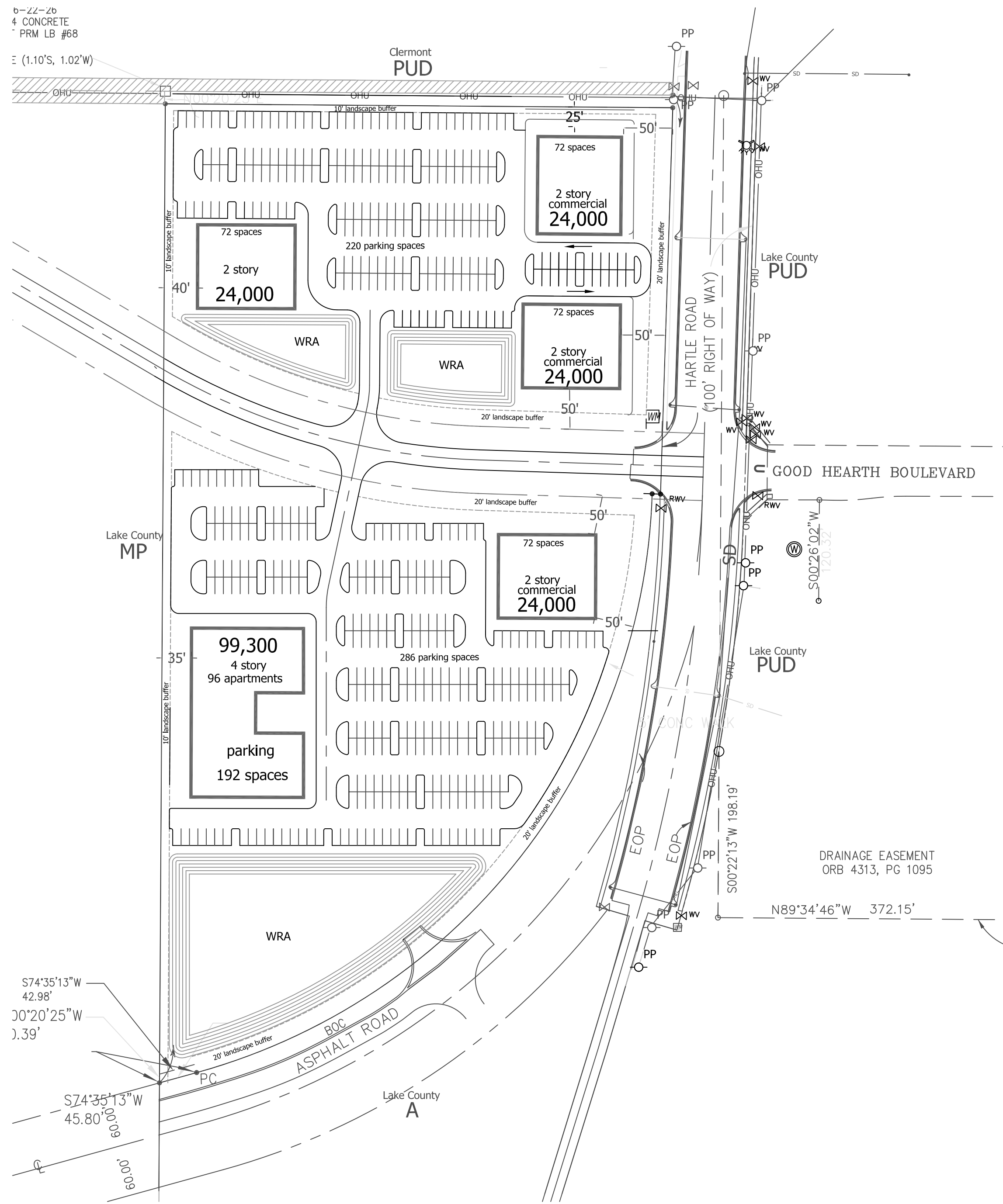


Exhibit – Zoning Map – Wise Property





typical 2 story commercial/office building



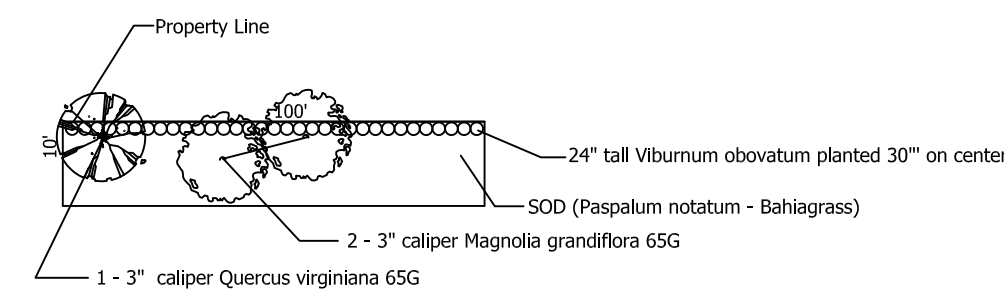
typical 2 story commercial/office building



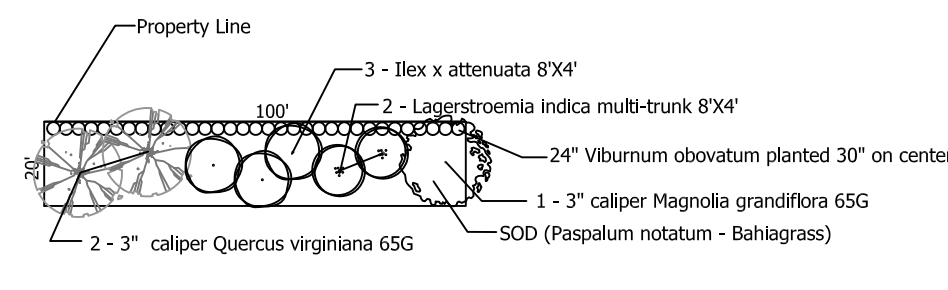
typical 4 story apartment building



typical 4 story apartment building



100 Feet of
Typical 10' Landscape Buffer



100 Feet of
Typical 20' Landscape Buffer
not to scale

Owner:
Daniel Z. Wise, Trustee
1301 Raintree Place
Winter Park, Florida 32789

Applicant:
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940 (phone)

Notes:

Total acreage: 13.31 acres (579,910 square feet)
Zoning of parcel: Lake County A
Proposed Land Use: City of Clermont Commercial
Adjacent Zoning:

Proposed Use:

North - City of Clermont PUD
South - Lake County A
East - Lake County PUD
West - Lake County MP
Mixed Use Development
96 multi-family
96,000 sf commercial/office
where shown

100 year flood elevation:

where shown

Wetland acreage:

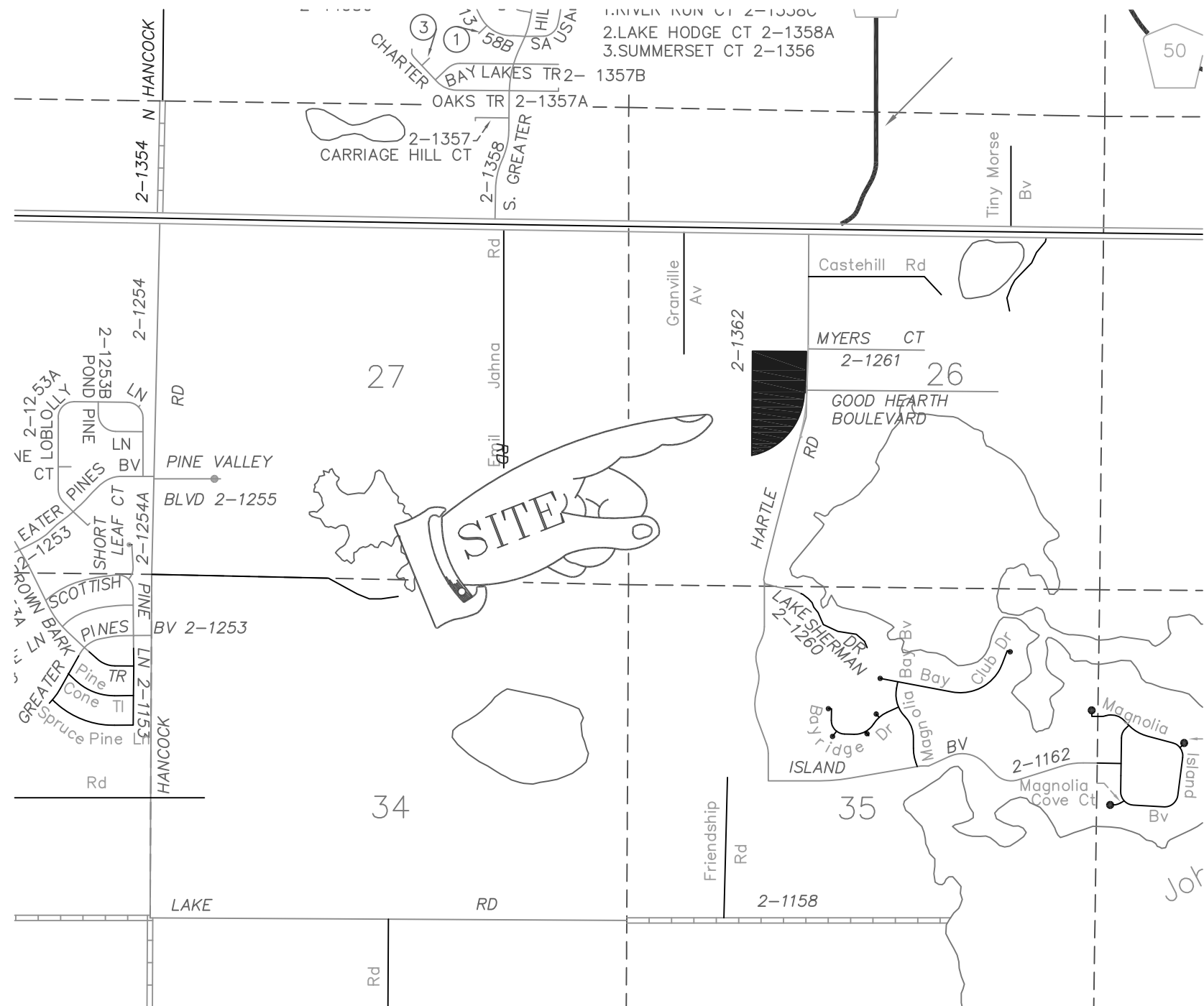
0 acres

Open Space:

2.66 - 20% minimum

Notes:

- * This plan is conceptual in nature and is subject to change due to engineering and other influences.
- * Maximum commercial FAR - .25
- * Proposed FAR - .17
- * Maximum commercial ISR - .8
- * Proposed ISR .8
- * Maximum allowable building height 55'
- * Commercial building setbacks:
From Arterial Road - 50'
Front - 25'
Rear - 25'
Side - 25'
- * Apartment building setbacks:
From Arterial Road - 50'
Front - 25'
Rear - 25'
Side - 15'
- * Buffers:
North - 10'
South - 20'
East - 20'
West - 10'
- * Apartment units range from 750 sf to 1,200 sf.
- * Utilities, water, sewer and fire protection will be provided by City of Clermont
- * Stormwater mangement will be through a system of swales and retention ponds as required.
- * Existing vegetation to be utilized in landscape buffers wherever possible.
- * Parking requirement calculation:
96 units, 192 parking spaces. 96,000 sf comm/office, 288 spaces
- * Project to be constructed in a two phases. MF Phase 1, Commercial/Office Phase 2
- * Internal road system 24' paved surface private street.
- * Proposed commercial uses consistant with C-2 uses.
- * Common areas to be maintained by POA



Location Map
no scale

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

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SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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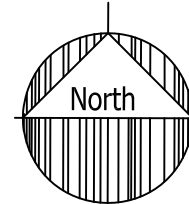
CONTAINING 1.10 ACRES OR 47,901 SQUARE FEET, MORE OR LESS.

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1579-2 File: 1579-2-05-11-2018.dwg

Conceptual Development Plan

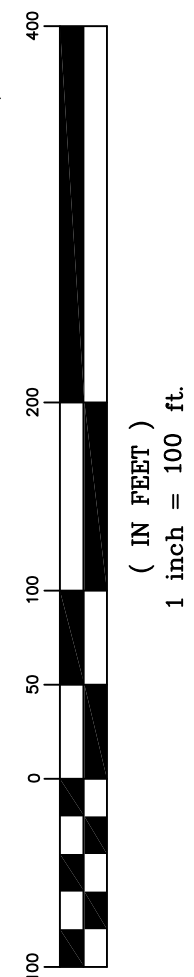
Wise Property Development

Clermont, Florida



May 11, 2018

GRAPHIC SCALE



LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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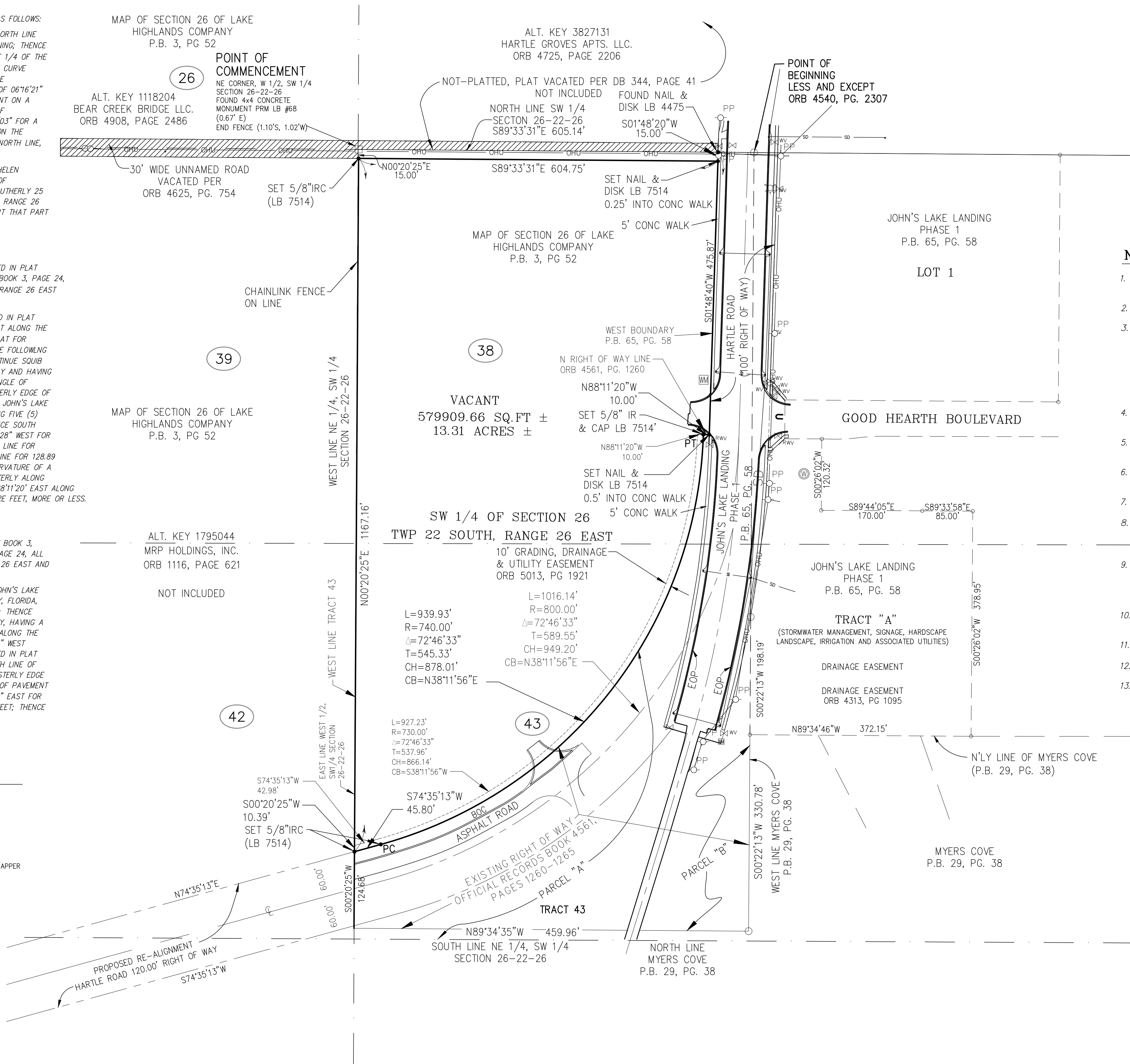
LEGEND

	WATER METER	POC	POINT OF COMMENCEMENT
	CLEAN OUT	POB	POINT OF BEGINNING
	WATER VALVE	ID	IDENTIFICATION
	GAS METER	LB	LICENSED BUSINESS
	POWER POLE	RLS	REGISTERED LAND SURVEYOR
	FLAG POLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	FIRE HYDRANT	EOP	EDGE OF PAVEMENT
	SIGN	BOC	BACK OF CURB
	SET 5/8" IRON ROD AND CAP (LB 7514) OR AS NOTED	IR	IRON ROD
	SET NAIL AND DISC (LB 7514) OR AS NOTED	CONC	CONCRETE
	FOUND CONCRETE MONUMENT (AS NOTED)	AC	AIR CONDITIONER PAD
	TELEPHONE JUNCTION BOX	BFP	BACKFLOW PREVENTER
	LIGHT POLE	IRC	IRON ROD & CAP
	GUY WIRE	SAN	SANITARY LINE
	OVERHEAD UTILITY LINE	CLF	CHAIN LINK FENCE
	SANITARY SEWER LINE	ICV	IRRIGATION CONTROL VALVE
	FENCE LINE	FOC	FIBER OPTIC CABLE
	MEASURED	EJB	ELECTRIC JUNCTION BOX
	DESCRIBED	INV	INVERT
	PLAT	N&D	NAIL & DISK
	CALCULATED	FFE	FINISHED FLOOR ELEVATION
	CENTERLINE	PC	POINT OF CURVATURE
	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
	CATEGORY 5 CABLE JUNCTION	PRC	POINT OF REVERSE CURVE
	ELECTRICAL JUNCTION BOX	ORB	OFFICIAL RECORDS BOOK
	BOLLARD	PG	PAGE
	STORM MANHOLE	RR	RAILROAD
	SEWER MANHOLE	SEC	SECTION
	WELL	DB	DEED BOOK
	GAS VALVE	SQ.FT.	SQUARE FEET
	SEWER VALVE	S&2	SCHEDULE B 2 ITEM
	FIRE VALVE		
	SPRINKLER		
	MONITORING WELL		

UTILITIES

PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

BOUNDARY SURVEY



NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO LAKE COUNTY GEODETIC AND BENCHMARK DENSIFICATION PROJECT 2002 "LK 176" AND REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING SOUTH 00°20'25" WEST.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069 C 0595 E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

CERTIFIED TO:

DANIEL Z. WISE, TRUSTEE

DATE:

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 5309

SHEET 1 OF 1

CLIENT	Daniel Z. Wise, Trustee
JOB NO.	JOB # 171094.0000-001
ACAD FILE	2017-ACAD-171094.0000 Boundary.dwg
DATE	10/17/2017 CHECKED BY: JMS
DRAWN BY:	Scott Dixon FLD. BOOK/MISC: 6
REVISIONS	DATE

BOUNDARY SURVEY

26-22S-26E

LAKE COUNTY, FLORIDA.

HARTLE ROAD BOUNDARY SURVEY
Daniel Z. Wise, Trustee





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 14, 2018

FEE: _____

Project Name (if applicable): _____

Applicant: LPG Urban & Regional Planners, Inc.

Contact Person: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: _____

E-Mail: daniel@danielwisearchitect.com

General Location: Hartle Road

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 13.31 acres, 579,909 SF

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

Existing (Actual) Land Use: Undeveloped

Existing Zoning: County Agriculture

Existing Future Land Use: County Urban Low

Proposed Future Land Use: Commercial

Type of development proposed: Mixed Use - Commercial and multi-family



Proposed density (dwelling units/acre) or intensity: .80 ISR

Proposed Zoning District: Planned Development

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Property is being annexed and requires a land use designation within the City of Clermont. The site is located within an area of mixed uses that include, residential, commercial and industrial. The proposed land use would be a transition between industrial and residential.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Greg Beliveau, who being

by me first duly sworn on oath, deposes and says:

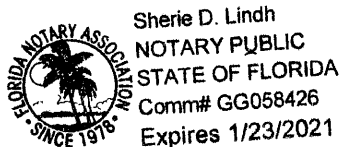
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Greg Beliveau
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of November, 2018.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 1/23/2021



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Daniel Z. Wise, who being

by me first duly sworn on oath, deposes and says:

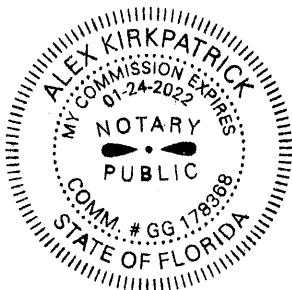
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Greg Beliveau to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Daniel Z Wise
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of October, 20 18.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 1/24/22



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. X Application & Petition by the landowners for Annexation (pages 3 and 4).
2. x General application form (page 5).
3. X Authorization for agent/owner representation (page 6)
4. X **LEGAL DESCRIPTION:** Email legal description typed in Word (not all capitalized) to rchidlow@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. X Map showing general area of site for which Annexation is being requested.
6. X Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. 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 hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



Existing Lake County Land Use* : Urban Low

Existing Lake County Zoning* : Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Undeveloped

State the reason or basis for this request: City services

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 26, Township 22, Range 26

See Attached

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

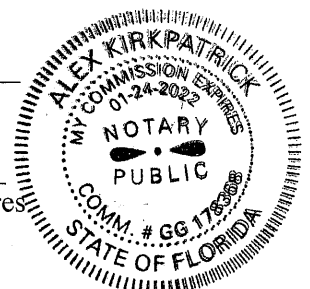
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 17th day of October, 2018

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

[Signature]
Landowner (Petitioner)
10/17/18
Date

[Signature]
Notary Public
1/24/18
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 10/17/18

Before me, the undersigned authority personally appeared ^Z Daniel Wise
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Mixed use development of multi-family and commercial
3. That said authority (owner) has appointed (agent's name) Greg Beliveau
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X *Daniel Wise*
Owner (signature)

X *Greg Beliveau*
Agent's (signature)

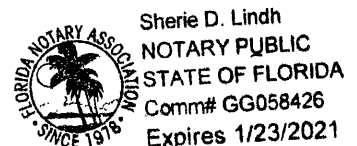
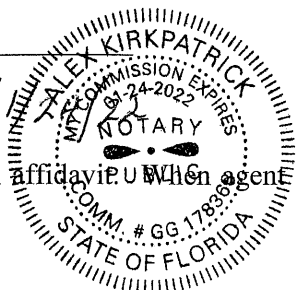
Sworn to and subscribed before
me this 17th day of October,
20 18.

Alex Kirkpatrick
Notary Public, State of FL
My commission expires:

Sworn to and subscribed before
me this 26 day of November,
20 18.

Sherie D. Lindh
Notary Public, State of FL
My commission expires: 1/23/2021

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.





CITY OF CLERMONT
REZONING
APPLICATION

DATE: May 14, 2018

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Wise Property

APPLICANT: LPG Urban & Regional Planners, Inc.

CONTACT PERSON: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: N/A

Address of Subject Property: Hartle Road

Legal Description (include copy of survey): See Attached

Acreage: 13.31 Acres Land Use: County Urban Low

(City verification required)

Present Zoning: Agriculture Proposed Zoning: PUD

(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

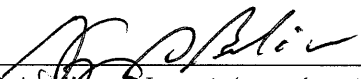
Answers to the following questions are required to complete this application.

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

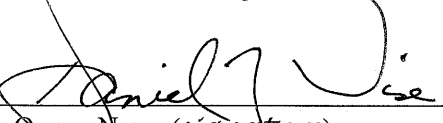
Owner has submitted applications for annexation, rezoning and comp plan amendment.

In order to be in compliance with land development regulations, a rezoning is required. The property is vacant and it is
Proposed to develop it as a mixed use project with multi-family and commercial.

Greg Beliveau
Applicant Name (print)

X 
Applicant Name (signature)

Daniel Z. Wise
Owner Name (print)

X 
Owner Name (signature)

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
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	03/26/2019	05/14/2019	\$813.00

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. 2019-16

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, recording, and publication.

LOCATION:

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:
THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST

1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561,

PG 1260

PARCEL "A"
THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY, PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12"

WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR LESS, TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF

Payment Info	
Ad Price	\$813.00
Tax	\$0.00
Sub Total	\$813.00
Prepaid Amount	\$0.00
Balance Due	\$813.00

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
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	03/26/2019	05/14/2019	\$813.00

LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°21' FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH-1 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

Alternate Key 1648157

From: UE Urban Estate
To: PUD Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, April 2, 2019 at 6:30 p.m.
A public meeting to consider the request will be held before the City

Council on Tuesday, May 28, 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: 10086060
March 26, 2019 &
May 14, 2019

Payment Info	
Ad Price	\$813.00
Tax	\$0.00
Sub Total	\$813.00
Prepaid Amount	\$0.00
Balance Due	\$813.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, May 28, 2019											
Agenda Item Name											
Ordinance No. 2019-22 <i>Final Charter Revisions</i>											
Requested Action											
Staff Report											
The Charter Review Committee Members are as follows: Ray SanFratello (Chairman) Cuqui Whitehead (Vice-Chairman) Jim Purvis Larry Lenon Stan Melnick The Charter Review Committee began meeting in January 2019 to review the entire City Charter. A public hearing was held in April to obtain public input on proposed changes to the City Charter. The committee agreed to recommend the following changes to the City Council: 18 month residency requirement prior to election qualifying 4 - 2 year term limits for a total of 8 years 4 single-member districts with the Mayor at-large The City Council can approve, deny or make changes to the recommended revisions. Any proposed Charter changes will be placed on the November 2019 election ballot for the voters to consider. The committee will make a presentation at the meeting.											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table border="0"><tr><td>1.</td><td>2019-22 Charter Revisions</td><td>2019-22 Charter Revisions.pdf</td></tr><tr><td>2.</td><td>Legal Ad</td><td>ORD 2019-22.pdf</td></tr><tr><td>3.</td><td>Charter Review Minutes</td><td>Charter Review Minutes.pdf</td></tr></table>			1.	2019-22 Charter Revisions	2019-22 Charter Revisions.pdf	2.	Legal Ad	ORD 2019-22.pdf	3.	Charter Review Minutes	Charter Review Minutes.pdf
1.	2019-22 Charter Revisions	2019-22 Charter Revisions.pdf									
2.	Legal Ad	ORD 2019-22.pdf									
3.	Charter Review Minutes	Charter Review Minutes.pdf									



CITY OF CLERMONT
ORDINANCE NO. 2019-22

AN ORDINANCE AMENDING ARTICLE II, SECTION 6, “THE COUNCIL” OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT THE COUNCIL SHALL BE COMPOSED OF A MAYOR ELECTED AT LARGE AND FOUR COUNCIL MEMBERS EACH A RESIDENT OF AND ELECTED BY ELECTORS OF SPECIFIC DISTRICTS; PROVIDING FOR THE CREATION OF FOUR DISTRICTS AND REDISTRICTING; PROVIDING THAT NO COUNCIL MEMBER SHALL BE ELECTED FOR MORE THAN FOUR CONSECUTIVE TWO-YEAR TERMS; PROVIDING FOR AN EIGHTEEN-MONTH RESIDENCY REQUIREMENT PRIOR TO QUALIFICATION FOR ELECTION TO ANY SEAT ON THE COUNCIL; PROVIDING FOR A REFERENDUM ON THE AMENDMENTS; PROVIDING FOR THE TITLE AND EXPLANATORY STATEMENT FOR THE BALLOT FOR EACH OF THE AMENDMENTS; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY AND CONFLICT AND PROVIDING AN EFFECTIVE DATE FOR THE AMENDMENT.

WHEREAS, the City Charter of the City of Clermont and Section 166.031, Florida Statutes, require a referendum by the electors of the City of Clermont to effect a change to the City Charter; and

WHEREAS, the City Council of the City of Clermont, after considering the recommendations of the City's Charter Review Committee, has determined it is in the best interest of the City of Clermont and its citizens to submit certain proposed charter amendments for a referendum at the next available general election for approval or disapproval by the electors of the City of Clermont.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida, as follows:

SECTION 1.

Article II, Section 6 “The Council” of the Clermont City Charter is amended to read as follows: (Strikethrough indicates deleted wording and underlined indicates added)

(a) ~~Composition. There shall be a City Council composed of five (5) members to be elected by the qualified voters of the city.~~

(b) ~~Council seats. There shall be five (5) council seats numbered 1 to 5 consecutively. Any elector of the city may qualify for any one of the said five (5) seats. The present members of the city council shall hold their seats for the term of office for which they have been elected. Seats numbered 1, 3 and 5 shall be up for election for a period of two (2) years the first Tuesday after the first Monday in November, 1984 (and every even-numbered year thereafter). Seats 2 and 4 shall be up for election the first Tuesday after the first Monday in November, 1985 (and every odd-numbered year thereafter). However, Seat number 3 shall henceforth be designated as the Mayor-Councilman's Seat, and the person elected to that seat shall serve as Mayor for his two-year term. He shall assist in developing community policies and~~



CITY OF CLERMONT
ORDINANCE NO. 2019-22

~~work with the Council to develop these policies and interpret them to the public. He shall represent the City at official functions, appoint advisory committees, coordinate their work, and maintain contact with other governmental agencies and civic groups.~~

~~(c) Qualifications. [Editorially deleted.]~~

~~(d) Oath. [Editorially deleted.]~~

(a) Composition. There shall be a City Council composed of five (5) members to be elected by the qualified voters of the city. There shall be four (4) city council districts with one council member residing in, and elected by the voters in, each of the four districts. The fifth member of the city council shall be elected at large and may reside anywhere within the city.

(b) Council District Seats. The five council seats shall be numbered one (1) to five (5) consecutively. The present members of the city council shall hold their seats for the term of office for which they have been elected. Seats 1 and 5, beginning with the 2020 general election and Seats 2 and 4 beginning with the 2021 general election shall be designated as district seats and the council member elected to those district seats shall be elected by the voters of the corresponding district and qualified as set forth below. District seat number 3 shall henceforth be designated as the Mayor-Councilman's Seat, and shall be elected at large. The person elected to that seat shall serve as Mayor for his or her term. The mayor shall assist in developing community policies and work with the Council to develop these policies and interpret them to the public. The mayor shall represent the City at official functions, appoint advisory committees, coordinate their work, and maintain contact with other governmental agencies and civic groups.

(c) Term and term limits. Each city council member shall be elected for a term of two years. No person shall be elected to the City Council for more than four consecutive two (2) year terms. Provided, however, that the term limits herein shall not limit a present council member from being elected to four consecutive two (2) year terms after the effective date of the amendment or, if elected to seat 1, 2, 4 or 5, after his or her election or appointment to seat 3, or prohibit the council from appointing a person to fill a vacancy on the city council as set forth in the charter.

(d) Qualifications. In qualifying for election to the city council, including mayor-council member, each candidate shall designate the seat for which he or she intends to run. One candidate shall be elected for each seat, but no person shall qualify for more than one seat at any one election. Effective for the election of 2020 for seats 1, 3, and 5 and the election of 2021 for seats 2 and 4, each candidate shall have been a qualified elector of the city for a minimum uninterrupted period of eighteen (18) months preceding the date of qualification. Each member of the city council holding seats 1, 2, 4 and 5 shall continue to be a resident of the respective district and an elector of the city during the term of office. The member holding seat 3 shall continue to be an elector of the city during the term of office.

(e) City council districts and redistricting.

- (1) There shall be four (4) city council districts, one each for seats 1, 2, 4 and 5. Each district shall be formed from compact contiguous territory with the boundary lines following the centers of streets to the extent practicable. Due consideration shall be given to maintaining the geographical integrity of neighborhoods and developments within the individual districts. City



CITY OF CLERMONT
ORDINANCE NO. 2019-22

council district lines shall be constructed so as to comply with principles of equal and effective representation required by applicable State and Federal guidelines.

- (2) An incumbent council member's seat number may change due to the realignment process occurring during districting. However, no incumbent commissioner shall have a term of office cut short by the adoption of a districting plan.
- (3) The city council shall initially adopt and thereafter modify city council districts by the enactment of an ordinance under such processes, procedures, and redistricting committees and/or consultants the city council may deem to be desirable. The city council shall begin the initiation of a redistricting process for city council districts within thirty (30) days after the receipt of the official Decennial Census data every ten (10) years so as to finalize the redistricting process one hundred fifty (150) days in advance of the first date to qualify for the next regular City election. In the event the redistricting process is not completed prior to said one hundred fifty (150) day advance period, the city council shall accomplish the redistricting process as soon as is reasonably possible thereafter. The official Decennial Census data shall be the authoritative source for demographical data used in reconstituting city council districts in compliance with applicable State and Federal standards.

SECTION 2.

For purposes of the referendum, the amendments set forth in Section 1 above shall be considered separately by the ballot language set forth in Sections 3, 4 and 5 below and shall be known and identified as follows:

- “Charter Amendment 1 - City Council Member Districts”
- “Charter Amendment 2 - City Council Term Limits”
- “Charter Amendment 3 - Council Residency Requirement”

Upon adoption by a majority of the electors voting in a referendum to be held on November 5, 2019, the adopted amendments shall be incorporated into the Charter by the City Manager and a copy thereof certified by the City Manager shall be filed with the Department of State, at which time the charter revised accordingly by Section 1 shall take effect.

SECTION 3.

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 1 shall be:

**CHARTER AMENDMENT 1
COUNCIL MEMBER DISTRICTS**

Currently, all members of the Council are elected at large. A yes vote for this amendment will, effective with the elections of 2020 for seats 1 and 5 and 2021 for seats 2 and 4, create four district seats with one Council Member residing and elected by the voters of each district and the Mayor seat residing anywhere in the City and elected at large and provide procedures and guidelines for districts and redistricting. A no vote will reject the amendment.



CITY OF CLERMONT
ORDINANCE NO. 2019-22

SECTION 4.

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 2 shall be:

CHARTER AMENDMENT 2
COUNCIL TERM LIMITS

Currently, the City Charter does not limit the number of terms a person may serve on the Council. A yes vote for this amendment would, after the effective date of the amendment, limit a person to four consecutive two-year terms. A no vote will reject the amendment.

SECTION 5.

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 3 shall be:

CHARTER AMENDMENT 3
COUNCIL RESIDENCY REQUIREMENTS

Currently, the City Charter does not require a candidate for a seat on the Council to be a resident of the City for any set period prior to qualifying as a candidate. A yes vote for this amendment would provide that a candidate shall be a qualified elector of the City for a minimum of eighteen (18) months prior to the date of qualification as a candidate. A no vote will reject the amendment.

SECTION 6. Severability

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. Conflict and repeal

Any portion of the City Code, the City Land Development Code or any ordinance or resolution or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

SECTION 8. Effective Date

This Ordinance shall take effect as provided by law upon its final adoption.

FIRST READING ON THE 14th DAY OF MAY, 2019.

SECOND READING ON THE 28th DAY OF MAY, 2019.



CITY OF CLERMONT
ORDINANCE NO. 2019-22

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 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

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

Account Number: 7101866
Order Number: 10087356
Phone: (352) 241-7331
Date: 05/03/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider t	05/14/2019	05/14/2019	\$139.03

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.

ORDINANCE NO. 2019-22

AN ORDINANCE AMENDING ARTICLE II, SECTION 6, "THE COUNCIL" OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT THE COUNCIL SHALL BE COMPOSED OF A MAYOR ELECTED AT LARGE AND FOUR COUNCIL MEMBERS EACH A RESIDENT OF AND ELECTED BY ELECTORS OF SPECIFIC DISTRICTS; PROVIDING FOR THE CREATION OF FOUR DISTRICTS AND REDISTRICTING; PROVIDING THAT NO COUNCIL MEMBER SHALL BE ELECTED FOR MORE THAN FOUR CONSECUTIVE TWO-YEAR TERMS; PROVIDING FOR AN EIGHTEEN-MONTH RESIDENCY REQUIREMENT PRIOR TO QUALIFICATION FOR ELECTION TO ANY SEAT ON THE COUNCIL; PROVIDING FOR A REFERENDUM ON THE AMENDMENTS; PROVIDING FOR THE TITLE AND EXPLANATORY STATEMENT FOR THE BALLOT FOR EACH OF THE AMENDMENTS; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY AND CONFLICT AND PROVIDING AN EFFECTIVE DATE FOR THE AMENDMENT.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, May 28, 2019 at 6:30pm for final enactment.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087356
May 14, 2019

Payment Info	
Ad Price	\$139.03
Tax	\$0.00
Sub Total	\$139.03
Prepaid Amount	\$0.00
Balance Due	\$139.03

City of Clermont
Charter Review Committee
January 29, 2019

The Charter Review Committee met on Tuesday, January 29, 2019 in the Council Chambers at City Hall. City Manager Gray called the meeting to order at 10:06am with the following members present: Ray SanFratello, Cuqui Whitehead, Larry Lenon, Jim Purvis, and Stan Melnick. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

City Manager Gray reviewed the reason for the creation of the Charter Review Committee and asked all of the members to introduce themselves.

Item No. 1 – Overview of Purpose of Committee

City Attorney Mantzaris stated the Council will be voting to place recommendations put forward by the Charter Review Committee on the upcoming election ballot. Florida legislature has preempted charter language in several places causing certain sections in the Charter to be deleted. However, there are areas which the Charter Review Committee can still address.

Item No. 2 – Review of Florida Sunshine Law and Public Records Act

City Attorney Mantzaris stated the Charter Review Committee is subject to the rules and regulations set for Sunshine Law Committees. The Committee Members cannot talk about any issues related to the Charter Review Committee's duties with each other outside of the publicly noticed meetings. Every document received is related to public records including any notes the Committee Members make or e-mails or text messages associated with the Committee. E-mails and text messaging are considered a conversation and will be a violation of Sunshine Law. The Charter Review Committee will come to an end in June. When the Committee is taking final action on a recommendation to provide to Council, the public will have to be offered the opportunity to address the Committee.

Item No. 3 – Election of Chairperson and Vice Chairperson

City Attorney Mantzaris reviewed the purpose of the Chairman and Vice-Chairman.

Committee Member Purvis nominated Committee Member SanFratello as Chairman and Committee Member Whitehead as Vice-Chairman; seconded by Committee Member Melnick. The motion passed 4 to 1 with Committee Member Whitehead opposed.

Item No. 4 – Discussion of timetable, procedures, reviewing charter, receiving public input, and recommending charter amendments.

City Attorney Mantzaris reviewed the timetable of the proposed meetings to get the ballot language in place by August for the ballot. City Manager Gray clarified all of the proposed meetings may not be needed.

Committee Member Purvis expressed concern for a possible conflict. City Manager Gray stated the Committee can still meet as long as there is a quorum.

Committee Member Whitehead suggested the Charter Review Committee attend the Council Meeting on June 25, 2019 when the Committee's recommendations are presented to the City Council.

City Attorney Mantzaris recommended having a public meeting in March for public input on the Charter Review Committee's recommendation.

Committee Member Whitehead inquired about language for board members in the Charter. City Attorney Mantzaris stated the boards are established by City Charter or Ordinance with board members having to be a qualified elector of the City of Clermont.

Committee Member Whitehead recommended addressing mandatory residency requirements before qualifying for a position on the City Council.

City of Clermont
Charter Review Committee
January 29, 2019

Committee Member Purvis suggested requiring a Code Board rather than a Special Magistrate.

City Attorney Mantzaris recommended the Committee work through Charter sections a couple at a time, skipping sections one through four, each meeting until the whole Charter has been reviewed and then have a meeting set aside for items not already included in the Charter.

Committee Member Purvis inquired about staff recommendations for areas of the Charter to address. City Manager Gray stated he will make recommendations as the subjects come up.

Item No. 5 – Discussion of scheduling meetings – day and time

City Manager Gray stated he will have possible future dates for a Public Hearing which the Committee can approve and vote on at the next Committee meeting.

Item No. 6 – Discussion on specific charter provisions.

Committee Member Whitehead recommended for the Committee to look at Council qualifications.

Committee Member Purvis suggested to break the Charter into sections and address concerns as the subjects come up.

City Attorney Mantzaris stated the Committee could decide whether to re-write the whole City Charter. If the Committee wanted to do so, then staff would recommend not to do it as part of a General Election but rather as a Special Election due to the need to explain the changes to the public. However, staff does not recommend to re-write the City Charter at this time.

Committee Member Whitehead expressed concern of the deletion of section six. City Attorney Mantzaris replied the section was removed as it is included in the City's code.

Committee Member Whitehead clarified she would like to include a residency requirement before individuals qualify. Committee Member Purvis expressed agreement with Committee Member Whitehead.

Committee Member Purvis requested staff to research other cities and their requirements.

Chairman SanFratello inquired about elections. City Manager Gray stated the City hires the Supervisor of Elections to conduct the City elections on years that the County is already holding an election. When the County does not hold an election, the City has to rent the equipment and staff to run its election.

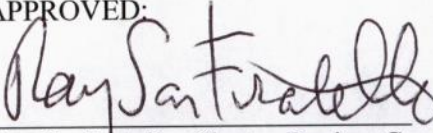
Committee Member Melnick expressed concern regarding the lack of districts. City Attorney Mantzaris replied based on the growth in Clermont, within 10 years the City will most likely be single membered districts either by the City's Charter or by requirement of the federal government. The Department of Justice mandates cities to go to districts when they reach a certain population or growth to develop a more representative Council for that city.

City Manager Gray stated the proposed areas to review for the next meeting.

City of Clermont
Charter Review Committee
January 29, 2019

Adjourn: With no further business, the meeting adjourned at 11:27 pm.

APPROVED:


Ray SanFratello, Charter Review Committee Chairman

ATTEST:


Tracy Ackroyd Howe, City Clerk



City of Clermont
Charter Review Committee
February 26, 2019

The Charter Review Committee met on Tuesday, February 26, 2019 in the Council Chambers at City Hall. Chairman SanFratello called the meeting to order at 10:00am with the following members present: Ray SanFratello, Cuqui Whitehead, Larry Lenon, Jim Purvis, and Stan Melnick. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

Item No. 1 – Approval of January 29, 2019 Charter Review Committee Meeting Minutes

Chairman SanFratello stated the minutes from the last meeting were ready for approval and requested the members take a minute to review the minutes.

Committee Member Purvis moved to approve the January 29, 2019 Charter Review Committee meeting minutes; seconded by Committee Member Melnick. The motion passed with all members present voting aye.

Item No. 2 – Discussion of Residency Requirements

City Manager Gray stated the City Clerk's office gathered the information requested by the Committee Members at the last Committee Meeting. A spreadsheet containing the information of various cities and their regulations was provided to the Committee Members.

City Clerk Howe reviewed the differences of residency requirements amongst the listed cities.

City Manager Gray stated when looking at the differences in requirements, the population has been added so the Committee can see which cities are relative to Clermont in size.

Committee Member Whitehead expressed concerns with Clermont's past election and expressed support for a two-year residency requirement.

Committee Member Purvis proposed a minimum of a year residency at the time of qualifying.

Committee Member Lenon suggested the requirement be 18 months from the qualifying date.

Committee Member Melnick inquired about city districts. City Manager Gray replied if the City goes to districts, the candidates would have to live in the district they run for. Some cities require a residency requirement specifically for districts.

Chairman SanFratello expressed concern with requirements limiting qualified candidates from running but expressed support for acquiring public input on the matter.

City Manager Gray stated the Council gave the Committee free reign to look at the entire charter so the Committee could have complete control of the process.

Committee Member Purvis suggested consolidating the Committee's thoughts and present them to the public at the public hearing.

Chairman SanFratello reviewed the Committee's consensus to consider residency requirement from anywhere between one year to two years.

Item No. 3 – Discussion of Term and Term Limits

City Clerk Howe reviewed the differences between the length of terms amongst the listed cities. City Manager Gray clarified the cities which require four year terms are typically the larger cities. Staff's recommendation is for even terms as it works better for the election cycle and would be easier to stagger.

Committee Member Lenon expressed support for four year terms.

Committee Member Whitehead expressed support for maintaining two-year terms.

Chairman SanFratello expressed a possibility for four year terms.

City of Clermont
Charter Review Committee
February 26, 2019

Committee Member Purvis expressed concern with longer terms causing a higher risk of vacant seating.

Committee Member Purvis and Committee Member Whitehead expressed support for a two-year term.

City Clerk Howe stated the City has the possibility of an election every year with the City incurring a \$30,000 fee for election held on odd years.

Committee Member Lenon and Chairman SanFratello expressed support for four year terms.

Committee Member Melnick expressed support for two year terms.

Chairman SanFratello stated the proposals for two-year terms and four-year terms will be presented to the public at a public hearing before being voted on.

City Clerk Howe reviewed the differences between the term limits amongst the listed cities.

Chairman Lenon recommended to have a maximum of a two term limit if the terms are changed to four-year terms or a maximum term limit of four if the terms remain the same at a two-year term.

Committee Member Purvis expressed opposition to term limits.

Committee Member Whitehead expressed concern for a possible lack of candidates should a term limit be set.

Chairman SanFratello reviewed the Committee's proposals of a three term limit at two-year terms, a two term limit at four-year terms, and for no term limits at all.

City Manager Gray stated the question to provide at the public hearing could be whether to adopt term limits or to remain the same. Chairman SanFratello expressed agreement with City Manager Gray.

The next two items were heard together.

Item No. 4 – Discussion of Districts

Item No. 5 – Discussion of Mayor's Seat

City Clerk Howe reviewed the differences of establishing districts and the Mayor's election amongst the listed cities.

City Manager Gray reviewed the comparison chart.

Chairman SanFratello stated a possible option could be three district seats and two at-large seats with the Mayor being selected by the at-large seat which obtains the most votes.

City Attorney Mantzaris entered the meeting at 10:43am.

Committee Member Purvis expressed support for a rotating mayor seat.

Committee Member Whitehead expressed opposition for a rotating mayor seat.

Committee Member Melnick inquired if term limits affect the Mayor. Chairman SanFratello replied the term limits would affect the Mayor if term limits are implemented.

City Manager Gray clarified the listed city districts are not single member districts so the whole city can vote for each district however the candidates for each seat must come from the corresponding district.

Committee Member Purvis expressed concern for a risk of having no one run for certain districts.

Chairman SanFratello stated districts could motivate the districts to get involved.

City of Clermont
Charter Review Committee
February 26, 2019

Chairman SanFratello inquired about establishing the districts. Committee Member Lenon stated the districts would have to be decided based on equal population in each district.

City Attorney Mantzaris stated the State looks at which areas of the City historically have gone unrepresented when they look at the possibility of forcibly implementing districts. However, recently there seems to be a general move towards more people getting involved with their elections and a more diverse Council. Typically, people do not start at the City Council level in order to move their way up to Congress.

Committee Member Melnick, Committee Member Whitehead and Committee Member Purvis expressed opposition to establishing districts.

Chairman SanFratello and Committee Member Lenon expressed support for establishing districts.

Chairman SanFratello suggested bringing the three to two vote for the City to not have districts to the public for their input since it is a close decision.

Committee Member Purvis suggested rotating the mayor's seat amongst the Council.

Committee Member Whitehead, Committee Member Lenon, Committee Member Melnick and Chairman SanFratello expressed opposition to a rotating mayor.

City Clerk Howe reviewed the differences of additional election fees for the listed cities. City of Clermont does not charge an additional fee on top of the one percent fee of the seats annual salary which is charged by the State.

Committee Member Purvis expressed concern of cost difference between the State fee for the Mayor seat and the Council Members seat. Chairman SanFratello replied the Mayor's higher wage offsets the higher fee charged.

City Clerk Howe reviewed the differences of a petition between the listed cities.

Chairman SanFratello suggested not addressing the matter and to leave the petition requirements for the City the same. The Committee Members agreed with Chairman SanFratello.

Item No. 6 – Discussion of Vacancies

City Clerk Howe reviewed the differences of vacancy regulations between the listed Cities and stated most of the listed cities have a similar charter timeframe compared to the City of Clermont.

Committee Member Purvis suggested changing for a vacancy to be filled by appointment if there is less than 12 months left of the vacant two-year term.

Chairman SanFratello inquired about vacancies if the committee decides to go with four-year terms. City Attorney Mantzaris stated the number could theoretically be doubled if the committee decides to go with a four-year term, but cautioned against creating a situation where the Council could be handpicking the future candidates. The Committee could add language to the effect that Council is to hold a hearing for public input where the public could state whether they want to spend the money on a special election or rather have Council select a candidate.

Item No. 7 – Selection of Public Hearing Date

Committee Member Whitehead suggested scheduling the public hearing between March and April.

City Manager Gray recommended scheduling the public hearing to occur in the evening.

Chairman SanFratello suggested April 16, 2019 at 6:30pm for the public hearing date. City Attorney Mantzaris recommended having a regular meeting with public input so the Committee can still discuss the charter should the public not show.

City of Clermont
Charter Review Committee
February 26, 2019

City Manager Gray stated the Council Workshop for April 16, 2019 will be canceled so it will not conflict with the Committee Meeting.

Committee Member Purvis recommended for staff to have a presentation ready for the public meeting. City Manager Gray confirmed staff will make a presentation the night of the public hearing with information in regards to the City's makeup and other City information.

City Attorney Mantzaris provided a brief review of the charter sections to be discussed. A transitioning plan will need to be put in place should the Committee decide to go with changing the terms to four-year terms. The transitioning plan would have to be based on expiring seats as no existing seats can be extended.

Chairman SanFratello inquired about Ordinance language. City Attorney Mantzaris replied staff will make sure the recommendations by the Committee do not conflict with the City's Code.

Committee Member Purvis inquired about placing a limitation on the amount of times the Council can vote on compensation. City Manager Gray stated there is a stipulation on the recent adoption where the salary changes in relation to the City's population.

City Attorney Mantzaris continued reviewing charter sections. Some cities include a formal process to remove a Council Member. Chairman SanFratello stated if the Charter does not specifically address a matter, then the Council has more room to navigate the situation the way they feel is best.

Committee Member Purvis inquired about the process of removal of a Council Member upon violation of the rules and regulations. City Attorney Mantzaris stated the Council has the ability to hold a public hearing to discuss forfeiture of the office if the individual wanted to fight the decision.

Committee Member Purvis inquired about having no appeal process available and to place a timeframe for the process. City Attorney Mantzaris stated the Council has the right to make the final decision but the individuals have a right to go to court and appeal.

Committee Member Lenon inquired about requiring arbitration. City Attorney Mantzaris recommended against making that change in the Charter due to the difficulty of explaining the change to the public who will only see the matter on a ballot. However, the Committee can make the recommendation to the Council to adopt an ordinance to address the situation rather than include it in the Charter.

Chairman SanFratello expressed agreement to suggest an Ordinance to the Council to address the situation of arbitration in the event of a forced removal of a Council Member.

City Attorney Mantzaris stated Section 23.1 Execution of Legal Instruments is antiquated and recommended deletion of the section from the charter.

Committee Member Purvis expressed opposition to the deletion of the section. City Manager Gray clarified the removal of the section would allow the City Manager to execute documents approved by the Council.

City Attorney Mantzaris suggested changing the section to allow an individual designated by the City Council to execute the approved documents on behalf of the Mayor rather than removing the entire section. Committee Member Purvis expressed agreement with City Attorney Mantzaris' suggestion.

City Attorney Mantzaris stated the matter will return to the Committee for further discussion.

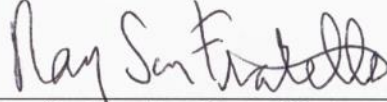
City of Clermont
Charter Review Committee
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City Manager Gray stated at the next meeting the Committee will finish reviewing the rest of the Charter. The public hearing will be scheduled for April 16, 2019 and the Committee will be able to discuss the input received from the public at the April 23, 2019 Charter Review Committee Meeting.

City of Clermont
Charter Review Committee
February 26, 2019

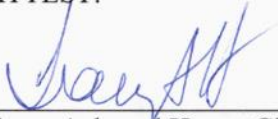
Adjourn: With no further business, the meeting adjourned at 12:01pm.

APPROVED:



Ray SanFratello, Charter Review Committee Chairman

ATTEST:



Tracy Ackroyd Howe, City Clerk



City of Clermont
Charter Review Committee
March 26, 2019

The Charter Review Committee met on Tuesday, March 26, 2019 in the Council Chambers at City Hall. Chairman SanFratello called the meeting to order at 10:00am with the following members present: Cuqui Whitehead, Larry Lenon, Jim Purvis, and Stan Melnick. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and Deputy City Clerk Zinker.

Chairman SanFratello reviewed the agenda for the meeting.

Item No. 1 – Approval of February 26, 2019 Charter Review Committee Meeting Minutes

Committee Member Whitehead moved to approve the February 26, 2019 Charter Review Committee meeting minutes; seconded by Committee Member Purvis for discussion.

Chairman SanFratello reviewed changes to be made to the February 26, 2019 Charter Review Committee meeting minutes.

The motion passed with all members present voting aye.

Item No. 2 – Continue Review and Discussion of the City Charter

City Manager Gray reminded the Committee of their previous stopping point. City Attorney Mantzaris suggested skipping to Section 18.

City Manager Gray explained the City Charter dictates that ordinances require a roll call vote and any other agenda item requires a group vote. City Attorney Mantzaris stated some cities require a roll call vote on all items with some cities requiring a rotating roll call vote where the vote begins with a different Council Member each time.

Committee Member Purvis suggested considering changing the terms within the Charter to be gender neutral. City Attorney Mantzaris requested time to look into how the change will have to be made and return to the Committee with an answer.

City Attorney Mantzaris reviewed Section 20 regarding emergency ordinances.

City Attorney Mantzaris suggested skipping to Section 23 as Section 23.1 is antiquated. The Committee could recommend deletion of the language or change the language to allow for a designee to execute City documents.

Chairman SanFratello inquired if deletion of language would have to be placed on the ballot. City Attorney Mantzaris replied the matter would have to go on the ballot.

City Attorney Mantzaris stated the Council could instead pass a resolution for each item needing a signature and include language authorizing for a designee to sign.

Committee Member Whitehead suggested having the language changed to allow the City Manager to sign City documents for the Mayor.

City Manager Gray suggested having the language state “designee” rather than specifically stating “City Manager”.

City Attorney Mantzaris suggested changing the language to allow for the City Manager to sign City documents but recommended the Committee focus on topics they deem are high priority.

Chairman Purvis expressed support for changing the language to allow for a designee to sign City documents but inquired who designates the designee. City Manager Gray suggested changing the language to “Mayor or designee” so as to allow for the Mayor to designate the designee.

The Committee Members expressed a general consensus to change the language in Section 23.1 to include “Mayor or designee”.

City of Clermont
Charter Review Committee
March 26, 2019

City Attorney Mantzaris reviewed Section 24 of the City Charter. Section 24 is the section to include any residency requirements should the Committee want to add requirements. The longer the requirement is the more likely the requirement will be deemed as too extensive. The current law would have to be reviewed before making an official decision.

Committee Member Whitehead suggested making the requirement to be two years.

Chairman Melnick suggested requiring a one-year residency requirement.

Committee Member Whitehead expressed concern for people who do not participate in the City's local government running for election. City Attorney Mantzaris stated the residency requirement is to only address people who have recently moved into the City who are wanting to run for election.

City Manager Gray stated the Committee does not have to decide today and could include the topic in the presentation at the upcoming public hearing. Then, at the following Committee Meeting after the public hearing, the Committee can solidify the suggestions to Council for the May Council Meeting.

Chairman SanFratello commented a residency requirement could restrict qualified candidates from running.

Committee Member Purvis expressed agreement with Committee Member Whitehead's concerns and expressed support for a one-year requirement.

Committee Member Lenon agreed with having a minimum of one-year requirement but suggested the possibility for an 18-month requirement.

Michelle Pines, 550 East Avenue, expressed concern for a two-year requirement and support for a one-year requirement.

Committee Member Whitehead inquired about where the residency requirement will be calculated from. City Attorney Mantzaris suggested the residency requirement start one year prior to qualifying.

Committee Member Lenon inquired about districts. City Attorney Mantzaris stated districts would fall under the same section as residency requirements.

Committee Member Lenon expressed support for districts to ensure all areas of the City are represented.

Committee Member Purvis expressed concern for some districts not having a candidate.

Committee Member Whitehead stated the City had districts before and the City had problems finding people to run for certain districts.

Committee Member Purvis expressed support for leaving it the same.

Chairman SanFratello stated districts could cause people to become engaged in their local government.

Committee Member Whitehead suggested leaving the subject for the next charter review.

Mrs. Pines suggested having two at-large seats and three district seats.

Chairman SanFratello stated three districts and two at-large was previously mentioned at a Charter Review Committee meeting where the member from the at-large seats with the most votes would become the Mayor. However, if there were three district seats and two at-large seats, the City could still have three Council Members from the same area. Whereas the County has 5 local districts which are all voted on at-large. The County's set-up prevents Council Members coming from the same district but also allows all residents to have a say in who is elected to the Council.

City of Clermont
Charter Review Committee
March 26, 2019

City Attorney Mantzaris commented he listened to a presentation which stated having an appointed Mayor is an issue when talking with the State Legislature and other individuals. According to the presentation, Legislature look at elected Mayor's with more credibility.

Chairman SanFratello stated the public would know the Council Members which they elect would vote on the Mayor when they elect them. City Attorney Mantzaris stated the City would run the risk of the position being given to someone who does not want the position.

Chairman SanFratello stated the citizens may appreciate electing their own Mayor.

Committee Member Whitehead expressed support for the Mayor to be elected.

Committee Member Melnick expressed support for the Mayor to be elected to ensure the individual elected wants to be the Mayor rather than a Council Member being forced into the position. Committee Member Melnick also expressed support for districts if there are still at-large seats but expressed concern at the possibility of limiting the people who would want to run.

Committee Member Lenon expressed support for making the Mayor an at-large seat and have the rest of the seats become districts.

Libby Hanna, 1251 Fran Mar Court, commented districts would make the task of running for office reasonable as the candidates would not have to cover the whole city when campaigning. Districts would also allow the residents of the City to have a specific Council Member they know who could serve as their first point of contact.

Committee Member Purvis suggested condensing the way the question is presented to the public at the public hearing. City Manager Gray stated discussion of the presentation for the upcoming public hearing is the next topic on the agenda.

City Attorney Mantzaris stated the next portion of the Charter to review is Article Five, City Manager.

Committee Member Purvis inquired as to the opinion of City Manager Gray. City Manager Gray replied he does not have any recommended changes.

City Attorney Mantzaris stated the next portion of the Charter to review is the submission of a budget. The Finance Department does a great job following the Charter and as a result no changes are being suggested for that portion. Section 57 does not reference Council districts but rather zoning districts for planning and zoning. Section 63 is the Board of Adjustment language. One of the other purposes of this committee is to also identify issues which come up related to the Charter and to make suggestions on those issues to the Council even though it may not be a charter change. It is unusual for the City Council to serve on the Board of Adjustment. The Board of Adjustment is the board that hears variance requests in regards to the City Code. Most cities will appoint citizens to serve as the Board of Adjustment as they can address the issues quicker and the decisions should not be politically based. Recommends suggesting to the Council.

Committee Member Whitehead expressed support for making the recommendation to Council.

Chairman SanFratello inquired about the length of Council Meetings. City Attorney Mantzaris stated the meetings would not necessarily be shortened as other items would replace the variances on the agenda for Council consideration.

Committee Member Purvis expressed concern of placing too much power with staff. City Attorney Mantzaris stated the Board of Adjustments would consist of five citizens. Staff would present the items to the board and provide a recommendation.

Committee Member Lenon asked if neighbors are noticed of the proposed variances. City Attorney Mantzaris replied the neighbors are notified.

City of Clermont
Charter Review Committee
March 26, 2019

Committee Member Purvis expressed concern with a possible lack of candidates and expressed opposition to making the recommendation to Council.

Committee Member Purvis inquired about Charter language regarding the Board of Adjustment. City Attorney Mantzaris stated there is an ordinance which appoints the Council as the Board of Adjustments.

Committee Member Purvis inquired about maximum population. City Manager Gray stated the City's maximum population is roughly 50,000 to 55,000 however the maximum population is projected to be reached in about 20 years. There are approximately only three large property owners left in the City who are looking to develop.

City Attorney Mantzaris reviewed the remaining portion of the Charter.

Item No. 3 – Selection of Topics for the Public Hearing

City Manager Gray stated a public hearing will be advertised to the public stating the Committee would like to acquire public input on suggested changes to the Charter. A PowerPoint will be created which will begin with a background and overview of the City and how the City is made up but then transition into what the Committee has gone through over the past few months and the suggested changes to the Charter.

Committee Member Purvis expressed concern for allotting time for every resident to speak.

Chairman SanFratello inquired about implementing a time limit to the hearing. City Manager Gray stated the committee could establish a time limit if they wanted.

Committee Member Purvis expressed opposition to establishing a set time limit before the meeting begins. City Manager Gray suggested the Committee could wait and see how many people attend and make the decision the night of.

Gregg Ammond, 550 East Avenue, stated the three minute limit has caused issues previously and expressed support of determining the necessity of a time limit the night of.

Michelle Pines, 550 East Avenue, expressed support for setting a time limit as it is needed.

Committee Member Melnick inquired about the Chairman's right to interrupt the public. City Attorney Mantzaris stated the Chairman does have that ability and recommended the public meeting be broken up into two parts if the Committee is worried about lengthy public comments. The first part of the meeting could be in regards to the Committee's suggested changes to the Charter and the second part can be available for residents to make suggestions of areas within the Charter they feel needs to be addressed.

Chairman SanFratello inquired if the Committee would be able to ask questions to the public. City Attorney Mantzaris stated that would be up to the Committee as it is the Committee's right and obligation to get any information which may be needed.

Mr. Ammond expressed support for a PowerPoint presentation.

Committee Member Purvis expressed support for the PowerPoint and stated citizens may ask to address sections of the Charter which the Committee has not addressed. City Manager Gray expressed agreement with City Attorney Mantzaris' recommendation of having a second portion of the meeting dedicated for residents to bring up matters which the Committee has not discussed or addressed.

Mr. Ammond requested a charter be provided to the public.

Committee Member Purvis inquired about requiring a mandatory deadline for future review of the charter. City Attorney Mantzaris suggested to recommend for the Council to pass this by a resolution or ordinance rather than including the language in the Charter.

City of Clermont
Charter Review Committee
March 26, 2019

City Manager Gray reviewed suggested changes to the Charter which the Committee would like to present at the public hearing.

Chairman SanFratello inquired about vacancy requirements should the terms for the Council increase. City Attorney Mantzaris stated the vacancy requirement does not have to change if the terms are increased.

City Manager Gray suggested to have recommendations ready to make to the City Council at the May 28, 2019 City Council Meeting. The Committee could meet the morning of if they would like to review the suggestions the day of.

City Attorney Mantzaris stated an Ordinance containing ballot language will have to be drafted for each issue.

City Manager Gray stated the Committee can meet weekly, if needed.

Item No. 4 – Other

Chairman SanFratello suggested discussing the option of districts.

City Manager Gray suggested the idea for districts could be presented to the public at the public hearing to get their input and then discuss the public's input at the next Charter Review Meeting.

Committee Member Purvis expressed concern for the topic of districts overtaking the public meeting and suggested providing two recommendations regarding districts to the public. Propose to either have districts or not have any districts.

Michelle Pines, 550 East Avenue, expressed support for explaining the form of government of the City at the beginning of the Public Hearing presentation as well as explaining that the Committee could not address every issue this time.

City Attorney Mantzaris clarified the Council could agree with only one suggestion or none of the suggestions. Certain topics will motivate the electorate to vote such as the topic of terms.

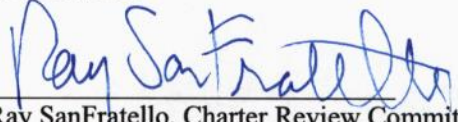
Chairman SanFratello expressed concern with voter turnout. City Manager Gray replied the Committee could recommend for the ballot language to wait for an even-year election.

Committee Member Melnick inquired about districting. City Attorney Mantzaris replied if districts were adopted this election, they would be put in place by the next election. The districts would be created by looking at population data and a breakdown of voters however, the process can be tainted if not done correctly. We would suggest to the Council for the Committee to be repurposed to review the creation of districts should districts be approved.

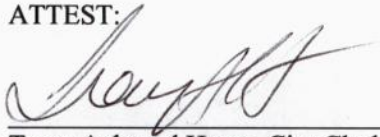
City of Clermont
Charter Review Committee
March 26, 2019

Adjourn: With no further business, the meeting adjourned at 11:51pm.

APPROVED:


Ray SanFratello, Charter Review Committee Chairman

ATTEST:


Tracy Ackroyd Howe, City Clerk



City of Clermont
Charter Review Committee
April 16, 2019

The Charter Review Committee met on Tuesday, April 16, 2019 in the Council Chambers at City Hall. Chairman SanFratello called the meeting to order at 6:30pm with the following members present: Cuqui Whitehead, Larry Lenon, Jim Purvis, and Stan Melnick. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

Charter Review Committee Public Hearing

City Manager Gray thanked the public for coming and reviewed the purpose of the Charter as well as the creation of the Charter Review Committee. The City Council can accept the changes proposed by the Charter Review Committee, decide to make no changes to the Charter, or make their own changes to the Charter. The Charter Review Committee reviewed the entire Charter and opened up the opportunity for the public to provide their input on the suggested changes. The next Charter Review Committee Meeting is next week on April 23, 2019 at 10:00am in the Council Chambers.

Chairman SanFratello introduced the Charter Review Committee members and the staff present.

City Manager Gray stated City Clerk Howe will provide an overview of the City and the Committee. Chairman SanFratello will present the Charter Review Committee's suggested recommendations.

City Clerk Howe reviewed the purpose of the public hearing, the purpose of the Charter Review Committee, the outline of the Charter Review Committee timeline, the City of Clermont overview, the City's organization chart, and the services provided by the City.

Chairman SanFratello stated the Committee found six areas to change after reviewing the entire charter. Chairman SanFratello reviewed the Charter's language and the Committee's proposed suggestions for the following areas: residency requirements, terms of office, term limits, districts, vacancy, and the Mayor's seat. No formal decision has been made on any suggested changes by the Committee. The Committee discussed the possibility of including language if term limits were implemented which would allow for Council Members who have reached the term limit to take a year off and then run again. The Committee has looked at the possibility of no districts, local districts, at-large districts, or a combination of districts. Local districts can be set up to limit the voting for each candidate to their respective district or to require the candidates to live in their respective district but allow the entire City to vote for each district. A combination of districts has been discussed to include three local districts and two at-large districts or four local districts and one at-large district. The districts will also affect the Mayor's seat. If the Committee decides to suggest for the Mayor to be elected by the Council, then the Committee would also propose an additional change to allow flexibility in case one member would not want to be the Mayor.

Libby Hanna, 1251 Fran Mar Court, expressed support for districts due to the City's rapid growth. The current system of five at-large seats may not best represent the voters of Clermont. Ms. Hanna reviewed precinct information from the last election as it relates to percentages of votes from the different precincts.

Chairman SanFratello inquired how to configure districts. City Attorney Mantzaris replied districts are typically based on general population and not voter population. The final decision would be made by the City Council.

Chairman SanFratello inquired about compact and contiguous districts. City Attorney Mantzaris stated districts at the state level are different from the city level as the state level is geared towards preserving the votes instead of providing fairness of votes. With city districts, there is not much room for gerrymandering as opposed to the state level.

Robert Olsen, 1290 Diane Place, expressed opposition to residency requirements but expressed support for districting, increasing terms to four years, setting term limits of eight years and for the Mayoral candidates to be Council Members who have served a term on the City Council but for the public to vote for them at large.

City of Clermont
Charter Review Committee
April 16, 2019

Charlene Forth, 939 W. Desoto Street, expressed support for terms and residency requirements to remain the same, increasing term limits to a maximum of two two-year terms, and keeping the Mayor elected at large. Mrs. Forth suggested if districts are implemented to allow candidates to choose which district they run for.

Chairman SanFratello remarked the City may get more candidates interested in the Council if the Mayor's seat rotated.

Michelle Pines, 550 East Avenue, expressed support for two-year terms, the creation of districts with three local and two at-large, setting term limits of four two-year terms, and the establishment of a residency requirement of one year.

Committee Member Whitehead explained the reasoning for her initial suggestion of residency requirement and expressed concern for in-active residents being elected to the City Council.

Ebo Entsuah, 861 Sky Ridge Road, expressed support for residency requirement due to rapid growth of the City, for the terms to remain the same, establishing a four two-year term limit, creating districts with three local districts and two at-large districts, and having the Mayor be decided by which at-large seat received the most votes.

Greg Ammon, 550 East Avenue, expressed support for creating four local districts and one at-large district, for the Mayor to be elected at-large, and establishing a four two-year term limit.

Sam Durrence, 2466 Holly Berry Circle, expressed support for a residency requirement of two years, to keep the terms the same, establishing a four two-year term limit with an option for the Council Members to return after a set time off, to keep the vacancy language the same, and for Council to choose the Mayor. Mr. Durrence expressed no preference on the possibility of creation of districts.

Marion Ringwood, 1808 Nature Cove Lane, expressed support for a two-year minimum for a residency requirement, establishing term limits of four two-year terms, establishing districts and having the Mayor's seat rotate amongst the Council with having each Council Member taking on the responsibility of attending events as the Mayor if they choose to be the Mayor.

Committee Member Whitehead expressed concerns with districts cutting off residents from other Council Members due to the Council Members not living in their area.

Committee Member Purvis expressed concerns with districts having different availability to their Council Members and being cut off from other Council Members.

Chairman SanFratello inquired about districts changing dependent upon the census. City Attorney Mantzaris stated the districts would have to be reapportioned based on the census. The City could hire consultants to do the initial districting and updates. City Manager Gray stated it would be up to the City Council how they would like to handle the situation.

Vance Yokum, Tavares, expressed support for a residency requirement of two years as well as establishment of districts and term limits. Mr. Yokum expressed concern regarding the vetting of campaign reports. City Attorney Mantzaris replied the State of Florida election laws govern the vetting of campaign reports.

Charlene Forth, 939 W. Desoto Street, clarified her support of districts is contingent on the Council Members from each district being available to residents who are not within their district.

City Manager Gray stated the next Charter Review Committee meeting will be at 10:00am on April 23, 2019. Everyone in the public is welcome to attend. The Committee will be deliberating on the comments provided by the public at tonight's meeting.

City of Clermont
Charter Review Committee
April 16, 2019

City Clerk Howe and City Manager Gray will summarize the comments from tonight's meeting and provide them to the Committee at the next meeting. The ordinance for ballot language will be brought to the City Council in May.

Committee Member Purvis inquired about the form of the Committee's recommendation. City Manager Gray recommended for the Committee to give a written recommendation to the Council then during the May Council Meeting the Council will vote on ballot language in an Ordinance format.

Committee Member Purvis inquired about the timeline of the ballot language. City Attorney Mantzaris stated, depending on what happens at the next Charter Review Committee meeting, the ballot language can be quickly drafted.

City Manager Gray stated the Council could decide to move the Charter suggestions to a different year if they would like more time to review the suggested changes.

Chairman SanFratello inquired if the Committee could bring all six subjects to the Council's attention and ask for them to choose the three subjects the Council believes to be the highest priority. City Attorney Mantzaris stated that would be possible but recommended the Committee provide the Council with a final definitive recommendation.

City of Clermont
Charter Review Committee
April 16, 2019

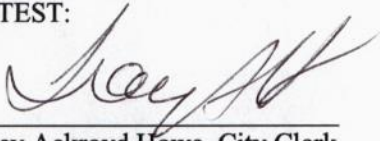
Adjourn: With no further business, the meeting adjourned at 8:05 pm.

APPROVED:

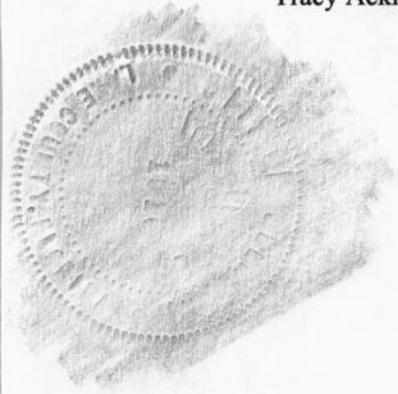


Ray SanFratello, Charter Review Committee Chairman

ATTEST:



Tracy Ackroyd Howe, City Clerk



City of Clermont
Charter Review Committee
April 23, 2019

The Charter Review Committee met on Tuesday, April 23, 2019 in the Council Chambers at City Hall. Chairman SanFratello called the meeting to order at 10:00am with the following members present: Ray SanFratello, Cuqui Whitehead, Larry Lenon, Jim Purvis, and Stan Melnick. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

Chairman SanFratello requested City Manager Gray to review the updated timeline for the Charter Review Committee. City Manager Gray reviewed the updated deadlines for the Charter Review Committee. City Clerk Howe clarified the Mayor's Proclamation must be issued ten weeks prior to the Primary Election and contain the seats up for election as well as any questions which will be on the upcoming ballot.

Item No. 1 – Approval of March 26, 2019 and April 16, 2019 Charter Review Committee Meeting Minutes

Committee Member Whitehead moved to approve the March 26, 2019 Charter Review Committee Meeting minutes; seconded by Committee Member Lenon. The motion passed with all members present voting aye.

Committee Member Whitehead moved to approve the April 16, 2019 Charter Review Committee Meeting minutes; seconded by Committee Member Purvis. The motion passed with all members present voting aye.

Item No. 2 – Review of Charter Recommendations to Council

Chairman SanFratello suggested for the Committee to review the results from the Public Hearing first and then review the survey from the public.

Committee Member Whitehead expressed concern for results of districts.

City Attorney Mantzaris clarified the survey conducted was not performed by the City but was conducted by a City resident through social media.

Committee Member Whitehead inquired about advertisement. City Manager Gray stated a display ad was posted in the local newspaper.

Chairman SanFratello stated the Committee will review charter recommendations first and then proceed into discussing non-charter related issues.

Committee Member Whitehead moved to recommend a two-year residency requirement; seconded by Committee Member Purvis for discussion.

City Attorney Mantzaris clarified two years is the top end of the residency requirements allowed and could cause a chilling effect to potential candidates. As a result, the two-year residency requirement would be susceptible to challenge.

Committee Member Purvis suggested to consider an 18-month residency requirement from the start of qualifying.

Committee Member Whitehead amended her motion to recommend an 18-month residency requirement; seconded by Committee Member Purvis for discussion.

Committee Member Melnick expressed support for an 18-month residency requirement.

Committee Member Lenon inquired about mandating for candidates to attend the City's Citizens Academy. City Attorney Mantzaris stated requiring candidates to go through a process is problematic as the campaign is supposed to serve the role of showing the candidates what all is entailed.

City of Clermont
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April 23, 2019

Chairman SanFratello suggested for the elections portion of the Citizens Academy to be presented more in-depth to the public.

Committee Member Lenon expressed support for an 18-month residency requirement.

Committee Member Purvis expressed support for the idea of requiring attendance at the Citizens Academy but expressed concern with implementation.

Chairman SanFratello expressed support for a one-year requirement but opposition to an 18-month requirement.

Committee Member Whitehead expressed support for an 18-month requirement and opposition to a one-year requirement.

City Attorney Mantzaris suggested for the Committee to approach the recommendations from the standpoint of what will the public vote for.

Chairman SanFratello opened the Public Hearing.

Libby Hanna, 1251 Fran Mar Court, expressed concern for the phrasing of the residency requirement question placed in the survey and expressed support for a one-year residency requirement.

Gregg Ammond, 550 East Avenue, expressed agreement with Chairman SanFratello and City Attorney Mantzaris and support for a one-year residency requirement.

Marion Ringwood, 1808 Nature Cove Lane, inquired about the Council approving the recommendations. City Attorney Mantzaris clarified the process for the ballot language is the Committee will make the recommendations to the Council, ordinances containing the referendum language will be presented to Council, the Council will vote on the ordinances and then vote with the rest of the citizens at the election.

Committee Member Whitehead moved for recommendation of an 18-month residency requirement from the last day of qualifying; seconded by Committee Member Purvis. The motion passed 4 to 1 with Chairman SanFratello voting nay.

Chairman SanFratello stated the second topic is terms of office.

City Manager Gray stated the charter states the Council will have two year terms.

Chairman SanFratello opened the Public Hearing.

Michelle Pines, 550 East Avenue, expressed support for a two-year term.

Gregg Ammond, 550 East Avenue, expressed support for a two-year term.

Libby Hanna, 1251 Fran Mar Court, expressed support for a two-year term.

Marion Ringwood, 1808 Nature Cove Lane, expressed support for a two-year term.

Chairman SanFratello closed the Public Hearing.

Committee Member Whitehead moved to make no recommended change to the terms of office; seconded by Committee Member Purvis; The motion passed with all members present voting aye.

City of Clermont
Charter Review Committee
April 23, 2019

City Manager Gray suggested to include everything the Committee looked at along with the list of recommended changes when providing a report to the Council.

Chairman SanFratello inquired about term limits and opened the Public Hearing.

Libby Hanna, 1251 Fran Mar Court, expressed support for term limits.

Gregg Ammond, 550 East Avenue, expressed support for term limits of four two-year terms.

Marion Ringwood, 1808 Nature Cove Lane, expressed support for term limits of two two-year terms.

Chairman SanFratello closed the Public Hearing.

Committee Member Whitehead expressed support for four terms which would equal eight years in total.

Committee Member Purvis expressed support for no term limits.

Committee Member Whitehead suggested allowing for a Council Member to run again after a period of absence.

Committee Member Purvis expressed concern for disrupting the candidate's momentum by forcibly removing them from the Council.

Chairman SanFratello expressed understanding of Committee Member Purvis' concerns but expressed opposition to momentum being taken from a candidate.

Committee Member Lenon expressed support for a four two-year term limit with an allowable period of absence before the candidate may run again.

City Attorney Mantzaris stated there is a possibility of an election every year and, as a result, the Council Members could run for the next election if there was a one-year absence requirement.

Committee Member Purvis suggested including language to allow for an incumbent to run after their four two-year term limit should they not be challenged. City Attorney Mantzaris stated that language would be difficult to add as the candidates who are running are not announced until the end of qualifying. However, language could be added to allow for the individual to be appointed by the Council to fill the vacant seat if there was no one who ran for that seat.

Committee Member Lenon moved to recommend term limits of four two-year terms with a candidate having to sit out one year prior to an election with the ability to be appointed by City Council for a vacancy; seconded by Committee Member Whitehead for discussion.

Committee Member Melnick inquired about appointment. Chairman SanFratello stated the motion would allow for a candidate to be appointed to the Council should there be a vacancy despite meeting their term limit. City Attorney Mantzaris stated the candidate would then be eligible to run again next election even if they were appointed.

The motion passed with all members present voting aye.

Chairman SanFratello stated districts were the next discussion topic and opened the Public Hearing.

City of Clermont
Charter Review Committee
April 23, 2019

Libby Hanna, 1251 Fran Mar Court, expressed support for four single member districts with the Mayor at-large.

Gregg Ammond, 550 East Avenue, expressed support for four single member districts with the Mayor at-large.

Marion Ringwood, 1808 Nature Cove Lane, expressed support for four single member districts with the Mayor at-large.

Chairman SanFratello closed the Public Hearing.

Committee Member Whitehead expressed support for waiting to instill districts until the City's growth slows down.

Committee Member Purvis expressed opposition to waiting for the City's growth to slow down.

Committee Member Melnick expressed support for waiting to instill districts.

Committee Member Lenon expressed support for districts.

Chairman SanFratello expressed support for districts.

Committee Member Purvis suggested setting a mandatory time period for the Charter to be reviewed again and request the issue of districts come up at that point. City Manager Gray stated, according to the Florida League of Cities, the typical mandatory time period for a charter review is ten years however, the Council could review the charter sooner.

Chairman SanFratello expressed support for the Committee to make a definitive recommendation to the Council now.

City Attorney Mantzaris stated the Committee wants to avoid being an obstacle to an issue being decided on by the City Council or the electorate. It is a difficult position to take to not allow the electorate to vote on a popular issue. If there is a split decision among the Committee, the Committee would be better off sending the matter to the Council to allow the Council a chance to review the matter and public input.

Committee Member Lenon stated public opinion was favorable on moving towards districts.

City Attorney Mantzaris stated should the Committee put forward a recommendation for districts, the ordinances would include provisions dictating the creation of districts could not cut a Council Member's term short. If districts were to be voted in by the electorate, there would be a two to three-year delay for implementation.

Chairman SanFratello opened the Public Hearing.

Michelle Pines, 550 East Avenue, expressed support for districts.

Libby Hanna, 1251 Fran Mar Court, expressed support for districts and to send the matter to Council.

Ms. Pines expressed concern for the lack of ability to meet with current Council Members in regards to current City issues and supported districts.

Chairman SanFratello closed the Public Hearing.

City of Clermont
Charter Review Committee
April 23, 2019

Committee Member Purvis expressed concern with a possible lack of a candidate for a district.

City Attorney Mantzaris stated districts will be population based.

Chairman SanFratello expressed support for establishing districts.

City Attorney Mantzaris reviewed the two subsets of districts. The first type of districts being where the candidate must reside in the district they are running for and the other where a candidate can choose which district to run for and are voted on by that district.

Committee Member Purvis requested to hold off on voting on districts until the Committee discusses the Mayor's seat.

Chairman SanFratello stated the Mayor's seat recommendation will be either to be elected at-large or to be appointed by Council.

Committee Member Purvis expressed support for a rotating Mayor.

Chairman SanFratello opened the Public Hearing.

Michelle Pines, 550 East Avenue, expressed support for the Mayor to be elected by the public.

Gregg Ammond, 550 East Avenue, expressed support for the Mayor to be elected by the public.

Libby Hanna, 1251 Fran Mar Court, expressed support for the Mayor to be elected by the public.

Marion Ringwood, 1808 Nature Cove Lane, expressed support for the Mayor to be elected by the public.

Chairman SanFratello closed the Public Hearing.

Committee Member Whitehead remarked the rotating Mayor would be good in theory however expressed support for an elected Mayor.

Committee Member Purvis inquired about the Mayor's duties. Committee Member Whitehead stated the public wants to connect with their Mayor. City Manager Gray stated the Mayor does like to go to the City events and the current Mayor is very involved in the community although she does not make the day-to-day operation decisions.

Ms. Ringwood stated the Mayor is involved in the City where other Council Members may not be able to keep up with that same commitment.

Chairman SanFratello expressed support for the Mayor to be elected at-large.

Committee Member Purvis moved to recommend the Mayor to run as an at-large candidate with four single member districts; seconded by Committee Member Whitehead. The motion passed with all members present voting aye.

City Attorney Mantzaris stated some of these amendments may have corresponding changes in other parts of the Charter which will have to be worked through at a later time.

Chairman SanFratello stated the Committee so far has only three recommendations to the Council with the vacancy requirement being the last topic to discuss.

City of Clermont
Charter Review Committee
April 23, 2019

City Manager Gray reviewed the current vacancy requirement in the Charter.

City Attorney Mantzaris stated there is not a problem right now with the vacancy requirement but the subject may need to be addressed later if the City frequently has to host a special election for districts.

Chairman SanFratello expressed support for leaving the vacancy requirement the same since the terms are not moving to four year terms.

Committee Member Purvis suggested including the subject in the Committee's report to indicate to the Council the reasoning why the Committee chose not to make a recommendation on the matter.

Chairman SanFratello stated the next items in the meeting for discussion are the non-charter issues to bring to the Council's attention.

City Attorney Mantzaris reviewed the differences between a Resolution and an Ordinance.

Chairman SanFratello stated the first issue for discussion is arbitration in the event of a forfeiture of a Council Member seat.

City Attorney Mantzaris expressed concern for requiring arbitration due to the possibility of dragging out the process for both sides.

Committee Member Purvis requested clarification on the process regarding violations by Council Members. City Attorney Mantzaris stated the action taken would depend on the violation. If the violation is a violation of the law, the information would be provided to the Governor and he would have the direct right to suspend the Council Member in question. That individual would have to forfeit their seat by majority vote of the Council. It's an excruciatingly difficult process. An arbitrator is one person who is not a part of the committee or necessarily the community and adding an arbitration provision would extend the process and would add a public trial to the matter.

Chairman SanFratello expressed being comfortable with not addressing the matter and suggested the Committee move on to a mandatory charter review period.

City Attorney Mantzaris suggested the Committee establish a set time period in their recommendation.

Chairman SanFratello inquired as to the best practice for a mandatory charter review time period. City Manager Gray stated the Florida League of Cities stated the standard time period set is between 10 to 20 years but staff recommends 10 years. The Council could choose to review the Charter sooner if they wish.

Committee Member Purvis expressed support for a 10-year time period.

Committee Member Purvis moved for the Charter Review Committee to recommend for Council to pass an Ordinance supporting a mandatory 10-year or sooner review of the Charter; seconded by Committee Member Lenon. The motion passed with all members present voting aye.

Chairman SanFratello stated the next topic is the execution of City documents. City Attorney Mantzaris stated a practical preference would be for the subject to be removed from the charter however removal of the subject may raise concern on the ballot by the electorate. Instead, when items are approved by the Council, language could be included allowing for the City Manager to sign if the Mayor cannot.

Chairman SanFratello stated the Charter states the Mayor currently has to sign City documents.

City of Clermont
Charter Review Committee
April 23, 2019

City Attorney Mantzaris stated the execution of City documents can be addressed internally.

Chairman SanFratello expressed support for the Committee to provide a recommendation to the Council for the Council to create a separate board to act as the Board of Adjustment.

Committee Member Purvis expressed concern for the City to create another Board. City Attorney Mantzaris clarified the Board of Adjustment is typically a five-membered board consisting of residents of the City.

Committee Member Purvis expressed support for keeping the set up the same.

Chairman SanFratello suggested for the Committee to look at the matter by whether it is efficient or not.

Michelle Pines, 550 East Avenue, expressed support for the creation of the Board of Adjustment. City Attorney Mantzaris clarified the Charter states the Council shall appoint the Board of Adjustment and, through an Ordinance, the Council has appointed itself as the board.

Libby Hanna, 1251 Fran Mar Court, expressed support for the creation of the Board of Adjustment.

Committee Member Purvis inquired about appeals. City Attorney Mantzaris stated the appeal would go right to Court but language could be included to allow the applicant to appeal to the City Council first.

City Manager Gray stated the bigger developments would not go through variances as they use Planned Unit Development conditions and only the Council hears Planned Unit Development matters.

Committee Member Whitehead stated staff works closely with applicants to avoid a variance request, if possible.

Committee Member Purvis moved to recommend for Council to consider the pros and cons of the creation of a Board of Adjustment; seconded by Committee Member Whitehead. The motion passed with all members present voting aye.

City Manager Gray thanked everyone for volunteering their time. Staff will put together a summary of the recommendations both charter and non-charter related which will be sent out to the Committee. City Attorney Mantzaris will work on the language for the three Charter recommendations. The Ordinance will be introduced at the first meeting in May and then finalized at the second meeting in May.

Chairman SanFratello inquired about the Committee's presentation to the Council. City Manager Gray stated a PowerPoint presentation will be created for the Committee's presentation to the Council on May 28, 2019 at 6:30pm.

Chairman SanFratello requested the entire Committee be present at the Council Meeting.

City of Clermont
Charter Review Committee
April 23, 2019

Adjourn: With no further business, the meeting adjourned at 12:03pm.

APPROVED:

Ray SanFratello, Charter Review Committee Chairman

ATTEST:

Tracy Ackroyd Howe, City Clerk

DRAFT

AGENDA ITEM

Meeting Date	
Tuesday, May 28, 2019	
Agenda Item Name	
Resolution No. 2019-13R <i>Crossing Church</i>	
Requested Action	
Recommend approval of Resolution No.2019-13R	
Staff Report	

The owner, The Crossing Church, is requesting a Conditional Use Permit for a church and associated ministry uses in the UE Urban Estate Zoning District. The Land Development Code, Section 122-83 allows a church use with a Conditional Use Permit. The church acquired the property in 2010 with the intent of construction of a new church and multi-purpose facility to serve the congregation and community. The site is over 18 acres in size, with approximately one-third consisting of floodplain, wetlands, and open water body (Blacks Lake). The property was annexed into the City in 2013. The Future Land Use is Public Facilities/Institutional. The City Council approved on February 23, 2016, a Conditional Use Permit to allow a new church facility with associated ministry uses as identified in the Master Development Plan for Phase 1 through Phase 4 with a required amendment to the CUP to allow for construction of Phase 5 and 6 of the Master Plan. The approved Conditional Use Permit has expired due to no substantial construction work for the site.



The church proposes to develop the facility in multiple phases. A master phasing plan program identified the building use and purpose of the overall church facility. The 6 phases outlined on the master plan consists of an initial assembly building (8,184 SF), multi-purpose building/recreational (12,000 SF), wedding pavilion (1,500 SF), administration office building (5,000 SF), sanctuary assembly (20,000 SF) and a cottage retreat (2,000 SF). The total square footage of all buildings on the site will not exceed 50,000 square feet. Any buildings will require compliance to the Clermont's Architectural Design Standards. The facility will be served by City water and sewer, along with other City services. The project will go through the Site Plan review process.

The church is also requesting two variances to the Land Development Code to allow for development of the project. The variances requested are: (1) using the existing grapefruit grove along Old Hwy 50 as a natural landscape buffer,

(2) use of grass parking spaces as an alternative surfacing material instead of code requirements. The church is requesting to keep the grove functional since it generates income for the church and will provide a wider depth of screening from the road than a traditional landscape buffer. The grass parking will reduce the impervious surface area and has been used for similar developments in certain situations. The overall facility will be used for the ministry purposes surrounding the church. The uses include, but are not limited to, worship, recreation, daycare, administrative office, and special retreats/programs. The church's goal is to create a campus that serves as a faith-based center of hope, life and joy for the community.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met, Staff has reviewed the CUP application as submitted and finds the proposed use does meet the general criteria. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-13R.

The Planning and Zoning Commission at their meeting held on May 7, 2019, voted unanimously to recommend approval of Resolution No. 2019-13R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|------------------------------|-------------------------|
| 1. | Res. 2019-13R-Final | Res. 2019-13R-Final.pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | site plans & maps | site plans & maps.pdf |
| 4. | Zoning Map | Zoning Map.pdf |
| 5. | Final Exhibit A | Final Exhibit A.pdf |
| 6. | Application | App.pdf |
| 7. | CUP CROSSING CHURCH Legal AD | CUP CROSSING CHURCH.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MASTER PLANNED CHURCH FACILITY IN THE UE URBAN ESTATE ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 7, 2019 recommended approval of this Conditional Use Permit to allow for a church facility in the UE Urban Estate zoning district; at the following location:

LOCATION:
2715 Old Highway 50
(Alternate Keys 1453275 and 3880865)

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

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

This application for a Conditional Use Permit to allow for a church facility in the UE Urban Estate zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit. The property shall be developed in substantial accordance with the Master Plan Program prepared by GatorSketch, Exhibit A, Phases 1 through Phase 4. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements, all requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

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.
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. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking improvements or rescind this Conditional Use Permit.
11. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.

SECTION 2. Land Use

1. The property may be used as a church facility/campus with accessory uses, not to have more than 27,000 square feet of total building space, along with other permitted uses in the Urban Estate zoning district. Each Phase of development will be required to comply with the Land Development Codes and/or any Building and Fire Safety Codes.
2. The property shall be developed in substantial accordance with the Master Plan Program prepared by Gator Sketch, Exhibit A, (Phases 1 through Phase 4) that include up to 27,000 square feet of total building space. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit. The Applicant will be required to amend the Conditional Use Permit to allow for construction of Phase 5 and Phase 6 of the Master Plan Program, as identified on Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

3. In the event, the Citrus Grove is no longer producing fruit, destroyed, diseased, dead, or maintained in good condition, so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. The applicant and/or property owner will be required to provide landscape buffers that meet City Code, Chapter 118-Vegetation.
4. A Traffic Impact Analysis (TIA) shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
5. A minimum five-foot wide sidewalk shall be constructed along each street right-of-ways adjacent to parcel that meet ADA requirements and provide pedestrian access. Sidewalk construction shall be coordinated with Lake County Public Works for any Lake County designated streets.
6. Driveway access apron must be paved in accordance with City engineering and Site Review Committee approval.
7. No outside public address (PA) systems including “bull horns” or similar systems shall be used unless approved through an amendment to the Conditional Use Permit.
8. The site shall be developed according to the City of Clermont Land Development Codes and all buildings shall be designed to comply with the City of Clermont Architectural Standards.
9. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
10. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
11. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, outdoor sports/recreation areas, parking, and modular classrooms as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan.

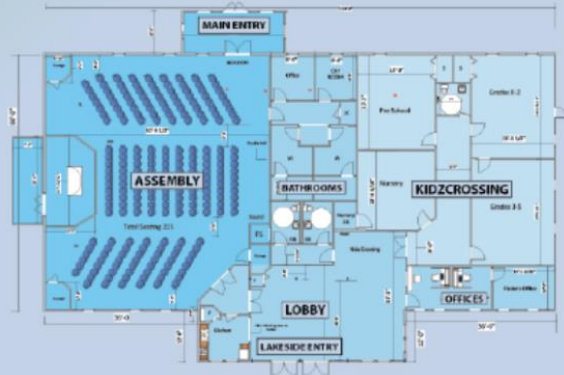
Exhibit A

MASTER PLAN PROGRAM



site aerial

- Phase 1 – Initial Assembly Building
8184 sf & 69 Parking Spaces
Assembly Worship – 225 Occupants
Four Children's Classrooms:
65 Students / 8 Teachers
 - Phase 2 – Cottage Retreat
2,000 sf & 2 Parking Spaces
 - Phase 3 – Multi-Purpose Building
Assembly/Recreational
12,000 sf & 145 Parking Spaces
580 Occupants
 - Phase 4 – Pavilion
1,500 sf
Dock and Beach
 - Phase 5 – Administration Office
5,000 sf & 25 Parking Spaces
10 Offices & 2 Conference Rooms
 - Phase 6 – Sanctuary Assembly
20,000 sf & 250 Parking Spaces
1,000 Occupants
Chapel and Full Kitchen
- Master Plan Total Building**
48,700 sf & 350 Parking Spaces



phase one floor plan

****Phase 5 and Phase 6 will require a new CUP**



groveside (front) elevation



west elevation



lakeside (rear) elevation



east elevation





CITY OF CLERMONT
RESOLUTION NO. 2019-13R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this ____ day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

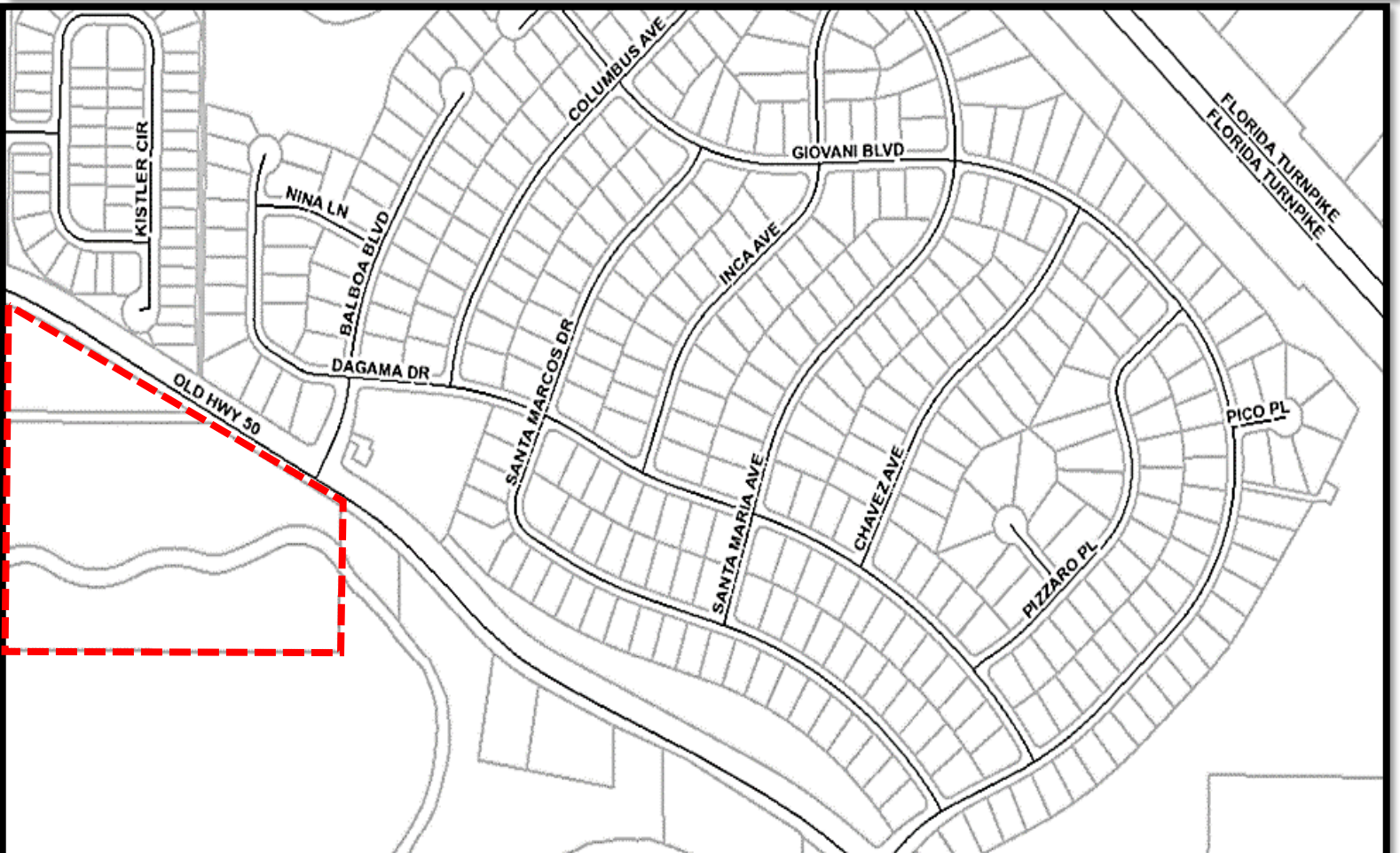
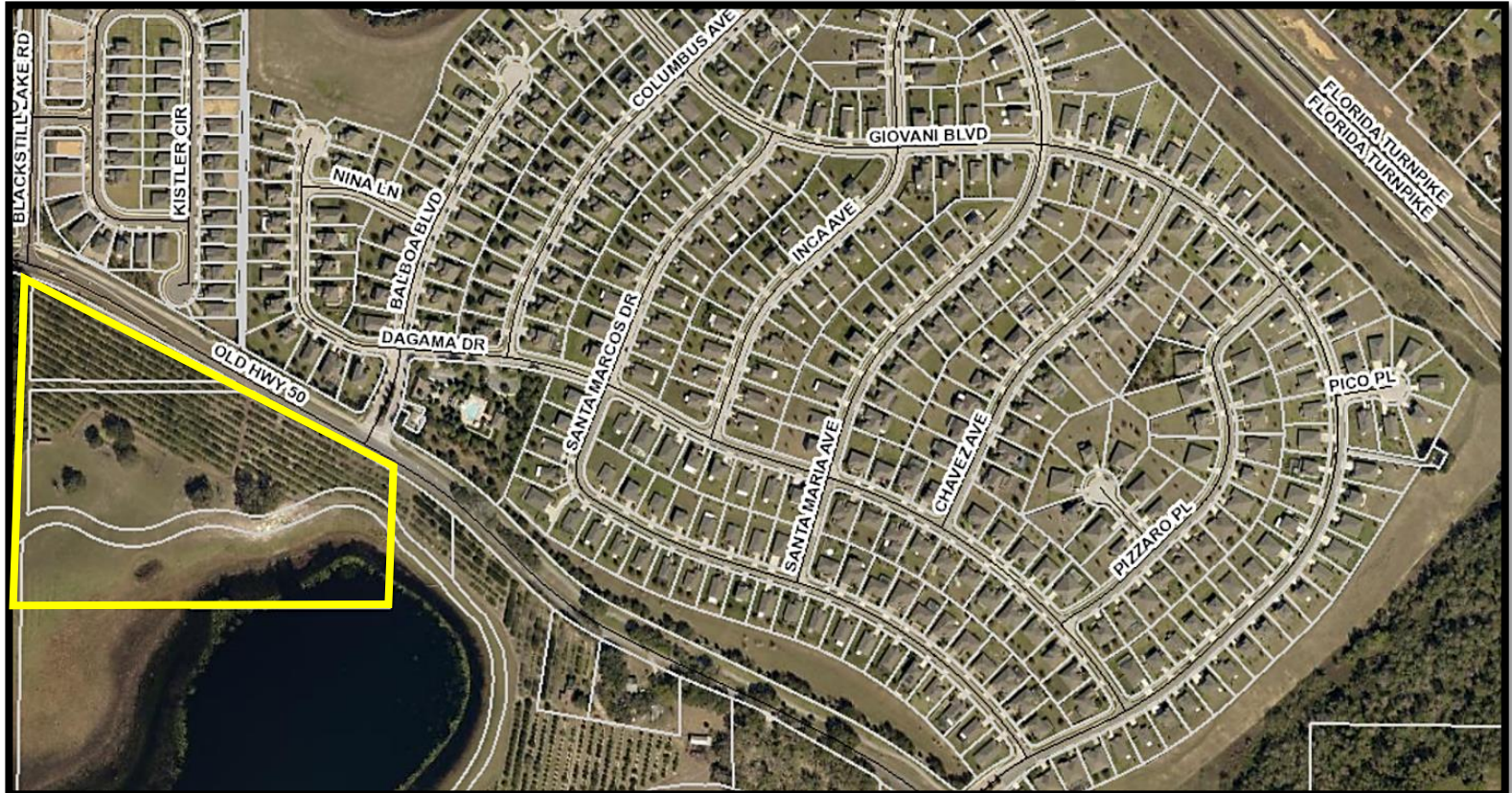
ATTEST:

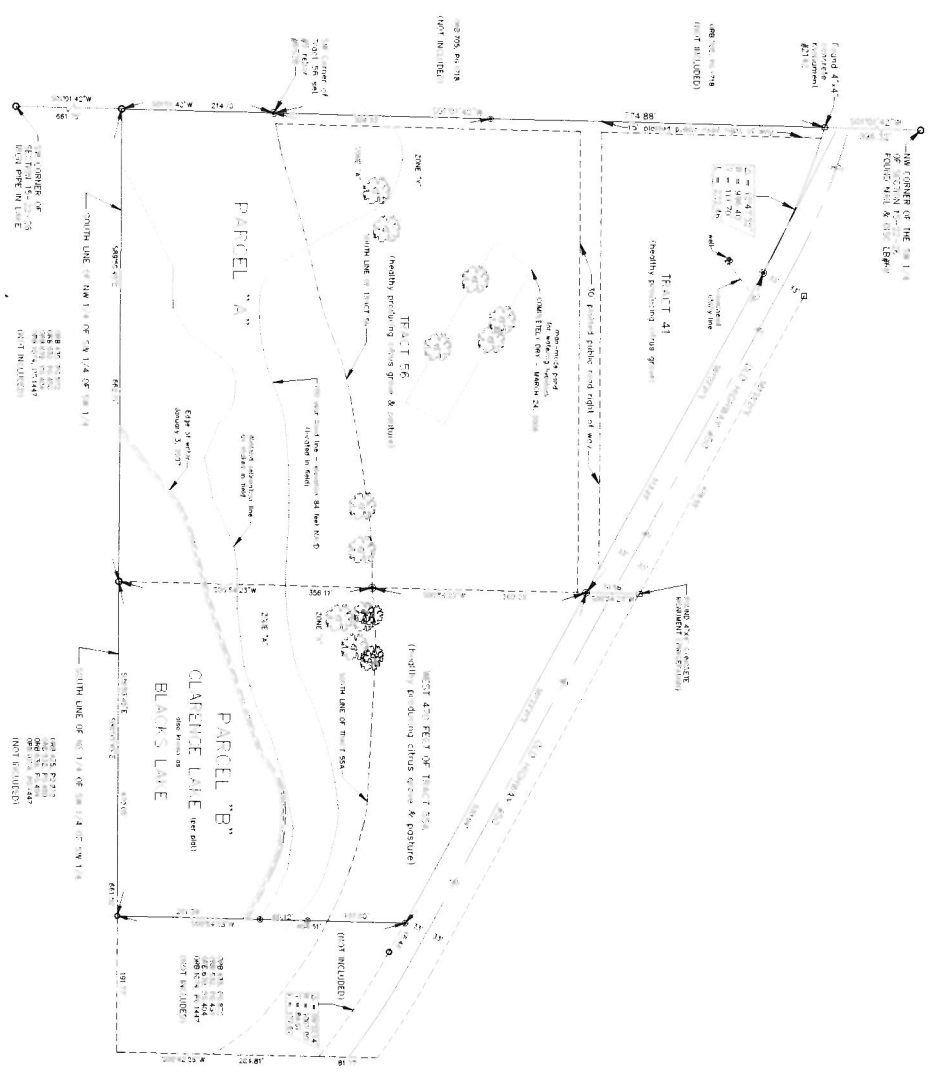
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

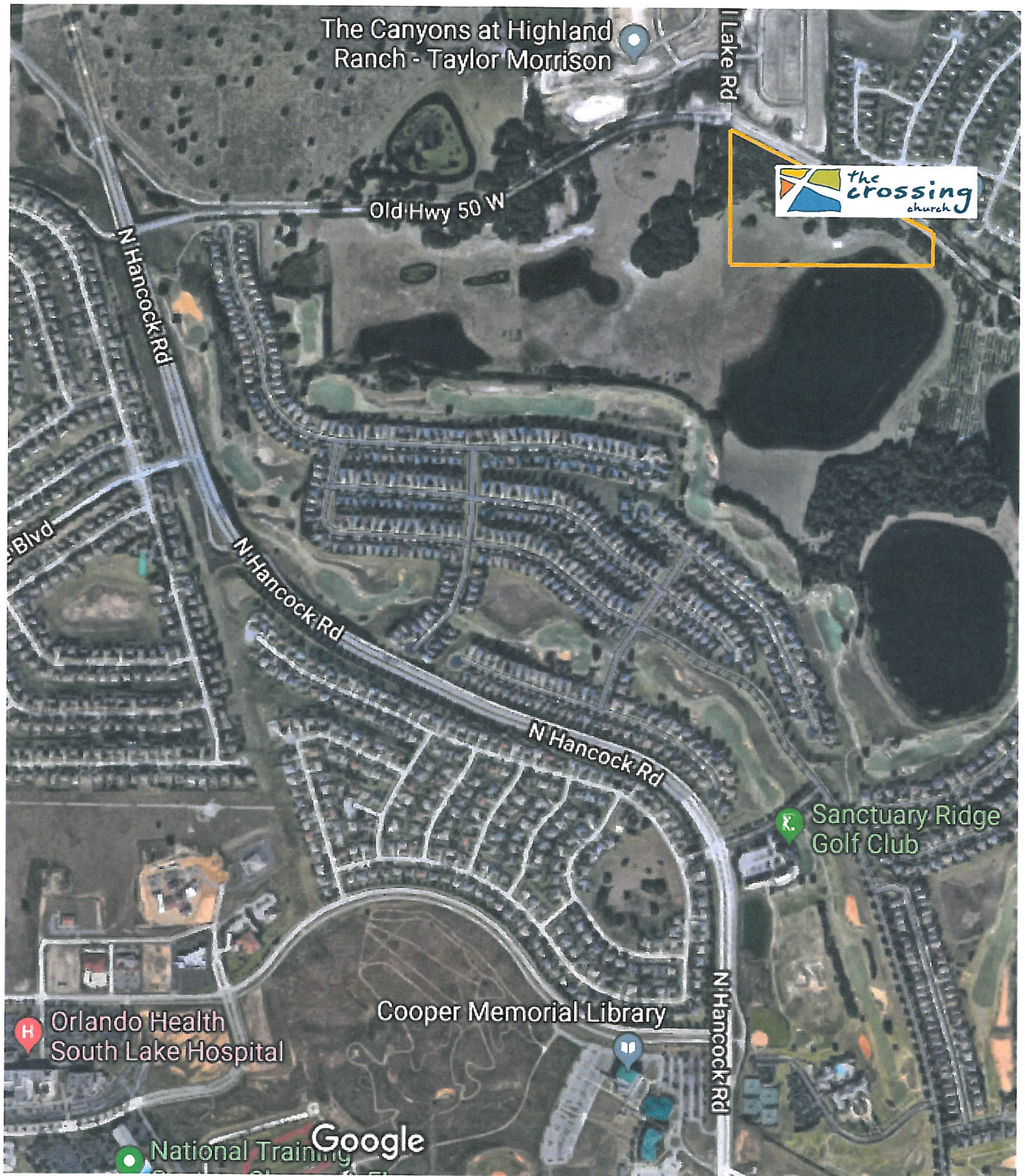
LOCATION MAP



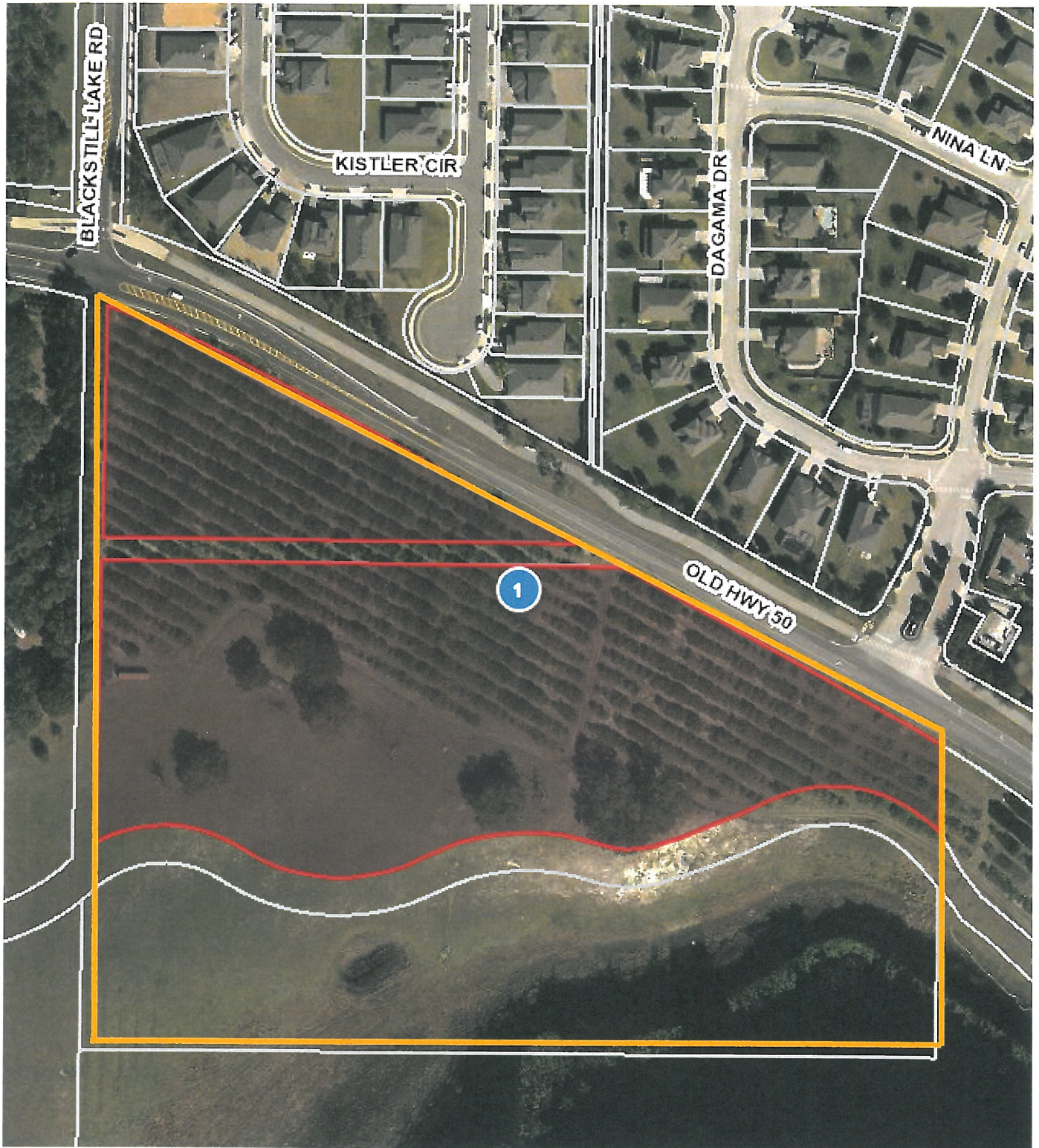
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GENERAL LOCATION

THE CROSSING CHURCH



PROPERTY LOCATION of THE CROSSING CHURCH

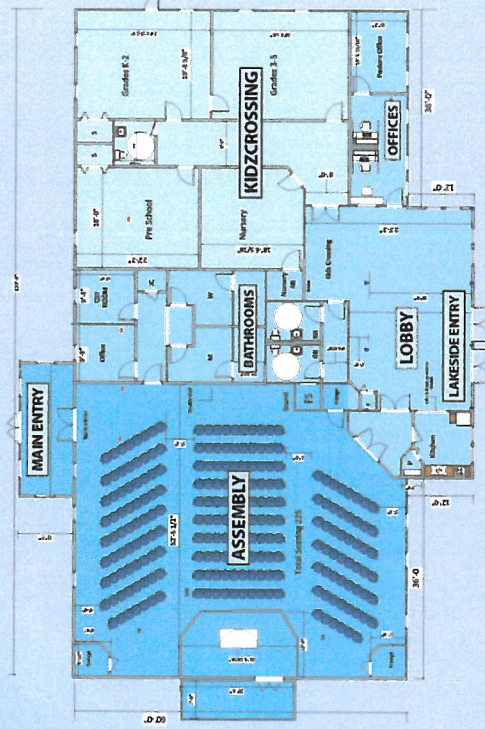


MASTER PLAN PROGRAM



site aerial

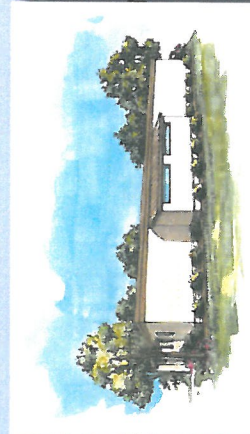
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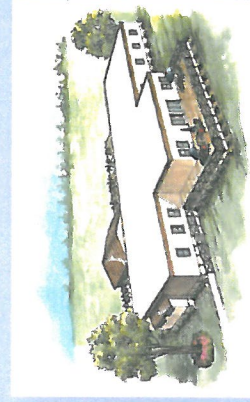
phase one floor plan



groveside (front) elevation



west elevation



lakeside (rear) elevation

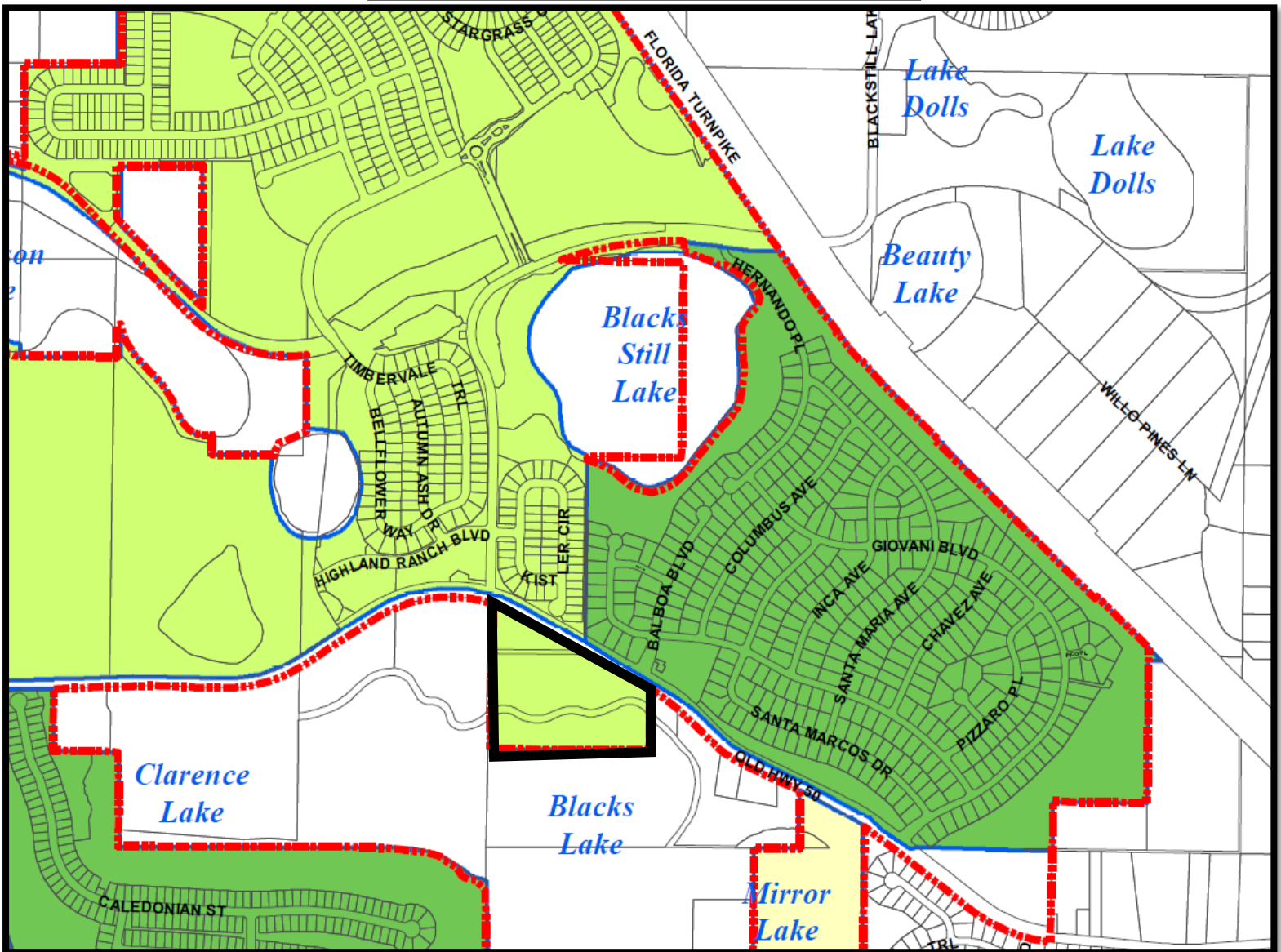


east elevation



Our DREAM is to help people meet and follow Jesus by creating **SACRED SPACE** where their spirits are renewed and **COMMUNITY PLACE** where their lives are transformed.

Clermont Zoning Map



Legend



City Limits

Zoning Designations

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

Exhibit A - Final

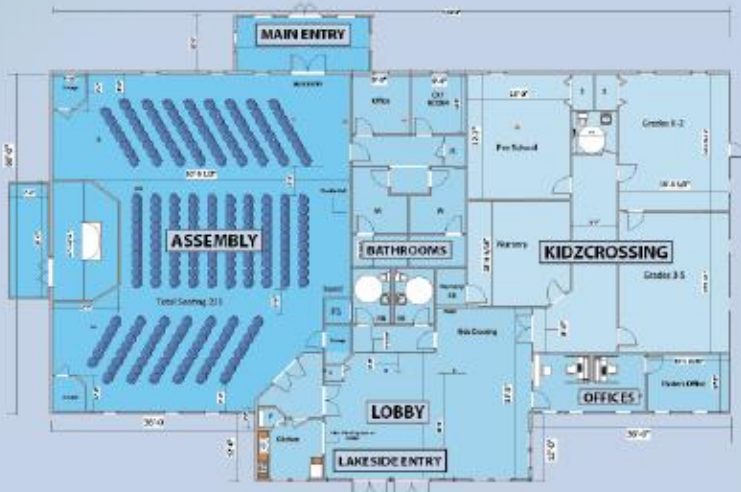
MASTER PLAN PROGRAM



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phase one floor plan

****Phase 5 and Phase 6 will require a new CUP**



groveside (front) elevation



west elevation



lakeside (rear) elevation



east elevation



the Crossing church
theCrossingChurch.org



Our DREAM is to help people meet and follow Jesus by creating **SACRED SPACE** where their spirits are renewed and **COMMUNITY PLACE** where their lives are transformed.

EXHIBIT A



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

#1453275

DATE: 3-20-19

FEE: \$845.00
~~\$1,000.00~~

PROJECT NAME (if applicable): The Crossing Church at the Grove

APPLICANT: The Crossing Church

CONTACT PERSON: Pastor Kendal Anderson

Address: P.O. Box 121688

City: Clermont State: Florida Zip: 34711-1688

Phone: (352) 241-9909 Fax: _____

E-Mail: Kendal@TheCrossingChurch.org

OWNER: The Crossing Church

Address: P.O. Box 121688

City: Clermont State: Florida Zip: 34711-1688

Phone: (352) 241-9909 Fax: _____

Address of Subject Property: Annexed into City Ordinance 2013-08

General Location: Old Hwy. 50, South of the Verde Ridge Subdivision

Old Hwy. 50, South of the Verde Ridge Subdivision

Legal Description (include copy of survey): _____

Section 15, Township 22 South, Range 26 East

Lake County Plat Book 3, Page 52

Land Use (City verification required): Public Facilities / Institutional Land Use

Zoning (City verification required): UE Urban Estate

02/02/2015



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary).

The Crossing Church currently worships on Sundays at East Ridge H.S. Auditorium. They are ready to make the first improvements to 'The Grove,' their 18-acre, lake-front property that has a producing grapefruit grove. They plan to keep the grove operational, serving as a landscape buffer along Old Hwy 50. The buildings will be situated to take advantage of beautiful lake views and to preserve several majestic oak trees. The desire is for grass parking to minimize the extent of pavement & its negative heat effect. Storm water drainage will be managed by improving a centrally located pond under existing mature trees. The architecture will be reminiscent of a Spanish mission style, which has historical precedence in Florida. The 20-year phased building plan includes a Sanctuary, Multi-Purpose Recreational Building, Day Care, Administrative Offices, Wedding Pavilion, Cottage Retreat, and Dock & Beach, totaling 48,700 sf with 367 parking spaces. The Crossing's vision is to meet needs through meaningful community partnerships, using its facilities to provide a dynamic faith-based community center, and to develop The Grove into an oasis of spiritual rest and renewal.

Kendal Anderson

Applicant Name (print)

x Kendal Anderson

Applicant Name (signature)

Pastor Kendal Anderson/The Crossing Church

Owner Name (print)

x Kendal Anderson

Owner Name (signature)

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

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

(352) 394-4083 Fax: (352) 394-3542

02/02/2015

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: 10087046
Phone: (352) 241-7331
Date: 04/23/19
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	04/30/2019	05/21/2019	\$174.76

LEGAL NOTICE

April 30, 2019 &
May 21, 2019

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility in the UE Urban Estate Zoning District, at the following location:

LOCATION

2715 Old Highway 50
(AK 1453275 & 3880865)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, May 7, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, May 28, 2019 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street, Clermont FL.

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: 10087046

Payment Info	
Ad Price	\$174.76
Tax	\$0.00
Sub Total	\$174.76
Prepaid Amount	\$0.00
Balance Due	\$174.76



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 28, 2019	
Agenda Item Name	
Variance Request <i>Crossing Church</i>	
Requested Action	
Recommend approval of the variance requests.	
Staff Report	
The applicant, The Crossing Church, is requesting the following two variances: (1) to allow for the existing citrus grove to be used as a landscape buffer instead of three canopy trees and five understory trees per 100 lineal feet, as required by the Land Development Code, Section 118-37 – Landscape Buffers, (2) to allow grass parking as an alternative surface material instead of the requirements in the Land Development Code, Section 98-4 Alternative surfacing materials for parking areas. The parcel zoning is UE Urban Estates and is approximately 18 acres. A church facility is allowed in the Urban Estates zoning with a Conditional Use Permit. The CUP is being presented concurrently with the variance request. The church has owned the property since 2010 and has been planning development of a Master Plan Church Facility with associated multipurpose buildings to be used in conjunction with the church and ministry services. The proposed Conditional Use Permit and requested variances were approved by the City Council on February 23, 2016 for Phases 1 through Phase 4 of the Master Development Plan, and the development of Phase 5 and Phase 6 would require an amendment to the Conditional Use Permit. The approved Conditional Use Permit and variances have expired, due to no substantial construction work at site. The proposed site lay-out in the Master Development Plan, has identified that development would require two (2) variances in order to keep the site in a natural state while developing the site and achieving the vision, “The Grove.” The church has requested a variance to allow the citrus grove be maintained and used as a landscape buffer instead of the code requirements. The grove is functional and produces income for the church. The citrus grove will provide a wider depth of screening from the road than a traditional landscape buffer. The grass parking will reduce the impervious surface area, and has been used in certain land uses and situations with low volume traffic impacts Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends approval of the 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.	New 86-174 Review Criteria-Crossing Church 2019	New 86-174 Review Criteria-Crossing Church 2019.pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	Final Exhibit A	Final Exhibit A.docx	
4.	Application	Application.pdf	
5.	Crossing Church Legal Ad	Crossing Church Legal Ad.pdf	

Crossing Church Variance - 2019

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: *Keeping as many citrus trees as possible will enhance the enjoyment of adjacent neighbors, and all who drive by.*

Staff comments: *The requested variances will not interfere with the reasonable enjoyment of the adjacent property owners. The subject property has been in existence with the citrus grove as proposed and development of the property with the grove to remain, should maintain the existing citrus grove buffer. A CUP condition would require the applicant to provide landscape buffers that meet City Code in the event the citrus grove is no longer viable and producing fruit.*

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: *Ours is a producing citrus grove, and has been for many years.*

Staff comments: *The requested variances will allow reasonable use of the property with the existing conditions of the property and will not change the existing character to the surrounding properties.*

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: *Keeping as many trees as possible provides a more effective landscape screening than the traditional landscape buffer.*

Staff comments: *In the context present, the requested variances to the land development code will not further any legitimate city objective. The applicant will be required to provide a landscape buffer that meets City code in the event the citrus grove is no longer viable*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *We believe this request to be in keeping with the Clermont Master Plan goal and maximizing our potential as a beautiful, livable community of choice.*

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies.*

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;

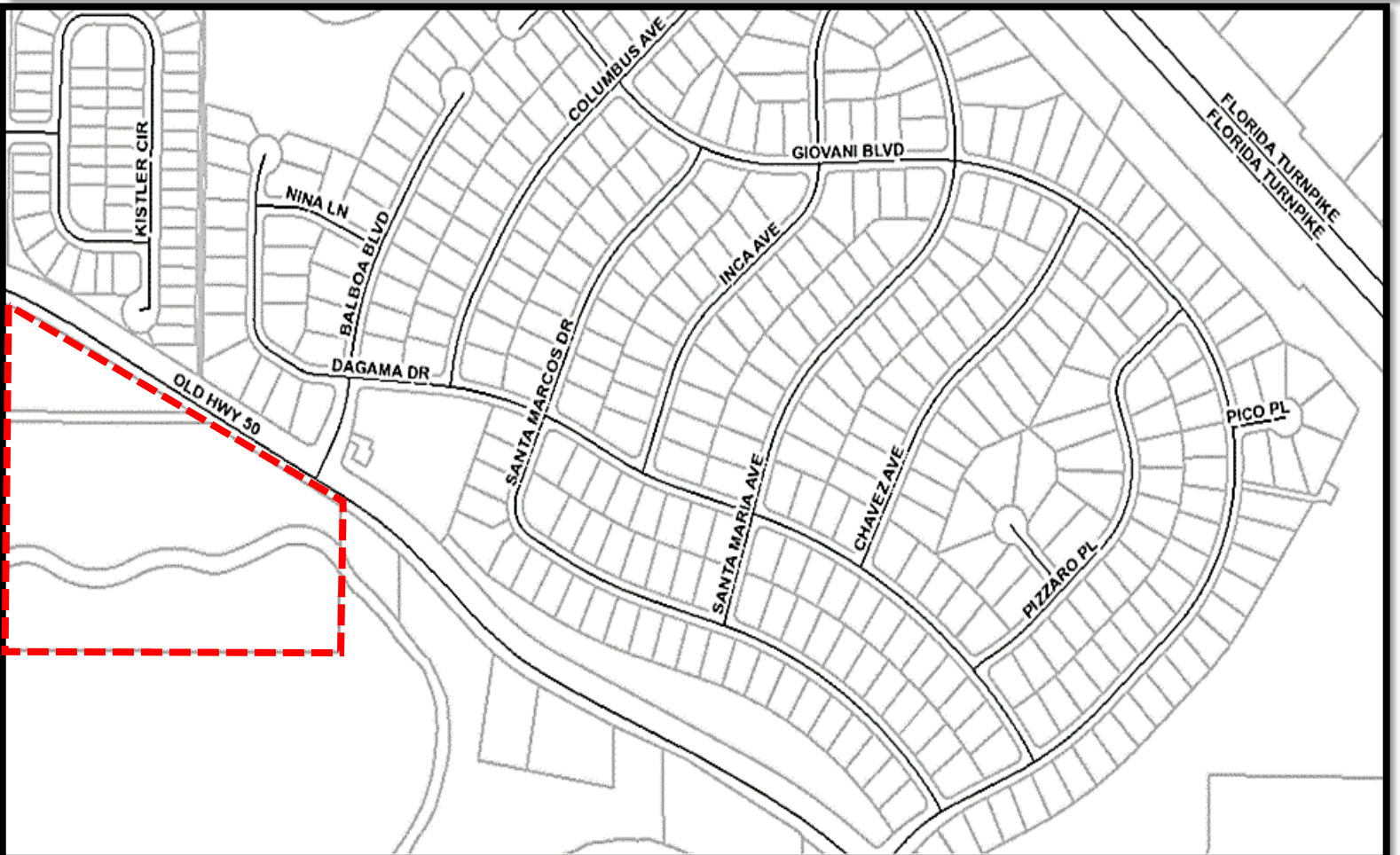
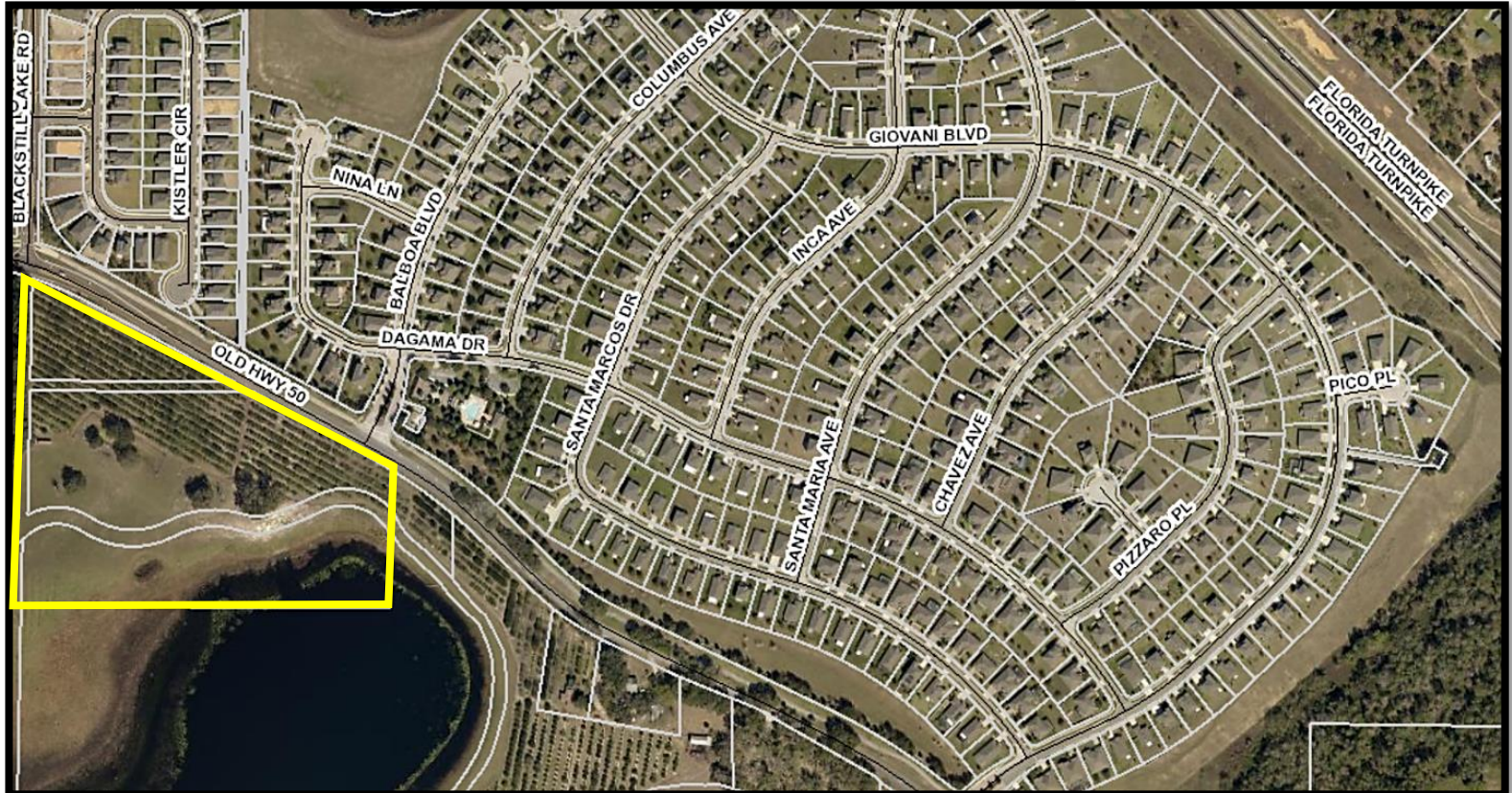
Applicant response: *In granting this variance request, the natural beauty of the grove is maintained, which we believe is a win for everyone.*

Staff comments: The variance request is the minimum variance that will allow reasonable use of the land; and will allow the applicant the ability to construct the proposed church master development plan as submitted with the Conditional Use Permit application.

Positive finding

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

LOCATION MAP



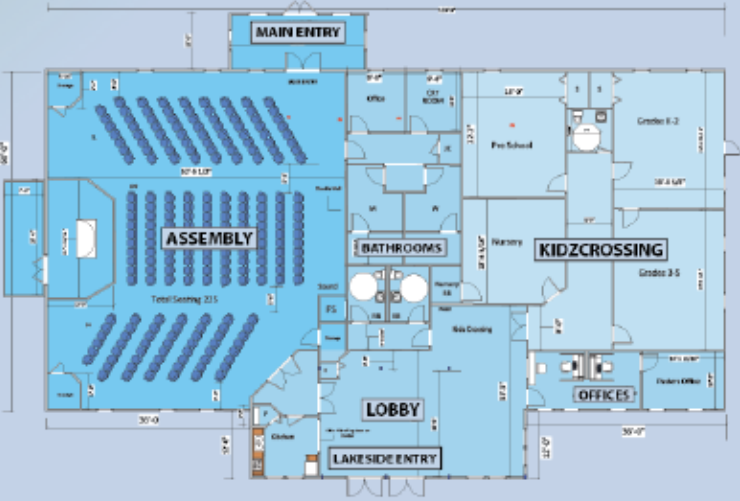
MASTER PLAN PROGRAM



site aerial

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phase one floor plan

****Phase 5 and Phase 6 will require a new CUP**



groveside (front) elevation



west elevation



lakeside (rear) elevation



east elevation



Our DREAM is to help people meet and follow Jesus by creating **SACRED SPACE** where their spirits are renewed and **COMMUNITY PLACE** where their lives are transformed.



**CITY OF CLERMONT
VARIANCE
Application**



#1453275

DATE: **03-20-19**

FEE: \$600.⁰⁰

PROJECT NAME (if applicable): **The Crossing Church at the Grove**

APPLICANT: **The Crossing Church**

CONTACT PERSON: **Kendal Anderson**

Address: **12248 Lake Valley Dr.**

City: **Clermont** State: **FL** Zip: **34711**

Phone: **352-874-5059** Fax: _____

E-Mail: **Kendal@TheCrossingChurch.org**

OWNER: **The Crossing Church**

Address: **PO Box 121688**

City: **Clermont** State: **FL** Zip: **34711**

Phone: **352-241-9909** Fax: _____

Address of Subject Property: **Annexed into City Ordinance 2013-08**

General Location: **Old Hwy 50 West, South of the Verde Ridge Subdivision**

Legal Description (include copy of survey): _____

Section 15, Township 22 South, Range 26 East

Lake County Plat Book 3, Page 52

Land Use (City verification required): **Public Facilities / Institutional Land Use**

Zoning (City verification required): **UE Urban Estates**



CITY OF CLERMONT
VARIANCE
Application
LDC Section 118-37: Page 1

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
LDC Section 118-37

What are you proposing to do that would require a variance and why? **To allow for the existing grapefruit grove to be used as a landscape buffer instead of three canopy trees and five understory trees per 100 lineal feet of fractional part thereof as required by LDC Section 118-37**

How does the Code create a hardship? **Our grove is a functioning grapefruit grove. Therefore, we would like to keep it healthy, growing, and producing a harvest. Keeping the trees as a buffer will also allow for a wider depth of screening from the road than a traditional landscape buffer.**

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

Variance requested – subject and code section: LDC, Section 118-37

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;

Keeping as many citrus trees as possible will enhance the enjoyment of adjacent neighbors, and all who drive by.



CITY OF CLERMONT
VARIANCE
Application
LDC Section 118-37: Page 2

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;

Ours is a producing citrus grove, and has been for many years.

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;

Keeping as many trees as possible provides a more effective landscape screening than the traditional landscape buffer.

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

We believe this request to be in keeping with Clermont's Master Plan goal of maximizing our potential as a 'beautiful, livable community of choice.'

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.

In granting this variance request, the natural beauty of the grove is maintained, which we believe is a 'win' for everyone.



CITY OF CLERMONT
VARIANCE
Application
LDC Section 118-38: Page 2

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;
There are a number of other churches and public assembly spaces in Clermont which have been granted a similar variance.

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;
Grass drive aisles and no curbing or landscape islands will reduce the impervious surface area and heat islands while maintaining a safe, reliable parking surface.

4) The granting of the variance is consistent with the city's comprehensive plan; and
We believe this request to be in keeping with Clermont's Master Plan goal of maximizing our potential as a 'beautiful, livable community of choice.'

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.
Grass drive aisles and no curbing or landscape islands in this context is a reasonable, beneficial, and superior usage, both in terms of practicality and aesthetic.

In avoiding a 'sea of asphalt,' grass parking and drive aisles will enhance the natural beauty of the property, which we believe neighbors will find more attractive.



CITY OF CLERMONT
VARIANCE
Application
LDC Section 98-4: Page 2

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;

There are a number of other churches and public assembly spaces in Clermont which have been granted a similar variance.

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;

Grass parking will reduce the impervious surface area while maintaining a safe, reliable parking surface.

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

We believe this request to be in keeping with Clermont's Master Plan goal of maximizing our potential as a 'beautiful, livable community of choice.'

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.

Grass parking in this context is a reasonable, beneficial, and superior usage, in terms of practicality, environmental stewardship, and aesthetic.



CITY OF CLERMONT
VARIANCE
Application
Signature Page

Kendal Anderson

Applicant Name (print)

X

Kendal Anderson

Applicant Name (*signature*)

Kendal Anderson/The Crossing Church

Owner Name (print)

X

Kendal Anderson

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10087396
Phone: (352) 241-7331
Date: 05/06/19
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 Cle	05/21/2019	05/21/2019	\$107.24

LEGAL NOTICE

May 21, 2019

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow for the existing grapefruit grove to be used as a landscape buffer instead of three canopy trees and five understory trees per 100 lineal feet or fractional part thereof, as required by the Land Development Code, Section 118-37 - Landscape buffers, (2) to allow grass parking as an alternative surfacing material instead of the requirements in the Land Development Code, Section 98-4 Alternative surfacing materials for parking areas, and at the following location:

LOCATION:
2715 Old Highway 50
(AK 1453275 & 3880865)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, May 28, 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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087396

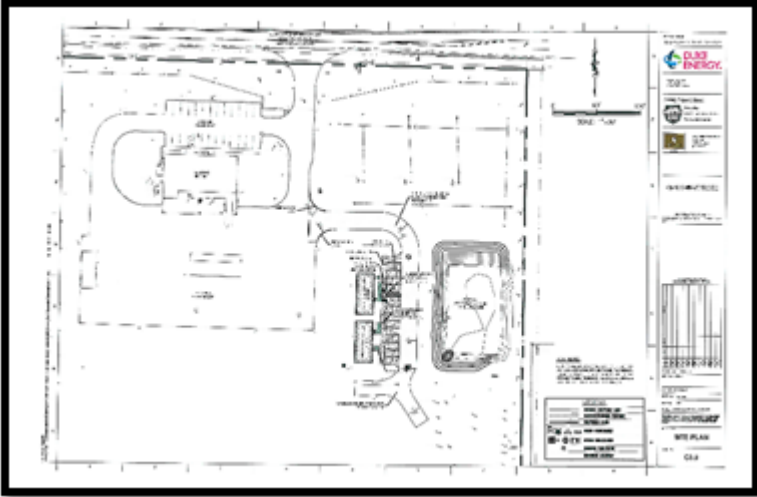
Payment Info	
Ad Price	\$107.24
Tax	\$0.00
Sub Total	\$107.24
Prepaid Amount	\$0.00
Balance Due	\$107.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 28, 2019	
Agenda Item Name	
Variance Request <i>Duke Energy</i>	
Requested Action	
Recommend denial of the variance request.	
Staff Report	
The applicant, Duke Energy, is request a variance to allow for elimination of the required sidewalk along the Citrus Tower Boulevard right-of-way as required by the Land Development Code, Section 110-265. The subject property is located on the south side of Citrus Tower Blvd, just west of Hatteras Avenue. The parcel is zoned M-1 Industrial and is 9.59 acres. The site is currently developed as a utility facility.  The applicant would like to add two (2) 1,500 square foot modular buildings to the site for employee training and development. The Land Development Code requires any changes, improvements or redevelopment of any parcel is required to comply with the current code. The applicant would be required to construct a sidewalk along the Citrus Tower Boulevard right-of way frontage as required by Section 110-265. Due to property constraints and a restricted right-of-way access for the parcel, the applicant is requesting a variance to eliminate the required sidewalk construction. The applicant has offered to contribute their fair share of \$15,890, which is approximately \$35.00 per 454 linear foot of sidewalk for future construction cost. The City Engineer has reviewed the sidewalk construction cost estimate and finds it adequate for construction. City Staff finds that although the contribution could be used for future improvements, the codes requires construction of the required sidewalk at the time of redevelopment or addition. City staff would like to be consistent and proactive to ensure accessibility and pedestrian safety is a priority. There have been other projects in the City, which a variance request was denied because of the need to comply with ADA requirements and provide pedestrian access in the community. Currently, there is no future timeline for improvements to Citrus Tower Boulevard; therefore, staff cannot support the variance request.	

Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as submitted and finds the application does not meet a positive finding. Therefore, staff recommends denial of the requested variance 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.	New 86-174 Review Criteria-Duke Energy	New 86-174 Review Criteria-Duke Energy.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Zoning Map	Zoning Map.pdf
4.	Site Plan (2)	Site Plan (2).pdf
5.	photos	photos.pdf
6.	Duke Energy-Clermont-Sidewalk EGINEER Cost Estimate	Duke Energy-Clermont-Sidewalk EGINEER Cost Estimate.PDF
7.	Application	Application.pdf
8.	Revised City of Clermont	Revised City of Clermont.pdf

Duke Energy Variance

The requirements for a variance are as follows:

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

FINDINGS:

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

Applicant response: *The sidewalk along Citrus Tower Blvd is not continuous, there isn't any sidewalk to the east of the subject property. There is sidewalk on the north side of the roadway that allows pedestrians to traverse the section of Citrus Tower Blvd, and thus allowing the adjacent and nearby property owners reasonable standard of living.*

Staff comments: *The applicant would like to add (2) 1,500 square feet modular buildings to be used for training Duke Energy employees at the existing site. The property is zoned M-1 Industrial and is currently developed for a Duke Energy utility substation site. The property as developed is consistent with the intent and use of the M-1 zoning designation. The code requires any redevelopment or additions to property will be required to comply with the Land Development Codes and bring property up to standards to conform. Because of existing roadway challenges, there is not enough right-of-way to allow sidewalk construction. Currently, there are no plans for improvements to Citrus Tower Blvd. The City would like to ensure pedestrian safety and walkability along all City Streets at time of development.*

Negative 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: *The variance request of not having a sidewalk along the property frontage is not out of character with other properties along Citrus Tower Blvd.*

Staff comments: *The requested variance will allow reasonable use of the property with the existing conditions of the property and will not change the existing character to the surrounding properties.*

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: *In a meeting with the City, it was discussed that there are plans by the County to improve this portion of Citrus Tower Blvd, in the near future. The applicant offered to contribute their fair share to the sidewalk fund-thus allowing the sidewalk to be properly planned and constructed at such time that the improvements are done.*

Staff comments: *City Code Section 110-265 requires construction of sidewalks adjacent to rights of way for any development or improvements to subject property. In the context presented, the requested variances to the land development code will allow an existing non-conforming property to be increased in size, without meeting the current code requirements.*

Negative finding

- (4) The granting of the variance is consistent with the city's comprehensive plan;
Applicant response: *By contributing to the City's sidewalk fund, and this portion being improved by the County in the near future, the City's comprehensive plan objections will be met.*

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies.*

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;

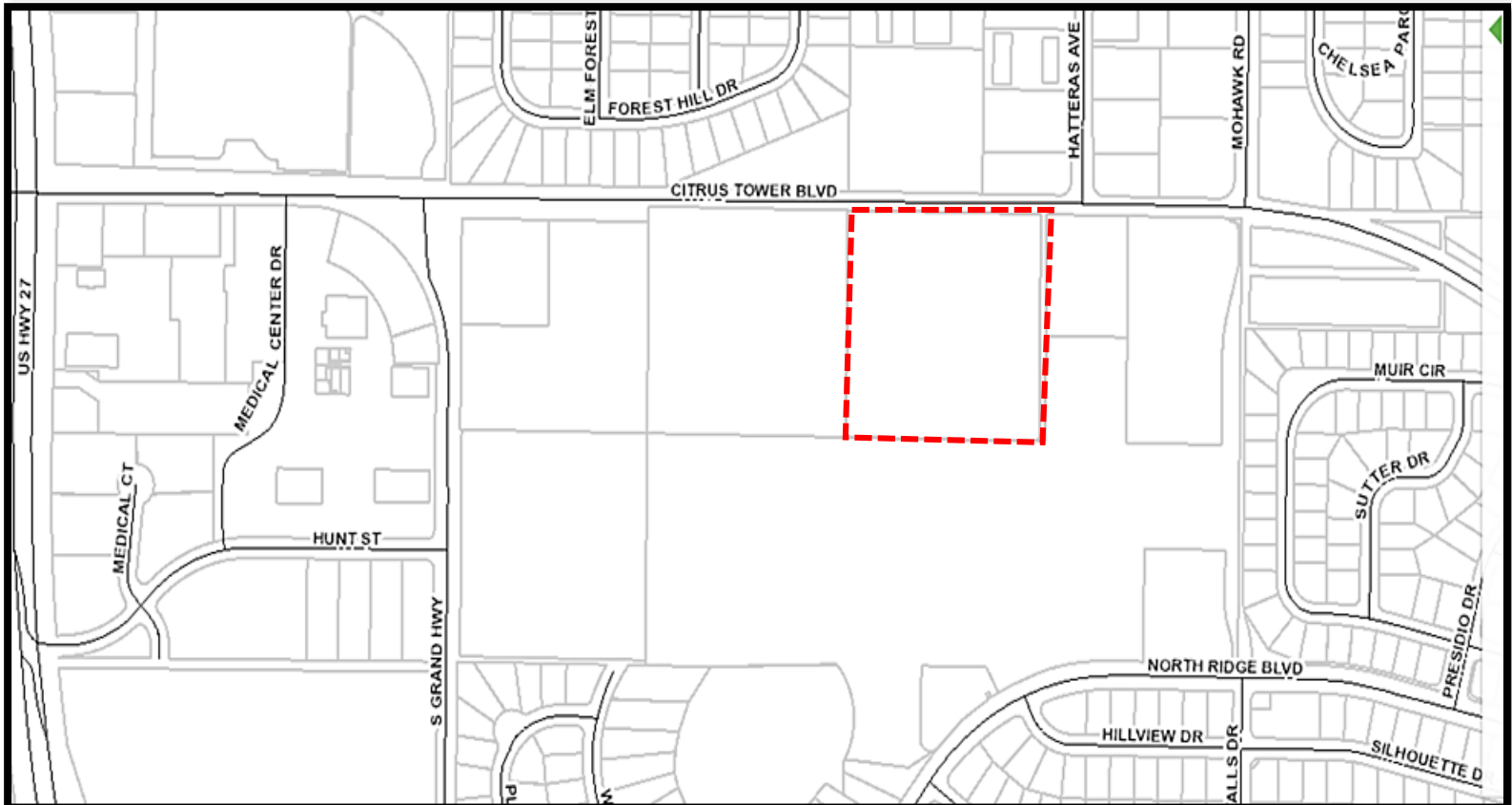
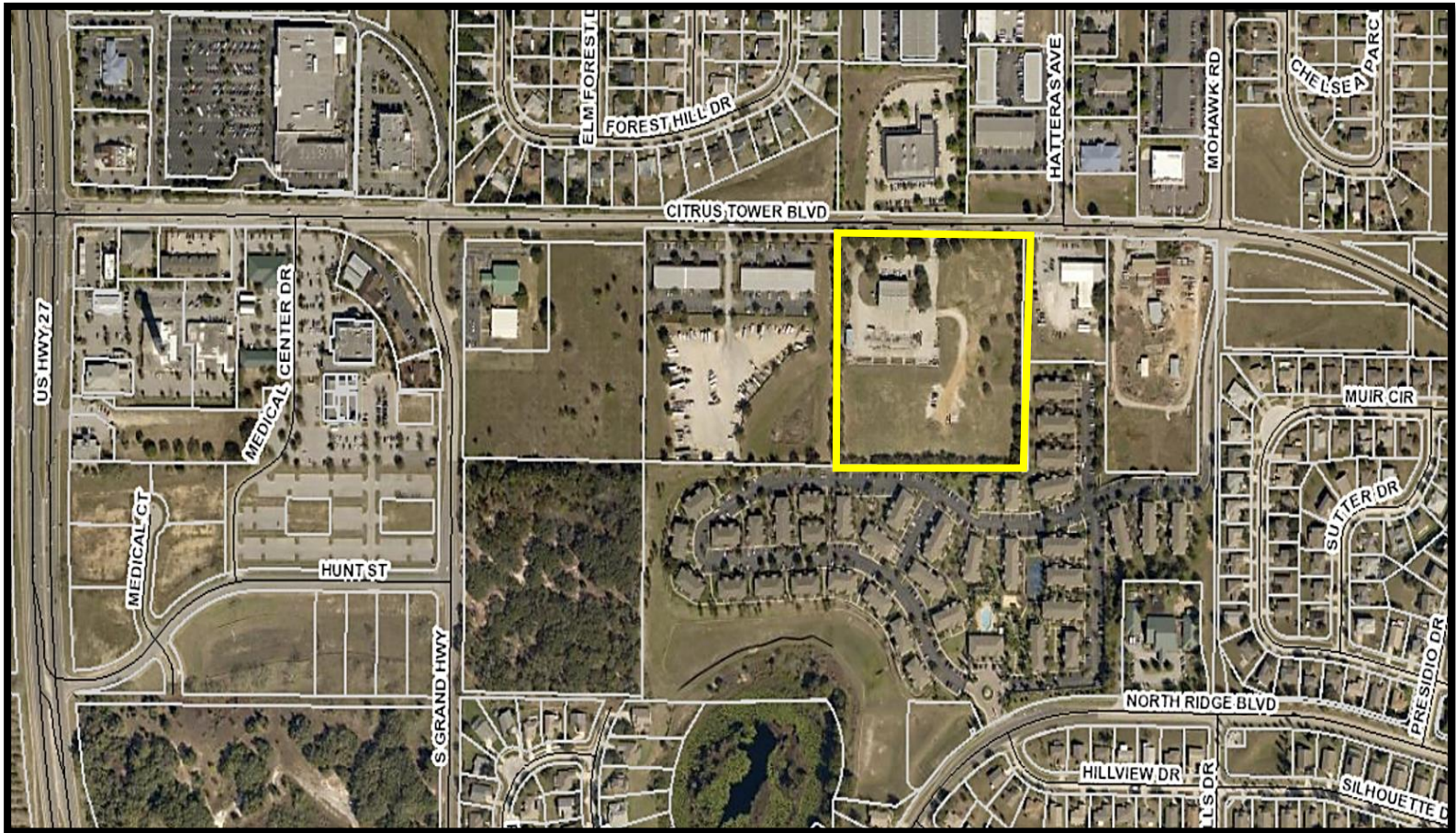
Applicant response: *Granting this variance will allow Duke Energy to move forward with the project site improvements within their required timeline. Deferral of the sidewalk until the time the County improves this Section of Citrus Tower Blvd, ultimately allows the City to achieve their comprehensive plan goals with a more consistent and better implemented sidewalk with the corridor.*

Staff comments: *The variance request is the minimum variance that will allow reasonable use of the land; and will allow the applicant the ability to add the training buildings to the existing site within a reasonable project timeframe.*

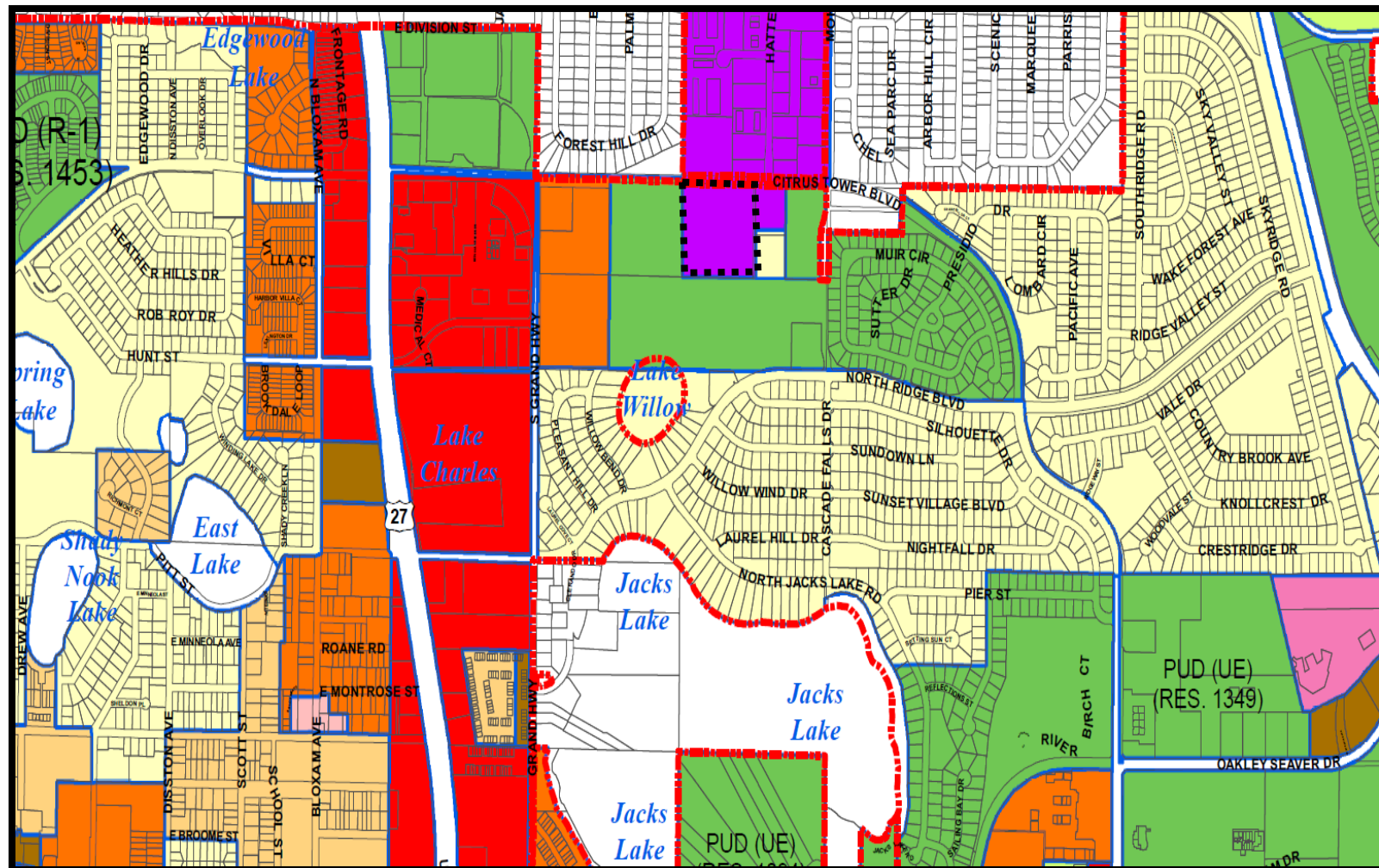
Positive finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application does not meet a positive finding. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

LOCATION MAP



ZONING MAP



Legend



City Limits

Zoning Designations

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







Engineer's Opinion of Probable Cost

Project ID A181352.00
Project Name Duke Energy: Clermont Operations Center
Date: 04/19/19
Prepared By: VJ



	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	Estimate
1	Concrete Sidewalk	SY	\$ 35.00	454	\$ 15,890.00
TOTAL DEVELOPMENT COST				Total	\$ 15,890.00

Engineer's Opinion of Probable Cost

Project ID A181352.00
Project Name Duke Energy: Clermont Operations Center
Date: 10/26/18
Prepared By: VJ



	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	Estimate
1	Concrete Sidewalk	SY	\$ 35.00	454	\$ 15,890.00
TOTAL DEVELOPMENT COST				Total	\$ 15,890.00

VAR1903-0003



CITY OF CLERMONT
VARIANCE
Application

DATE: 03/20/2019

FEE: \$600

PROJECT NAME (if applicable): Clermont Operations Center

APPLICANT: Duke Energy Florida, LLC

CONTACT PERSON: Eric Rathburn - Florida Asset Manager

Address: 299 1st Avenue North

City: St Petersburg State: Florida Zip: 33701

Phone: (727)-820-5094 Fax:

E-Mail: Eric.Rathburn@duke-energy.com

OWNER: Duke Energy Center

Address: 550 S Tryon Street

City: Charlotte State: North Carolina Zip: 28202-4042

Phone: (727)-820-5094 Fax:

Address of Subject Property: 401 Citrus Tower Blvd., Clermont Florida 34711

#3801362

General Location: The project is located in the NE area of the City of Clermont, on the south side of Citrus Tower Blvd., just west of the intersection of Citrus Tower Blvd. and Hatteras Avenue.

Legal Description (include copy of survey): Tract 8, Lake Highlands Company, in Section 20, Township 22 South, Range 28 East, Lake County, Florida, according to the plat thereof as recorded in plat book 3, page 30, (Said tract 8 being also described as the Northwest 1/4 to the Northeast 1/4 to the Northwest 1/4 in section 20, Township 22 South, Range 28 East, Lake County, Florida, Less Road Right of Way along the boundary thereof, and less the east 20 feet thereof, being more particularly described as follows: For a point of reference, commence at the Northwest

corner of said Section 20; thence N89°58'00" E along the north line of said Section 20 (Basis of bearing), a distance of 1859.25 feet; thence S00°31'57"E, a distance of 15.00 feet to the south right of way line of Mohawk Road and the point of beginning of the herein described parcel; thence N89°58'00" E along the right of way line, a distance of 20.00 feet; thence S00°31'57"E, a distance of 653.3 Feet; thence S89°57'42" W, a distance of 20 feet; thence N00°31'57" W, a distance of 653.34 feet to the said point of beginning.

Land Use (City verification required): Industrial



Zoning (City verification required): Industrial

CITY OF CLERMONT
VARIANCE
Application
Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Section 110-265: Sidewalks.

What are you proposing to do that would require a variance and why? _____
Site improvement to add two trailers for training has triggered the City's requirement to install sidewalk
along the right-of-way frontage as part of the Site Plan Approval Process.

How does the Code create a hardship? The existing roadway frontage has several mature trees and
open flow swales to manage the runoff of the roadway segment to the west. Installation of the sidewalk
would require substantial rework of this portion of the right-of-way. This additional work would impact
Duke Energy's schedule to get these vital training trailers on-line ahead of the storm season.

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

Variance requested – subject and code section: Deferring construction of a sidewalk needed along
property frontage in the ROW. Section 110-265: Sidewalks.

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:

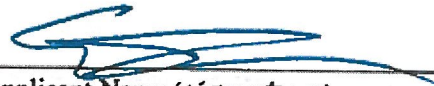
(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

The sidewalk along Citrus Tower Blvd. is not continuous. There isn't any sidewalk to the east
of the subject property. There is sidewalk on the north side of the roadway that allows pedestrians
to traverse the section of Citrus Tower Blvd., and thus allowing the adjacent and nearby property
owners reasonable standard of living.



CITY OF CLERMONT
VARIANCE
Application
Page 4

Eric Rathburn
Applicant Name (print)

X 
Applicant Name (signature)

Eric Rathburn
Owner Name (print)

X 
Owner Name (signature)

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

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

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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



(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;

The variance request of not having a sidewalk along the property frontage is not out of character with other properties along Citrus Tower Blvd.

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;

In a meeting with the City, it was discussed that there are plans by the County to improve this portion of Citrus Tower Blvd., in the near future. The applicant offered to contribute their fair share to the City's sidewalk fund - thus allowing the sidewalk to be properly planned and constructed at such time that the improvements are done.

(4) The granting of the variance is consistent with the city's comprehensive plan; and By contributing to the City's sidewalk fund, and this portion being improved by the County in the near future, the City's comprehensive plan objects will be met.

(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.

Granting this variance will allow Duke Energy to move forward with the project site improvements within their required time line. Deferral of the sidewalk until the time the County improves this section of Citrus Tower Blvd. ultimately allows the City to achieve their comprehensive plan goals with a more consistent and better implemented sidewalk within this corridor.

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: 10087382
Phone: (352) 241-7331
Date: 05/06/19
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 Cle	05/21/2019	05/21/2019	\$97.89

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 eliminate the required sidewalk along the Citrus Tower Boulevard right-of-way as required by the Land Development Code, Section 110-265; at the following location:

LOCATION:
401 Citrus Tower Blvd
(Alternate Key #3801362)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, May 28, 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, MMC
City Clerk

Ad No: 10087382
May 21, 2019

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 28, 2019		
Agenda Item Name		
Ordinance No. 2019-23 <i>Introduction</i> <i>Special Events</i>		
Requested Action		
Recommend introduction of Ordinance No. 2019-23		
Staff Report		
The proposed amendment to Chapter 54, Article IV Special Events address timeliness concerns and ensures a standardized process for the processing of Special Event Permits. City staff seeks to extended the minimum time to submit a special event application from thirty (30) days to sixty (60) days. This will better allow for scheduling of special event applications that require City Council approval to be placed on a City Council Agenda without causing delays to the applicant.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-23 Special Event	2019-23 Special Event.pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-23

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 54, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, SECTION 54-103, “APPLICATION FOR PERMIT” TO PROVIDE THAT APPLICATIONS SHALL BE SUBMITTED A MINIMUM OF 60 DAYS BEFORE THE EVENT, REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY, CODIFICATION AND EFFECTIVE DATE.

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

SECTION 1.

Chapter 54, Street, Sidewalks and Other Public Places, Section 54-103, Application for Permit, is hereby amended as follows:

Section 54-103 Application of Permit Definitions

Any person or entity seeking the issuance of a Special Events Permit shall file an application with the Fire Department Fire Prevention Division as set forth herein.

1. Filing Period.

All Special Events applications shall be for a single event, and shall not be valid for reoccurring future events. A complete application with all required documents for a Special Events Permit shall be filed with the Fire Prevention Division of the Fire Department not more than one hundred eighty (180) days before, and not less than ~~thirty (30)~~ sixty (60) calendar days before the date and time at which it is proposed to commence the event.

2. Contents.

The application shall; at a minimum, state the following:

- a. The name of the event organizer, sponsor or responsible person or entity.
- b. The mailing address, email address, and telephone number of the event organizer, sponsor or responsible person or entity.
- c. If the event is to be conducted for, on behalf of, or by an organization; the name, address, and telephone number of the headquarters of the organization and of the authorized and responsible heads of such organization.
- d. The specific location of the proposed special event.
- e. The date of the special event and the hours of operation.



CITY OF CLERMONT
ORDINANCE NO. 2019-23

- f. The approximate number of spectators and/or participants present or participating in the event.
- g. A designation of any public facilities or equipment proposed to be utilized.
- h. State permit if state roadway is to be used.
- i. If the event is a parade, the following additional information shall be required:
 - 1. The exact location or any marshalling or staging areas for the parade;
 - 2. The time at which units of the parade will begin to arrive at the staging areas and the times at which all such units will be disbursed from;
 - 3. The exact route to be traveled, including the starting point and termination point;
 - 4. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the types of animals and description of the vehicles;
 - 5. A statement as to whether the parade will occupy all or only a portion of the width of the street, roadway, or sidewalks to be used;
 - 6. A general description of the activities to be conducted at the special event together with attendance estimates.
- j. Proof of general liability insurance with the City of Clermont named as an additional insured, if the event is held on public or City owned property.
- k. A security plan with the name of the company providing staffing; including certified crowd managers if applicable, for the special event. A predetermined manpower allocation table shall be used as a guideline in order to determine how many officers with arrest powers will be assigned to the special event; if any. The Chief of Police or designee may adjust the requirement of officers with arrest powers as he or she determines necessary.
- l. A site plan, which shall show at a minimum the following:
 - 1. The dimensions and locations of all permanent and proposed temporary structures to be located on the property. Should any temporary structures be required for the event, the applicants will be responsible for obtaining all necessary Building Permits and meeting all requirements of applicable Building and Fire Codes;



CITY OF CLERMONT
ORDINANCE NO. 2019-23

2. Ingress and egress locations. Access to the site must not impede normal traffic flow on adjacent roadways;
 3. The capacity and location of restroom facilities; either permanent or temporary, sufficient to meet the anticipated demand at the event;
 4. Adequate provision for solid waste collection and disposal;
 5. A parking plan with all on-site and overflow parking, if necessary, and proposed traffic flow; in addition to any necessary traffic control devices at the special event location.
- m. A list of all concessionaires and vendors in addition to the event organizer, if any.
 - n. A Certificate of Good Standing certifying that the event organizer is authorized to do business in Florida, if the event organizer is a Corporation or Limited Liability Company or some other business entity required to be registered with the Department of State.
 - o. Copies of all fliers, handbills, newspaper advertisements and other advertising that the event organizer anticipates using to promote or advertise the special event.
 - p. Written proof of permission from the owner of the regulated property for the use of said property by the event organizer for the special event. The owner shall be required to sign the application and agree to any conditions placed on the special event by the City. If the owner of the property is the City or the property is public property, this term shall not be required.
 - q. Copies of all required federal, state and local business or regulatory licenses required to be held by the event organizer.
 - r. Any other documentation or information that City staff or the City Council; upon appeal, determines to be reasonably necessary to properly evaluate the application.
3. Fees.

A non-refundable application fee as approved by Resolution of the City Council shall be paid to the City of Clermont at the time the application is filed.

SECTION 2.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-23

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.

Section 1 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of “Article” for “Ordinance”, “Section” for “Paragraph”, or otherwise to take such editorial license.

SECTION 5.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-23

PASSED AND ADOPTED by the City Council of the City of Clermont, this 11th day of June, 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

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.

ORDINANCE NO. 2019-23

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 54, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, SECTION 54-103, "APPLICATION FOR PERMIT" TO PROVIDE THAT APPLICATIONS SHALL BE SUBMITTED A MINIMUM OF 60 DAYS BEFORE THE EVENT, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, CODIFICATION AND EFFECTIVE DATE.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, June 11, 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 proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
May 28, 2019