



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

Election

PRESENTATIONS

Parks and Recreation

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of May 14, 2019 and May 28, 2019 Council Meeting minutes.

Item No. 2 - Bid Award

Consider award to Providence Construction & Development Services to provide E-34 lift station force main modifications in the budgeted amount of \$167,377.

Item No. 3 - Proposal Award

Consider award to Voya Retirement Insurance and Annuity Co. for defined contribution recordkeeper provider for 401(a) and 457(b) retirement plans.

Item No. 4 - Event and Road Closure Request

Consider request for the Clermont Downtown Partnership to host annual "Harvest Festival" on October 26, 2019.

UNFINISHED BUSINESS

Item No. 5 - Ordinance No. 2019-23 *Final*

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

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NEW BUSINESS

Item No. 6 - Variance Request
Culver's

Consider request to allow a monument sign to exceed 8 ft. in height for property located at 1431 Johns Lake Road.

Item No. 7 - Variance Request
Napleton

Consider request to allow the number of wall signs to exceed the maximum allowed for property at 15859 S.R. 50.

Item No. 8 - Ordinance No. 2019-20 *Introduction*
Senninger

Consider ordinance to rezone 12 +/- acres from Lake County Industrial to City of Clermont Industrial.

Item No. 9 - Ordinance No. 2019-24 *Introduction*
Hungerford

Consider ordinance to close and permanently abandon a portion of unimproved 11th Street right-of-way, south of W. Minnehaha Avenue.

Item No. 10 - Ordinance No. 2019-25
Introduction/Transmittal
Bella Terra Summergate Comprehensive Plan
Amendment

Consider ordinance to change the future land use from City of Clermont Low Density Residential to City of Clermont Medium Density Residential on 24 acres located southwest of intersection of Southern Pines Loop and Johns Lake Rd.

Item No. 11 - Ordinance No. 2019-27 *Introduction*
Advent PUD

Consider ordinance for a medical health park campus on 7.5+/- acres located on the southeast corner of SR 50 and Citrus Tower Blvd.

ADJOURN

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

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

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

City of Clermont
Mayor's Proclamation

The General Election of the City of Clermont shall be held on the 5th day of November, 2019, between the hours of 7:00 a.m. and 7:00 p.m. Eastern Standard Time.

The purpose of this election is to elect:

City Council Member Seat 2 (Two year term)

City Council Member Seat 4 (Two year term)

A primary election will be held on the 27th day of August 2019, if there are more than two candidates who qualify for any one of the above seats.

At this election the following questions or propositions will be decided by the qualified voters of the City of Clermont.

CHARTER AMENDMENT 1
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.

CHARTER AMENDMENT 2
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.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed on this 11th day of June 2019.

Mayor Gail L. Ash

ATTEST: _____
Tracy Ackroyd Howe, City Clerk

(June 14, 21, 28 and July 5)

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 14, 2019

The City Council met in a regular meeting on Tuesday, May 14, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS

City Clerk Howe read the Motorcycle Safety Month proclamation aloud. Mayor Ash presented the proclamation to Bruce Suther.

City Clerk Howe read the North American Occupational Safety and Health Week proclamation aloud. Mayor Ash presented the proclamation to Beth Brick.

PRESENTATIONS

Quilt to Books

The students of Ms. Star Olsen from Cypress Ridge Elementary School read a presentation on their project and presented examples of the quilts they made.

Youth Council Legislative Action Days

City Clerk Howe stated the Youth Council Members attended Florida League of Cities' Legislative Action Days from March 25 to March 27, 2019 and introduced Youth Council Member Kristopher Ganesh, Youth Council Member Aaron Curlee, and Youth Council Member Mary Landaberde to give a presentation on their experience at the event.

Youth Council Member Ganesh reviewed his experience of interacting with the other local Youth Councils from around the State of Florida. Clermont's Youth Council Members shared their project regarding tiny homes with the other Youth Councils present at Legislative Action Days. The other Youth Councils expressed support for the project and requested copies of the project to bring before their City Council's upon their return.

Youth Council Member Curlee reviewed his experience of attending the Open Space Meetings during the Legislative Action Days. During these meetings, the Youth Council Members were able to discuss projects and controversial political topics with other Youth Councils. The Clermont Youth Council Members toured the campus of Florida Agricultural and Mechanical University and attended a workshop on choosing a major at Florida State University during their time in Tallahassee.

Youth Council Member Landaberde reviewed her experience meeting with Representative Anthony Sabatini and Senator Kelli Stargel. Representative Sabatini spoke with the Youth Council for over an hour and introduced the Youth Council to other representatives and staff in the office. He also offered the Youth Council Members internships with his office in Lake County and in Tallahassee. Youth Council Member Landaberde thanked the Council for allowing the Youth Council to attend the Legislative Action Days in Tallahassee.

Mayor Ash expressed gratitude for the time dedicated by the Youth Council.

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City Manager Gray thanked City Clerk Howe for her time with the Youth Council and requested for City Clerk Howe to review comments provided regarding Clermont's Youth Council during Legislative Action Days. City Clerk Howe stated Dr. Scott Payne and Lynn Tipton both complimented the Youth Council on being well spoken and well mannered. After the Legislative Action Days, a Commissioner from the City of Largo requested a copy of the Youth Council's tiny home presentation for his own city.

Council Member Bates thanked City Clerk Howe for her time and effort with the Youth Council.

Citizens Academy

Communications Director Deen stated this graduating class of the Citizens Academy is the sixth Citizens Academy with a total of 30 participants. The waiting list for the fall Citizens Academy has already filled up.

PUBLIC COMMENTS

Ebo Entsuah, 861 Sky Ridge Road, inquired about studies conducted for traffic light timing. City Manager Gray stated most traffic lights in the City are on State or County roads and are not in the City's jurisdiction. Public Works Director Brunson stated the State consistently reviews the timing for traffic lights and their impact on traffic. The State recently performed a study for the light at Bloxam Avenue and Highway 50 to extend the time of the light. However, the State will look at street lights sooner than scheduled if there are requests to do so.

Cuqui Whitehead, 700 Hooks Street, stated she was proud to be a part of the City and applauded City Clerk Howe for her work for the City.

Andy Craig, 13900 CR 455, and Carolyn Foy thanked the Mayor for agreeing to be on the first issue of Clermont Neighbors Magazine and look forward to publishing more issues.

REPORTS

City Manager Gray reported the County Commission will be considering providing funding to the City of Clermont for the construction and expansion of the proposed boat ramp at their meeting on May 21, 2019. They are considering funding a \$750,000 request for Clermont's boat ramp. The Tourism Development Council is recommending \$240,000 of funding however they have publicly supported participation and expansion of the City's project. City Manager Gray, Council Member Travis, and Council Member Goodgame will be in attendance at the County's Commission Meeting to make a presentation for approval of the proposed funding. City Manager Gray requested for Item No. 3 to be placed on the May 28, 2019 Council Meeting Agenda to allow the County Commission to vote on the funding before City Council votes to approve the contract for the boat ramp. City Manager Gray stated the May 21, 2019 Workshop has been cancelled since a Council Workshop was held on May 9, 2019.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame reported speaking at the Italian American Club at Kings Ridge last night. They were interested in Olympus and getting the signal working at Kings Ridge Boulevard and Hancock Road. There is also no sign on the hill heading south to warn drivers of the upcoming traffic signal and requested one be installed. Council Member Goodgame provided a personal update and praised Dr. Ahmed Al-Hazzouri, who is located in Clermont, and Dr. Rami Komrokji, who is located at Moffit Cancer Center, for their outstanding work.

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Council Member Brishke reported on April 24, she attended the Clermont Fire Department badge pinning ceremony. On April 25, she attended the Citizens Academy final class. On April 27, she attended Montverde Academy's 15th Annual Celebrating Education Event at Clermont's Performing Arts Center. On May 10, she attended the 9th Annual Special Olympics Invitational at Walt Disney World Resort. The event raised \$30,000 locally and reached an overall gross amount of \$1.5 million which will allow Special Olympics of Florida to reach over 54,000 athletes.

Council Member Travis reported on May 6, she was on Fox 35 Today Show for an interview. Tomorrow at 7:00pm is the Ride of Silence around Lake Minneola. The founder of Ride of Silence will be arriving early to visit the City.

City Manager Gray congratulated Council Member Travis for winning the gold medal in the National Duathlon Competition and for winning the silver medal in Spain at the International Duathlon Competition.

Mayor Ash reported on April 25, she attended the final Citizens Academy class at the Arts and Recreation Center. On April 27, she attended the Montverde Academy Education Gala. On April 29, she was at the Clermont Police Department for the swearing in ceremony of Police Officer Sanjeev Gopaul. On May 4, she was at the Waterfront Pavilion to welcome guests to the Caribbean Jerk Festival. On May 9, a City Council Workshop was held to discuss improved roadways from US 27 to other areas in Lake and Orange County. On May 10, she attended the graduation ceremony for the Employee Academy. On May 11, she attended the Boy Scouts' graduation ceremony at the Methodist Church in Clermont to celebrate the new Eagle Scouts in their group, Alex Smith and Rody Stewart.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of the April 23, 2019 Council Meeting minutes.

Item No. 2 – Surplus Request

Recommend to approve and declare end of life inventory as surplus from Environmental Services, Finance, and Information Technology Departments and dispose of in accordance with the Purchasing Policy.

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.

Item No. 4 – Bid Award

Consider awarding bid to Merrell Bros., Inc., Compost USA of Sumter, LLC., and Shelley's Septic Tank, Inc. to provide bio-solids hauling and disposal in the estimated annual budgeted amount of \$200,000.

Item No. 5 – Piggyback Purchase

Consider request to piggyback the Florida Sheriffs Association contract with Ring Power to purchase two diesel generators in the budgeted amount of \$127,661.20

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Item No. 6 – Contract Award

Consider request to piggyback the Seminole County contract with Konica Minolta Business Solutions U.S.A., Inc. to provide lease of multifunctional devices and management software services in the estimated annual amount of \$50,000.

Council Member Travis requested the date provided in the previous meeting minutes for the Lake County Commission Meeting be changed to May 21, 2019.

Council Member Bates moved to approve Consent Agenda Items 1, 2, 4, 5, and 6 with corrections to the minutes; seconded by Council Member Travis. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 7 – Historic Village

City Manager Gray introduced Assistant Public Works Director VanDever who will provide the presentation in regards to the Townsend House roof and Historic Village perimeter fence to the Council.

Assistant Public Works Director VanDever reviewed the purpose of the presentation, the location of the subject property, the history of the project to replace the Townsend House roof, the challenges of the project, and the next steps.

City Manager Gray stated the Historical Society made an offer to provide funding of \$10,000 towards the project if the Council decides to go with the shake shingles option for the Townsend Roof. The lowest bid is \$27,000 with only \$13,000 currently in the City's budget for the project. As a result, a budget amendment will have to be completed for this project. City Manager Gray recommended for the Council to address the Townsend House roof first and then move on to address the fence request from the Historical Society.

Jim Griggs, President of the Historical Society, requested for the Council to approve the shake shingle option for the Townsend House roof to keep the roof looking like the original and offered to provide \$10,000 towards the shake shingles.

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

Council Member Bates inquired if the \$10,000 offer was only for the shake shingles option. Mr. Griggs replied the \$10,000 was only to be given if the Council decided to proceed with the shake shingles.

Council Member Brishke inquired about hurricane resistance. Public Works Director Brunson stated the roof will have to meet current building codes.

Council Member Travis asked if the shake shingles were fireproof. Mr. Griggs stated the shingles are fireproof as they are made of a composite similar to residential houses but made to look like wooden shingles.

Mayor Ash expressed support for the shake shingle roofing to make the roof look closer to the original roof on the Townsend House.

Council Member Travis moved to go with the shake shingles with the Historical Society contributing \$10,000 towards shingle replacement; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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Mayor Ash expressed concern for the proposed fencing not fulfilling the required need of the request. Council Member Goodgame clarified the purpose for the fence is to make it non-conducive for people to walk through the Historic Village.

Council Member Bates proposed to discuss the matter during the upcoming budget hearings to look at the City's budget when considering the matter.

Donna Degennaro, Board Member of the Board of Directors for the Historical Society, stated the goal is to limit traffic when the Historic Village is not open to ensure protection of the property including avoiding the occurrence of accidental fires.

Council Member Brishke requested clarification on the gate for the Historic Village. Public Works Director Brunson stated the gate is done and waiting to be installed.

Council Member Brishke expressed agreement with postponing the matter to the budget hearings and inquired if the City could place signage at the location in the meantime as a deterrent.

Mayor Ash expressed opposition towards the installation of a fence.

City Manager Gray stated the matter will be placed for discussion during the upcoming budget hearings.

Council Member Travis requested the renting of the train depot also be discussed during the upcoming budget hearings.

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

Item No. 8 – Water, Wastewater and Reuse Service Agreement, *Olympus*

Item No. 9 – Ordinance No. 2018-35, *Final, Olympus Sports and Entertainment*

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

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

Item No. 10 – Ordinance No. 2018-34, *Final, Olympus Sports and Entertainment*

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

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

Item No. 11 – Ordinance No. 2018-36, *Final, Olympus Sports and Entertainment*

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

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

Development Services Director Henschel gave an overview of the requests by the applicant and introduced Assistant City Manager Kinzler to present applicant's request for approval of their service agreement. Assistant City Manager Kinzler highlighted the key elements of the service agreement which included the requirement for the developer to extend utility lines to the property, the regional utility plan, the cost share plan to fund the extension of utilities, and the partial impact fee credit.

Development Services Director Henschel presented the applicant's request for annexation, Comprehensive Plan Amendment, and Planned Unit Development rezoning. Once the utility agreement is approved by Council, then the property meets the requirements of the Interlocal Service Boundary Agreement for annexation. Staff supports the applicant's request for annexation. A corresponding future land use designation must be assigned to the property once it is annexed into the City. A Comprehensive Plan Amendment consists of changing the Future Land Use from Lake County Wellness Way-1 and Town Center to City of Clermont Master Planned Development. Staff supports the applicant's request for a change to the future land use category to Master Planned Development. The focus of the proposed Planned Unit Development is to develop a sports and medicine complex. The project will host a wide variety of sports, entertainment, medical, retail, housing, and hotel uses. The project has a significant economic development benefit to the City and south Lake County. The applicant, surrounding land owners, as well as Lake County, Lake Sumter Metropolitan Planning Organization, and Florida Department of Transportation have worked together to create an alternative approach to acquire right-of-ways, designing, permitting and constructing the Wellness Way road network. Development Services Director Henschel reviewed the Planned Unit Development exhibits, waivers, and staff recommended changes to Ordinance 2018-36. Staff recommends approval of utility service agreement, annexation Ordinance No. 2018-35, Comprehensive Plan Ordinance No. 2018-34, and rezoning Ordinance No. 2018-36 with staff changes.

City Manager Gray stated the applicant is dedicating a Fire Station site to the City in their Planned Unit Development.

Council Member Travis inquired of the location for the proposed fire station. City Manager Gray stated a location has been identified with easy access to US Highway 27. A maximum allowance of 10,000 square feet for a building was included in the Planned Unit Development for the City which provides a frame work for placing a facility for Fire and Police.

Mr. Mike Carroll, applicant, Chief Operating Officer, stated Olympus is a 243-acre master plan community combining fitness, sports, wellness, residential, entertainment. Mr. Carroll reviewed the multi-sports competition and training venues, wellness, fitness and sports medicine facilities, hospitality and entertainment venues, and residential neighborhoods to be available within the community.

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

Mayor Ash expressed support for the development.

Council Member Bates inquired as to the owner of the neighboring outparcel piece of land. Development Services Director Henschel clarified the neighboring outparcel land was not a part of the application.

Council Member Travis expressed concern regarding change in elevation of the hills within the City. Richard Levy stated the portion of the property running through the hills is Schofield Road. City Manager Gray stated the applicant will not be constructing on Schofield Road as Cemex has an agreement with Lake County for that area.

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Council Member Goodgame inquired about provisions for reclaim water from Conserv II. City Manager Gray stated through the road network agreement, Mr. Carr with The Crossings Church has been working with Conserv to do some property swaps to help with the road network. After the property swaps are complete, the City will start discussion back up with Conserv regarding future reuse.

Council Member Bates moved to approve agenda item 8 agreement; seconded by Council Member Travis. The motion passed with all members present voting aye.

Council Member Bates moved to approve Ordinance No. 2018-35; seconded by Council Member Goodgame. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2018-34; seconded by Council Member Goodgame. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2018-36 with staff recommended changes; seconded by Council Member Goodgame. The motion passed with a 5 to 0 roll call.

City Manager Gray thanked the applicant and local property owners for their help and effort with this project.

NEW BUSINESS

Item No. 12 – Ordinance No. 2019-16, Introduction, Wise PUD

City Clerk Howe read Ordinance No. 2019-16 aloud by title only.

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

Council Member Bates moved to introduce Ordinance No. 2019-16; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 13 – Ordinance No. 2019-22, Introduction, Charter Revisions

City Clerk Howe read Ordinance No. 2019-22 aloud by title only.

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.

Council Member Bates moved to introduce Ordinance No. 2019-22; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:25 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
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REGULAR COUNCIL MEETING
May 28, 2019

The City Council met in a regular meeting on Tuesday, May 28, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Sonya Thompson with Arise Ministries International gave the invocation followed by the Pledge of Allegiance.

PROCLAMATIONS

City Clerk Howe read the Men's Health Month proclamation aloud.

PRESENTATIONS

"Champion of the Industry" Award

Fire Chief Bishop presented the 2019 Champion of the Industry award to Fire Marshal Jennifer Pierce.

East Avenue Complete Streets

Jamie Krzeminski, Senior Transportation Engineer, HDR, discussed the East Avenue Complete Streets Study by reviewing the project purpose, traffic and crash analysis, outreach summary, potential improvements for East Avenue, and remaining schedule and events. A community workshop and online meeting will be held in June. A draft concept is scheduled for completion in August with the final maps, graphics and plans scheduled to be completed in September.

City Manager Gray stated the study was done through a grant from the Metropolitan Planning Organization. The project is within the five-year capital plan to redo East Avenue. Mr. Krzeminski met with staff and would like Council's input before meeting with citizens to review the study results. When the final product is ready in September, City staff will then look at funding opportunities for the proposed improvements to East Avenue next year.

Council Member Bates inquired about overall cost. Mr. Krzeminski encourages the City to find funding to do one of the ultimate concepts but the interim solution is to do striping. City Manager Gray stated staff first wanted to see if there was one concept which the Council would prefer for the staff to focus on. After which point, staff would then dig deeper into costs. To preserve costs, the City can do the selected option in stages or only choose certain elements of the selected option to do.

Council Member Goodgame inquired about grants. City Manager Gray stated the plan is to seek grants for whichever option the Council decides to go with. East Avenue is in desperate need of repair and struggles with speeding and traffic issues. The street is a great connection to Waterfront Park with most of the street being residential and schools.

Mayor Ash requested for the matter to be placed on a future workshop once some of the finances have become available for the different proposals.

Council Member Travis stated safety is the first priority.

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Mr. Krzeminski stated there is potential Florida Department of Transportation funding for the project. City staff is in the process of getting certification through the Department's programs. There are potential grant opportunities to use state funds for the project. A meeting will be held with Florida Department of Transportation once a preferred concept has been selected.

PUBLIC COMMENTS

Erik Strange, 3139 Pizzaro Place, expressed concerns for response times near Hancock and Old Highway 50 and requested Council consider a long term solution in getting emergency response vehicles to the area faster in the near future.

REPORTS

City Manager Gray reported Lake County awarded the City \$750,000 in funding for the boat ramp with a four to one vote. On Friday, he met with Mike Perry from the Lake County Water Authority and requested \$250,000 for funding for the boat ramp. Mr. Perry stated it was promising that the City would receive the requested funding however the funding, if awarded, would not come until after October. Mr. Gray requested Agenda Item No.'s 12, 13, and 14 to be tabled to July 9, 2019 due to the County not having the final alignment of Hooks Street.

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

City Clerk Howe read Ordinance No. 2019-14 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2019-14 to July 9, 2019; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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

City Clerk Howe read Ordinance No. 2019-15 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2019-15 to July 9, 2019; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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

City Clerk Howe read Ordinance No. 2019-16 aloud by title only.

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

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Council Member Bates moved to table Ordinance No. 2019-16 to July 9, 2019; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City Manager Gray reported the Evergreen project, which previously came before the Council for a recommendation to the County, was denied by the County Commission.

City Attorney Mantzaris reminded the Council that City Clerk Howe distributed an audio CD to each Council Member for their ethics requirement. The audio is four hours long and must be completed by July 1, 2019. City Clerk Howe will also distribute a PowerPoint to accompany the audio.

Council Member Bates reported meeting with Property Appraiser Baker and reviewed Clermont's taxable value increase. Council Member Bates inquired if the City could return to the Florida Department of Transportation to discuss placing a traffic light at the entrance of Legends. City Manager Gray stated staff can reach out to the Florida Department of Transportation to discuss the request.

Council Member Goodgame – No report.

Council Member Brishke – No report.

Council Member Travis reported on May 15, she attended the Ride of Silence and thanked the community for their participation in the event. On May 21, she was at the County Commission meeting and commended City Manager Gray for giving a good presentation. She thanked Commissioner Campione and Commissioner Parks for their support regarding the boat ramp.

Mayor Ash reported attending National Police Officers Memorial Day at Belk where police officers were handing out booklets regarding disaster awareness. That evening, she attended the Ride of Silence where 500 riders participated in the event. The next day, she attended a Homeless Task Force Meeting where changing the title of the task force was discussed to allow the task force to become County wide. The next day, she met with a Boy Scout who had to interview an elected official for his merit badge. The next morning, she was at the Dragon Boat Festival put on by New Beginnings which addresses homelessness. Later that same day, she was at Corelli's for her monthly Coffee with the Mayor. On the May 20, she was at Winter Garden for the Lake Apopka Gas Board Meeting. The Board is considering giving money back to the cities. The next day, she was at Happy Trolls Games where people can go to play board games. On May 23, she was at the City Center for an auction with the Women Realtors of south Lake County. The funds will be used to help people in the community. Yesterday, she was at the Waterfront pavilion for a ceremony in memoriam of those military personnel who lost their lives while serving our Country. The ceremony was put on by the Daughters of the American Revolution and Knights of Columbus with the ceremony ending in a 21-gun salute.

CONSENT AGENDA

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

Item No. 1 – 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.

City of Clermont
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- | | |
|---|---|
| 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. |
| 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. |

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Council Member Brishke pulled Consent Agenda Item No. 3.

Council Member Bates moved to approve Consent Agenda Items No. 1, 2, and 4 through 10; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Council Member Brishke inquired about the final plan for the boat ramp. Assistant City Manager Kinzler stated the final concept was updated after public input to increase the parking spaces to 102 spaces, to double the number of ramps from two to four, and for a mooring facility. There were also minimal changes made to East Avenue to add a turn lane, to reroute the trail to the rear of the property in order to eliminate safety concerns, and a restroom facility was added. City Manager Gray stated when staff was looking at doubling the capacity of the boat ramp, Council provided direction to look towards the County to help fund the project as well as the Water Authority. The final design with the updated changes came back to the Council for final approval.

Council Member Brishke expressed concern for the added moorings. Assistant City Manager Kinzler clarified there are fixed docks on the outside with a floating dock in the center and a floating dock for the mooring with the potential for eight to ten boats to be staged there. City Manager Gray stated an area was added for the boats to tie up while an individual is parking the trailer and truck for the family on the boat to be in a safe place.

Mayor Ash inquired about placing a time limit at the moorings. City Manager Gray stated the park rangers are in the area to enforce any rules and regulations set on the boat ramp.

Council Member Travis expressed concern of additional dredging and environmental impact. Assistant City Manager Kinzler stated the bid project was based on 10.

Council Member Travis expressed concern for being over budget and suggested cutting the number of moorings to save money.

Council Member Brishke inquired about the shoreline of the waterfront. Assistant City Manager Kinzler stated the goal was to be least invasive to the existing greenery. The proposal was to move the vegetation line in front of the ramps and the mooring area but was not proposing to do any other work along shoreline.

Council Member Brishke expressed concern for the misuse of the boat ramp area.

Council Member Bates expressed no issue with the proposed boat ramp concept.

Assistant City Manager Kinzler stated there will not be dredging by the moorings but there will be dredging by the ramps.

Council Member Brishke inquired about the concept. Assistant City Manager Kinzler stated the concept is nearly identical to the plans which have been sent out to bid. Any changes would have to go through a change order and negotiated with the contractor. City Manager Gray stated this is the time for the Council to make any changes to the concept.

Mayor Ash inquired as to the need of additional moorings. City Manager Gray stated the City pulled a committee together for input on the design of the boat ramp which resulted in many of the recommendations to change the concept.

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Council Member Brishke clarified not being opposed to the concept but expressed concern for the current design. City Manager Gray stated after the changes were made to the concept from the committee's recommendation, the updated boat ramp concept was brought back to Council for approval. Assistant City Manager Kinzler stated there were multiple versions of the boat ramp concept which went through many renditions.

Mayor Ash inquired if the design was adjustable. City Manager Gray stated the design is adjustable.

Mayor Ash opened the Public Hearing.

Greg Amann, 550 East Avenue, stated no dredging has to take place for floating docks. Council Member Brishke stated dredging comes up if the water is not deep enough for the boats and clarified the concern was for the moorings on the land side not being deep enough for the boats which may result in additional dredging.

Jim Purvis, 4206 Hammersmith Drive, agreed with Mr. Amann and suggested Council Member Brishke may have been absent the night the concept was approved. Council Member Brishke stated it is possible she may have been out of state when the subject was discussed at a Council Meeting. Council Member Travis stated the Council went on recommendations before for Lake Hiawatha Park and as a result wants to be thorough.

Steve Franklin, 378 12th Street, stated he previously downloaded the plans for the boat ramp from the City website and expressed support for the additional moorings due to the increase of use of the current boat ramp.

Cuqui Whitehead, 700 Hooks Street, expressed support for the Council's right to question items brought before them and is in agreement with Council Member Brishke.

Michelle Pines, 550 East Avenue, expressed support for the additional moorings.

Mayor Ash closed the Public Hearing.

Mayor Ash stated the proposed concept is a change from the original presentation previously provided to the Council with the proposal being \$400,000 over budget.

City Manager Gray stated one of the reasons for the funding request to the County and Water Authority was to expand the boat ramp and share the resources. As a result, the City will have just over \$1 million pledged in outside funding.

Council Member Travis inquired about the budget. City Manager Gray stated a budget amendment will not be needed as the project is in the Master Plan. The City originally had \$2 million budgeted in the beginning for this project. The funding can fluctuate between projects which are associated with the Master Plan.

Mayor Ash inquired about the financing for the project. City Manager Gray stated \$2.5 million will be the actual cost. The City is getting \$1 million from outside agencies with \$750,000 committed from Lake County and another \$250,000 currently going through the budget process with the Water Authority. The City also has a State grant out which is asking for another \$250,000.

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Council Member Bates moved to approve Consent Agenda Item No. 3; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 11 – Resolution No. 2019-01R, South Lake Medical Arts, Pad O

Withdrawn.

Item No. 15 – Ordinance No. 2019-22, Final, Charter Revisions

City Manager Gray stated City Clerk Howe will give the first part of the presentation followed by Committee Chairman Ray SanFratello and thanked the Charter Review Committee for their hard work with the City's Charter. If the Council would like to make any changes to the Charter recommendations, the changes would have to be approved at tonight's Council Meeting by the Council.

City Clerk Howe recognized the Charter Review Committee Members and reviewed the Purpose of the Charter Review Committee, the timeline for the Committee, an overview of the City of Clermont, the City organizational chart, and services provided to the City's residents.

Committee Chairman SanFratello reviewed proposed areas of revisions to the Charter, proposed residency requirement revision, proposed term limit revision, proposed districting, areas of the Charter where no action was taken but was discussed by the Committee, non-charter recommendations of a mandatory charter review time period and creation of a Board of Adjustment, and a summary of the request. After discussion, the Committee decided to make no changes to the Mayor's Seat, City Council vacancies, terms and execution of City documents but recommended for the Council pass a Resolution or Ordinance if they would like for the City Manager to sign City documents in place of the Mayor. In regards to arbitration, there is no process currently set in the Charter for arbitration should a former Council Member appeal the forceful removal of the Council Member from office. The Charter Review Committee recommended keeping the matter in mind should the Council want to make any changes to include a mandatory arbitration.

City Clerk Howe read Ordinance No. 2019-22 aloud by title only.

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.

City Manager Gray clarified the Charter does require a candidate to be a resident and a voter at the time of qualifying. The Committee is also recommending to divide the City into four single member districts and would have to be equal in population from the census data which is released every 10 years. Single member districts means only people who live in that district can vote for the corresponding Council Member seat. However, the Mayor's seat would still be at large which will allow for the whole City to vote for the Mayor's seat. The Board of Adjustment would be a Board created to hear variances which the Council currently hears on a routine basis. The Council currently acts as the City's Board of Adjustment but the Charter Review Committee suggested the Council may want to look at creating a separate Board as the City continues to grow.

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Mayor Ash thanked the Committee Members for their time and opened the meeting up for their comments.

Committee Member Purvis expressed concern for the wording of the ballot language. City Attorney Mantzaris stated there has been minimal changes related to the language that will change in the charter but there has not been any change to the ballot language.

Committee Member Whitehead expressed opposition for districts.

Council Member Goodgame inquired about write in candidates. City Attorney Mantzaris clarified write in candidates are not addressed in the City Charter at all as there is a required qualifying period.

Mayor Ash opened the Public Hearing.

Greg Amann, 550 East Avenue, requested clarification of districts in the City. City Attorney Mantzaris stated no evidence has been found where there were districts in the City.

Libby Hanna, 1251 Fran Mar Court, distributed copies of the online survey she took and reviewed the results from the survey.

Robert Olsen, 1290 Dianne Place, expressed disappointment in the Committee for not addressing more issues and opposed to two of the three proposals but thanked the Committee for their effort and time.

Mayor Ash closed the Public Hearing.

Council Member Bates thanked all the Charter Review Committee for their effort and expressed opposition towards districts.

Council Member Brishke, Council Member Travis, Mayor Ash, and Council Member Goodgame also expressed opposition towards districts.

City Attorney Mantzaris stated the Ordinance has three Charter amendments and the Council can make a motion to deny or approve each amendment individually.

Council Member Goodgame moved to deny districts and to not have them; seconded by Council Member Bates.

City Attorney Mantzaris clarified the motion is to remove Charter Amendment 1 from the Ordinance in regards to districts.

The motion passed with all members present voting aye.

City Attorney Mantzaris suggested for the Council to address each Charter Amendment in order and for the Council to proceed to Charter Amendment 2, Term Limits.

Council Member Bates expressed support for term limits.

City Manager Gray clarified the amendment is for four two-year terms which would allow a maximum of eight consecutive years before the Council Member would have to sit out for a year.

City Attorney Mantzaris clarified the amendment does not state the Council Member has to sit out for a year but states cannot serve more than eight consecutive years which means the break can be a year or it can be less than a year. If a vacancy was created suddenly on the Council, then you could have a break which was shorter than a year.

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Council Member Travis inquired about a vacancy on the Council. City Attorney Mantzaris stated the Council would have to hold a special election or, depending on the time left in the vacancy, there is language in the Charter which allows the Council to appoint an individual someone.

Council Member Goodgame requested clarification. City Attorney Mantzaris stated there are two caveats which would affect the maximum eight consecutive year limit. The first is if the Council was to appoint the individual to serve on a vacant seat and the other instance is if a Council Member wanted to run for Mayor, their term limit would restart as it is a different seat.

Mayor Ash expressed concern for voter turnout.

Council Member Travis expressed support for term limits.

City Attorney Mantzaris clarified there is no action needed at this point since all of the Council Members are in agreement on term limits.

City Attorney Mantzaris stated the next amendment to discuss is residency requirements.

Council Member Bates expressed support for the residency requirement.

Council Member Travis expressed preference for a twelve-month residency requirement but expressed support for the eighteen-month residency requirement recommended by the Charter Review Committee.

Mayor Ash requested mandating for the candidates to prove fulfillment of residency requirement with documentation. City Attorney Mantzaris stated municipalities rely on the Supervisor of Elections to determine who are the appropriate registered voters. The City is not in a position to qualify these individuals with regard whether they are registered voters in the City.

Council Member Bates inquired about background checks for candidates. City Attorney Mantzaris recommended against requiring a background check because from a constitutional perspective, anybody who is eligible to be a voter can run for office.

City Attorney Mantzaris stated the Ordinance now before the Council is to be adopted with Charter Amendment Two and Charter Amendment Three. Staff will rework the Ordinance to remove references to districts and that will be the final Ordinance presented to the Mayor for signature.

Council Member Travis moved to approve Ordinance No. 2019-22 as amended; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Mayor Ash recessed the meeting at 8:52pm. Mayor Ash reconvened the meeting at 9:03pm.

NEW BUSINESS

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

Item No. 16 – Resolution No. 2019-13R, *Crossing Church*

City Clerk Howe read Resolution No. 2019-13R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a Master Planned church facility in the UE Urban Estate zoning district.

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Item No. 17 – Variance Request, Crossing Church

Planning Manager Kruse presented the applicant's requests for a variance and Conditional Use Permit. The Crossings Church is requesting a Conditional Use Permit for a church and associated ministry uses in the UE Urban Estate Zoning District. The property was annexed into the City in 2013 with the City Council approving a Conditional Use Permit to allow a new church facility with associated ministry uses in 2016. The Conditional Use Permit approved in 2016 has expired due to no substantial construction work for the site. The applicant proposes to develop the building in multiple phases. The total square footage will not exceed 50,000 square feet. The Church is also requesting two variances to the Land Development Code to allow for development of the project. The variance requested are using the existing grapefruit grove along Old Highway 50 as a natural landscape buffer and use 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. A condition has been added to the proposed Conditional Use Permit which states if the grapefruit grove does discontinue, the applicant will have to replace the grove with a landscape buffer which meets City Code. Staff recommended approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-13R and of the variance request. The Planning and Zoning Commission voted unanimously to recommend approval of Resolution No. 2019-13R.

Tom Whitney, representative of the applicant, stated the request is the same as the previous request in 2016 with some minor changes to the phasing and requested approval of the Conditional Use Permit and variance request.

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

Council Member Travis inquired about property being located in fire station three territory. City Manager Gray stated discussions with Chief Bishop have been held in regards to coverage of the territory. The City does have coverage and will bring the matter back to the Council during budget workshops.

Council Member Goodgame moved to approve Resolution 2019-13R; seconded by Council Member Bates. The motion passed with all members present voting aye.

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

Item No. 18 – Variance Request, Duke Energy

Planning Manager Kruse presented the applicant's variance request to eliminate the sidewalk construction requirement along the Citrus Tower Boulevard right-of-way as required by the Land Development Code. The applicant would like to add two 1,500 square foot modular buildings to the site for employee training and development. The applicant is requesting a variance to eliminate the required sidewalk construction due to property constraints and a restricted right-of-way access for the parcel. The applicant has offered to contribute \$15,890.00, which is approximately \$35.00 per 454 linear foot sidewalk for future construction cost. City staff recommended denial of the requested variance request.

Robert Fudge, GAI Consultants, representative of applicant, stated Lake County has a roadway project in the works for the designated roadway. The applicant is willing to pay for the cost of the construction of the sidewalk in order to fast track completion of the proposed project while deferring the timeline of the sidewalk installation to when the County has looked at the road for their roadway project.

Mayor Ash opened the Public Hearing.

City of Clermont
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Jim Purvis, 4206 Hammersmith Drive, expressed concern for portable buildings. Planning Manager Kruse stated the proposed buildings are modular buildings which meet the City's building code as long as the buildings meet the Florida Building Code. The applicant will have landscaping around the buildings. Mr. Fudge clarified there is a five-year timeline before the applicant looks for a permanent structure to place on the property.

Mayor Ash closed the Public Hearing.

Council Member Goodgame inquired about County road improvements. City Manager Gray stated there is no timeline for when the County will improve Citrus Tower Boulevard due to funding.

Council Member Goodgame inquired about requiring funds be placed in escrow. City Manager Gray stated the only hesitation is not knowing when the road will be improved on by the County.

Council Member Travis expressed opposition to the variance request.

Mayor Ash inquired about installation of sidewalks on surrounding property. City Manager Gray stated the property to the East has submitted their project which will include a sidewalk and the New Beginnings Project withdrew their request for sidewalk variance.

Mr. Fudge stated the applicant has no problem with installing a sidewalk if need be but wanted to get the trailers up as fast as possible.

Council Member Goodgame moved to deny Agenda Item No. 18; seconded by Council Member Bates. The motion passed with all members present voting aye.

City Attorney Mantzaris informed the Council a roll call vote would be needed for Ordinance No. 2019-22 regarding the Charter revisions.

Council Member Travis moved to approve Ordinance No. 2019-22 as amended; seconded by Council Member Goodgame. The motion passed 5 to 0 with a roll call vote.

Item No. 19 – Ordinance No. 2019-23, *Introduction, Special Events*

City Clerk Howe read Ordinance No. 2019-23 aloud by title only.

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.

Council Member Bates moved to introduce Ordinance No. 2019-23; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City of Clermont
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ADJOURN: With no further comments, this meeting adjourned at 9:26pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, June 11, 2019		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Providence Construction & Development Services to provide force main modifications at lift station E-34.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The Environmental Services Department contacted the Purchasing Department to determine the most effective manner to contract a company to provide force main modifications at lift station E-34. The Purchasing Department issued a Request for Bid (RFB) number 19-046 to acquire these services. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were five (5) responses to the RFB. The project includes the construction of a 24-inch ductile iron force main and HDPE drop pipe to connect an existing force main to the existing Heritage Hills lift station. Award is being recommended to the low responsive and responsible bidder Providence Construction & Development Company in the lump sum of \$167,377 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$167,377 is included in the current year approved budget. Department Account Code 42535-66305		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 19-046 Response Tabulation	RFB 19-046 Response Tabulation.pdf	
2. RFB 19-046 Award Recommendation	RFB 19-046 Award Recommendation.pdf	



RESPONSE TABULATION

RFB 19-046, HERITAGE HILLS FORCE MAIN MODIFICATIONS AT LIFT STATION E-34
DUE DATE/TIME: MAY 23, 2019 AT 2:00 P.M. (EST)

COMPANY NAME	Addenda 1	Lump Sum Price
Providence Construction & Development Company – Apopka, FL	Y	\$167,377.00
Utility Technicians, Inc. – Umatilla, FL	Y	\$215,888.00
Danus Utilities, Inc. – Sanford, FL	Y	\$226,155.00
Force Enterprises, Inc. – Wellington, FL	Y	\$238,657.00
Ekipa Construction, LLC. – Tampa, FL	Y	\$251,778.63



RAMSEY GROSS
Senior Purchasing Agent
Purchasing Department

352-241-7350
rgross@clermontfl.org

AWARD RECOMMENDATION

MAY 28, 2019

RFB 19-046 – HERITAGE HILLS FORCE MAIN MODIFICATIONS AT LIFT STATION E-34

Based on the results of the bid submittals, the Purchasing Department and the Environmental Services Department is recommending award to Providence Construction & Development Company in the lump sum price of \$167,377.



CITY OF CLERMONT

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Meeting Date		
Tuesday, June 11, 2019		
Agenda Item Name		
Proposal Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Voya Retirement Insurance and Annuity Company to provide defined contribution recordkeeper services for 401(a) and 457(b) retirement plans.		
Staff Report		
The evaluation committee recommends approval of the above action. Currently, the city provides a 401(a) retirement plan to all general employees administered by the Florida League of Cities in which the city contributes 10% of the employee's annual salary. In addition, the city provides all employees the choice to voluntarily contribute to two 457(b) retirement plans administered by the Florida League of Cities and the ICMA. In an effort to consolidate all plans into one provider in order to improve efficiency and lower fees, the Finance Department contacted the Purchasing Department to determine the most cost effective manner to obtain the services of a single recordkeeper company to administer both 401(a) and 457(b) retirement plans. The Purchasing Department issued a Request for Proposal (RFP) number 19-013 on October 26, 2018 to obtain the services of a qualified recordkeeper company. The RFP was fully competed, advertised and complies with the City of Clermont Purchasing Policy. There were eleven (11) responses to the RFP. An evaluation committee composed of nine (9) city staff members (eight voting members and one non-voting member) and the City's Pension Investment Monitoring consultant reviewed, scored and ranked the proposals. Voya Retirement Insurance and Annuity Company was the top ranked firm selected based on their qualifications, expertise, experience and fees regarding employee retirement plans. The Purchasing Director entered into negotiations with the top ranked firm which resulted in a reduction of proposed recordkeeper fees from .0016% to .0013% of plan assets. Recordkeeping fees are paid totally by the employees with no cost to the city. In addition, it is important to note the decrease in fees from the current providers. Currently, employees pay .0020% for the Florida League of Cities administered plans and .0080% for the ICMA plan. The award recommendation is being made to the most qualified respondent, Voya Retirement Insurance and Annuity Company.		
Additional Analysis		
Fiscal Impact Summary		
No fiscal impact to the city. Recordkeeping fees are paid totally by the employees.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	RFP 19-013 Award Recommendation	RFP 19-013 Award Recommendation.pdf
2.	RFP 19-013 Response Tabulation	RFP 19-013 Response Tabulation.pdf



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

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AWARD RECOMMENDATION

JUNE 3, 2019

RFP 19-013 – RECORDKEEPER PROVIDER FOR 401(A) AND 457(B) RETIREMENT PLANS

Based on the evaluation of the Request for Proposals submittals, the Evaluation Committee is recommending award to Voya Retirement Insurance and Annuity Company.



RESPONSE TABULATION

**RFP 19-013, RECORDKEEPER PROVIDER FOR 401(A) AND 457(B) RETIREMENT PLANS
DUE DATE/TIME: DECEMBER 13, 2018 AT 2:00 P.M. (EST)**

COMPANY NAME	1-ORIGINAL, 8-COPIES
OneAmerica Financial Partners, Inc. – Indianapolis, IN	Y
Ameritas Investment Corp. – Lincoln, NE	Y
AXA Equitable Life Insurance Company – New York, NY	Y
Nationwide Retirement Solutions, Inc. – Columbus, OH	Y
Florida League of Cities, Inc. – Tallahassee, FL	Y
Great-West Life & Annuity Insurance Company d/b/a Empower Retirement – Greenwood Village, CO	Y
The Lincoln National Life Insurance Company d/b/a Lincoln Retirement Services Company, LLC. – Fort Wayne, IN	Y
International City Management Association Retirement Corporation – Washington, DC	Y
Life Insurance Company of the Southwest d/b/a National Life Group – Addison, TX	Y
Orlando 401K Specialists – Altamonte Springs, FL	Y
Voya Retirement Insurance and Annuity Company – Windsor, CT	Y
World Financial Group – Santa Clara, CA Non-Responsive	N



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, June 11, 2019		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend approval of the Clermont Downtown Partnership to host their annual "Harvest Festival" on October 26, 2019.		
Staff Report		
The Clermont Downtown Partnership is requesting road closures on Saturday, October 26, 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 between the former police station driveway/entrance and right past Lake Avenue (up to the driveway for the condominiums) -8th Street between Minneola Avenue and Montrose Street -7th Street between Montrose Street and Desoto Street -Lake Avenue between Montrose Street and the entrance to the Clermont City Center (Please see attached map) 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. Harvest Festival Map 2	Harvest Festival Map 2.pdf	
2. 10-26-2019 Harvest Festival	10-26-2019 Harvest Festival.pdf	

Harvest Festival
October 26, 2019





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/20/19
Name of Event Harvest Festival
Date(s) of Event 10/26/19 Estimated Attendance: 8000
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 # 59-374 9760
Event Contact Sandy Farnsworth Email Sandy@clermontdowntown
Day Phone 352-617-8788 Cell Phone 352-617-8788 partnership.com
Address Po Box 120734 City Clermont State FL Zip 34712
Secondary Contact Erika Shandoff Phone # 908-670-2305
Briefly Describe Event: Vendors, Kids zone, costume
contests, Food trucks

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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* 10 x 10

*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

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 or DJ

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.

*Small realtor size signs
day of
event*

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: _____

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.

Harvest 10/26/19

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

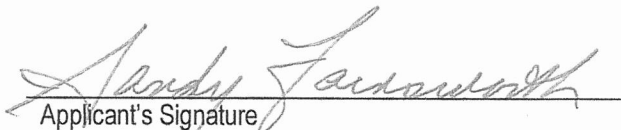
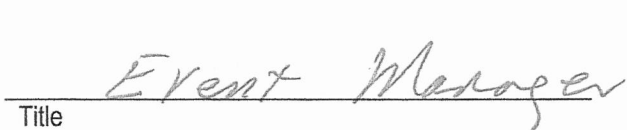
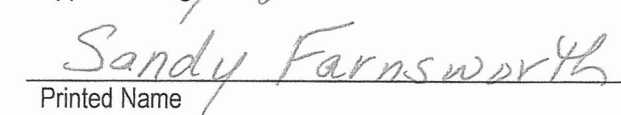
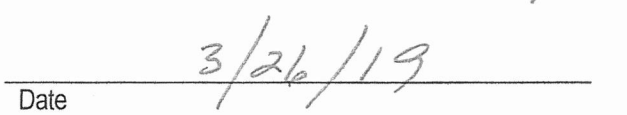
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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

	
Applicant's Signature	Title
	
Printed Name	Date

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

Department / Division Routing:

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 11, 2019		
Agenda Item Name		
Ordinance No. 2019-23 <i>Final</i>		
Requested Action		
Recommend approval 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 extend 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 Second Reading	2019-23 Special Event Second Reading.docx
2.	ORD 2019-23	ORD 2019-23.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

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: 10087802
Phone: (352) 241-7331
Date: 05/21/19
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	05/28/2019	05/28/2019	\$110.98

LEGAL NOTICE

Ad No: 10087802
May 28, 2019

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.

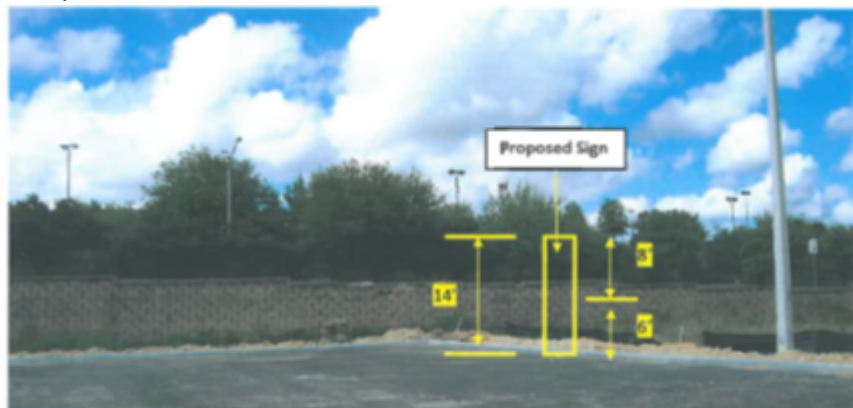
Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$110.98
Tax	\$0.00
Sub Total	\$110.98
Prepaid Amount	\$0.00
Balance Due	\$110.98

AGENDA ITEM

Meeting Date	
Tuesday, June 11, 2019	
Agenda Item Name	
Variance Request <i>Culver's</i>	
Requested Action	
Recommend approval of variance request.	
Staff Report	

The owner, Clermont Custard LLC., is requesting a variance to allow for a second monument sign to exceed 8 feet in height instead of the requirements of the Land Development Code, Section 102-15 for the Culvers Restaurant located at 1431 Johns Lake Road. The code requires a maximum sign height of 8 feet for the monument sign adjacent to Johns Lake Road. To the north of the site there is a retaining wall that varies in height from approximately 6 feet to up to 10 feet in height. Due to existing property constraints, the north east corner of the parking lot has a section of retaining wall that is 6 feet in height, therefore creating a sign that is obstructed from public view and the street. The Clermont City Council approved on April 14, 2015, a variance to allow a monument sign to exceed 8 feet in height for the subject property. The applicant never constructed the new sign, therefore allowing the variance approval to expire. The applicant is again requesting the same sign variance to the Land Development Code.



North east corner of parking lot

The applicant is requesting to construct a monument a sign that will be at the parking lot level (6 feet below the top of the retaining wall) and have it extend the 8 feet above the retaining wall giving it an overall height of 14 feet. The overall sign height of 14 feet will give the sign an effective height of 8 feet to Johns Lake Road because of the retaining wall. The applicant indicated that because of existing challenges and constraints to the site, the limited sign visibility has created a hardship for the applicant.

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 meet a positive finding. Therefore, staff recommends approval 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-Culvers Sign	New 86-174 Review Criteria-Culvers Sign.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	site plan	site plan.pdf
4.	Sign Location Map	Sign Location Map.pdf
5.	sign details	sign specs.pdf
6.	New Application	New Application.pdf
7.	Legal AD	City of Clermont Ad Copy.pdf

Culvers Sign Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Granting the variance would have no impact on adjoining property and would not affect the standards of living or residential or other commercial property. Granting variance would only provide the applicant relief from severe grade change and allow construction of a sign that would be visible on Johns Lake Road. The request if approved would not change the character of the area.*

Staff comments: *The requested sign variance will not interfere with the reasonable enjoyment of the adjacent property owners or negatively impact the surrounding areas. The proposed sign variance was previously approved in 2015, but never constructed and variance has expired because of no substantial construction to the site for the sign.*

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: *The granting of the variance would allow the owner the same or similar signage as other commercial property in the area with the same zoning category. The variance would allow us to overcome the severe grading change.*

Staff comments: *The requested variances will allow reasonable use of the property and is not out of character with other commercial and retail properties. The Land Development Code, Section 102 allows a maximum sign height of eight (8) feet, because of existing property constraints of the site, the proposed sign will be over the required 8 feet to allow visibility from the street. The proposed sign is not out of character with other properties that may have certain challenges due to the topography of the site.*

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: *Strict compliance with code would result in a sign 2/3 of which would not be visible. The variance would allow signage that would be visible and no greater size than code allows absent the severe grade and retaining wall.*

Staff comments: *The requested sign variance will not further any legitimate city objective.*

Positive finding

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

Applicant response: *Would be consistent with FLU policy 1.11.4 that emphasizes beauty, aesthetics and human scale architecture. The variance would allow this business to have a sign that is visible from John Lake Road.*

Staff comments: *The requested sign variance is consistent with the City of Clermont 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: *The variance would level the playing field by allowing a sign that is visible under these difficult physical site conditions that were not created by the applicant. The variance would provide relief and restore the benefits that other commercial owners have that do not share this same grade/elevation condition.*

Staff comments: *The variance request is the minimum variance that will make reasonable use of the site. Because of the demographic location of the building site and the existing retaining wall with varying heights, the site constraints, the proposed sign at the 8 feet maximum would have limited visibility. The proposed sign is the minimum required to create a visually appealing business climate and improve vehicular safety and reduce visual pollution.*

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



(SEE ATTACHED ARTWORK)

MONUMENT SIGN AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	*AREA
ME-35	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
JOHNS LAKE ROAD	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
TOTAL SIGN AREA		55.50 S.F.

MENU BOARD AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	*AREA
ME-35	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
JOHNS LAKE ROAD	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
TOTAL SIGN AREA		55.50 S.F.

TOTAL SIGN AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	*AREA
ME-35	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
JOHNS LAKE ROAD	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
TOTAL SIGN AREA		55.50 S.F.

DIRECTIONAL SIGN AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	*AREA
ME-35	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
JOHNS LAKE ROAD	(7'-6" (W) x 4'-6" (H))	27.75 S.F.
TOTAL SIGN AREA		55.50 S.F.

OVERALL SIGN AREA TOTAL = 55.50 S.F.

OVERALL STREET FRONTAGE = 488.63 L.F.

246.42'
STREET FRONTAGE

MONUMENT SIGN
ME-35
JOHNS LAKE ROAD

24.80'

ME-35
JOHNS LAKE ROAD

242.21'
STREET FRONTAGE

SCALE 1" = 50'

PARCEL ID# 32-22-26-119200000C00
(ALTERNATE KEY 38447798)
ZONING: PUD

APPROVED BY C.F.S.I.
1-15-15



Project No.: 4870
Drawn By: DEN
Reviewed By: MW
Date: 12-03-14

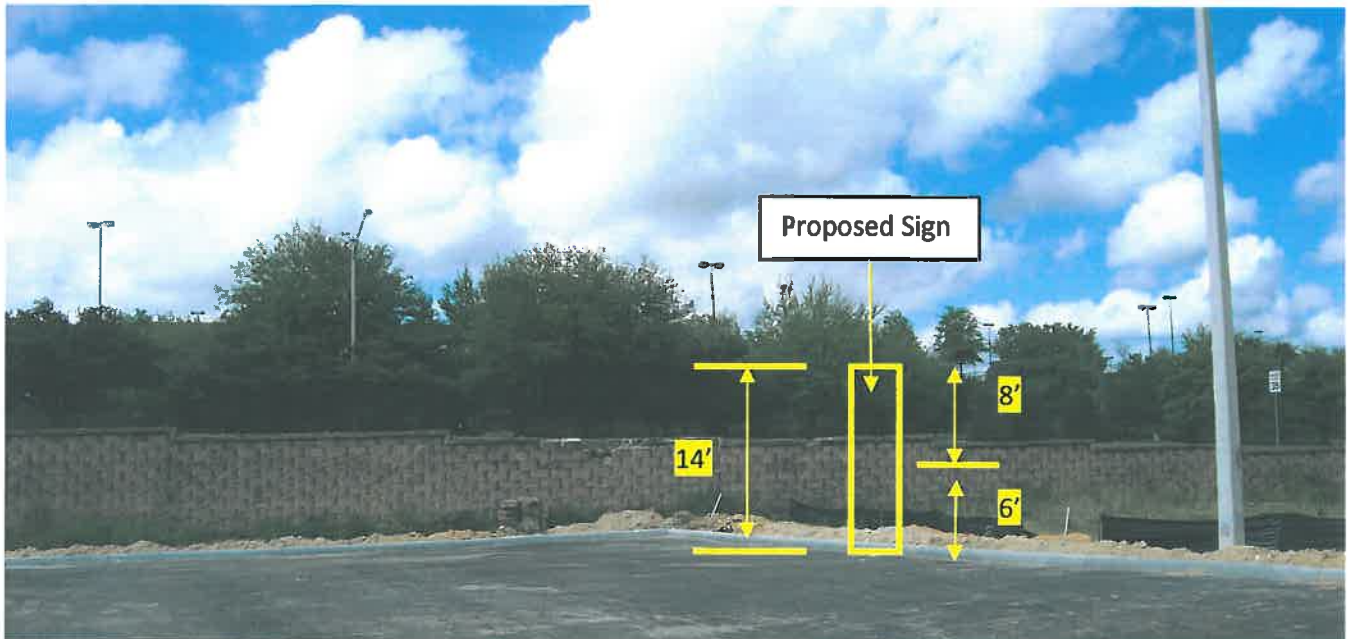
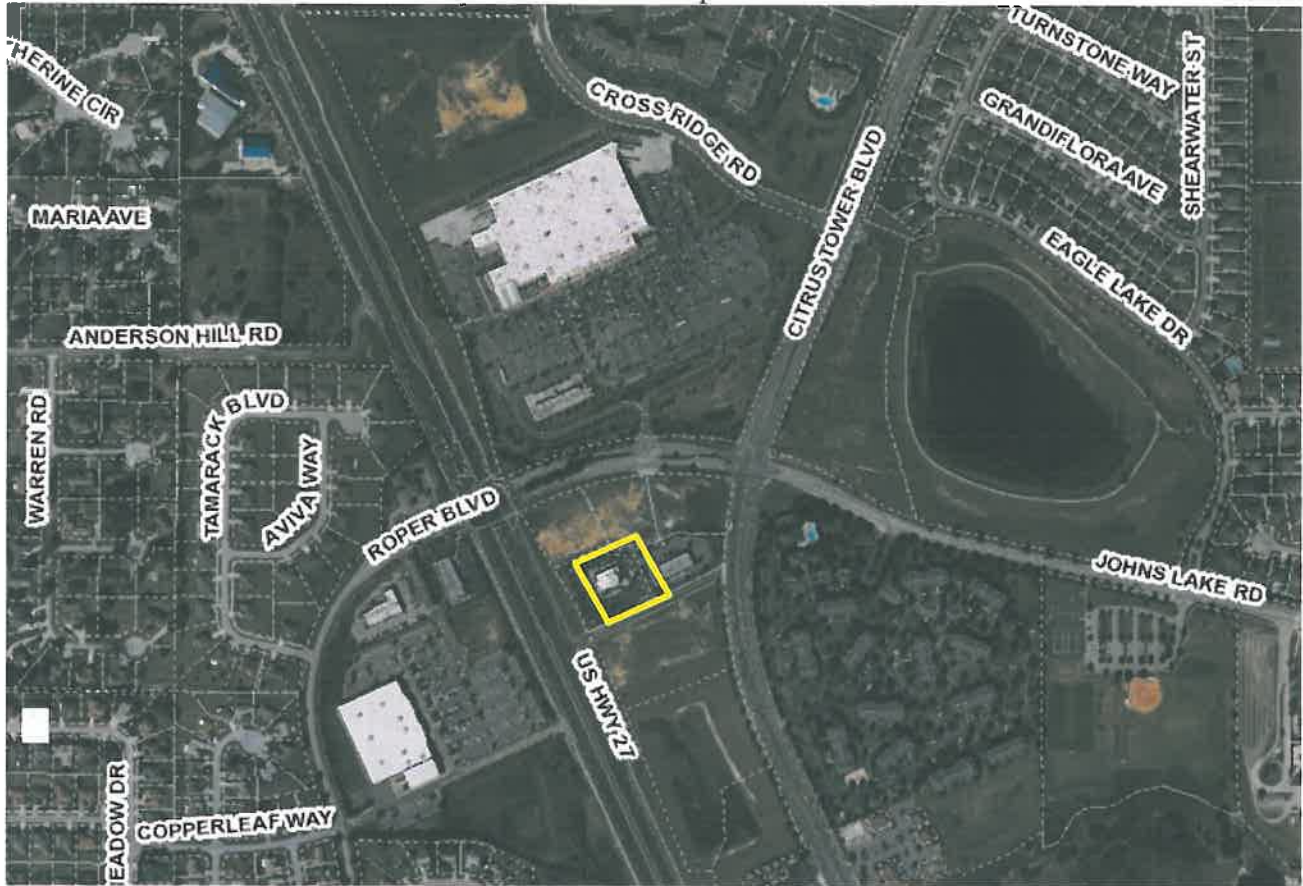
CULVER FRANCHISING SYSTEM, INC.
NEW CULVER'S-SIGNAGE
11 S. HWY 27 & JOHNS LAKE ROAD

Client:
Culver Franchising
Culver, Inc.

SPRINGFIELD SIGN & NEON
2531 N. Patterson

DEVELOPMENT NAME: Culvers

Location Map:



North east corner of parking lot



Proposed Sign location



M-35 MONUMENT - JOHNS LAKE RD. REV-1

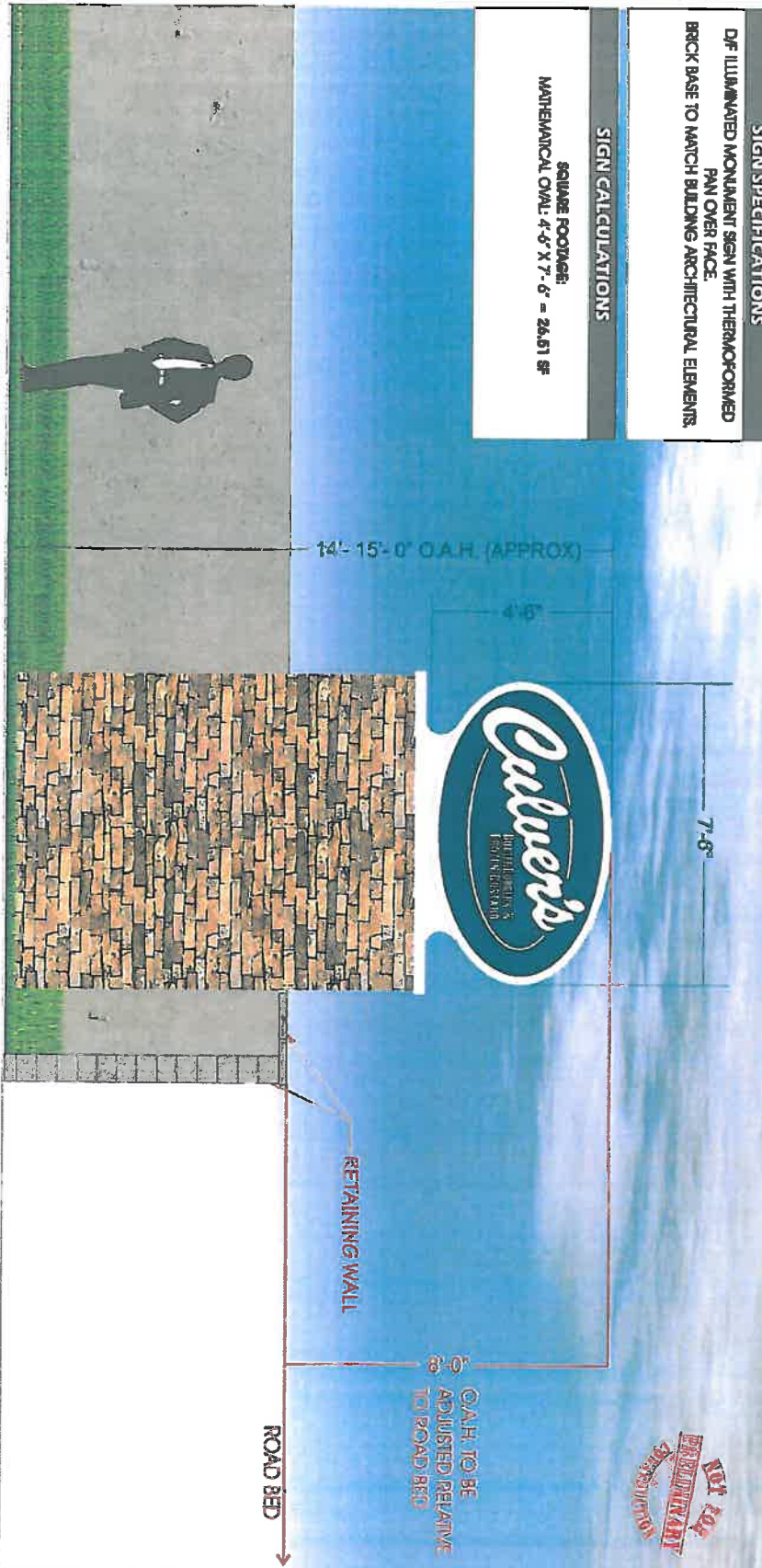
CLERMONT, FL

SIGN SPECIFICATIONS

DF: ILLUMINATED MONUMENT SIGN WITH THERMOFORMED PAN OVER FACE.
BRICK BASE TO MATCH BUILDING ARCHITECTURAL ELEMENTS.

SIGN CALCULATIONS

SQUARE FOOTAGE:
MATHEMATICAL OVAL: 4'-6" X 7'-6" = 24.61 SF



FILE PATH: ART/CULVERS/CLERMONT, FL

M-35-L-PBC

*SCALE AND COLORS NOT REPRESENTATIVE FROM EXAL ATTACHMENTS.

*ALL MEASUREMENTS ARE APPROXIMATE.

CLIENT

> CULVERS

SALESPERSON

> MARK WESSELL

DESIGNED BY

> J WILSON/JB

DATE

> 3/24/2015

SCALE

> 1/4" = 1'

AO

> 4870

APPROVED BY

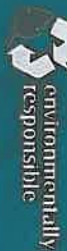
DATE

REVISION HISTORY

3/24/15 - NEW
3/24/15 - REV-1, OAH LOWERED BY 2'-0"



2551 N. Princeton Springfield, MO 65903



U.S. HIGHWAY 27 & JOHNS LAKE ROAD
CLERMONT, FL 34711
MARCEL, DR# 33-23-26-119200000C00
ALTERNATE REV 304477901
BORING, FID

www.signit.com



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CITY OF CLERMONT VARIANCE

Filing Instructions

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. 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 with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Services Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of two (2) years.



CITY OF CLERMONT
VARIANCE
Filing Instructions
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Check List

The following information shall be provided:

- _____ Proof of ownership, (i.e. Lake County Property record card, tax receipt, or deed.
- _____ Legal description of the property – may be on information above.
- _____ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11” x 17” (two full size copies for detail as needed, depending on the Variance).
- _____ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant’s best interest to submit the application with those eight (8) items in mind to justify the variance request.
- _____ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- _____ The original application and all supplemental materials.
- _____ Fee: \$300.⁰⁰ plus cost of advertisement for existing single-family residential
\$600.⁰⁰ plus cost of advertisement for all others

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



CITY OF CLERMONT
VARIANCE
Application

DATE: April 30, 2019

FEE: _____

PROJECT NAME (if applicable): Culver's of Clermont

APPLICANT: Mike Ladisa of Culvers

CONTACT PERSON: Edward Williams

Address: 29 East Pine Street

City: Orlando State: FL Zip: 32801

Phone: 407 376 4792 Fax: _____

E-Mail: edw5654@bellsouth.net

OWNER: Clermont Custard LLC

Address: 12148 Rebeccas Run Drive

City: Winter Garden State: Florida Zip: 34787

Phone: 407 948 7884 Fax: _____

Address of Subject Property: 1431 Johns Lake Road Clermont FL 34787

General Location: SE Corner US Hwy 27 and Johns Lake Road

Legal Description (include copy of survey): Lot C, Lost Lake, Tract 6 Partial Replat

Land Use (City verification required): PUD



Zoning (City verification required): PUD

CITY OF CLERMONT

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Application

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Section 102 Slgn C0de 102-12a and 102-15-5ii

What are you proposing to do that would require a variance and why? construct a sign at a height of 16 feet
in order to be above the height of the existing retaining wall for Johns Lake Road

How does the Code create a hardship? Constructing the sign at the code required height would result in the sign
being below grade and not visible. Code did not anticipate severe grade changes such as this

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

Variance requested – subject and code section: Slgn height Section 102, Sec 1, 102-12a and 102-15-5ii

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;

Granting the requested variance would have no impact on adjoining property and would not affect the standard of living or residential or other commercial property . Granting variance would only provide the applicant releif from severe grade change and allow construction of a sign that would be visible on Johns Lake Road. THe request if

approved would not change the character of the area.



(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 granting of the variance would allow the owner the same or similar signage as other commercial property in the area with the same zoning category. The variance would allow us to overcome the severe grade change

CITY OF CLERMONT

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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;

Strict compliance with code would result in a sign 2/3 of which would not be visible. The variance would allow signage that would be visible and no greater size than code allows absent the severe grade and retaining wall

(4) The granting of the variance is consistent with the city's comprehensive plan; and would be consistent with FLU policy 1.11.4 that emphasizes beauty, aesthetics and human scale architecture. The variance would allow this business to have a sign that is visible from Johns Lake Rd.

(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.

This variance would level the playing field by allowing a sign that is visible under these difficult physical site conditions that were not created by the applicant. The variance would provide relief and restore the benefits that other commercial owners have that do not share this same grade/elevation condition.



CITY OF CLERMONT
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Page 4

EDWARD J. WILLIAMS
Applicant Name (print)

x Edward J. Williams
Applicant Name (signature)

agent authorization form attached

Mike Reden
Owner Name (print)

x Mike Reden
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,



surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered:

(1) Requests for variances to the adopted comprehensive plan.

(2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.

(3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building or structure which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;



- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

(Ord. No. 281-C, § 1(ch. 8, § 2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-99)

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: 10087932
Phone: (352) 241-7331
Date: 05/28/19
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	06/04/2019	06/04/2019	\$101.63

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow a monument sign to exceed 8 feet in height instead of requirements by the Land Development Code, Section 102-15, at the following location:

LOCATION

1431 Johns Lake Road
(Alternate Key - #3844798)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, June 11, 2019 at 6:30 P.M. in the Clermont City Hall, Council Chambers, located at 685 West Montrose Street.

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

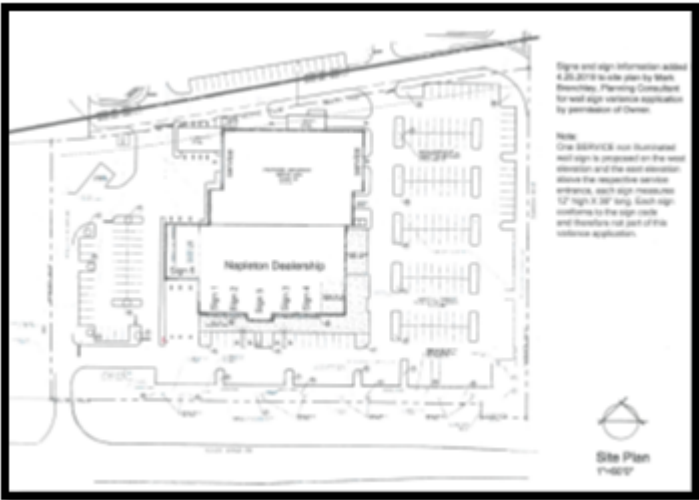
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd, MMC
City Clerk

Ad No: 10087932
June 04, 2019

Payment Info	
Ad Price	\$101.63
Tax	\$0.00
Sub Total	\$101.63
Prepaid Amount	\$0.00
Balance Due	\$101.63

AGENDA ITEM

Meeting Date	
Tuesday, June 11, 2019	
Agenda Item Name	
Variance Request <i>Napleton</i>	
Requested Action	
Recommend approval of variance requests.	
Staff Report	
The owner, Napleton/Clermont Motors LLC, is requesting the following variance: (1) To allow for the number of wall signs to exceed the maximum number allowed by the Land Development Code, Section 102-15. The subject property is located on the north side of State Road 50 east of Greater Hills Blvd. The current zoning is C-2 General Commercial and is approximately 15.72 +/- acres. The property was annexed into the City of Clermont on April 26, 2016 concurrently with a large scale comprehensive plan amendment and Conditional Use Permit to allow an expansion of the Auto Dealership. The site was constructed in Lake County and annexed into the City as existing. The existing sign plan was approved and permitted in Lake County. The current approved sign plan does not meet Clermont's sign code, Section 102.	
 Sign and sign information added to the site plan by the Planning Consultant for wall sign variance application by permission of Clerk. Note: One SERVICE sign (business wall sign) is proposed on the west elevation and the east elevation above the respective service entrances. Each sign measures 12' high x 30' long. Each sign conforms to the sign code and therefore not part of this variance application. Site Plan 1"=100'	
The approved CUP to allow for the renovation and expansion of the building required the removal of the existing signage. The applicant is now required to meet the Clermont sign code. The existing sign plan that was approved in Lake County exceed the number of wall signs allowed by the code. The applicant is requesting a variance to allow six (6) wall signs to the front building façade that would allow branding identification and wayfinding for the various services and types of vehicles. The Land Development Code, Section 102-15 allows one (1) primary wall sign on each walls of the building, not exceeding 200 square feet, for each wall facing a road or street frontage. The applicant is not requesting to increase the number of walls or to add additional square feet, the requested variance will allow the replacement of the existing signage before building renovations and expansion, which was previously approved and permitted. The proposed total square feet area of the six (6) signs will not exceed the maximum allowed of 200 square foot for any wall sign.	

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 meet a positive finding. Therefore, staff recommends approval 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-Napleton Sign | New 86-174 Review Criteria-Napleton Sign.pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | calculations & site plan | calculations & site plan.pdf |
| 4. | Application | Application.pdf |
| 5. | Legal AD | WALL SIGN VARIANCE.pdf |

Napleton Sign Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Over eight years of experience has proven that the signage replacement request proposed will restore the familiar image of reasonable and identifiable automotive branding signs along with the name of the business. The replacement of the signs will not negatively impact the standard of living of the citizens of the City of Clermont.*

Staff comments: *The requested sign variance will not interfere with the reasonable enjoyment of the adjacent property owners or negatively impact the surrounding areas. The proposed number of building signs are equal to existing signage. The applicant is replacing the same signage that was approved and permitted in Lake County prior to annexation into the City of Clermont. The existing building façade was remodeled and the signs had to be removed, there is no increase to the number or square feet of the proposed signage.*

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: *Because the building, when remodeled will contain more building mass, the signage proposed will not be out of character with other properties in the same zoning category.*

Staff comments: *The requested variances will allow reasonable use of the property and is not out of character with other commercial and adjacent properties. The Land Development Code, Section 102 allows a maximum building sign copy area of 200 square feet, the applicant is requesting multiples signs that identify the many different specialty brands and services offered that are unique to this dealership. The property was annexed into the City as existing, with an approved sign plan by Lake County.*

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: *Strict compliance with the Land Development Code that restrict large buildings to just one sign is required for reasonable use and identification.*

Staff comments: *The requested sign variance will not further any legitimate city objective. The proposed signage will allow the same number of signs that was approved with the original sign plan prior to annexation into the City. The applicant remodeled the building and the existing signs were removed and now are required to comply with City Code.*

Positive finding

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

Applicant response: *The granting of the variance promotes and is consistent with Section 102, purpose and intent to maintain the city's established suburban character of low profile signage of high quality design.*

Staff comments: *The requested sign variance is consistent with the City of Clermont 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: *This minimum variance request will provide reasonable use of the land as well as enhance the building aesthetics.*

Staff comments: *The variance request is the minimum variance that will make reasonable use of the site. The variance request is to replace the existing signage that was approved by Lake County prior to annexation into Clermont. The request will not increase the total signage, it will only replace and restore the sign plan that was approved. The proposed signage is the minimum required to create a visually appealing business climate and improve vehicular safety and reduce visual pollution.*

Positive finding

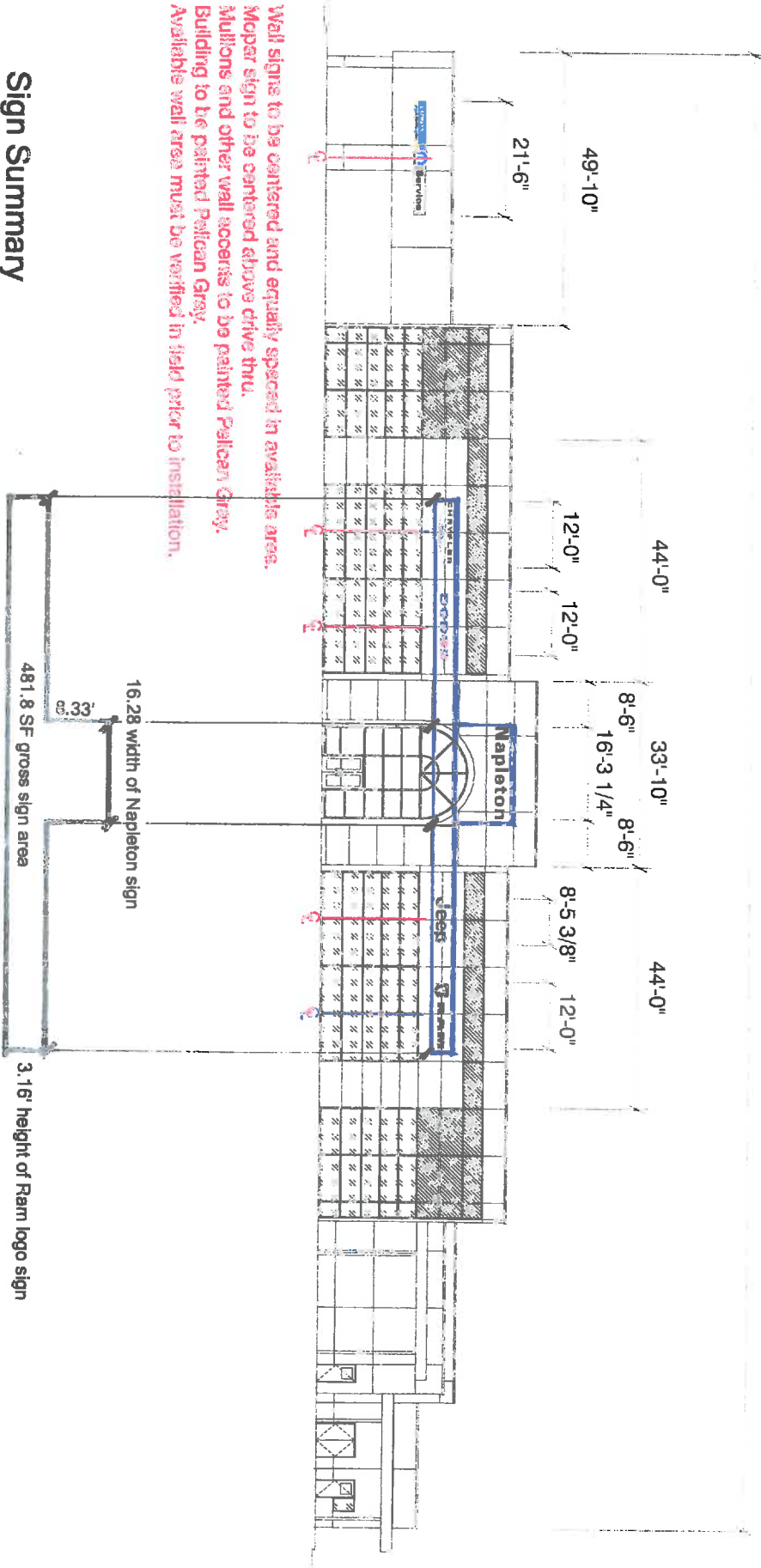
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends approval of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

LOCATION MAP



Square Foot Area Calculation of Signs of Front Wall

Smallest geometric shape calculation



Sign Summary

Sign one: 481.8 SF

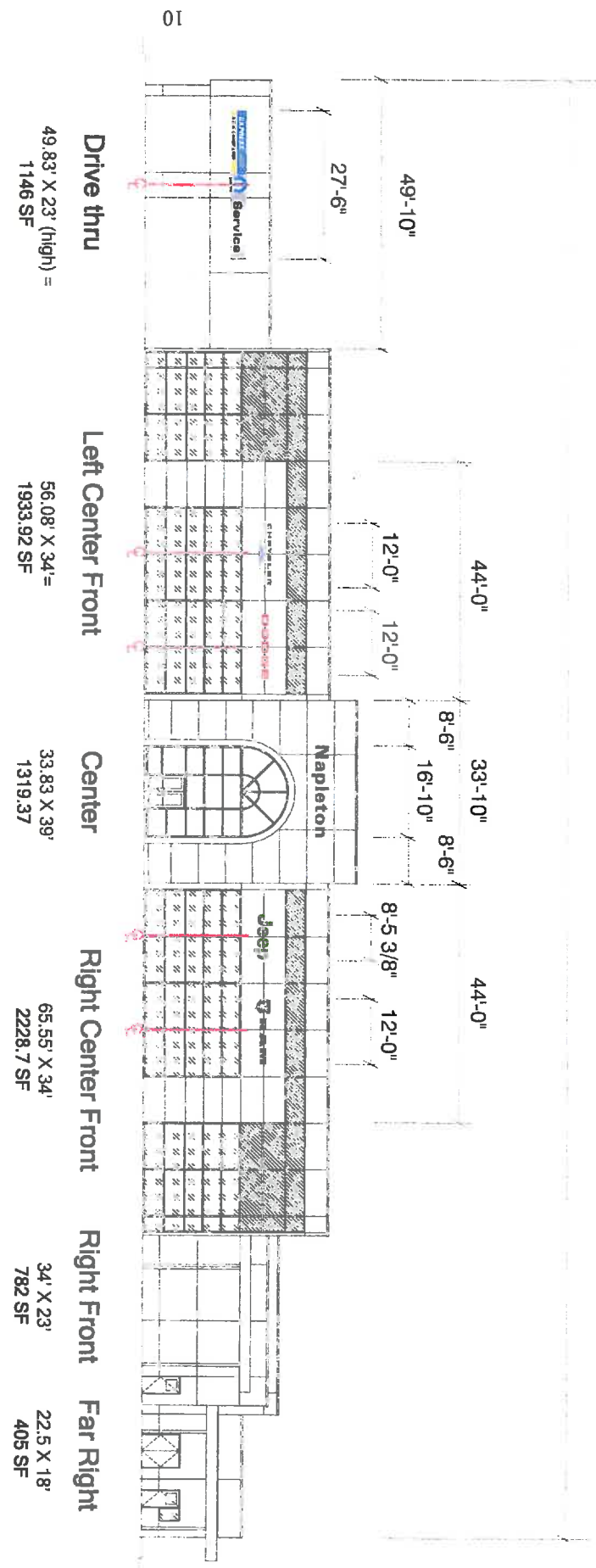
Chrysler, DODGE, Napleton, Jeep, RAM

Sign Two: 49.8 SF

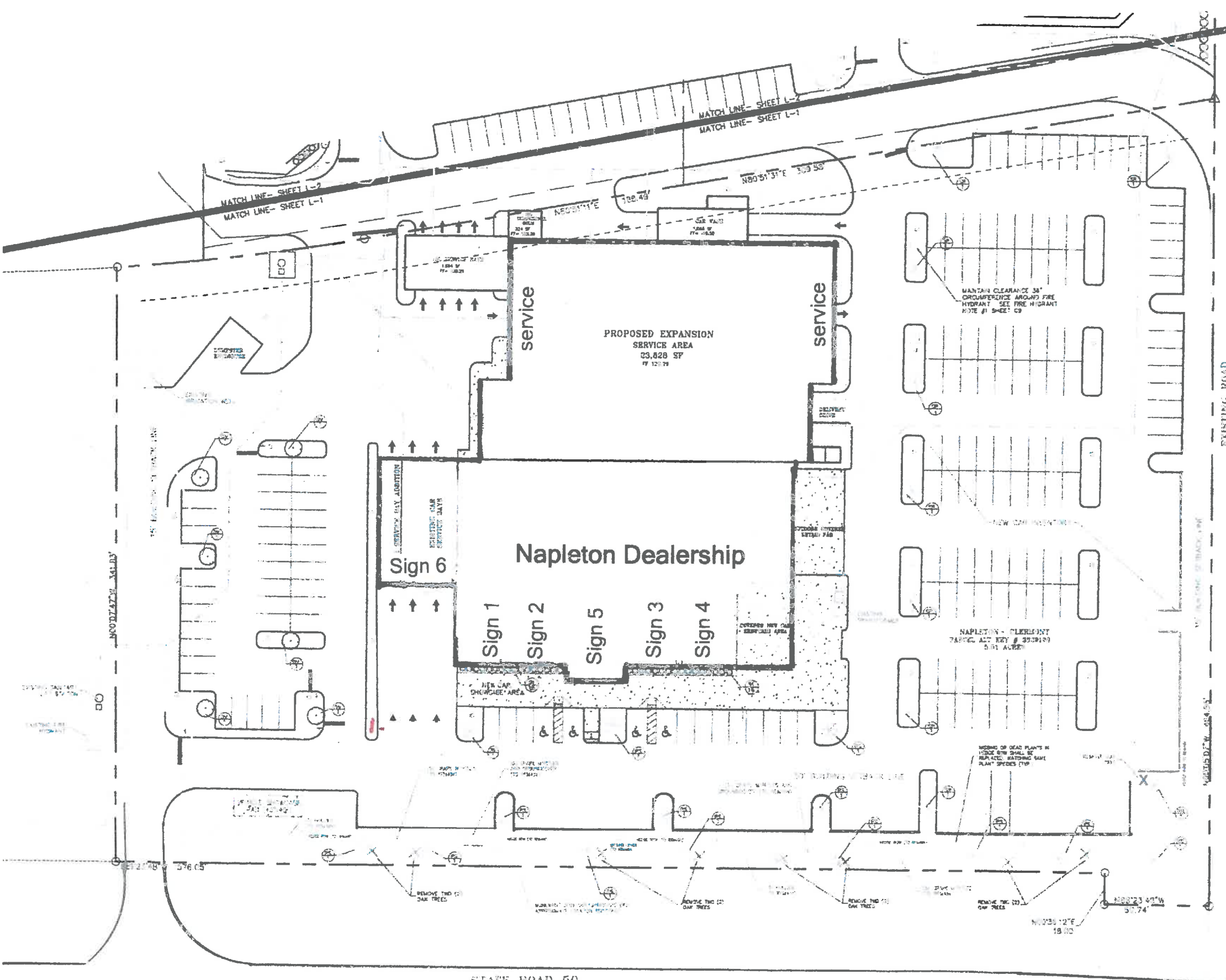
Mopar Service Express Lane

Total Front wall sign area: 531.6 SF

Square Foot Area Calculation of Front Wall Elevation

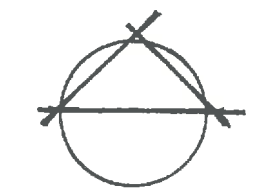


Total Area of Front Elevation Wall = 7815 SF
Maximum Sign area-Not to Exceed 15% of wall face = 1172.25 SF



Signs and sign information added 4.25.2019 to site plan by Mark Brenchley, Planning Consultant for wall sign variance application by permission of Owner.

Note:
One SERVICE non illuminated wall sign is proposed on the west elevation and the east elevation above the respective service entrance, each sign measures 12" high X 36" long. Each sign conforms to the sign code and therefore not part of this variance application.



Site Plan
1"=60'0"

REVISIONS		DATE
NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	05-15-17
2	REVISED PER CITY COMMENTS	05-14-17
3	UPDATED CURBS/500	07-27-17
4	REVISED FIRE LINE	09-19-17
5	REVISED LANDSCAPE TREE LOCATION	09-08-18
6	FRONT OAK/PALM TREE ADJUSTMENT	12-28-18
PROJECT #		CE0132015
PROJECT NAME		NAPLETON CLERMONT CHRYSLER, DODGE, JEEP, RAM ADDITION AND RENOVATION
PROJECT LOCATION		CLERMONT, FLORIDA
ENGINEER		Germana Engineering and Associates, LLC © COPYRIGHT 2016 1120 W. MARICOLA AVENUE CLERMONT, FL 34711 PHONE (352) 242-1525 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION: 23219
DESIGNER		CHRISTOPHER M. GERMANA, P.E. FLORIDA PROFESSIONAL ENGINEER # 61482 2016 CERTIFICATE OF AUTHORIZATION # 28279
SCALE		1"=30'
DATE		



CITY OF CLERMONT
VARIANCE
Application

DATE: April 25, 2019

FEE: _____

PROJECT NAME (if applicable): Sign proposal Napleton Chrysler Jeep Dodge & Ram (CJD&R)

APPLICANT: Mark Brenchley, agent for Clermont Motors LLC dba Napleton CJD&R

CONTACT PERSON: Mark Brenchley

Address: 3790 Beacon Ridge Way

City: Clermont State: Florida Zip: 34711

Phone: 435.512.6833 Fax: n/a

E-Mail: wcfpermits.markb@gmail.com

OWNER: Clermont Motors, LLC.

Address: 15859 State Road 50

City: Clermont State: Florida Zip: 34711

Phone: 888.352.4671 Fax: n/a

Address of Subject Property: 15859 State Road 50, Clermont, Florida

General Location: The 5.73 acre site is located on north side of State Road 50 east of
Greater Hills Blvd.

Legal Description (include copy of survey): See Legal description of attached Boundary Survey
dated 9.21.2010 by Paul R. Jackson PSM.

Land Use (City verification required): Commercial- vehicular sales and service

3329198
ak # ~~3329198~~



Zoning (City verification required): C-2 General Commercial

CITY OF CLERMONT
VARIANCE
Application
Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Sec. 102-15 (a)(1)b.9 Wall signs

What are you proposing to do that would require a variance and why? Installation of six wall signs which identify: 1. name of dealership, 2. four different makes of vehicles sold on site, and 3. Directional wall sign identifying Mopar/Service /Express Lane entrance.

How does the Code create a hardship? The applicant seeks the same signage permitted by Lake County in 2010 on the primary facade prior to annexation and which existed until 2018 when all signs were removed to facilitate a major building redevelopment. Upon annexation and redevelopment, all signs must now comply to Clermont sign code which is significantly more restrictive and creates an unreasonable hardship, eliminates the historical and familiar signs which existed on the building for over eight years and which would force non compliance with the branding requirements of automobile manufacturers.

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

Variance requested – subject and code section: Allow two wall signs on front facade even though five of the six signs shall be considered one sign with a gross area sign area of 481.8SF within a single geometric frame which exceeds the 200 SF maximum (but with a net sign area of 144 SF). A second sign (Mopar Service), has a net sign area of 49.8 SF. Total sign area: 531.6SF. but said total does not exceed 1172.25 SF which is 15% of the total front wall square foot area. The Mopar Service sign is set back 40' from the front wall plane.
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;

Over eight years of experience has proven that the signage replacement request proposed by this application will restore the familiar image of reasonable and identifiable automobile branding signs along with the name of the business. Said existing signs have not caused or interfered with the reasonable enjoyment of adjacent or nearby property owners or negatively impacted the standard of living of the citizens of the City of Clermont and neither will the replacement signs. This finding does not require dubious speculation based on future and hoped for impacts, this positive finding is based on eight years of visual precedent.



- (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;

Again, eight years of visual precedence has proven that this signage request will provide for the reasonable use of the property which will be denied if the literal interpretation of the code is enforced. The signage does not exceed the maximum percentage of front wall area coverage, and in fact, is less than half of the maximum percentage of wall coverage. Because the building, when redeveloped, will contain more building mass, the signage proposed will not be out of character with other properties in the same zoning category.

CITY OF CLERMONT

VARIANCE

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- 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;

Strict compliance with the sign and land development regulations that restrict large buildings to just one sign, and if more than one sign is required for reasonable use and identification, then all signs must be within a very restrictive and arbitrary "measurement frame"—these regulations will not further any legitimate city objective, or the benefits of reasonableness that would be achieved under other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied. Again, eight years of reasonable signage show that the benefits of granting this variance.

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

specifically promotes and is consistent with Sec. 102-1 "Purpose and Intent" of the signage regulations by 1. maintains the city's established suburban character of low profile signage of high quality design, 2. protects the visual integrity of road way corridors by proposing half of the maximum amount of signage allowed per parcel to reduce visual clutter, 3. enhances the overall visual appearance and becomes an integral architectural feature of this redeveloped site and building and 4. provides reasonable signage which satisfies the identification and communication requirements that encourages viable businesses and uses.

- (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.

This minimum variance request will provide reasonable use of the land as well as enhanced building aesthetics. Given the fact that the variance will allow the replacement and significant enhancement of an eight year old viable signage system, the benefits that would be achieved by the granting of the variance outweigh the benefits under this criteria if the variance were denied.



CITY OF CLERMONT

VARIANCE

Application

Page 4

Mark Brenchley, agent
Applicant Name (print)

x Mark Brenchley
Applicant Name (signature)

Clermont Motors, LLC
Owner Name (print)

x Richard P. Brandtette
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,



CITY OF CLERMONT
VARIANCE
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Page 2

Check List

The following information shall be provided:

- ☒ Proof of ownership, (i.e. Lake County Property record card, tax receipt, or deed.
- ☒ Legal description of the property – may be on information above. printed from boundary survey
- ☒ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11” x 17” (two full size copies for detail as needed, depending on the Variance).
- ☒ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant’s best interest to submit the application with those eight (8) items in mind to justify the variance request.
- ☒ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☒ The original application and all supplemental materials.
- ☒ Fee: \$300.⁰⁰ plus cost of advertisement for existing single-family residential
\$600.⁰⁰ plus cost of advertisement for all others

City of Clermont

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

Daily Commercial

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10087978
Phone: (352) 241-7331
Date: 05/29/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	06/04/2019	06/04/2019	\$105.37

LEGAL NOTICE

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 a wall sign greater than the maximum allowable copy area of 200 square feet and (2) To allow the number of wall signs to exceed the maximum number allowed by the Land Development Code, Section 102-15, at the following location:

LOCATION

Napleton Auto Sales and Service
15859 State Road 50
(Alt Key 3329198)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, June 11, 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
Daily Commercial

Ad No: 10087978
June 04, 2019

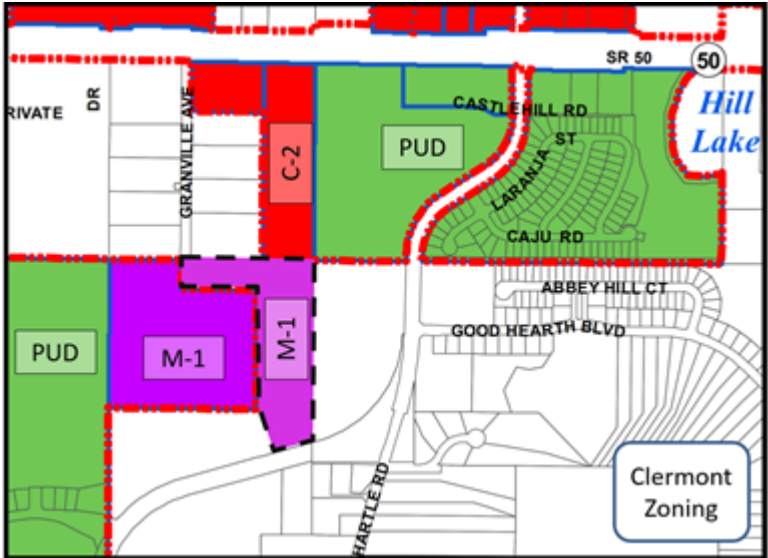
Payment Info	
Ad Price	\$105.37
Tax	\$0.00
Sub Total	\$105.37
Prepaid Amount	\$0.00
Balance Due	\$105.37



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 11, 2019	
Agenda Item Name	
Ordinance No. 2019-20 <i>Introduction</i> <i>Senninger</i>	
Requested Action	
Recommend introduction of Ordinance 2019-20.	
Staff Report	
The applicant, Appian Engineering, LLC, is requesting a rezoning to the M-1 Industrial District. The property, approximately 12 acres, is located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment to the Industrial Future Land Use. The property has been historically used for industrial uses in the production of equipment in the irrigation industry and will continue to do so in the future. The Senninger manufacturing plant is located adjacent to this parcel to the west, which currently has a zoning of M-1 Industrial in the City of Clermont.  The applicant is not requesting any variances to the Land Development Code at this time and has indicated the zoning designation is consistent with the current and proposed future uses of the property. The property is currently zoned Industrial in Lake County. Therefore, the requested Industrial designation in the City is similar to what currently exists in Lake County. Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. The requested M-1 Industrial zoning is consistent with the City's Comprehensive Plan and staff recommends approval of Ordinance 2019-20 for a rezoning to the M-1 Industrial designation. <i>The Planning and Zoning Commission unanimously recommended approval, 7-0.</i>	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. REZ ORD 2019-20 Formatted	REZ ORD 2019-20 Formatted.doc	
2. Senninger Maps	Senninger Maps.pdf	
3. Rezoning Application	Rezoning Application.pdf	
4. REZ Ad Senninger	REZ Ad Senninger.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-20

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

**LEGAL DESCRIPTION
(PARCEL 2)**

A TRACT OF LAND, BEING A PORTION OF LOTS 39, 40 AND 42, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1682.40 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 959.95 FEET TO THE SOUTHEAST CORNER OF SAID SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR COURSES; NORTH 00°20'02" EAST, 742.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°48'41", AN ARC LENGTH OF 54.86 FEET, A CHORD LENGTH OF 49.42 FEET AND A CHORD BEARING OF NORTH 44°34'18" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°28'39" WEST, 455.72 FEET; THENCE RUN NORTH 00°25'45" EAST, 191.77 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN SOUTH 89°34'15"



CITY OF CLERMONT
ORDINANCE NO. 2019-20

EAST, ALONG SAID NORTH LINE, 857.77 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN SOUTH 00°20'17" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1182.16 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 74°35'05" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 271.07 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 15°24'55" WEST, 297.37 FEET; THENCE RUN NORTH 89°33'20" WEST, 25.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 12.110 ACRES MORE OR LESS.

Alternate Key 3913371

From: UE Urban Estate
To: M-1 Industrial

SECTION 2.

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

SECTION 3.

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

SECTION 4.

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

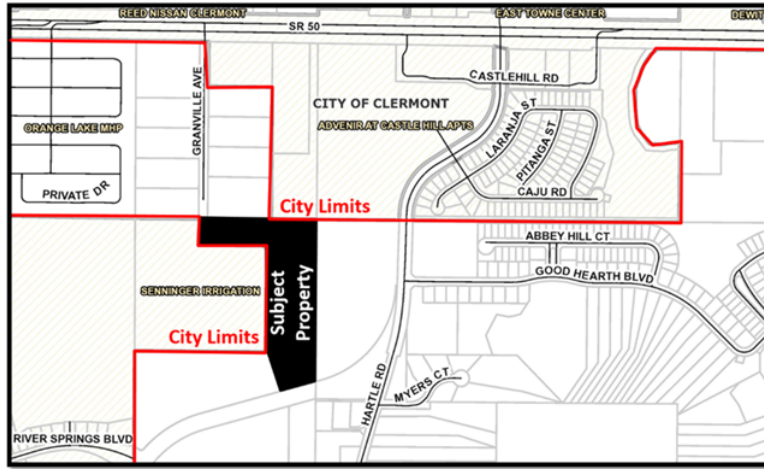
SECTION 5.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-20

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-20

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th 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

Exhibit - Location Map - Senninger Property

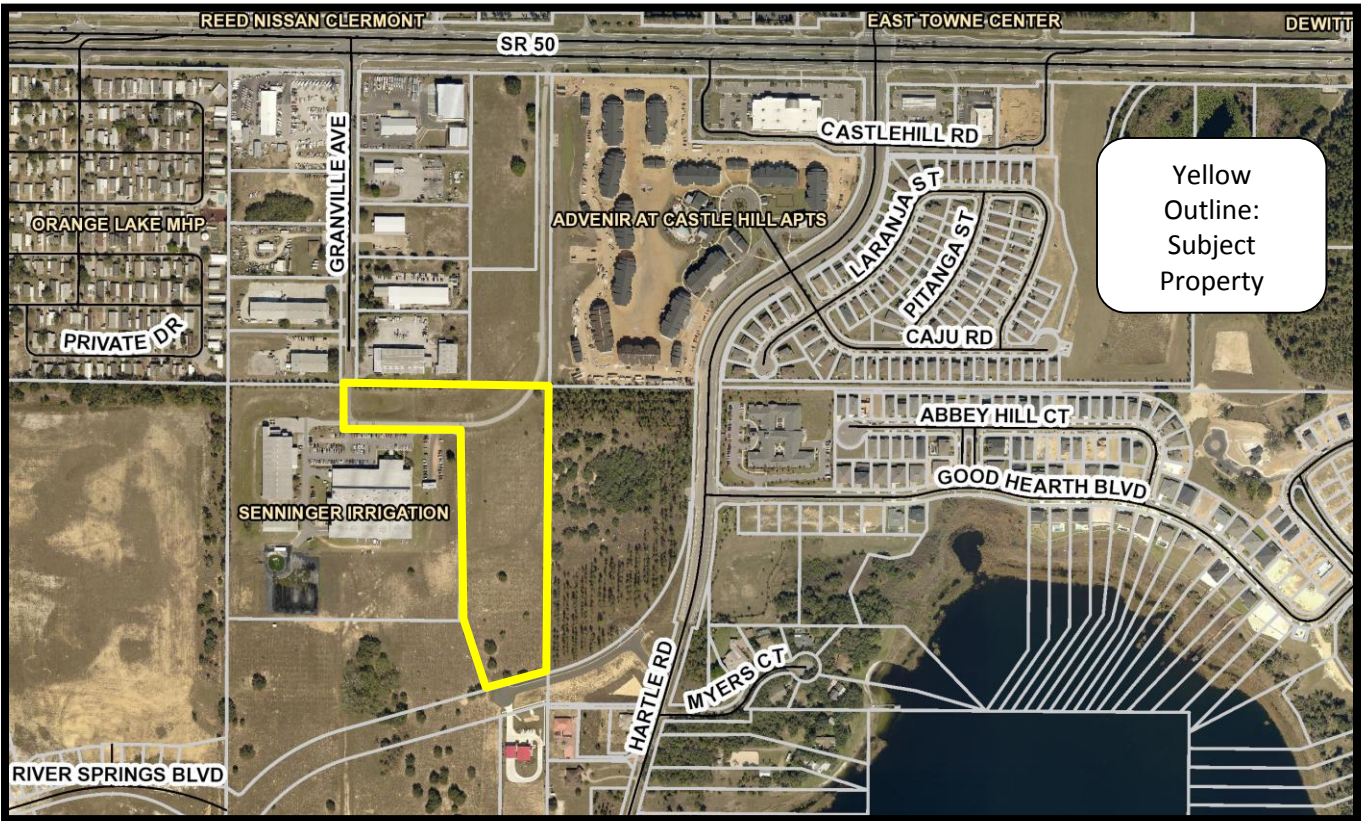
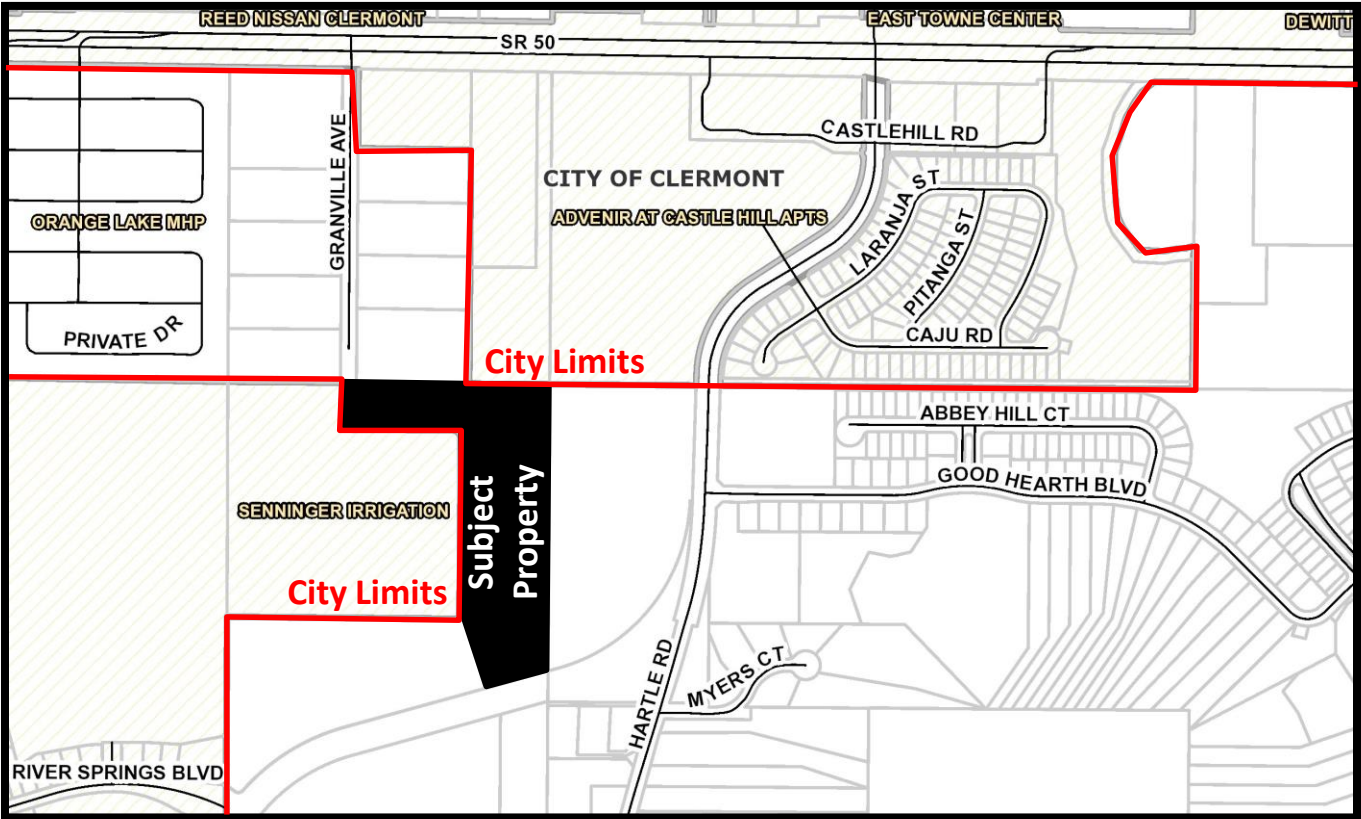


Exhibit – Future Land Use Map – Senninger Property

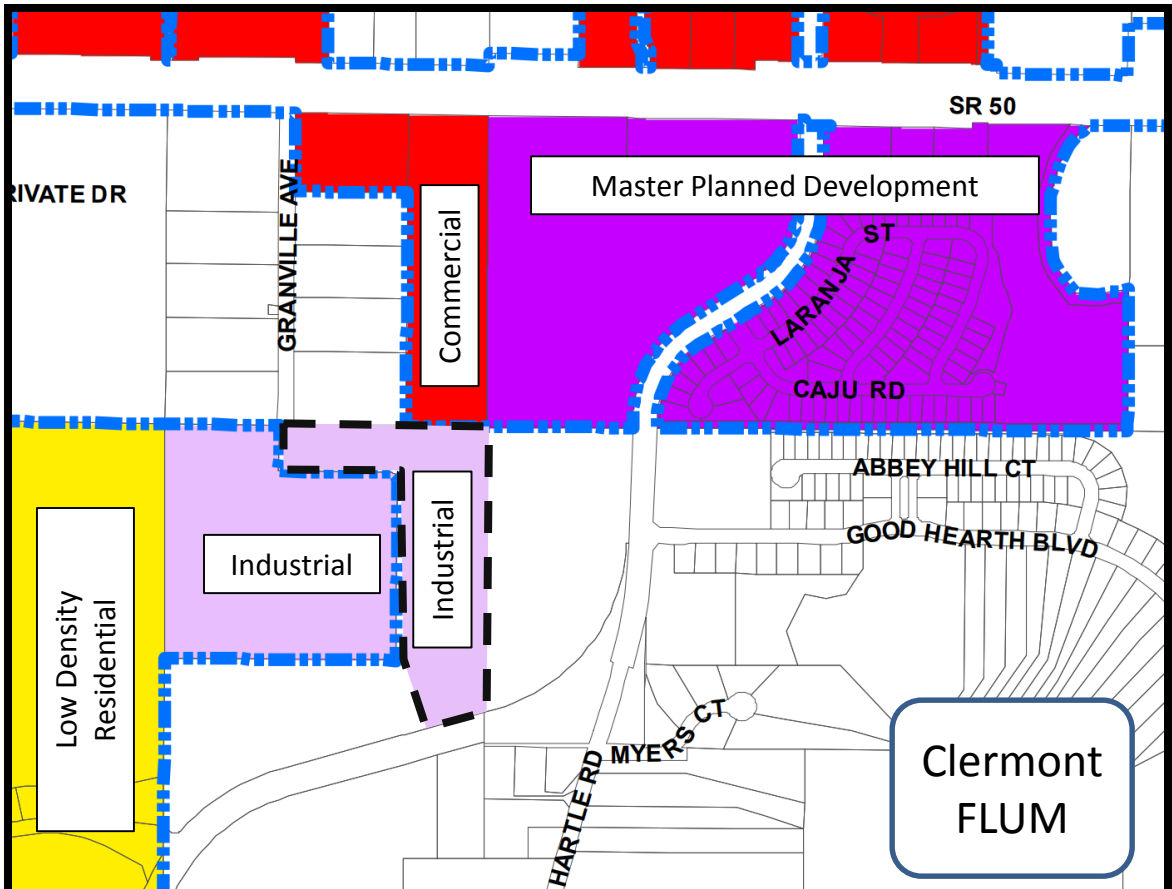
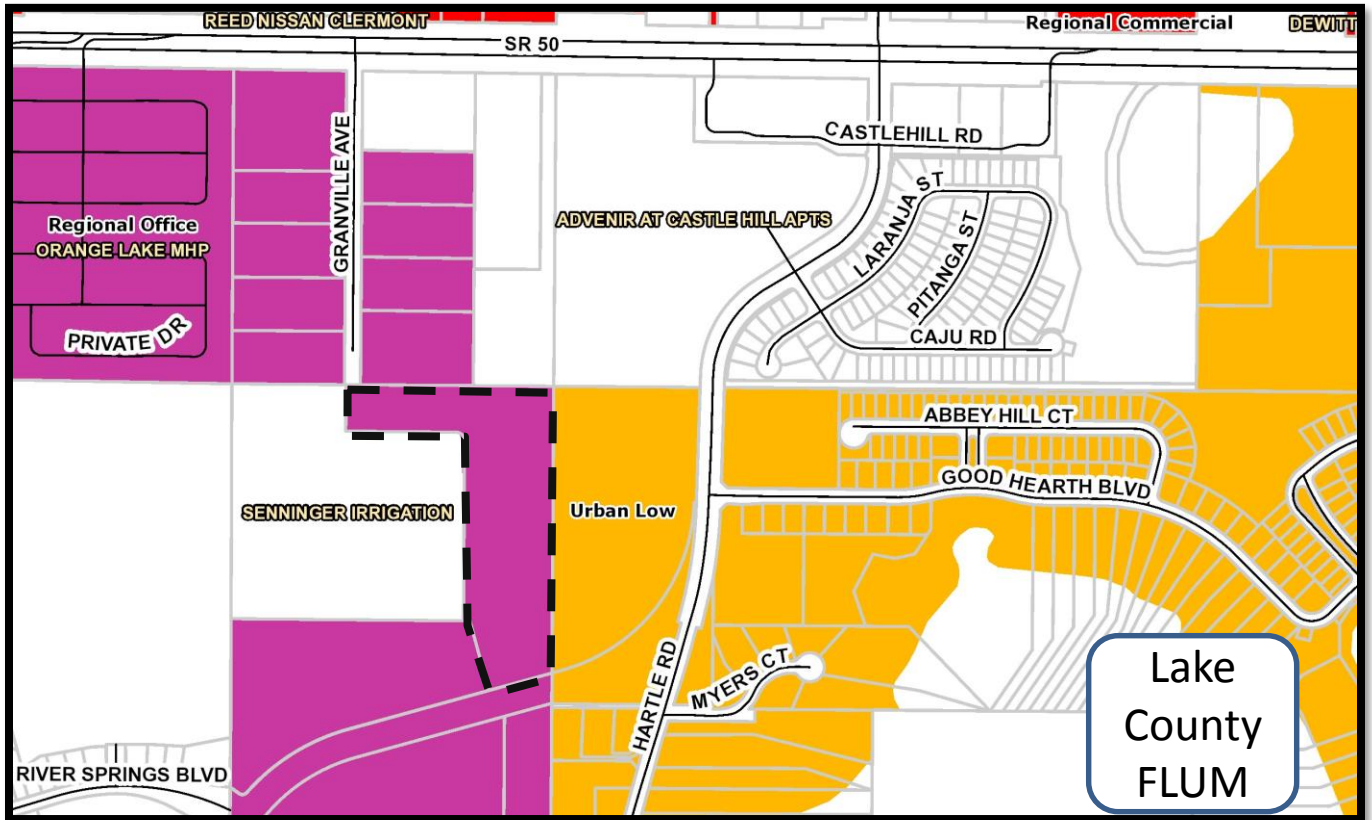
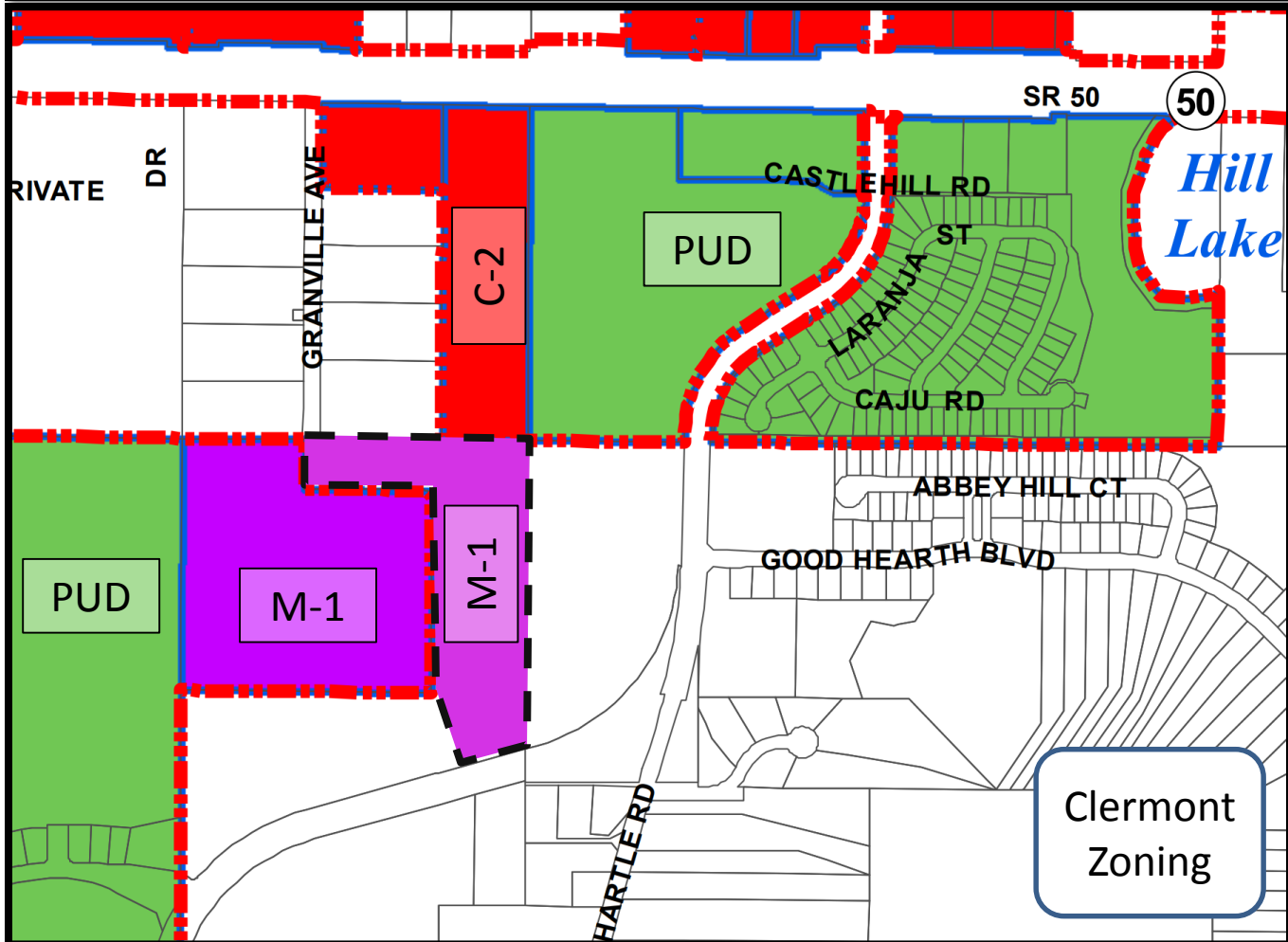
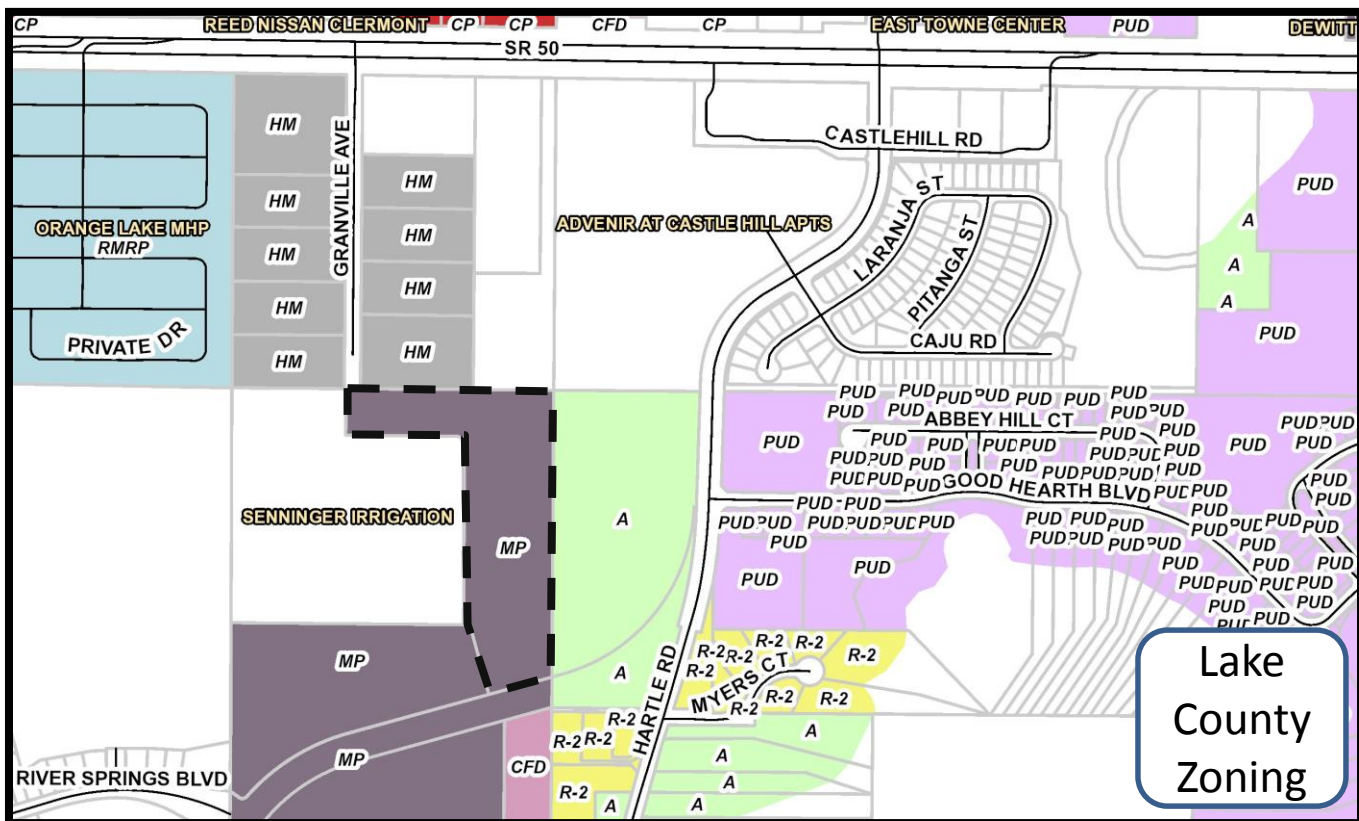


Exhibit – Zoning Map – Senninger Property





**CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS**

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

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

The Applicant shall provide the following information with this application:

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: _____

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): _____

APPLICANT: Major L. Stacy, P.E. AND/OR Appian Engineering, LLC.

CONTACT PERSON: Major L. Stacy, P.E.

Address: 2221 Lee Rd, Ste 27

City: Winter Park State: FL Zip: 32789

Phone: 407-960-5868 Fax: _____

E-Mail: mstacy@appianfl.com

OWNER: Senninger Irrigation, Inc.

Address: 13505 Granville Ave

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: Granville Avenue Clermont, FL

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

Acreage: 12.09 AC Land Use: Industrial
(City verification required)

Present Zoning: MP (County) Proposed Zoning: M-1 Industrial
(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?

The existing use of the recently Annexed property is Industrial. The request to rezone is necessary to assign a zoning designation that is consistent with the current and proposed future use(s) of the property.

Major L. Stacy, P.E.
Applicant Name (print)

x

A handwritten signature in blue ink, appearing to be "Major L. Stacy", written over a horizontal line.

Applicant Name (signature)

Stephanie Brownell, on behalf
of Senninger Irrigation, Inc.
Owner Name (print)

x

A handwritten signature in black ink, appearing to be "Stephanie Brownell", written over a horizontal line.

Owner Name (signature)

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

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10086915
Phone: (352) 241-7331
Date: 04/17/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	04/22/2019	06/10/2019	\$449.24

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. 2019-20

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:

South of SR 50, north of CR 455, and west of Good Hearth Blvd
Alternate Key 3913371

LEGAL DESCRIPTION

LEGAL DESCRIPTION
(PARCEL 2)

A TRACT OF LAND, BEING A PORTION OF LOTS 39, 40 AND 42, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1682.40 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT

CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 959.95 FEET TO THE SOUTHEAST CORNER OF SAID SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR COURSES; NORTH 00°20'02" EAST, 742.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°48'41", AN ARC LENGTH OF 54.86 FEET, A CHORD LENGTH OF 49.42 FEET AND A CHORD BEARING OF NORTH 44°34'18" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°28'39" WEST, 455.72 FEET; THENCE RUN NORTH 00°25'45" EAST, 191.77 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN SOUTH 89°34'15" EAST, ALONG SAID NORTH LINE, 857.77 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN SOUTH 00°20'17" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1182.16 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

THENCE RUN SOUTH 74°35'05" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 271.07 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 15°24'55" WEST, 297.37 FEET; THENCE RUN NORTH 89°33'20" WEST, 25.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 12.110 ACRES MORE OR LESS.

Alternate Key 3913371

From: UE Urban Estate
To: M-1 Industrial

This request will be considered by the Planning & Zoning Commission on Tuesday, May 7, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, June 25, 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: 10086915
April 22, 2019 &
June 10, 2019

Payment Info	
Ad Price	\$449.24
Tax	\$0.00
Sub Total	\$449.24
Prepaid Amount	\$0.00
Balance Due	\$449.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, June 11, 2019

Agenda Item Name

Ordinance No. 2019-24 *Introduction*
Hungerford

Requested Action

Recommend approval of introduction of Ordinance 2019-24.

Staff Report

The applicant, Thomas Hungerford, is requesting the vacation of a 60-foot-wide right-of-way of 11th Street, south of the West Minnehaha intersection. The length of the right-of-way is approximately 110 lineal feet. This portion of 11th Street has not been constructed and the City will not construct this portion of 11th Street. The section of 11th Street right-of-way south of the applicant's property was vacated in 1987 by Ordinance No. 174-M. Therefore, 11th Street will never be constructed beyond the applicant's property line.

The applicant lives at the southernmost end of the existing right-of-way and is using a driveway to access his property. City Council approved a variance on January 10, 2007 to allow for a residential lot without road frontage. A driveway from the parcel to West Minnehaha Avenue is used for access. The applicant also owns the property to the east of this right-of-way in this area and desires to have the property joined into one piece.



The applicant originally requested the entire section of 11th Street to be vacated, but one of the property owners located at 1065 W. Minnehaha Avenue, did not consent with the request. The applicant modified his request to include only the area between his properties. Staff has no evidence that abandoning and permanently closing this section of right-of-way between the applicant's property will interfere with any further City objective or adjoining property owners. Therefore, staff recommends approval of ordinance 2019-24 for the right-of-way vacation request.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-24 Hungerford ROW Ordinance	2019-24 Hungerford ROW Ordinance.DOC
2.	Hungerford Maps	Hungerford Maps.pdf
3.	petition and consent forms	petition and consent forms.pdf
4.	property cards and maps	property cards and maps.pdf
5.	ORDINANCE 2019-24 Ad Proof June 25th	ORDINANCE 2019-24 Ad Proof June 25th.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF ELEVENTH STREET AS SHOWN IN THE OFFICIAL MAP OF THE CITY OF CLERMONT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, PUBLICATION AND FOR AN EFFECTIVE DATE.

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

SECTION 1.

That any and all portions, closing and permanently abandoning a portion of Eleventh Street of the following described boundary:

LEGAL DESCRIPTION

Bounded on the West by the Southerly extension of the East line of Lot 258 as shown in Indian Hills according to the Plat thereof as recorded in Plat Book 8 Page 86, Public Records of Lake County, Florida. Bounded on the North by the Easterly extension of the South line of Lot 258 as shown in Indian Hills according to the Plat thereof as recorded in Plat Book 8 Page 86, Public Records of Lake County, Florida. Bounded on the East by the Southerly extension of Lot 259 as shown in Indian Hills according to the Plat thereof as recorded in Plat Book 8 Page 86, Public Records of Lake County, Florida. Bounded on the South by the North line of Lot 4 as shown in Winona Harbor Estates according to the Plat thereof as recorded in Plat Book 30 Page 3, Public Records of Lake County, Florida.

SECTION 2.

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3.

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.



CITY OF CLERMONT
ORDINANCE NO. 2019-24

SECTION 4.

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

SECTION 5.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-24

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of June, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

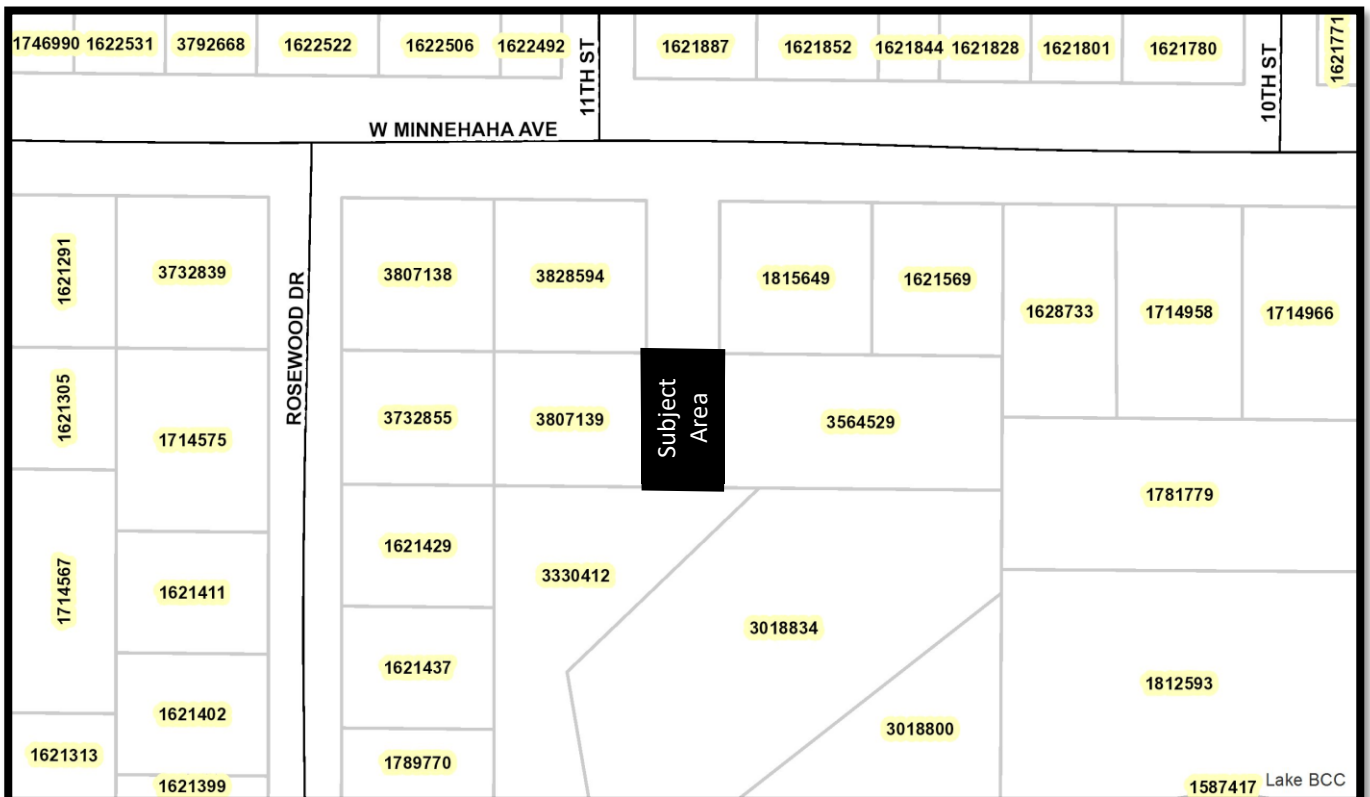
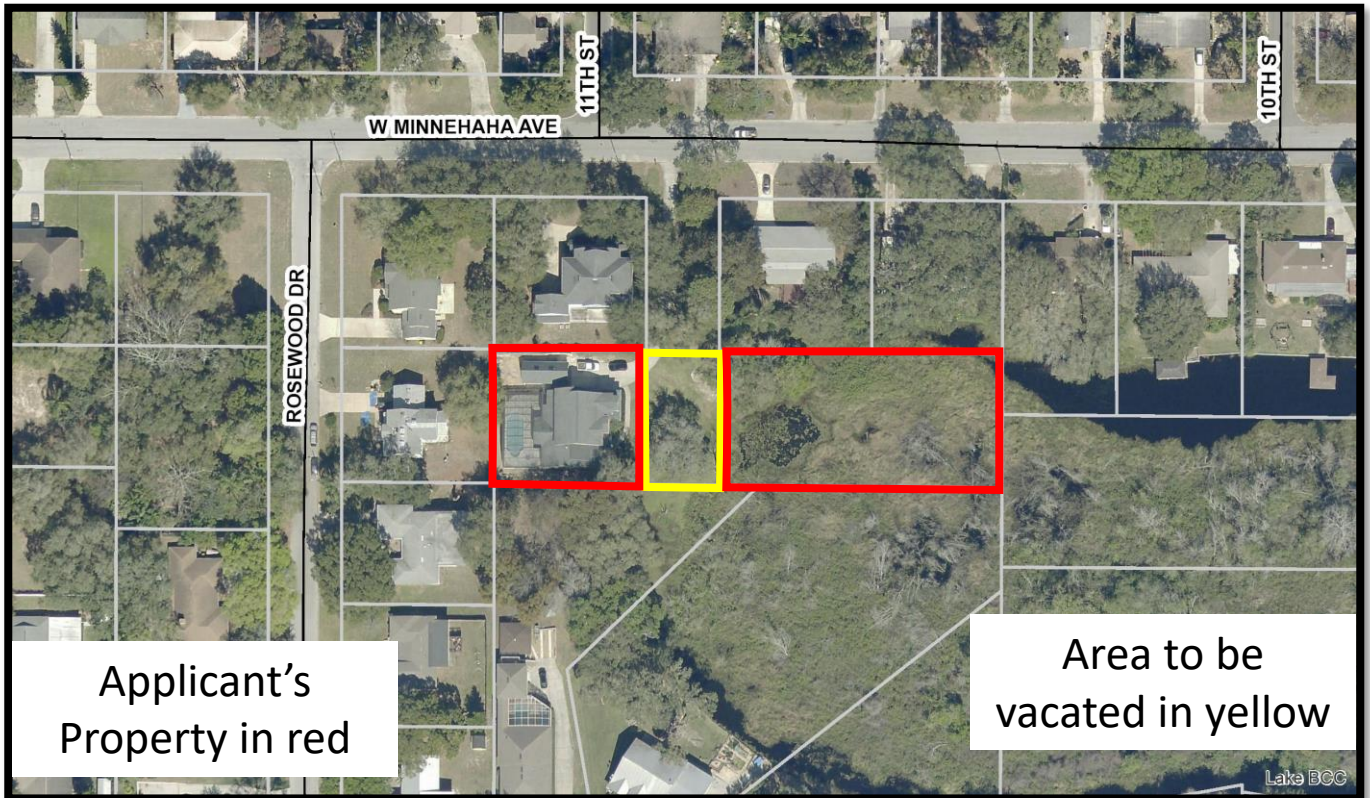
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hungerford Eleventh Street Vacation Request





**CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION**

DATE: 04-22-2019

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: Thomas W. Hungerford

Address: 1061 W Minnehaha Ave

City: Clermont State: FL Zip: 34711

Phone: 407-761-7583 Fax: _____

Legal description of Petitioner's property abutting Street ROW/Easement to be closed (Attach survey if available): Please see the attached documents.

Petitioner's properties are highlighted in blue.

If named – name of street to be closed: 11th Street (southern end) – Highlighted in yellow

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):
Please see the attached documents.

Purpose or reason for closing: The intent is to combine the petitioner's two properties and yellow highlighted portion(s) of 11th Street into a single parcel. Petitioner has maintained and improved the yellow highlighted areas of 11th Street for six years. The petitioner's driveway sits on the western half of 11th Street, which was approved by a variance obtained from the city when the house was built in 2007.

Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. X yes _____ no

This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.

All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.

Thomas W. Hungerford

Petitioner Name (print)

A handwritten signature in black ink, appearing to read 'Thomas W. Hungerford', written over a horizontal line.

Petitioner Name (signature)



CITY OF CLERMONT
CONSENT/DO NOT CONSENT ROW CLOSING FORM

I, Edith Sherrod Knoblett, as an adjacent property owner to a request for a Street Right-of-Way/Easement Closing Petition submitted by Thomas Hungerford for the vacation of:

Unnamed Right-of-Way running approximately 236 feet south of W. Minnehaha Ave

Consent ESK or Do NOT Consent _____ with the petitioner's request.

I understand if I need additional information or clarification prior to completing this form, I can contact the City of Clermont, Planning and Zoning Department, at 352-394-4083 to view the application.

Edith Sherrod Knoblett

Signature

4-2-2019

Date

Please complete and mail form back within 7 days of receipt to:

City of Clermont, PO Box 120219, Attn: Planning and Zoning Department, Clermont, FL 34712-0219

Adjoining Property Owners:

AK: 3828594
Samuel & Philip Hessburg
1065 W. Minnehaha Ave.
Clermont, FL 34711

AK: 1815649
Edith Sherrod Knoblett
1059 W. Minnehaha Ave.
Clermont, FL 34711





CITY OF CLERMONT CONSENT/DO NOT CONSENT ROW CLOSING FORM

I, Sara P. Hessburg, as an adjacent property owner to a request for a Street Right-of-Way/Easement Closing Petition submitted by Thomas Hungerford for the vacation of:

Unnamed Right-of-Way running approximately 236 feet south of W. Minnehaha Ave

Consent _____ or Do NOT Consent X with the petitioner's request.

I understand if I need additional information or clarification prior to completing this form, I can contact the City of Clermont, Planning and Zoning Department, at 352-394-4083 to view the application.


Signature

4-15-19
Date

Please complete and mail form back within 7 days of receipt to:

City of Clermont, PO Box 120219, Attn: Planning and Zoning Department, Clermont, FL 34712-0219

Adjoining Property Owners:

AK: 3828594
Samuel & Philip Hessburg
1065 W. Minnehaha Ave.
Clermont, FL 34711

AK: 1815649
Edith Sherrod Knoblett
1059 W. Minnehaha Ave.
Clermont, FL 34711



PROPERTY RECORD CARD

General Information

Owner Name: HUNGERFORD THOMAS W & CHARLENE A
Alternate Key: 3807139
Mailing Address: 1061 W MINNEHAHA AVE
Parcel Number: 24-22-25-0175-000-00022
[Update Mailing Address](#)
Millage Group and City: 000C (CLERMONT)
Total Certified Millage Rate: 17.6638
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 1061 WEST MINNEHAHA AVE
CLERMONT FL 34711
[Update Property Location](#)
Property Name: [Submit Property Name](#)
[School Locator & Bus Stop Map](#)
School Information: [School Boundary Maps](#)
Property Description: CLERMONT BLK BEG AT SE COR OF LOT 152 INDIAN HILLS SUB, RUN | S 110 FT, E 125 FT TO W LINE OF ELEVENTH ST, N 110 FT TO SE | COR OF LOT 258 OF ABOVE SUB, W 125 FT TO POB, BEING IN | 26-22-25 (PB 8 PGS 17-23) | ORB 4349 PG 2301 ORB 4407 PG 162 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		2	LT	\$0.00	\$37,800.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

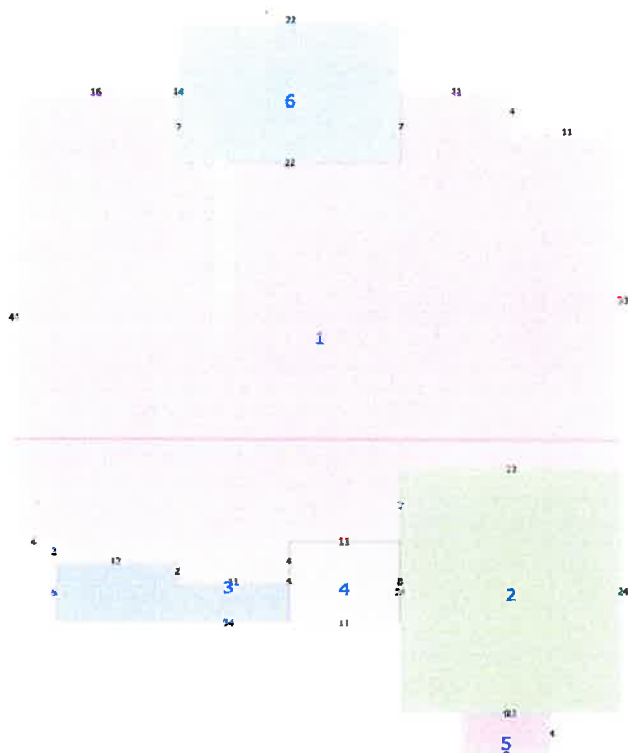
Residential Single Family Building Value: \$264,675.00

Summary

Year Built: 2007	Total Living Area: 4123	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 2	Half Bathrooms: 1	Fireplaces: 1

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1.75	2356	N	0%	0%	
2	GARAGE FINISHED STONE (GCF)	Stucco/Brick (003)	1	528	N	0%	0%	
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	204	N	0%	0%	
4	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	88	N	0%	0%	
5	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	36	N	0%	0%	
6	SCREEN PORCH FINISHED (SPF)	No Wall Type (000)	1	308	N	0%	0%	

[View Larger / Print / Save](#)**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	504	SF	2017	\$7,833.00
0002	SWIMMING POOL (POL)	525	SF	2017	\$16,683.00
0003	POOL DECKING (PLD)	1635	SF	2017	\$11,386.00
0004	SCREENED ENCLOSED STRUCTURE (SEN)	3744	SF	2017	\$7,327.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4349 / 2301	7/5/2013	Warranty Deed	Unqualified	Improved	\$310,000.00
4407 / 162	7/5/2013	Warranty Deed	Unqualified	Improved	\$100.00
4063 / 815	8/3/2011	Certificate of Title	Multi-Parcel	Improved	\$100.00
3907 / 1319	5/14/2010	Quit Claim Deed	Multi-Parcel	Improved	\$100.00
3377 / 1704	2/9/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
2038 / 1900	12/4/2001	Warranty Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$345,704	\$318,895	\$268,895	5.11800	\$1,376.20
LAKE COUNTY MSTU AMBULANCE	\$345,704	\$318,895	\$268,895	0.46290	\$124.47
SCHOOL BOARD STATE	\$345,704	\$318,895	\$293,895	4.10700	\$1,207.03
SCHOOL BOARD LOCAL	\$345,704	\$318,895	\$293,895	2.24800	\$660.68
CITY OF CLERMONT	\$345,704	\$318,895	\$268,895	4.20610	\$1,131.00
ST JOHNS RIVER FL WATER MGMT DIST	\$345,704	\$318,895	\$268,895	0.25620	\$68.89
LAKE COUNTY VOTED DEBT SERVICE	\$345,704	\$318,895	\$268,895	0.13240	\$35.60
LAKE COUNTY WATER AUTHORITY	\$345,704	\$318,895	\$268,895	0.49000	\$131.76
SOUTH LAKE HOSPITAL DIST	\$345,704	\$318,895	\$268,895	0.64320	\$172.95
			Total:	Total:	
			17.6638		\$4,908.58

Exemptions Information

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

- ✓ Homestead Exemption (first exemption up to \$25,000) [Learn More](#) [View the Law](#)
- ✓ Additional Homestead Exemption (up to an additional \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to county millage - up to \$50,000) [Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to city millage - up to \$25,000) 

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

Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)

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

Widow / Widower Exemption (up to \$500)

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

Blind Exemption (up to \$500)

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

Disability Exemption (up to \$500)

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

Total and Permanent Disability Exemption (amount varies)

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

Veteran's Disability Exemption (\$5000)

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

Veteran's Total and Permanent Disability Exemption (amount varies)

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

Veteran's Combat Related Disability Exemption (amount varies)

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

Deployed Servicemember Exemption (amount varies)

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

First Responder Total and Permanent Disability Exemption (amount varies)

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

Surviving Spouse of First Responder Exemption (amount varies)

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

Conservation Exemption (amount varies)

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

Tangible Personal Property Exemption (up to \$25,000)

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

Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

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

Economic Development Exemption

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

Government Exemption (amount varies)

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

Exemption Savings

The exemptions marked with a  above are providing a tax dollar savings of: **\$724.33**

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

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

 Save Our Homes Assessment Limitation (3% assessed value cap)

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

Save Our Homes Assessment Transfer (Portability)

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

Non-Homestead Assessment Limitation (10% assessed value cap)

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

Conservation Classification Assessment Limitation

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

Agricultural Classification

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

Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$473.55**

PROPERTY RECORD CARD

General Information

Owner Name: HUNGERFORD THOMAS W
Alternate Key: 3564529
Mailing Address: 1061 W MINNEHAHA AVE
 CLERMONT, FL 34711
[Update Mailing Address](#)
Parcel Number: 24-22-25-0175-000-00017
Millage Group and City: 000C (CLERMONT)
Total Certified Millage Rate: 17.6638
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: WEST MINNEHAHA AVE
 CLERMONT FL 34711
[Update Property Location](#)
Property Name: [Submit Property Name](#)
[School Locator & Bus Stop Map](#)
[School Boundary Maps](#)
School Information:
 CLERMONT BLK BEG AT SE COR OF LOT 262 INDIAN HILLS SUB, RUN |
 W TO ELEVENTH ST, S 110 FT, E TO E LINE OF SEC, N 110 FT TO |
 POB, BEING IN SEC 26-22-25 PB 8 PGS 17-23 |
 ORB 5157 PG 2027 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	WETLAND (9600)	0	0		1	LT		\$0.00	\$1.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5157 / 2027	8/22/2018	Tax Deed	Unqualified	Vacant	\$1,300.00
4224 / 2395	9/28/2012	Quit Claim Deed	Unqualified	Vacant	\$100.00

4224 / 2398	9/28/2012	Quit Claim Deed	Unqualified	Vacant	\$100.00
4224 / 2401	9/28/2012	Quit Claim Deed	Unqualified	Vacant	\$100.00
3020 / 1454	11/17/2005	Warranty Deed	Multi-Parcel	Vacant	\$100.00
1494 / 2300	1/1/1997	Warranty Deed	Unqualified	Vacant	\$0.00
1465 / 2481	9/1/1996	Warranty Deed	Unqualified	Vacant	\$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1	\$1	\$1	5.11800	\$0.01
LAKE COUNTY MSTU AMBULANCE	\$1	\$1	\$1	0.46290	\$0.00
SCHOOL BOARD STATE	\$1	\$1	\$1	4.10700	\$0.00
SCHOOL BOARD LOCAL	\$1	\$1	\$1	2.24800	\$0.00
CITY OF CLERMONT	\$1	\$1	\$1	4.20610	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$1	\$1	\$1	0.25620	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$1	\$1	\$1	0.13240	\$0.00
LAKE COUNTY WATER AUTHORITY	\$1	\$1	\$1	0.49000	\$0.00
SOUTH LAKE HOSPITAL DIST	\$1	\$1	\$1	0.64320	\$0.00
				Total:	Total: \$0.01
				17.6638	

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)

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

Additional Homestead Exemption (up to an additional \$25,000)

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

Limited Income Senior Exemption (applied to county millage - up to \$50,000)

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

Limited Income Senior Exemption (applied to city millage - up to \$25,000) 

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

Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)

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

Widow / Widower Exemption (up to \$500)

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

Blind Exemption (up to \$500)

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

Disability Exemption (up to \$500)

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

Total and Permanent Disability Exemption (amount varies)

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

Veteran's Disability Exemption (\$5000)

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

Veteran's Total and Permanent Disability Exemption (amount varies)

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

Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

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

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

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

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

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Property data last updated on March 24, 2019.
[Site Notice](#)

PROPERTY RECORD CARD

General Information

Owner Name:	KNOBLETT EDITH SHERROD	Alternate Key:	1815649
Mailing Address:	1059 W MINNEHAHA AVE CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	26-22-25-0300-000-25900
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	17.6638
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1059 WEST MINNEHAHA AVE CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name School Locator & Bus Stop Map School Boundary Maps
		School Information:	
Property Description:	CLERMONT, INDIAN HILLS LOTS 259, 260 PB 8 PG 86 ORB 768 PG 1159		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY CANAL (0102)	125	125		125	FF	\$0.00	\$35,000.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$82,007.00

Summary

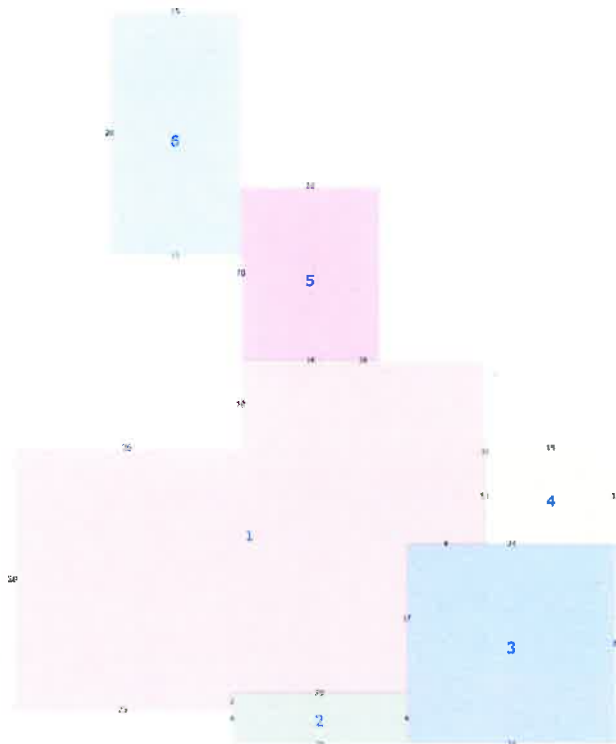
Year Built: 1972	Total Living Area: 1689	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1689	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	120	N	0%	0%	
3	GARAGE UNFINISHED BLOCK (GBU)	Block (002)	1	552	N	0%	0%	
4	UTILITY / STORAGE FINISHED BLOCK (SBF)	Block (002)	1	165	N	0%	0%	
5	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	320	N	0%	0%	
6	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	420	N	0%	0%	

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	SEAWALL (SEW)	103	LF	1987	\$4,017.00
0002	BOATHOUSE (BHS)	420	SF	1987	\$2,329.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
878 / 874	5/1/1986	Warranty Deed	Qualified	Improved	\$91,500.00
768 / 1159	1/1/1983	Warranty Deed	Qualified	Improved	\$73,500.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$123,353	\$112,627	\$62,127	5.11800	\$317.97
LAKE COUNTY MSTU AMBULANCE	\$123,353	\$112,627	\$62,127	0.46290	\$28.76
SCHOOL BOARD STATE	\$123,353	\$112,627	\$87,127	4.10700	\$357.83
SCHOOL BOARD LOCAL	\$123,353	\$112,627	\$87,127	2.24800	\$195.86
CITY OF CLERMONT	\$123,353	\$112,627	\$62,127	4.20610	\$261.31
ST JOHNS RIVER FL WATER MGMT DIST	\$123,353	\$112,627	\$62,127	0.25620	\$15.92
LAKE COUNTY VOTED DEBT SERVICE	\$123,353	\$112,627	\$62,127	0.13240	\$8.23
LAKE COUNTY WATER AUTHORITY	\$123,353	\$112,627	\$62,127	0.49000	\$30.44
SOUTH LAKE HOSPITAL DIST	\$123,353	\$112,627	\$62,127	0.64320	\$39.96
			Total:	17.6638	Total: \$1,256.28

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

- ✓ Homestead Exemption (first exemption up to \$25,000) [Learn More](#) [View the Law](#)
- ✓ Additional Homestead Exemption (up to an additional \$25,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to county millage - up to \$50,000) [Learn More](#) [View the Law](#)
- Limited Income Senior Exemption (applied to city millage - up to \$25,000)  [Learn More](#) [View the Law](#)
- Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) [Learn More](#) [View the Law](#)
- ✓ Widow / Widower Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Blind Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Disability Exemption (up to \$500) [Learn More](#) [View the Law](#)
- Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Disability Exemption (\$5000) [Learn More](#) [View the Law](#)
- Veteran's Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Veteran's Combat Related Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Deployed Servicemember Exemption (amount varies) [Learn More](#) [View the Law](#)
- First Responder Total and Permanent Disability Exemption (amount varies) [Learn More](#) [View the Law](#)
- Surviving Spouse of First Responder Exemption (amount varies) [Learn More](#) [View the Law](#)
- Conservation Exemption (amount varies) [Learn More](#) [View the Law](#)

Tangible Personal Property Exemption (up to \$25,000)

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

Religious, Charitable, Institutional, and Organizational Exemptions
(amount varies)

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

Economic Development Exemption

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

Government Exemption (amount varies)

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

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$733.16

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

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

- ✓ Save Our Homes Assessment Limitation (3% assessed value cap) [Learn More](#) [View the Law](#)
- Save Our Homes Assessment Transfer (Portability) [Learn More](#) [View the Law](#)
- Non-Homestead Assessment Limitation (10% assessed value cap) [Learn More](#) [View the Law](#)
- Conservation Classification Assessment Limitation [Learn More](#) [View the Law](#)
- Agricultural Classification [Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$189.46**

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

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Property data last updated on March 24, 2019.
[Site Notice](#)

PROPERTY RECORD CARD

General Information

Owner Name:	HESSBURG SAMUEL P &	Alternate Key:	3828594
Mailing Address:	PHILIP C HESSBURG 1065 W MINNEHAHA AVE CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	26-22-25-0300-000-25700 000C (CLERMONT)
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	17.6638
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1065 WEST MINNEHAHA AVE CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name School Locator & Bus Stop Map School Boundary Maps
		School Information:	
Property Description:	CLERMONT, INDIAN HILLS LOTS 257, 258 PB 8 PG 86 ORB 3907 PG 1319		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	125	125		2	LT	\$0.00	\$39,690.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$245,277.00

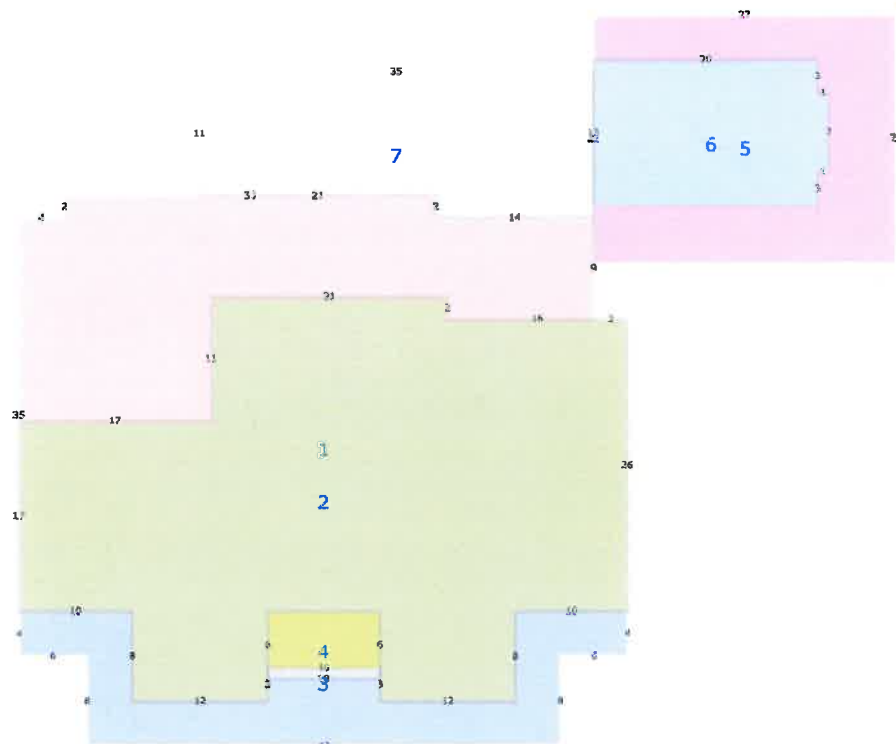
Summary

Year Built: 2003	Total Living Area: 3973	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 4	Half Bathrooms: 2	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	2171	N	0%	0%	
2	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	1535	N	0%	0%	
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	310	N	0%	0%	
4	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	60	N	0%	0%	
5	GARAGE FINISHED STONE (GCF)	Stucco/Brick (003)	1	594	N	0%	0%	
6	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	267	N	0%	0%	
7	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	413	N	0%	0%	

[View Larger / Print / Save](#)


Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3907 / 1319	5/14/2010	Quit Claim Deed Multi-Parcel		Improved	\$100.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$284,967	\$250,374	\$0	5.11800	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$284,967	\$250,374	\$0	0.46290	\$0.00
SCHOOL BOARD STATE	\$284,967	\$250,374	\$0	4.10700	\$0.00
SCHOOL BOARD LOCAL	\$284,967	\$250,374	\$0	2.24800	\$0.00
CITY OF CLERMONT	\$284,967	\$250,374	\$0	4.20610	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$284,967	\$250,374	\$0	0.25620	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$284,967	\$250,374	\$0	0.13240	\$0.00
LAKE COUNTY WATER AUTHORITY	\$284,967	\$250,374	\$0	0.49000	\$0.00
SOUTH LAKE HOSPITAL DIST	\$284,967	\$250,374	\$0	0.64320	\$0.00
				Total: 17.6638	Total: \$0.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)

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

Additional Homestead Exemption (up to an additional \$25,000)

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

Limited Income Senior Exemption (applied to county millage - up to \$50,000)

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

Limited Income Senior Exemption (applied to city millage - up to \$25,000) 

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

Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)

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

Widow / Widower Exemption (up to \$500)

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

Blind Exemption (up to \$500)

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

Disability Exemption (up to \$500)

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

 Total and Permanent Disability Exemption (amount varies)

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

Veteran's Disability Exemption (\$5000)

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

Veteran's Total and Permanent Disability Exemption (amount varies)

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

Veteran's Combat Related Disability Exemption (amount varies)

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

Deployed Servicemember Exemption (amount varies)

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

First Responder Total and Permanent Disability Exemption (amount varies)

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

Surviving Spouse of First Responder Exemption (amount varies)

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

Conservation Exemption (amount varies)

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

Tangible Personal Property Exemption (up to \$25,000)

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

Religious, Charitable, Institutional, and Organizational Exemptions
(amount varies)

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

Economic Development Exemption

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

Government Exemption (amount varies)

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

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$4,422.56

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

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

- ✓ Save Our Homes Assessment Limitation (3% assessed value cap) [Learn More](#) [View the Law](#)
- Save Our Homes Assessment Transfer (Portability) [Learn More](#) [View the Law](#)
- Non-Homestead Assessment Limitation (10% assessed value cap) [Learn More](#) [View the Law](#)
- Conservation Classification Assessment Limitation [Learn More](#) [View the Law](#)
- Agricultural Classification [Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$611.04**

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 24, 2019.

[Site Notice](#)

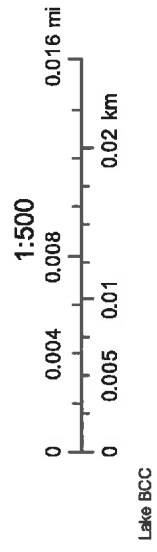


April 3, 2019

Boundary Line Dimensions

Tax Parcels Alternate Key

☐ Tax Parcels



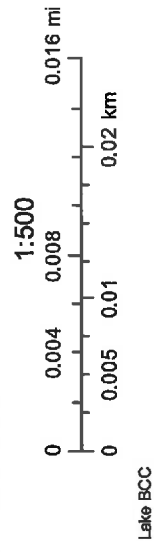


April 3, 2019

Boundary Line Dimensions

Tax Parcels Alternate Key

☐ Tax Parcels



Advertising Receipt

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

Account Number: 7101866
Order Number: 10087893
Phone: (352) 241-7331
Date: 05/24/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE The City Council of the City of Clermont will consider the enac	06/10/2019	06/10/2019	\$146.51

LEGAL NOTICE

lic Records of Lake County, Florida.

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, June 25, 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. 2019-24

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, Closing and Permanently abandoning a portion of Eleventh Street as shown in The Official Map of the City of Clermont according to the Plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida and described herein as shown below; providing for severability, publication and for an effective date.

This ordinance is available for public inspection in the Development Services Department, 685 W. Montrose Street, Clermont, Florida, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087893
June 10, 2019

LEGAL DESCRIPTION

Bounded on the West by the Southerly extension of the East line of Lot 258 as shown in Indian Hills according to the Plat thereof as recorded in Plat Book 8 Page 86, Public Records of Lake County, Florida. Bounded on the North by the Easterly extension of the South line of Lot 258 as shown in Indian Hills according to the Plat thereof as recorded in Plat Book 8 Page 86, Public Records of Lake County, Florida. Bounded on the East by the Southerly extension of Lot 259 as shown in Indian Hills according to the Plat thereof as recorded in Plat Book 8 Page 86, Public Records of Lake County, Florida. Bounded on the South by the North line of Lot 4 as shown in Winona Harbor Estates according to the Plat thereof as recorded in Plat Book 30 Page 3, Pub-

Payment Info	
Ad Price	\$146.51
Tax	\$0.00
Sub Total	\$146.51
Prepaid Amount	\$0.00
Balance Due	\$146.51



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, June 11, 2019

Agenda Item Name

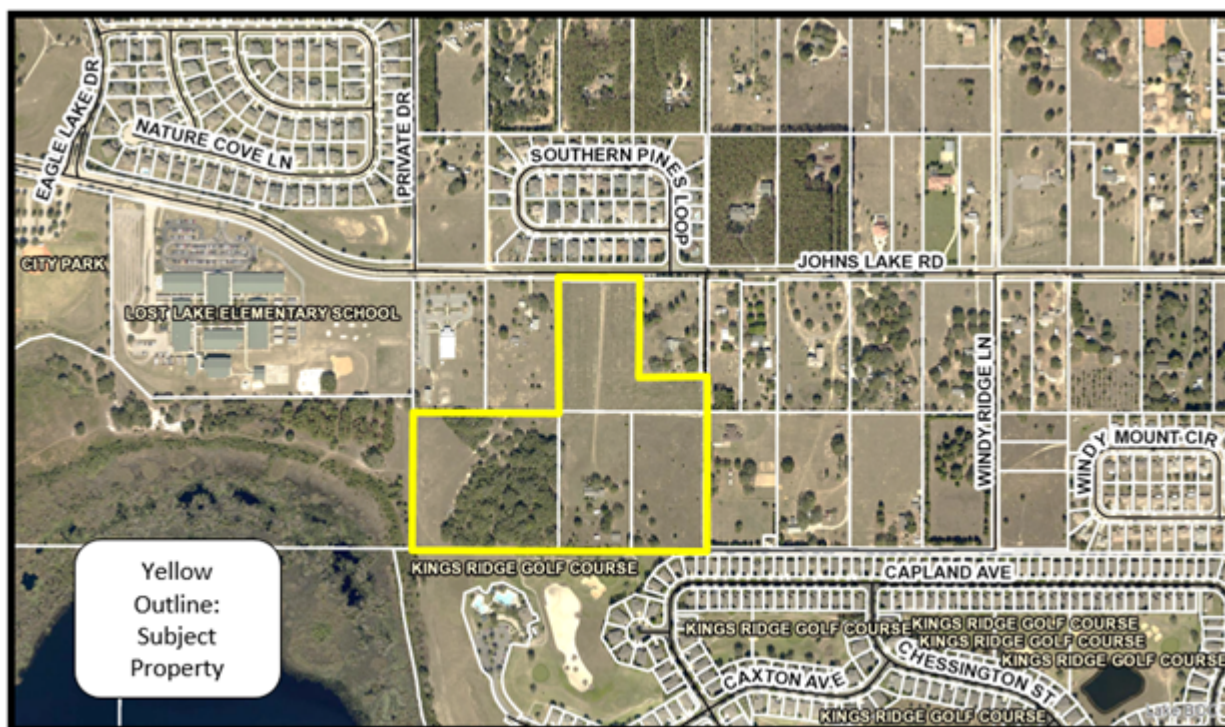
Ordinance No. 2019-25 *Introduction/Transmittal*
Bella Terra Summergate Comprehensive Plan Amendment

Requested Action

Recommend approval of the transmittal of Ordinance 2019-25.

Staff Report

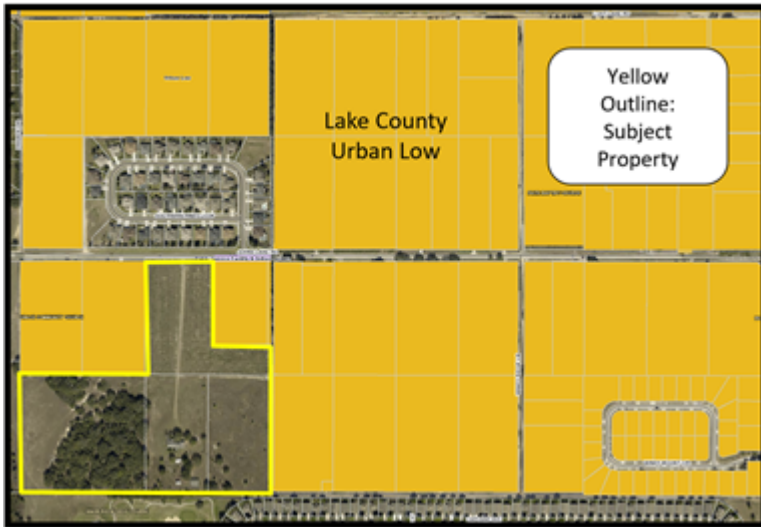
The applicant, Summergate Development, is requesting a Future Land Use change from Low Density Residential to Medium Density Residential on the subject property. The property, approximately 24 acres, is located southwest of the intersection of Southern Pines Loop and Johns Lake Road. This request is being heard concurrently with a request for a rezoning to a Planned Unit Development (PUD) for single-family housing. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The City can serve the property with central water and sewer, along with other public services. The property has been historically used for agricultural uses; previously as a citrus grove on some portions along with a single-family home site.



The proposed map amendment will change the future land use from City of Clermont Low Density Residential, which allows up to 3 units per acre, to City of Clermont Medium Density Residential, which allows up to 8 units per acre. The City's Low or Medium Density Residential does not permit commercial or industrial uses. The applicant is requesting up to 96 units on 24 +/- acres, which equates to four (4) units per acre.

In association with the Comprehensive Plan Amendment, the applicant is requesting a rezoning to a Planned Unit Development that would limit the development potential on the property to four (4) units per acre. The surrounding Future Land Use in unincorporated Lake County is Urban Low, which permits up to four (4) dwelling units per acre, as indicated in the policy below.

Lake County's Comprehensive Plan Policy I-1.3.2 Urban Low Density Future Land Use Category: The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category.



The City's Comprehensive Plan Policies support the proposed map amendment. These policies include:

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

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 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

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

The applicant has indicated that there is an increased demand for smaller lots, 50 to 60 foot wide, and if they were in Lake County unincorporated, they would have the ability to have a density of four (4) dwelling units per acre. Staff is aware that the City limits have been expanded south of this project by several miles and this area will be the geographical center of the City in the very near future. In addition, the demand for more compact lots has been more frequently presented before City Council and has been approved. Therefore, staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from City of Clermont Low Density to the City's Medium Density Residential. *The Planning and Zoning Commission recommended approval, 6-0.*

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-25 Bella Terra Summergate CPA	2019-25 Bella Terra Summergate CPA Final.DOC
2.	Bella Terra Maps	Bella Terra Maps.pdf
3.	maps and site plans	maps and site plans.pdf
4.	app & affidavits	app & affidavits.pdf
5.	warranty deed & legal desc	warranty deed & legal desc.pdf
6.	ad proof	ad proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-25

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

PARCEL 1

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT the North 470.00 feet of the East 300.00 feet thereof. Also described as Tract 53, in Section 33, Township 22 South, Range 26 East, according to the Plat of Postal Colony Company as recorded in Plat Book 8, Page 31, Public Records of Lake County, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2019-25

PARCEL 2

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South Range 26 East, Lake County, Florida, together with an easement for ingress and egress over and across the north 30 feet of the above described property.

PARCEL 3

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

PARCEL 4

The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

Parcels 1, 2, 3 and 4 All together containing 24.38 acres more or less.

LOCATION

Southwest of the intersection of Southern Pines Loop and Johns Lake Road
Alternate Keys 3817647, 1095956, 1593085, 2864273

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: CITY OF CLERMONT LOW DENSITY RESIDENTIAL
TO: CITY OF CLERMONT MEDIUM DENSITY RESIDENTIAL

SECTION 2.

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

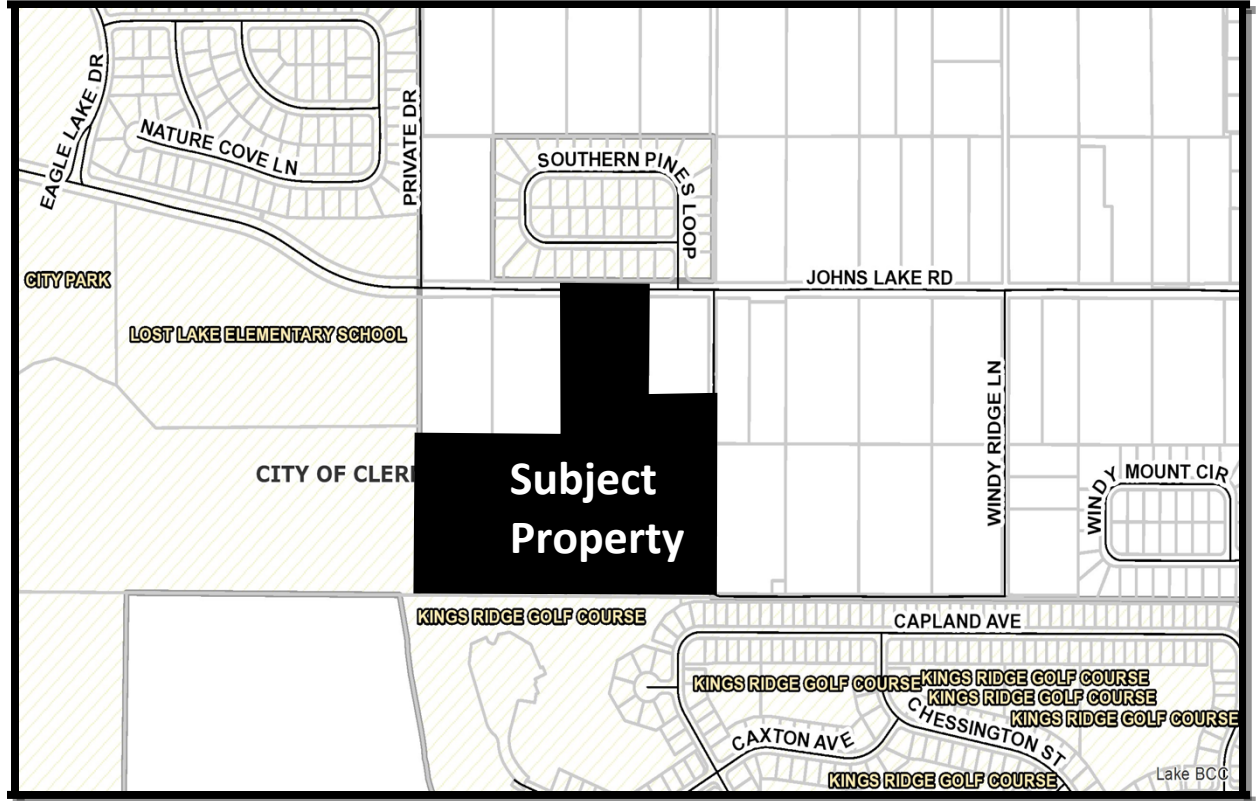
SECTION 3.

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

SECTION 4.

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

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2019-25

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of August, 2019.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Bella Terra Summergate Property

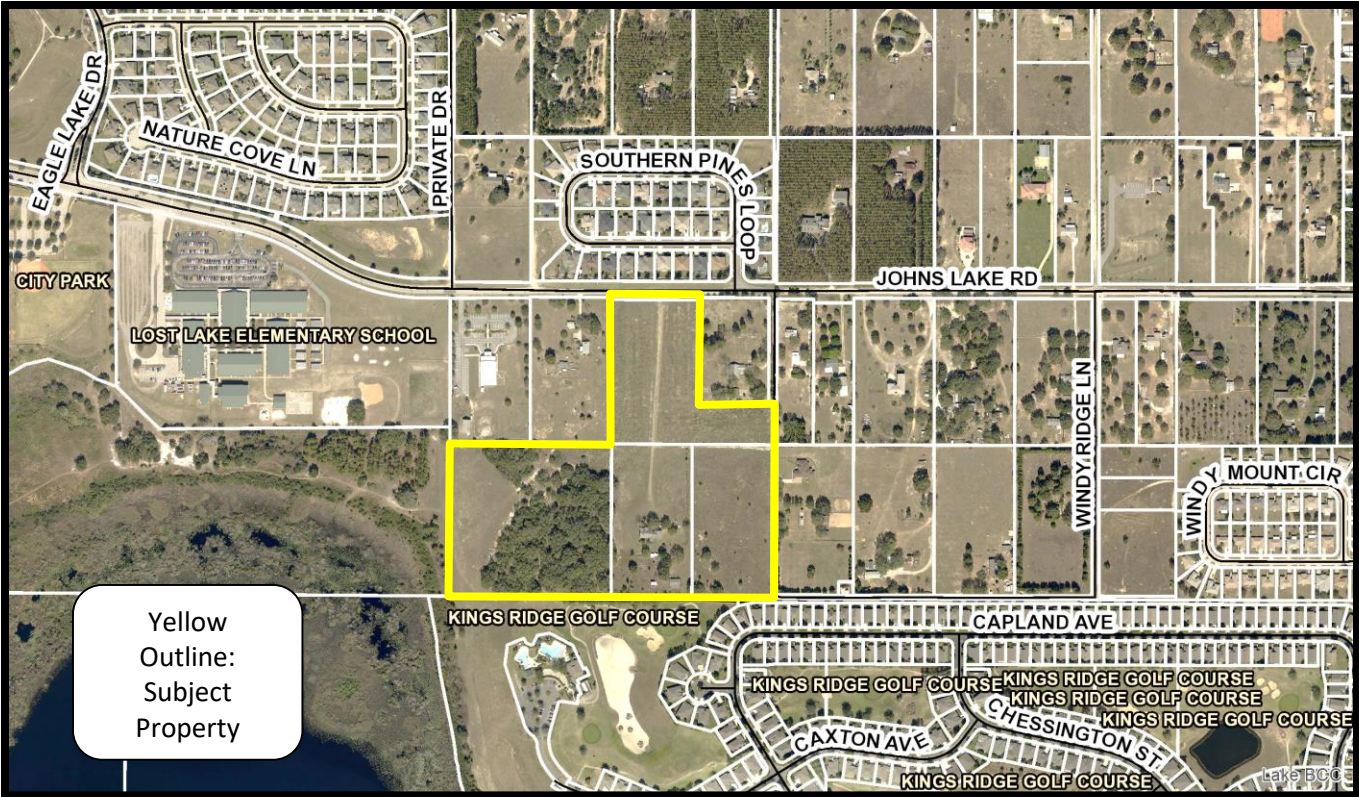
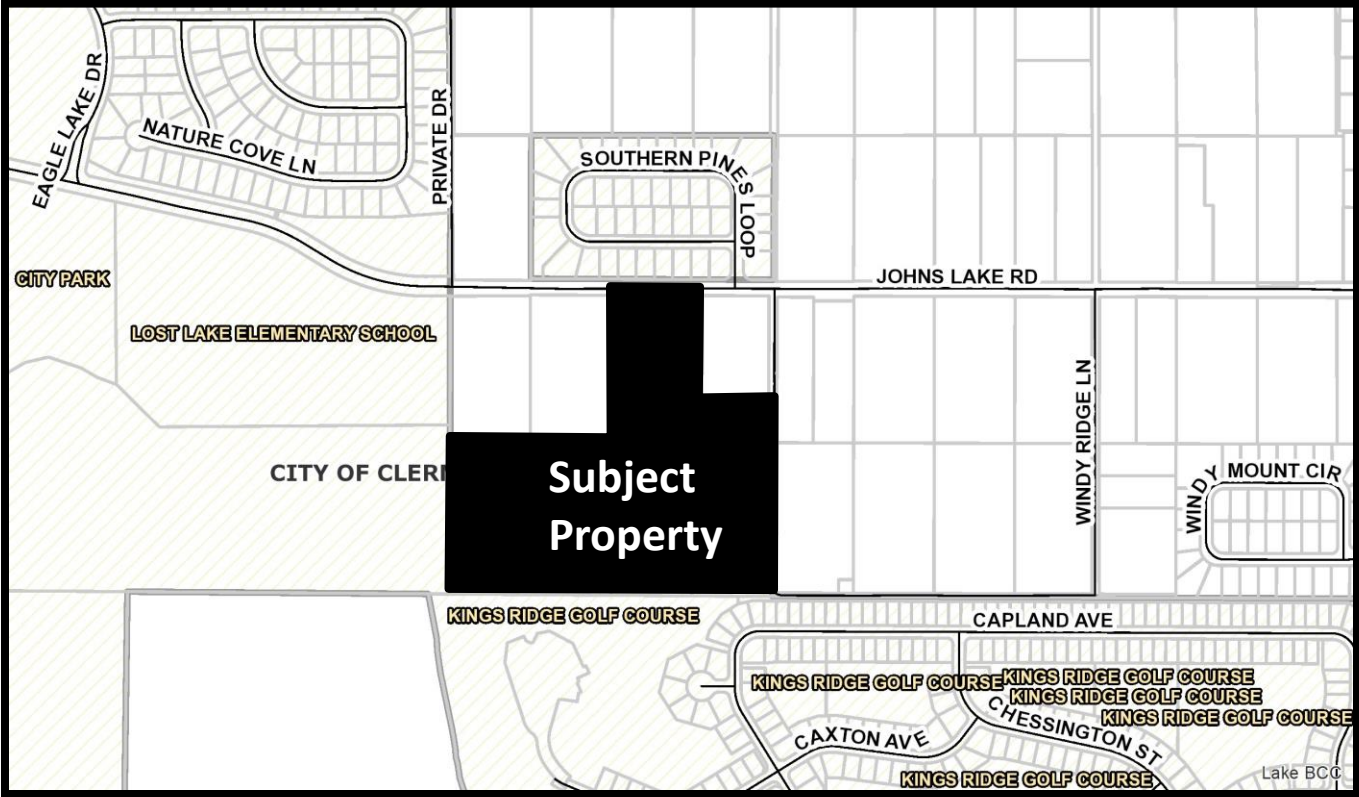


Exhibit – Future Land Use Map – Bella Terra Summergate Property

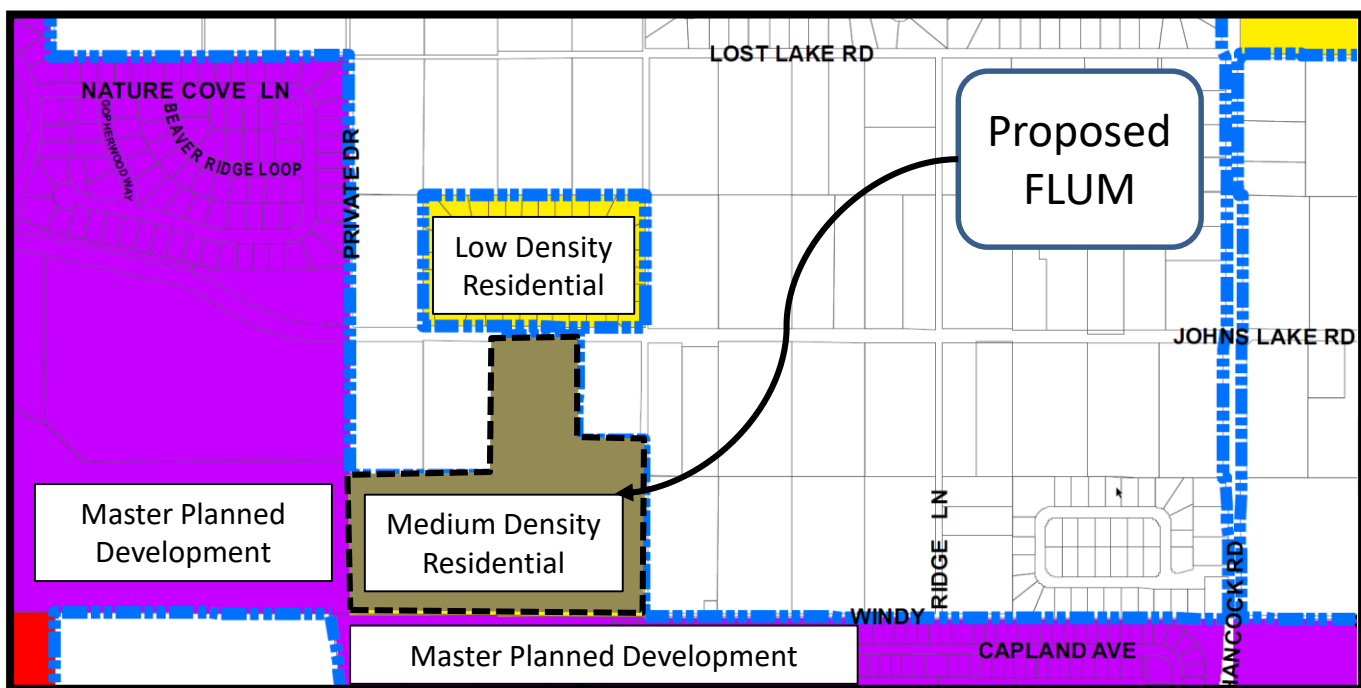
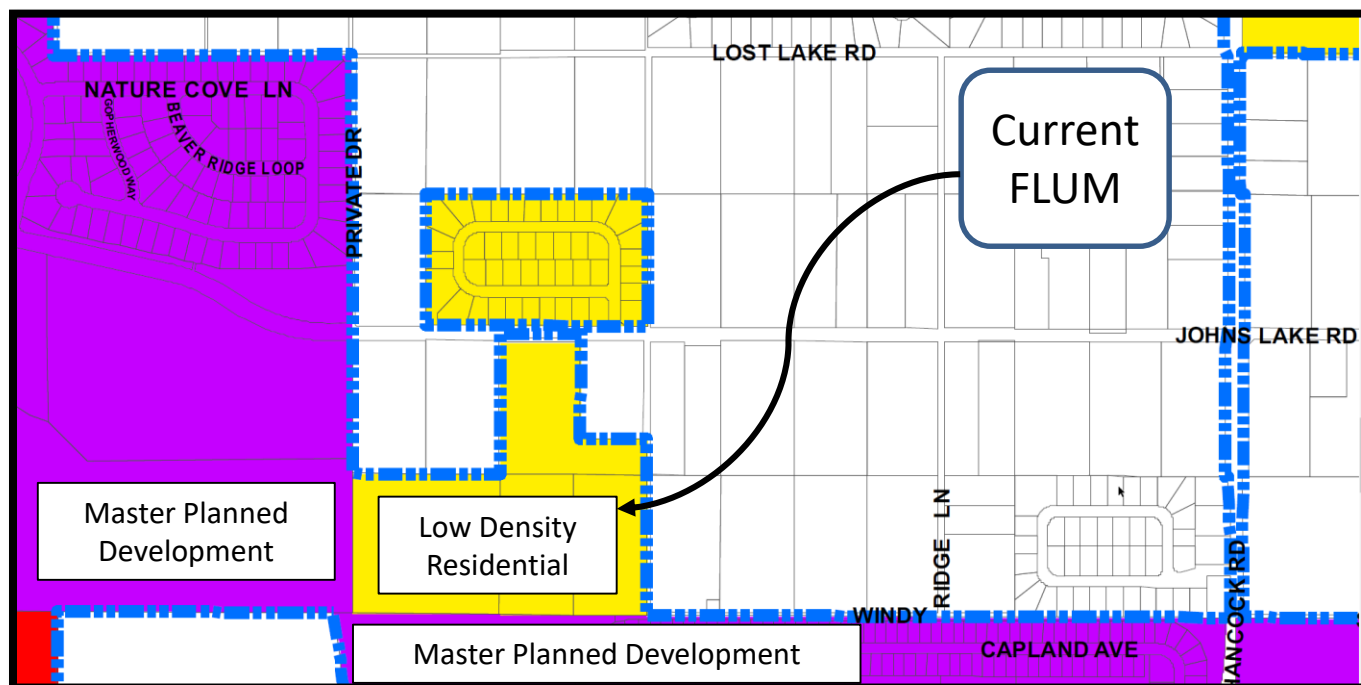
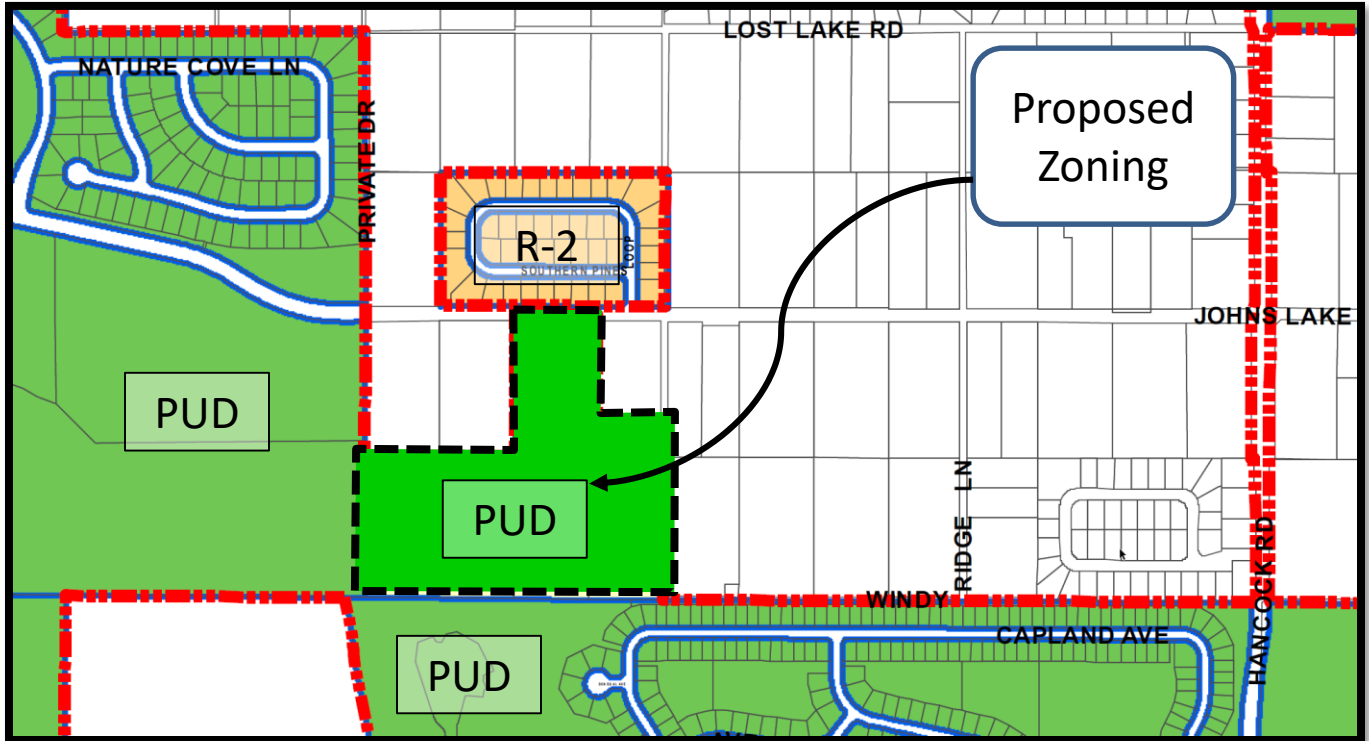
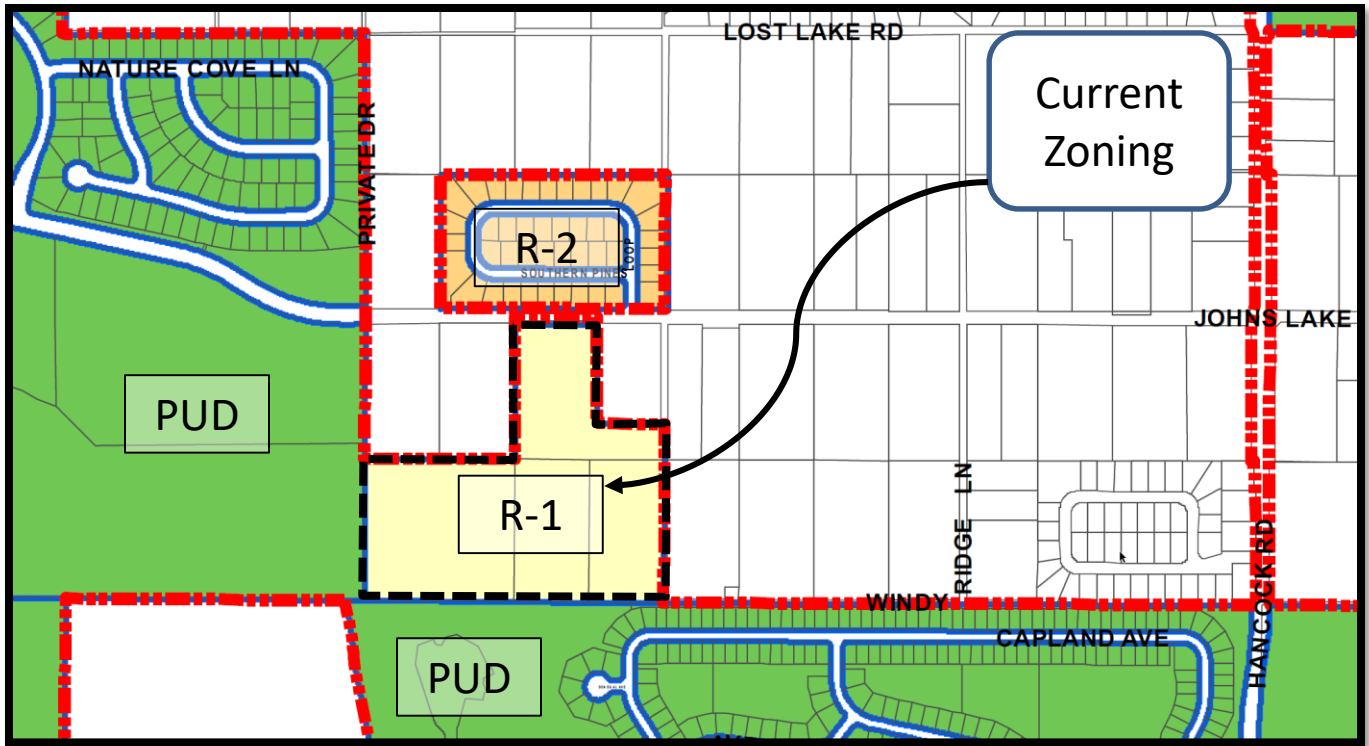


Exhibit – Zoning Map – Bella Terra Summergate Property



PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

Parcels 1, 2, 3 and 4 All together containing 24.38 acres more or less.



SCHEDULE B-11

17. Subject to the terms and conditions as set forth in the Utility Easement as recorded in Official Records Book 1853, Page 1583 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.

LEGEND:

- ## NOTES

LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY THE CLIENT.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT AGENT FILE NUMBER FL7309-1603435, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 20, 2018 AT 6:00 A.M. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B, SECTION 2", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN AND ZONE AE, DEFINED AS BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 12069C0590E, MAP REVISED DECEMBER 18, 2012.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

ELEVATIONS AS SHOWN HEREON ARE IN U.S. FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD 29) AND BASED ON CITY OF CLERMONT ENGINEERING DEPARTMENT VERTICAL DATUM, BENCHMARK DESIGNATED #45, ELEVATION 222.67' AND VERIFIED USING LAKE COUNTY ENGINEERING DEPARTMENT CONTROL POINT LK 178, HAVING A PUBLISHED ELEVATION OF 156.327' NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988. AND CONVERTING THE ELEVATION TO NGVD 29 USING THE VERTCON CONVERSION FOR THIS AREA.

ACCORDING TO THE LAKE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM, THE NORTH 40.00 FEET OF THE LEGAL DESCRIPTION PROVIDED FOR PARCEL 1 HAS BEEN LESSED FOR THE RIGHT-OF-WAY OF JOHNS LAKE ROAD,

CERTIFICATION:

TO _____

SIGNATURE:

JAMES L. RICKMAN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5633
FOR ALLEN & COMPANY, LICENSED BUSINESS # 6723



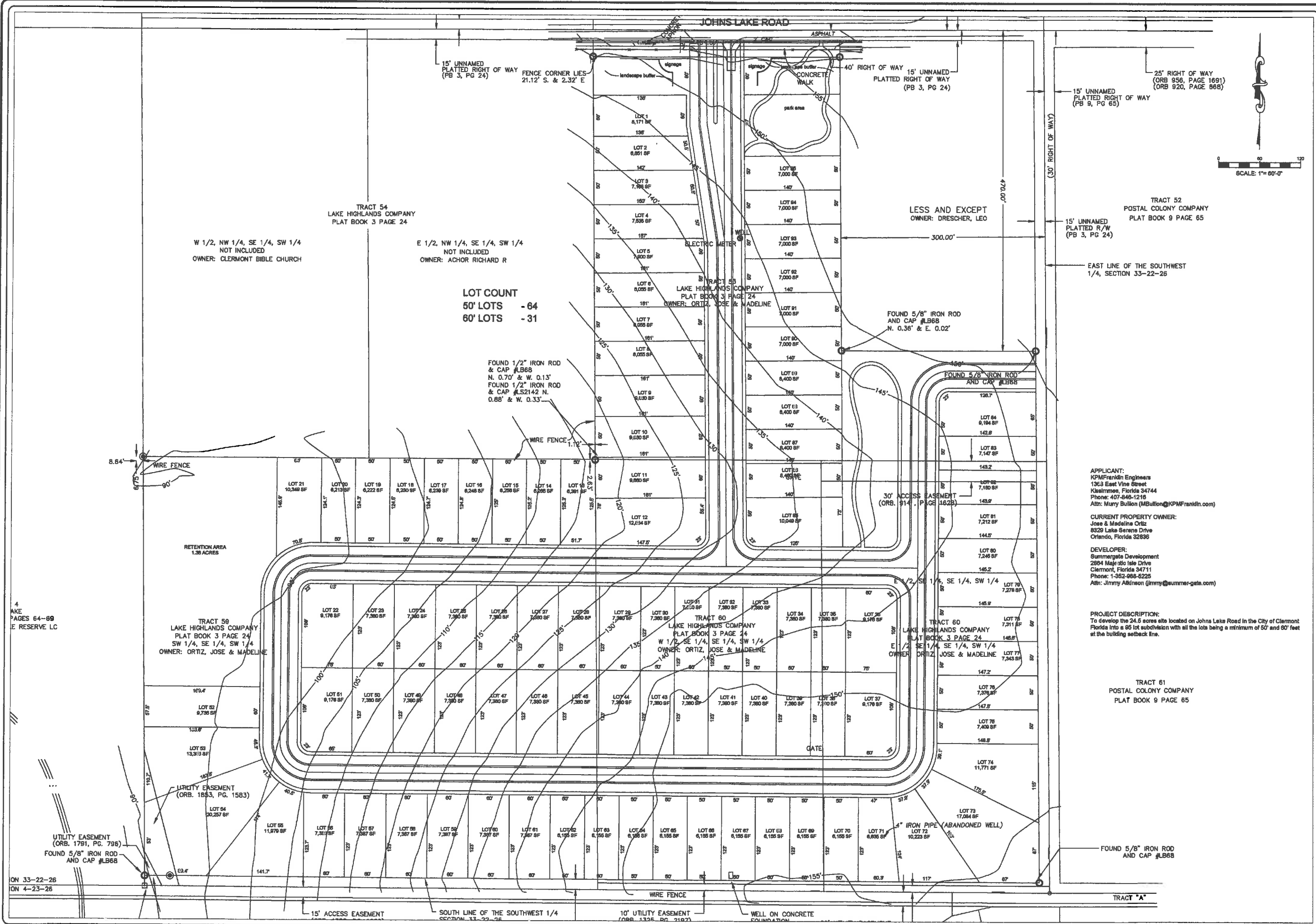
ALTA/NSPS LAND TITLE
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
OF
BELLA TERRA
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR:

[illegible]

JOB # _____ 20180408 _____
DATE: _____ OCTOBER 23, 2018 _____
SCALE: _____ 1 INCH = 100 FEET _____
CALC BY: _____ ECT _____
FIELD BY: _____ S/AB _____
DRAWN BY: _____ ECT/SEL _____
CHECKED BY: _____ J.R. _____

P:\Johns Lake Road - Clermont\Johns Lake Road - Clermont\04\Design\Site Concept\05-50-50 1/4 lot within 4-26-19.dwg Plotted: Apr 26, 2019 - 4:41pm by JHansen



DATE		REVISION	
3/25/2019	1	SCALE: 1"=50'-0"	1
	2	JOB NO:	2
	3	DESIGN: A. Suarez	3
	4	DRAWN: A. Suarez	4
	5	CHECKED: M. Bullion	5

JOHN'S LAKE PROPERTY

SITE PLAN

APPLICANT:
KPMFranklin Engineers
1363 East Vine Street
Kissimmee, Florida 34744
Phone: 407-848-1218
Attn: Manny Bullion (MBullion@KPMFranklin.com)

CURRENT PROPERTY OWNER:
Jose & Madeline Ortiz
8328 Lake Serene Drive
Orlando, Florida 32836

DEVELOPER:
Summergate Development
2804 Majestic Isle Drive
Clermont, Florida 34711
Phone: 1-352-968-6225
Attn: Jimmy Alldredge (jimmy@summergate.com)

PROJECT DESCRIPTION:
To develop the 24.5 acre site located on Johns Lake Road in the City of Clermont, Florida into a 95 lot subdivision with all the lots being a minimum of 50' and 60' feet at the building setback line.

TRACT 54
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24

TRACT 52
POSTAL COLONY COMPANY
PLAT BOOK 9 PAGE 65

TRACT 59
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24
SW 1/4, SE 1/4, SW 1/4
OWNER: ORTIZ, JOSE & MADELINE

TRACT 60
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24
W 1/2, SE 1/4, SE 1/4, SW 1/4
OWNER: ORTIZ, JOSE & MADELINE

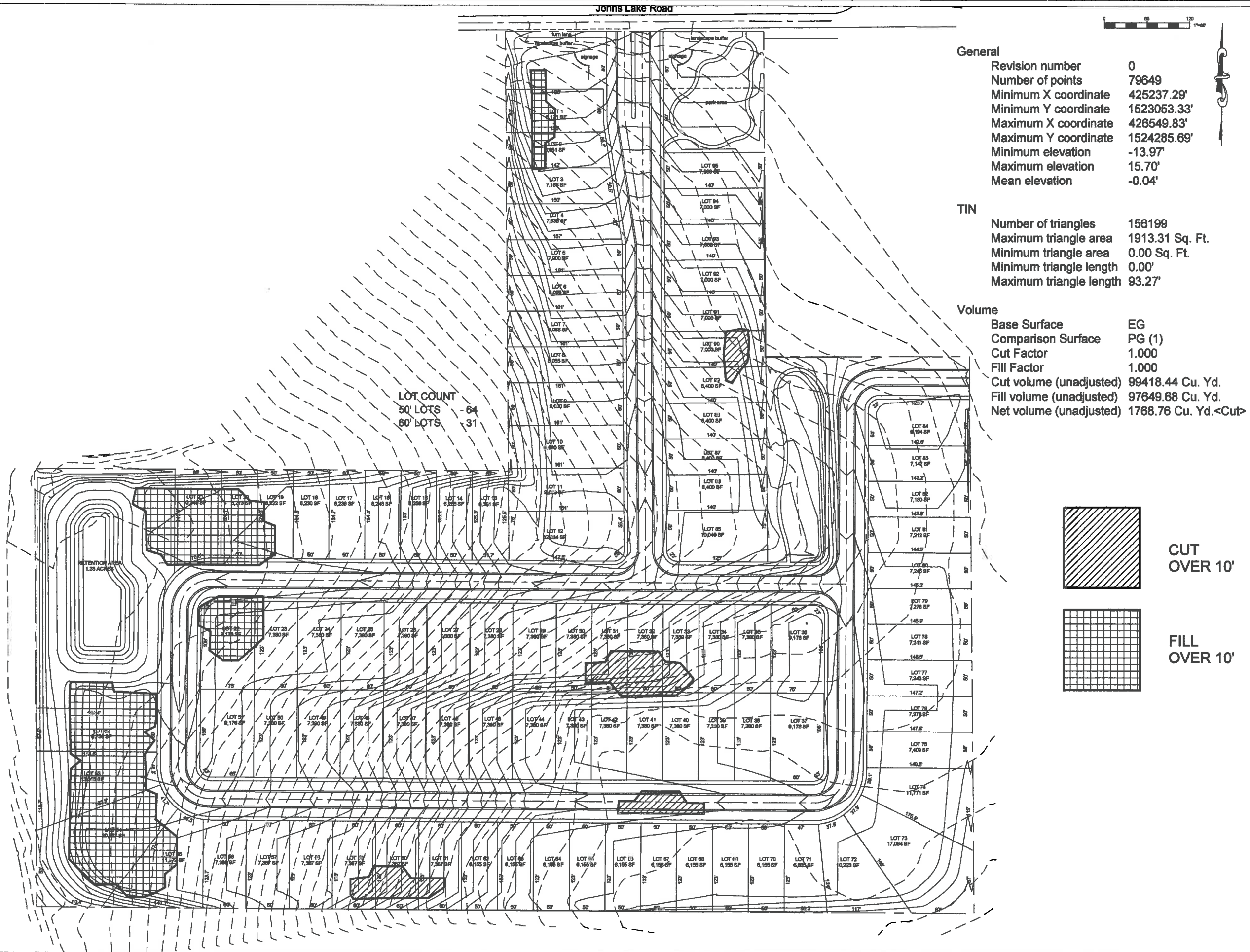
TRACT 61
POSTAL COLONY COMPANY
PLAT BOOK 9 PAGE 65

TRACT "A"

KPMFranklin
ENGINEERS - PLANNERS - SURVEYORS
ORLANDO, FL 32822 (PHONE: (407) 419-4284)
CERTIFICATE OF AUTHORIZATION NO. 53899

SP-1

P:\Johns Lake Road- Clement\Johns Lake Road- Clement\OLD Design\Site Concept\30-50 ft lot widths 4-15-19.dwg Plotted: Apr 26, 2019 - 7:33am by jason



DATE: 3/25/2019
SCALE: 1"=50'-0"
JOB NO:
DESIGN: A. Suarez
DRAWN: A. Suarez
CHECKED: M. Bullion

JOHN'S LAKE PROPERTY

GRADING CONCEPT

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
6800 HAZELTINE NATIONAL DR. SUITE 118
ORLANDO FL 32837 | PHONE: (407) 410-1288
CERTIFICATE OF AUTHORIZATION No. 38089

SHEET
EXH-1



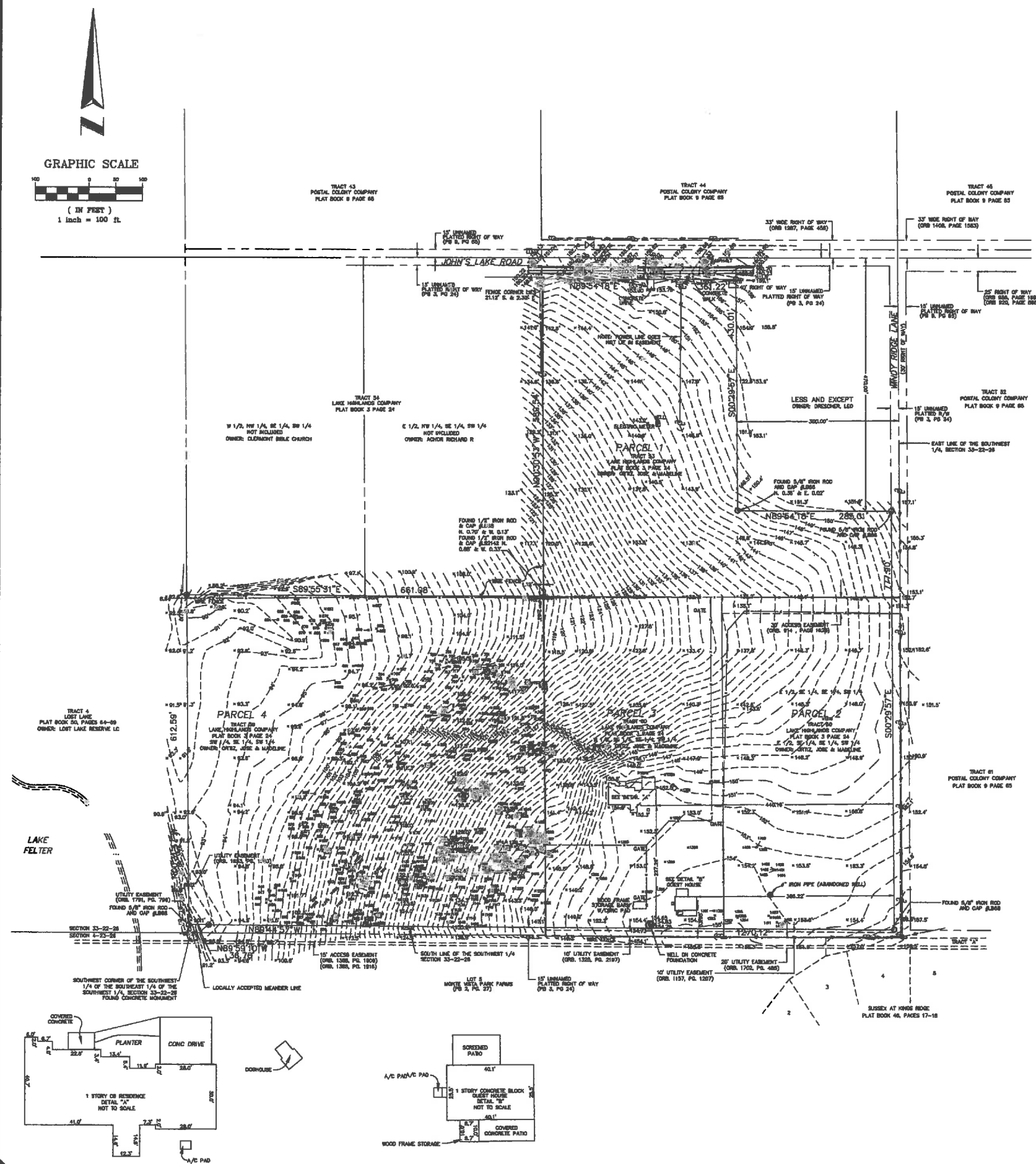
ALTA/NSPS LAND TITLE
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
OF
BELLA TERRA
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR:

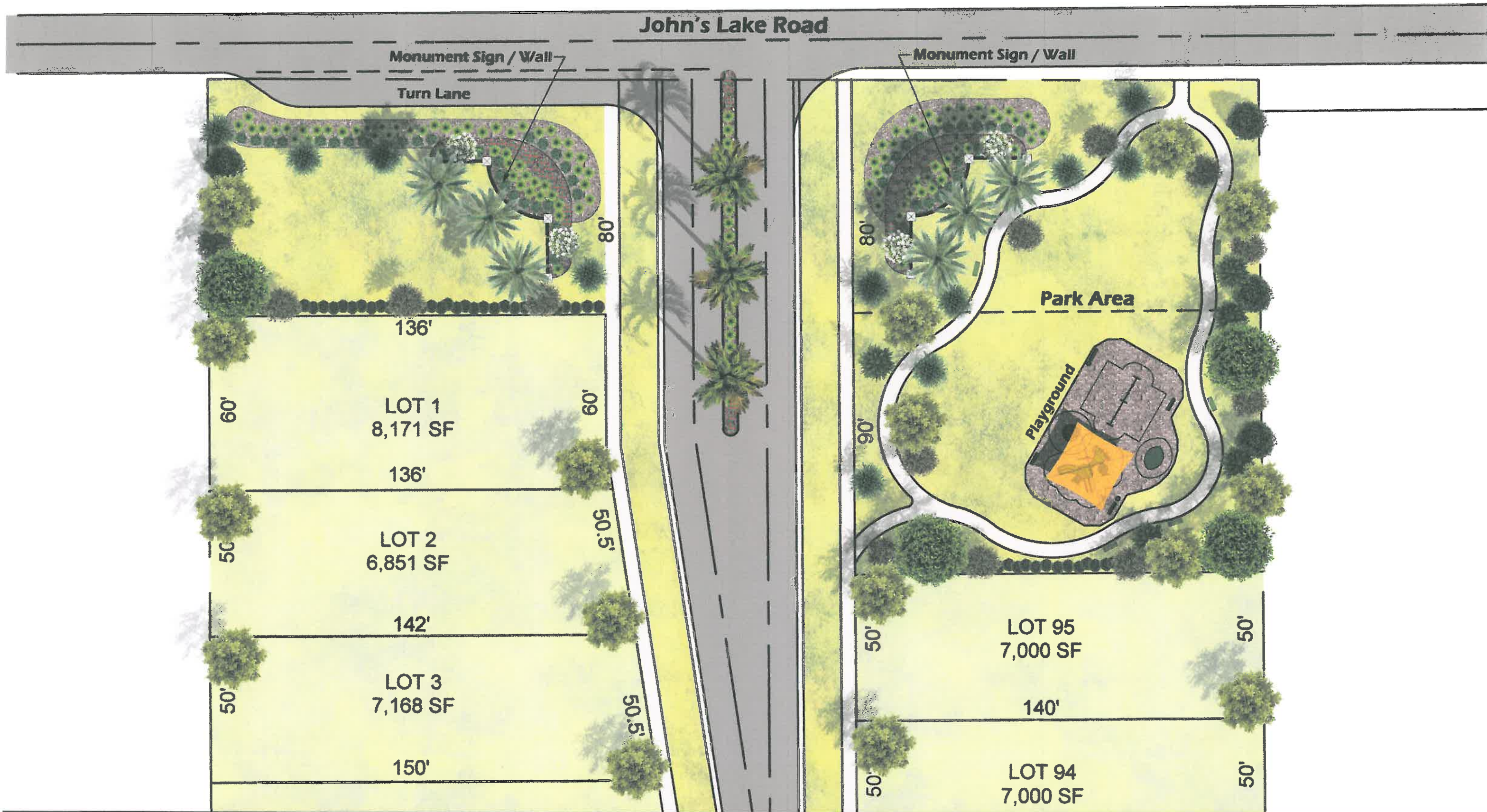
[illegible]

JOB # _____ 20180408
DATE: _____ OCTOBER 23, 2018
SCALE: _____ 1 INCH = 100 FEET
CALC BY: _____ EBT
FIELD BY: _____ JS/MS
DRAWN BY: _____ EBT/MSJ
CHECKED BY: _____ JLR

SHEET 2 OF 2



TREE POINT TABLE			TREE POINT TABLE			TREE POINT TABLE			TREE POINT TABLE			TREE POINT TABLE		
POINT	DESCRIPTION	DEPT	POINT	DESCRIPTION	DEPT	POINT	DESCRIPTION	DEPT	POINT	DESCRIPTION	DEPT	POINT	DESCRIPTION	DEPT
857	OAK 6"	793	OAK 10"	830	OAK 8"	7192	OAK 8"	1543	OAK 10"					
858	TRAIL OAK 1"	794	OAK 10"	831	OAK 10"	7193	OAK 10"	1544	OAK 10"					
859	OAK 8"	795	OAK 10"	832	OAK 10"	7194	OAK 10"	1545	OAK 10"					
860	OAK 8"	796	OAK 11"	833	OAK 8"	7195	OAK 8"	1546	OAK 10"					
861	OAK 8"	797	OAK 10"	834	OAK 8"	7196	OAK 8"	1547	OAK 10"					
862	OAK 8"	798	OAK 8"	835	OAK 8"	7197	OAK 8"	1548	OAK 8"					
863	OAK 8"	799	OAK 10"	836	OAK 8"	7198	OAK 8"	1549	OAK 8"					
864	OAK 10"	800	OAK 10"	837	OAK 8"	7199	OAK 8"	1550	OAK 8"					
865	OAK 8"	801	OAK 10"	838	OAK 8"	7200	OAK 8"	1551	OAK 8"					
866	OAK 10"	802	OAK 10"	839	OAK 8"	7201	OAK 8"	1552	OAK 8"					
867	OAK 10"	803	OAK 10"	840	OAK 10"	7202	OAK 10"	1553	OAK 8"					
868	OAK 10"	804	OAK 8"	841	OAK 8"	7203	OAK 8"	1554	OAK 8"					
869	OAK 10"	805	OAK 8"	842	OAK 8"	7204	OAK 8"	1555	OAK 8"					
870	OAK 8"	806	OAK 8"	843	OAK 8"	7205	OAK 8"	1556	OAK 8"					
871	OAK 8"	807	OAK 8"	844	OAK 8"	7206	OAK 8"	1557	OAK 8"					
872	OAK 8"	808	OAK 8"	845	OAK 8"	7207	OAK 8"	1558	OAK 8"					
873	OAK 8"	809	OAK 8"	846	OAK 8"	7208	OAK 8"	1559	OAK 8"					
874	OAK 8"	810	OAK 8"	847	OAK 8"	7209	OAK 8"	1560	OAK 8"					
875	OAK 8"	811	OAK 8"	848	OAK 8"	7210	OAK 8"	1561	OAK 8"					
876	OAK 8"	812	OAK 8"	849	OAK 8"	7211	OAK 8"	1562	OAK 8"					
877	OAK 8"	813	OAK 8"	850	OAK 8"	7212	OAK 8"	1563	OAK 8"					
878	OAK 8"	814	OAK 8"	851	OAK 8"	7213	OAK 8"	1564	OAK 8"					
879	OAK 8"	815	OAK 8"	852	OAK 8"	7214	OAK 8"	1565	OAK 8"					
880	OAK 8"	816	OAK 8"	853	OAK 8"	7215	OAK 8"	1566	OAK 8"					
881	OAK 8"	817	OAK 8"	854	OAK 8"	7216	OAK 8"	1567	OAK 8"					
882	OAK 8"	818	OAK 8"	855	OAK 8"	7217	OAK 8"	1568	OAK 8"					
883	OAK 8"	819	OAK 8"	856	OAK 8"	7218	OAK 8"	1569	OAK 8"					
884	OAK 8"	820	OAK 8"	857	OAK 8"	7219	OAK 8"	1570	OAK 8"					
885	OAK 8"	821	OAK 8"	858	OAK 8"	7220	OAK 8"	1571	OAK 8"					
886	OAK 8"	822	OAK 8"	859	OAK 8"	7221	OAK 8"	1572	OAK 8"					
887	OAK 8"	823	OAK 8"	860	OAK 8"	7222	OAK 8"	1573	OAK 8"					
888	OAK 8"	824	OAK 8"	861	OAK 8"	7223	OAK 8"	1574	OAK 8"					
889	OAK 8"	825	OAK 8"	862	OAK 8"	7224	OAK 8"	1575	OAK 8"					
890	OAK 8"	826	OAK 8"	863	OAK 8"	7225	OAK 8"	1576	OAK 8"					
891	OAK 8"	827	OAK 8"	864	OAK 8"	7226	OAK 8"	1577	OAK 8"					
892	OAK 8"	828	OAK 8"	865	OAK 8"	7227	OAK 8"	1578	OAK 8"					
893	OAK 8"	829	OAK 8"	866	OAK 8"	7228	OAK 8"	1579	OAK 8"					
894	OAK 8"	830	OAK 8"	867	OAK 8"	7229	OAK 8"	1580	OAK 8"					
895	OAK 8"	831	OAK 8"	868	OAK 8"	7230	OAK 8"	1581	OAK 8"					
896	OAK 8"	832	OAK 8"	869	OAK 8"	7231	OAK 8"	1582	OAK 8"					
897	OAK 8"	833	OAK 8"	870	OAK 8"	7232	OAK 8"	1583	OAK 8"					
898	OAK 8"	834	OAK 8"	871	OAK 8"	7233	OAK 8"	1584	OAK 8"					
899	OAK 8"	835	OAK 8"	872	OAK 8"	7234	OAK 8"	1585	OAK 8"					
900	OAK 8"	836	OAK 8"	873	OAK 8"	7235	OAK 8"	1586	OAK 8"					
901	OAK 8"	837	OAK 8"	874	OAK 8"	7236	OAK 8"	1587	OAK 8"					
902	OAK 8"	838	OAK 8"	875	OAK 8"	7237	OAK 8"	1588	OAK 8"					
903	OAK 8"	839	OAK 8"	876	OAK 8"	7238	OAK 8"	1589	OAK 8"					
904	OAK 8"	840	OAK 8"	877	OAK 8"	7239	OAK 8"	1590	OAK 8"					
905	OAK 8"	841	OAK 8"	878	OAK 8"	7240	OAK 8"	1591	OAK 8"					
906	OAK 8"	842	OAK 8"	879	OAK 8"	7241	OAK 8"	1592	OAK 8"					
907	OAK 8"	843	OAK 8"	880	OAK 8"	7242	OAK 8"	1593	OAK 8"					
908	OAK 8"	844	OAK 8"	881	OAK 8"	7243	OAK 8"	1594	OAK 8"					
909	OAK 8"	845	OAK 8"	882	OAK 8"	7244	OAK 8"	1595	OAK 8"					
910	OAK 8"	846	OAK 8"	883	OAK 8"	7245	OAK 8"	1596	OAK 8"					
911	OAK 8"	847	OAK 8"	884	OAK 8"	7246	OAK 8"	1597	OAK 8"					
912	OAK 8"	848	OAK 8"	885	OAK 8"	7247	OAK 8"	1598	OAK 8"					
913	OAK 8"	849	OAK 8"	886	OAK 8"	7248	OAK 8"	1599	OAK 8"					
914	OAK 8"	850	OAK 8"	887	OAK 8"	7249	OAK 8"	1600	OAK 8"					
915	OAK 8"	851	OAK 8"	888	OAK 8"	7250	OAK 8"	1601	OAK 8"					
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922	OAK 8"	858	OAK 8"	895	OAK 8"	7257	OAK 8"	1608	OAK 8"					
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926	OAK 8"	862	OAK 8"	899	OAK 8"	7261	OAK 8"	1612	OAK 8"					
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928	OAK 8"	864	OAK 8"	901	OAK 8"	7263	OAK 8"	1614	OAK 8"					
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930	OAK 8"	866	OAK 8"	903	OAK 8"	7265	OAK 8"	1616	OAK 8"					
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932	OAK 8"	868	OAK 8"	905	OAK 8"	7267	OAK 8"	1618	OAK 8"					
933	OAK 8"	869	OAK 8"	906	OAK 8"	7268	OAK 8"	1619	OAK 8"					
934	OAK 8"	870	OAK 8"	907	OAK 8"	7269	OAK 8"	1620	OAK 8"					
935	OAK 8"	871	OAK 8"	908	OAK 8"	7270	OAK 8"	1621	OAK 8"					
936	OAK 8"	872	OAK 8"	909	OAK 8"	7271	OAK 8"	1622	OAK 8"					
937	OAK 8"	873	OAK 8"	910	OAK 8"	7272	OAK 8"	1623	OAK 8"					
938	OAK 8"	874	OAK 8"	911	OAK 8"	7273	OAK 8"	1624	OAK 8"					
939	OAK 8"	875	OAK 8"	912	OAK 8"	7274	OAK 8"	1625	OAK 8"					
940	OAK 8"	876	OAK 8"	913	OAK 8"	7275	OAK 8"	1626	OAK 8"					
941	OAK 8"	877	OAK 8"	914	OAK 8"	7276	OAK 8"	1627	OAK 8"					
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943	OAK 8"	879	OAK 8"	916	OAK 8"	7278	OAK 8"	1629	OAK 8"					
944	OAK 8"	880	OAK 8"	917	OAK 8"	7279	OAK 8"	1630	OAK 8"					
945	OAK 8"	881	OAK 8"	918	OAK 8"	7280	OAK 8"	1631	OAK 8"					
946	OAK 8"	882	OAK 8"	919	OAK 8"	7281	OAK 8"	1632	OAK 8"					
947	OAK 8"	883	OAK 8"	920	OAK 8"	7282	OAK 8"	1633	OAK 8"					
948	OAK 8"	884	OAK 8"	921	OAK 8"	7283	OAK 8"	1634	OAK 8"					
949	OAK 8"	885	OAK 8"	922	OAK 8"	7284	OAK 8"	1635	OAK 8"					
950	OAK 8"	886	OAK 8"	923	OAK 8"	7285	OAK 8"	1636	OAK 8"					
951	OAK 8"	887	OAK 8"	924	OAK 8"	7286	OAK 8"	1637	OAK 8"					
952	OAK 8"	888	OAK 8"	925	OAK 8"	7287	OAK 8"	1638	OAK 8"					
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954	OAK 8"	890	OAK 8"	927	OAK 8"	7289	OAK 8"	1640	OAK 8"					
955	OAK 8"	891	OAK 8"	928	OAK 8"	7290	OAK 8"	1641	OAK 8"					
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959	OAK 8"	895	OAK 8"	932	OAK 8"	7294	OAK 8"	1645	OAK 8"					
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961	OAK 8"	897	OAK 8"	934	OAK 8"	7296	OAK 8"	1647	OAK 8"					
962	OAK 8"	898	OAK 8"	935	OAK 8"	7297	OAK 8"	1648	OAK 8"					
963	OAK 8"	899	OAK 8"	936	OAK 8"	7298	OAK 8"	1649	OAK 8"					
964	OAK 8"	900	OAK 8"	937	OAK 8"	7299	OAK 8"	1650	OAK 8"					
965	OAK 8"	901	OAK 8"	938	OAK 8"	7300	OAK 8"	1651	OAK 8"					
966	OAK 8"	902	OAK 8"	939	OAK 8"	7301	OAK 8"	1652	OAK 8"					
967	OAK 8"	903	OAK 8"	940	OAK 8"	7302	OAK 8"	1653	OAK 8"					
968	OAK 8"	904	OAK 8"	941	OAK 8"	7303	OAK 8"	1654	OAK 8"					
969	OAK 8"	905	OAK 8"	942	OAK 8"	7304	OAK 8"	1655	OAK 8"					
970	OAK 8"	906	OAK 8"	943	OAK 8"	7305	OAK 8"	1656	OAK 8"					
971	OAK 8"	907	OAK 8"	944	OAK 8"	7306	OAK 8"	1657	OAK 8"					
9														



Bella Terra Subdivision - John's Lake Rd. Entry

John's Lake Rd & Windy Ridge Lane - Clermont, FL





Bella Terra Subdivision - John's Lake Rd. Entry

John's Lake Rd & Windy Ridge Lane - Clermont, FL



Large
Scale

Comp1904-0002



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: April 29, 2019

FEE: \$2,3252.00

Project Name (if applicable): Bella Terra Subdivision

Applicant: Summergeate Development

Contact Person: Jim Atkinson

Address: 2864 Majestic Isle Drive

City: Clermont State: FL Zip: 34711

Phone: 507-469-8775 Fax: _____

E-Mail: jimmy@summer-gate.com

OWNER: Jose and Madeline Ortiz

Address: 8329 Lake Serene Drive

City: Orlando State: FL Zip: 32836

Phone: 407-608-9357 Fax: _____

E-Mail: jose@morevision.net

General Location: South of Johns Lake Road, West of Windy Ridge Lane, North of Kings Ridge Golf Course, East of Lost Lake Elementary School

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

Property size (in acres or square feet): 24.4+/- acres

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

Existing (Actual) Land Use: One existing SFH with detached garage

Existing Zoning: R-1

Existing Future Land Use: Low Density Residential

Proposed Future Land Use: Medium Density Residential

Type of development proposed: Single family subdivision



Proposed density (dwelling units/acre) or intensity: 3.9 du/acre

Proposed Zoning District: Planned Unit Development (PUD)

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).

The current Future Land Use designation allows a maximum density of 3 dwelling units per acre, which is lower than the surrounding unincorporated land use, which allows up to four dwelling units per acre.

Current market demands are for smaller, not larger lots, especially within city limits.

A PUD Rezoning application has been submitted with this request.

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

Jim Atkinson, 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 Low Density Residential to Medium Density Residential 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.

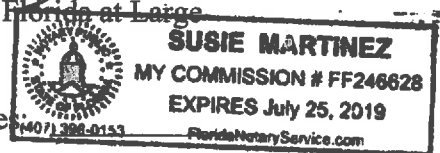
Jim Atkinson
Affiant - Applicant Name (print)

X Jim Atkinson
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by James Milton, FL DL #A325-453-93-011-0
or personally known by me this 30th day of April, 2019.

X Susie Martinez
Notary Public, State of Florida at Large

My Commission Expires





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Madeline Ortiz, 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 Low Density Residential to Medium Density Residential for the property legally described on the attachment of this application.
3. That the owner of said property has appointed "Jim Atkinson" Summergeate Development 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.

Madeline Ortiz
Affiant - Applicant Name (print)

X Madeline Ortiz
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 11 day of March, 2019.

 Adam Rachiele
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943881
Expires 12/15/2019

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

My Commission Expires: 12/15/2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jose Ortiz, 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 Low Density Residential to Medium Density Residential for the property legally described on the attachment of this application.
3. That the owner of said property has appointed "Jim Atkinson" Summergate Development 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.

Jose Ortiz
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 11 day of March, 2019.



Adam Rachiele
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943881
Expires 12/15/2019

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

My Commission Expires: 12/15/2019

This Warranty Deed

Made this 13th day of May, 2003 by
LEO DRESCHER AND JOAN D. DRESCHER

HUSBAND AND WIFE
hereinafter called the grantor, to
JOSE ORTIZ AND MADELINE ORTIZ

HUSBAND AND WIFE
whose post office address is:
14444 JOHNS LAKE ROAD
CLERMONT, FL 32711

CFN 2003050594
Bk 02320 Pg 1577; (1pg)
DATE: 05/16/2003 10:43:18 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.03
DEED DOC 1,489.00

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz.

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA . LESS AND EXCEPT THE NORTH 470.00 FEET OF THE EAST 300.00 feet thereof.

ALSO DESCRIBED AS TRACT 53, IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF POSTAL COLONY COMPANY AS RECORDED IN PLAT BOOK 8, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-22-26-000300001100

OF SW 1/4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness: (Signature)

Print Name: GAIL J NADEAU



Witness: (Signature)

Print Name: JOAN D. DRESCHER

Witness: (Signature)

Print Name: _____

Witness: (Signature)

Print Name: _____

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 13th day of May, 2003, by
LEO DRESCHER AND JOAN D. DRESCHER, HUSBAND AND WIFE,
who is personally known to me or who has produced PHOTO ID as identification.

NOTARY PUBLIC (Signature)

Print Name:

My Commission Expires:

Stamp/Seal:

Prepared by and Returned to
Gail J Nadeau
Sunbelt Title Agency
7508 W. Sand Lake Road
Orlando, FL 32819
File Number: 773030374



This Warranty Deed

Made this 22nd day of April, 2003 by
WILLIAM S SMITH AND FLORENCE L SMITH,
HUSBAND AND WIFE

CFN 2003052915
Bk 02308 Pg 2467; (1pg)
DATE: 04/30/2003 12:46:40 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 1,085.00

hereinafter called the grantor, to
JOSE L. ORTIZ AND MADELINE ORTIZ, HUSBAND
AND WIFE

whose post office address is:
~~2511 LAKE SERENE DRIVE~~ P.O. BOX 692199
ORLANDO, FL 32869

hereinafter called the grantee
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz:

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 22 SOUTH,
RANGE 26 EAST, IN LAKE COUNTY, FLORIDA

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-22-26-0003-00000-900

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness: (Signature)

Print Name: 

Witness: (Signature)

Print Name: 

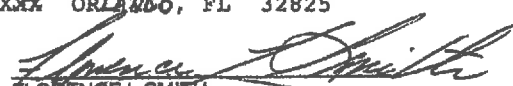
Witness: (Signature)

Print Name: 

Witness: (Signature)

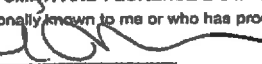
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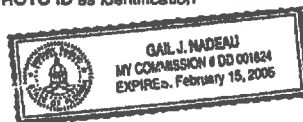

WILLIAM S SMITH
2268 WOODHILL AVENUE
XXX ORLANDO, FL 32825


FLORENCE L SMITH
2268 WOODHILL AVENUE
XXX ORLANDO, FL 32825

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 22nd day of April, 2003, by
WILLIAM S SMITH AND FLORENCE L SMITH, HUSBAND AND WIFE,
who is personally known to me or who has produced PHOTO ID as identification

NOTARY PUBLIC (signature)
Print Name: 
My Commission Expires:
Stamp/Seal:



Prepared by and Returned to:
Gail J Nadeau
Sunbelt Title Agency
7825 Sand Lake Road Suite #203
Orlando, FL 32819
File Number: 773020084

Incident to the issuance of a title insurance contract.
Warrantydeed
Rev 01/31/2003
lt

This Document Prepared By and Return to:

Vicki Burns/SMATHERS & KEMP, P.A.
669 East Highway 50
Clermont, Florida 34711

CFN 2003051035
Bk 02306 Pg 0979; (1pg)
DATE: 04/25/2003 03:34:16 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 2,170.00

Parcel ID Number: 3322260003-000-01000

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 22nd day of April, 2003 A.D. Between
MICHAEL J. HURST, an unmarried man

of the County of Lake, State of Florida, grantor, and
JOSE ORTIZ and MADELINE ORTIZ, husband and wife

whose address is: 12111 Windy Ridge Lane, Clermont, FL 34711

of the County of Lake, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Lake, State of Florida to wit:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the
Southwest 1/4, in Section 33, Township 22 South, Range 26 East, Lake
County, Florida.

Subject to easements and restrictions of record, if any, and taxes
accruing subsequent to December 31, 2002.

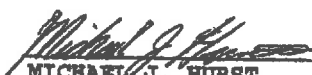
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Karla M. McBrady
Witness


Printed Name: Suzanne L. Payne
Witness

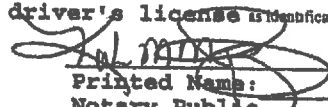

MICHAEL J. HURST (Seal)
P.O. Address: 12111 Windy Ridge Lane, Clermont, FL 34711

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 22nd day of April, 2003 by
MICHAEL J. HURST, an unmarried man

he is personally known to me or he has produced his Florida driver's license as identification.

OFFICIAL NOTARY SEAL
KARLA M. MCBRADY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC038386
MY COMMISSION EXPIRES MAY 18, 2004


Printed Name:
Notary Public
My Commission Expires:

This Warranty Deed

Made this 4th day of June, 2003 by
EDWARD E. MIZELLE AND MARY SUSAN MIZELLE,
HUSBAND AND WIFE

hereinafter called the grantor, to
JOSE ORTIZ AND MADELIN ORTIZ, HUSBAND AND WIFE

whose post office address is:
PO BOX 8329 LAKE SERENE DRIVE
ORLANDO, FL 32836

CFN 2003069894
Bk 02334 Pg 1456; (1pg)
DATE: 06/06/2003 02:44:07 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 805.00

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)
Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz:

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida, together with an easement for ingress and egress over and across the North 30 feet of the above described property.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-22-26-0030000-001600
F SE1/4 OF SW 1/4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature) _____
Print Name: _____

Witness: (Signature) _____
Print Name: _____

Witness: (Signature) _____
Print Name: _____

Witness: (Signature) _____
Print Name: _____

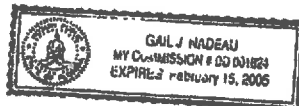
Edward E. Mizelle
EDWARD E. MIZELLE
6405 WYNGLOW LANE
ORLANDO, FL 32818

Mary Susan Mizelle
MARY SUSAN MIZELLE
6405 WYNGLOW LANE
ORLANDO, FL 32818

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 4th day of June, 2003, by
EDWARD E. MIZELLE AND MARY SUSAN MIZELLE, HUSBAND AND WIFE,
who is personally known to me or who has produced < - type of ID> as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:



Prepared by and Returned to:
Gail J. Nadeau
Sunbelt Title Agency
7509 W. Sand Lake Road
Orlando, FL 32818
File Number: 773030541
Incident to the issuance of a title insurance contract.
Warranty deed
Rev. 01/31/2003

PARCEL 1

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT the North 470.00 feet of the East 300.00 feet thereof. Also described as Tract 53, in Section 33, Township 22 South, Range 26 East, according to the Plat of Postal Colony Company as recorded in Plat Book 8, Page 31, Public Records of Lake County, Florida.

PARCEL 2

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South Range 26 East, Lake County, Florida, together with an easement for ingress and egress over and across the north 30 feet of the above described property.

PARCEL 3

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

PARCEL 4

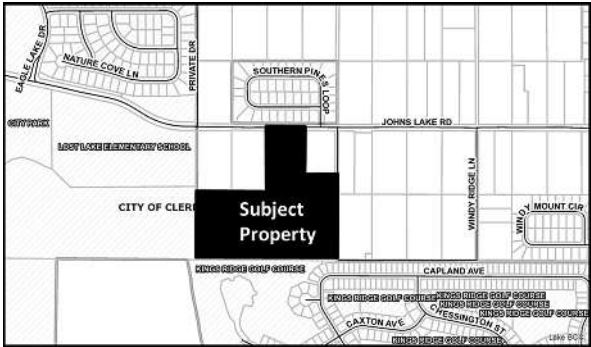
The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

Parcels 1, 2, 3 and 4 All together containing 24.38 acres more or less.

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2019-25

The City of Clermont will hold public hearings on Tuesday, June 4, 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, June 11, 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 City of Clermont Low Density Residential to City of Clermont Medium Density Residential.

The City of Clermont will hold a public hearing on Tuesday, August 27, 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:
**Southwest of the intersection of Southern Pines Loop and
Johns Lake Road**
Alternate Key 3817647, 1095956, 1593085, 2864273

Ordinance #2019-25:
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

D048651 - May 20, 2019

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048651 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 5/13/2019 11:40:33 AM
NEXT RUN DATE: 05/20/19
PROOF DUE: 05/17/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, June 11, 2019

Agenda Item Name

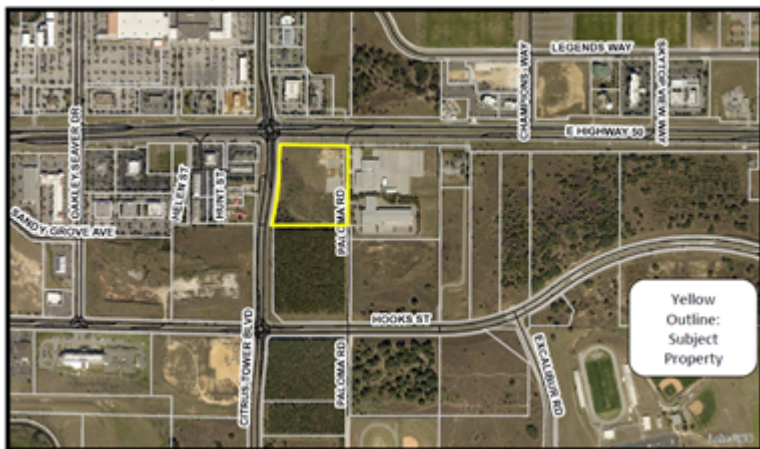
Ordinance No. 2019-27 *Introduction*
Advent PUD

Requested Action

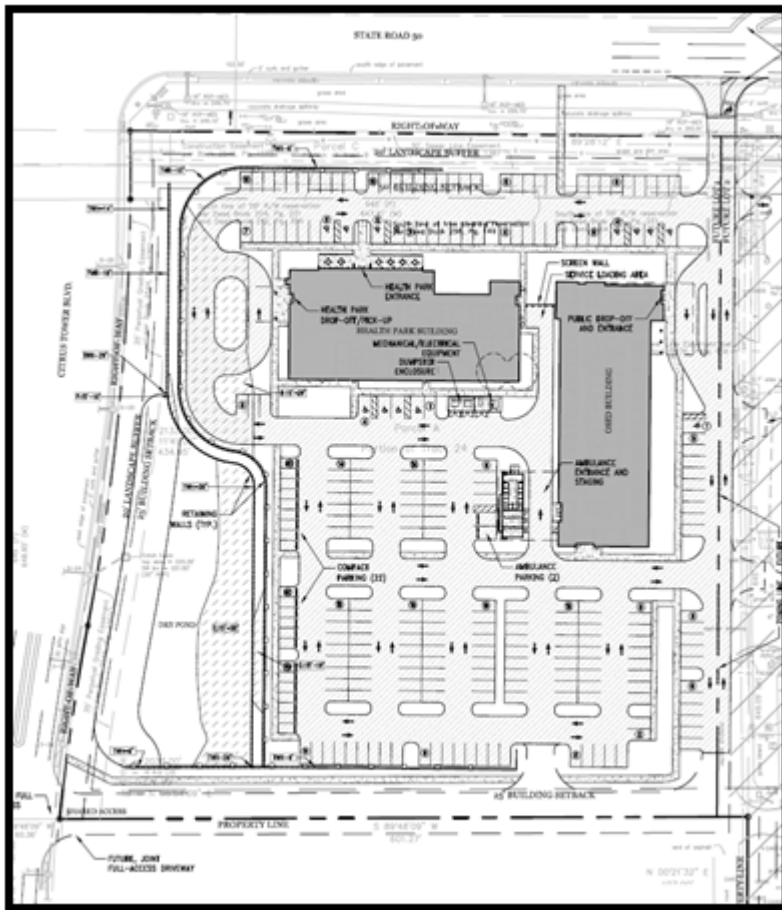
Recommend introduction of Ordinance 2019-27

Staff Report

The applicant, Klima Weeks Civil Engineering, is requesting a rezoning from C-2 General Commercial to a Planned Unit Development (PUD) for a Medical Health Park Campus on 7.5 +/- acres. The property is located southeast of the intersection of State Road 50 and Citrus Tower Boulevard. The property is the vacant portion of land next to the former Don Mealy Chevrolet Dealership.



The applicant has provided Exhibit A - PUD Site Development Plan showing the proposed layout of the site. The project will consist of two primary buildings, an off-site emergency department and a medical office building. The total square footage of all the buildings collectively will not exceed 60,000 square feet.



Staff has reviewed the PUD Development Plan, which allows development the flexibility to the Land Development Code. The applicant has requested several waivers to the Land Development Code.

These waivers include the following:

1. Allow retaining wall heights up to 28 feet in height in order to deal with the extreme grades on the western portion of the site, particularly with the construction and balance of the stormwater pond.
2. Allow elevation changes over fifteen feet (15') with a maximum of up to 38 feet over no more than 7.5% of the project area.
3. Provide for no internal landscape buffers within the PUD.
4. Allow parking lot median divider less than 8 feet wide in rear parking lot to facilitate the alignment of the drive isles.
5. Allow interior parking islands less than 10 feet in width and less than 300 square feet in area along the parking area directly north of the buildings.
6. Allow maximum building height of 55 feet, with architectural features/spires located no more than 62 feet in height, measured at the highest point.
7. Allow a third ground sign up to 120 square feet located on the retaining wall at the intersection of State Road 50 and Citrus Tower Boulevard, similar in design to Exhibit B – Elevations.

Staff has reviewed the request and finds the proposal meets the intent of Section 122-315, Review Criteria for a PUD. There is a mixture of commercial and office uses, including medical facilities similar to the one being proposed, within a half-mile of the project location. The site has access to an arterial roadway, SR 50, and accessible through a major collector, Citrus Tower Boulevard, which are major transportation facilities. The

applicant is in the process of finalizing a traffic impact analysis that has been coordinated through Lake-Sumter Metropolitan Planning Organization. A condition has been placed in the PUD that requires the applicant to assist with additional traffic improvements, if warranted, through their proportional share. These may include turn lane(s), sign and signal modifications. This will be coordinated through the City with Lake County, Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation reviewing as well. Public utilities are readily available and the City can provide all services. The proposal does not influence school concurrency and provides opportunities for job creation.

Staff has reviewed the applicant's proposal and supports the proposed use at this location since it is compatible with the uses in the area. Staff has added a condition that an additional 30% landscaping material shall be required along the retaining walls to enhance the site. The applicant is requesting several waivers, however; a majority of the waivers have been requested before in other PUD developments. Therefore, staff recommends approval of Ordinance 2019-27 for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSD) and medical office building (Health Park) as depicted in Exhibit A – PUD Site Development Plan. *The Planning and Zoning Commission recommended denial, 4-2.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---------------------------------------|---|
| 1. | Ord. 2019-27 Formatted | Ord. 2019-27 Formatted.docx |
| 2. | Exhibit A - PUD Site Development Plan | Exhibit A - PUD Site Development Plan.pdf |
| 3. | Exhibit B - Elevations | Exhibit B - Elevations.pdf |
| 4. | Advent Health Campus Maps | Advent Health Campus Maps.pdf |
| 5. | Rezoning App | Rezoning App.pdf |
| 6. | Owner Authorization | Owner Authorization.pdf |
| 7. | Legal Ad | SPZ-plans19051412080.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-27

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

Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LESS the South 107 feet thereof and less and except the following: R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

AND

That portion of the 30.00 wide platted Right of Way lying North of Tract 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 24, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

AND

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

ALL LESS the East 27.00 feet thereof.



CITY OF CLERMONT
ORDINANCE NO. 2019-27

LOCATION

Vacant property located at the southeast corner of Citrus Tower Boulevard
and State Road 50 intersection
Western portion of Alternate Key 1648254

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

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSD) and medical office building (Health Park); 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 Exhibit A - Planned Unit Development Site Development Plan prepared by Klima Weeks, Sheet C100. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 60,000 square feet of Off-Site Emergency Department (OSD) and medical office buildings (Health Park) along with other C-2 General Commercial uses. In addition, medical and dental laboratories, medical clinics, business offices ancillary to medical uses, restaurants and cafes ancillary to medical uses, outdoor dining/seating areas, pharmacies and other uses that are similar and compatible to a health campus may be permitted uses.
2. Building Setbacks

From State Road 50	50 feet from the property line
From Citrus Tower Boulevard	25 feet from the property line
South property line	25 feet from the property line
East property line/internal to Planned Unit Development	12 feet from the property line



CITY OF CLERMONT
ORDINANCE NO. 2019-27

3. Landscape Setbacks

From State Road 50	20 feet from the property line
From Citrus Tower	20 feet from the property line
South property line	10 feet from the property line**
East property line	10 feet from the property line
Internal to Planned Unit Development	None

**Except if shared access drive is provided with property owner to the south.

4. All landscape buffers along retaining walls shall have an additional 30 percent more plant material, which includes trees and shrubs, to enhance the site.
5. Maximum building height will be 55 feet, with architectural features/spires located no more than 62 feet, measured at the highest point.
6. The project may have elevation changes greater than 15 feet in height over the project site through the use of cut and fill and will not exceed 7.5% of the overall site. The maximum cut or fill will be limited to 38 feet, mainly due to the extreme topography and with the construction and balance of the proposed stormwater pond. These changes will be submitted to the City Engineer at the time of final engineering.
7. Individual retaining wall height up to 28 feet in height are allowed to deal with the changing grades on the site, particularly with the construction of the stormwater pond. The retaining walls may be stair stepped but will not exceed an over all height of 38 feet.
8. A modified parking lot median divider less than 8 feet wide in the rear parking lot will be permitted to facilitate the alignment of the drive isles.
8. Interior parking islands less than 10 feet in width and less than 300 square feet in area will be permitted in the parking area directly north of the buildings.
9. The developer shall submit a traffic impact analysis to the City for review and approval with assistance from Lake County, Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation. If it is determined that additional traffic improvements are warranted, the developer will assist in the improvements through their proportional share. These may include turn lane(s), sidewalks, sign and signal modifications. Off-site improvements may be eligible for transportation impact fee credits to the extent allowed pursuant to Lake County Code.
10. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations and shall meet the City of Clermont's Architectural Standards.
11. A third ground sign up to 120 square feet may be located on the retaining wall at the intersection of State Road 50 and Citrus Tower Boulevard, similar in design to Exhibit B – Elevations.

CITY OF CLERMONT
ORDINANCE NO. 2019-27

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-27

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of June, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A

GENERAL INFORMATION:

PHASING:
THE PROPOSED PUD/FUTURE LOT 1 WILL BE DEVELOPED IN ONE PHASE.

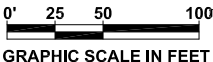
PROPERTY INFORMATION:
FUTURE LOT 1 AREA: 321,141 SF (7.37 AC)
FUTURE LOT 2 AREA: 477,778 SF (10.97 AC)
TOTAL AREA: 798,919 SF (18.34 AC)

MAX. IMPERVIOUS SURFACE RATIO: 0.80
MAX. BUILDING HEIGHT: 55'
MAX. FAR: 3.0

PROPOSED FAR: 56,858 / 321,141 = 0.18

BUILDING SETBACKS:
FRONT YARD (SR 50): 50.0'
SIDE YARD (CITRUS TOWER BLVD): 25.0'
SIDE YARD (EAST): 12.0'
REAR YARD (SOUTH): 25.0'
INTERNAL TO PUD: 12.0'

LANDSCAPE BUFFERS:
FRONT (SR 50): 20.0'
SIDE (CITRUS TOWER BLVD): 20.0'
SIDE (EAST): 10.0'
REAR (SOUTH): 10.0**
INTERNAL TO PUD: NONE



**EXCEPT WHERE SHARED ACCESS DRIVE IS PROVIDED

WAIVERS REQUESTED:

1. WALLS OVER 6 FT IN HEIGHT. REFER TO PLAN AND LEGEND FOR LOCATIONS AND HEIGHTS OF WALLS GREATER THAN 6 FT.
2. MORE THAN 15 FT CHANGE IN GRADE. REFER TO PLAN AND LEGEND FOR AREAS EXCEEDING 15 FT. THESE AREAS ARE 7.1% OF THE PUD LAND AREA.
3. NO INTERNAL BUFFERS WITHIN PUD.
4. PARKING LOT MEDIAN DIVIDER LESS THAN 8 FT WIDE IN REAR PARKING LOT TO FACILITATE ALIGNMENT OF DRIVES.
5. INTERIOR PARKING ISLANDS LESS THAN 10 FT WIDE AND 300 SF AT HEALTH PARK BUILDING ENTRANCE.
6. 62' HEIGHT OF TOP OF ARCHITECTURAL FEATURES/ SPIRES.
7. THIRD GROUND SIGN OF 120 SF OR LESS, TO BE LOCATED ON SITE WALL AT INTERSECTION OF STATE ROAD 50 AND CITRUS TOWER BLVD.

FUTURE LAND USE:

SUBJECT PROPERTY: EXISTING - COMMERCIAL
PROPOSED - COMMERCIAL (NO CHANGE)
NORTH: COMMERCIAL
WEST: COMMERCIAL
SOUTH: REGIONAL COMMERCIAL (UNINCORPORATED LAKE)
EAST: REGIONAL COMMERCIAL (UNINCORPORATED LAKE)

ZONING:

SUBJECT PROPERTY: EXISTING - C-2
PROPOSED - PUD
NORTH: C-2
WEST: C-1 AND R-3
SOUTH: R-6 (UNINCORPORATED LAKE)
EAST: C-1 (UNINCORPORATED LAKE)

PARKING CALCULATIONS:

PER CITY OF CLERMONT, SEC. 98-14

MEDICAL OFFICE: 1 SPACE PER EVERY 200 SQ.FT.

HOSPITAL: 1 SPACE PER EVERY 4 BEDS
+ 1 SPACE PER DOCTOR
+ 1 SPACE PER EVERY 4 EMPLOYEES

MEDICAL OFFICE: (1 SPACE/200 SQ.FT.) * 38,858 SQ.FT. OF BUILDING = 195 SPACES REQUIRED.

HOSPITAL: (1 SPACE/4 BEDS) * 24 BEDS
+ (1 SPACE/1 DOCTOR) * 1 DOCTORS
+ (1 SPACE/4 EMPLOYEES) * 23 EMPLOYEES = 13 SPACES REQUIRED.

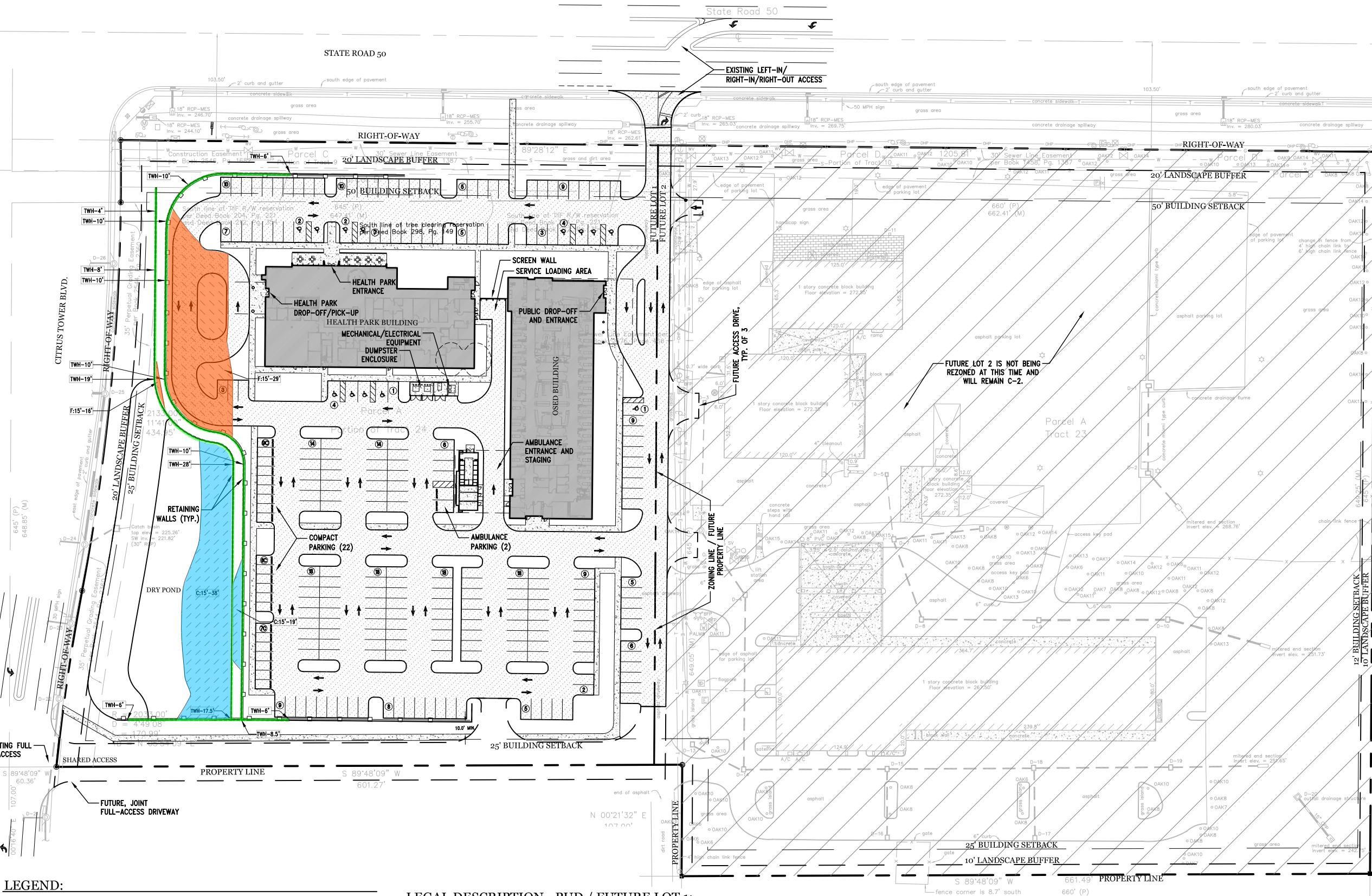
TOTAL REQUIRED: 195 + 13 = 208 SPACES

PROVIDED: 219 STANDARD + 22 COMPACT + 13 ADA = 254 SPACES

PERMITTED USES:

ALL USES PERMITTED IN C-2 ZONING, PLUS MEDICAL AND DENTAL LABORATORIES, HOSPITALS (INCLUDING FREE-STANDING EMERGENCY DEPARTMENTS), MEDICAL CLINICS, BUSINESS OFFICES ANCILLARY TO MEDICAL USES, RESTAURANTS AND CAFES ANCILLARY TO MEDICAL USES, OUTDOOR DINING/SEATING AREAS, PHARMACIES, OTHER USES WHICH ARE SIMILAR AND COMPATIBLE.

PUD SITE DEVELOPMENT PLAN



LEGEND:

- CONCRETE WALK
- ASPHALT PAVEMENT
- FUTURE LOT 2 - (NOT INCLUDED IN REZONING REQUEST)
- CUT AREAS EXCEEDING 15'
- FILL AREAS EXCEEDING 15'
- WALL HEIGHTS OVER 6' (REQUIRING WAIVER) ARE NOTED
- CUT OR FILL DEPTH RANGE WHERE GREATER THAN 15'

LEGAL DESCRIPTION - PUD / FUTURE LOT 1:

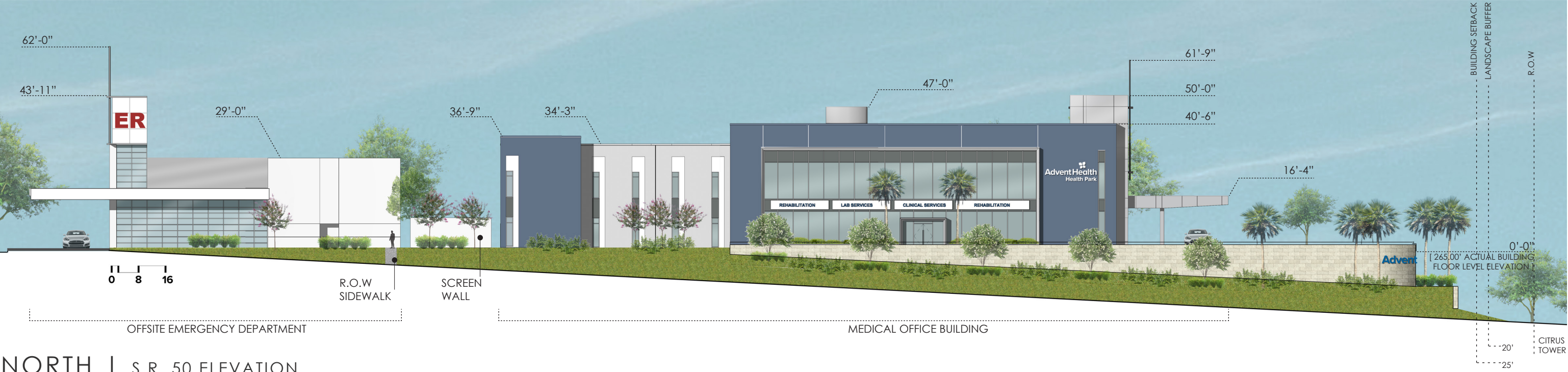
TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE SOUTH 107 FEET THEREOF AND LESS AND EXCEPT THE FOLLOWING: R/W PARCEL #C-10 AS DESCRIBED IN STATUTORY WARRANTY DEED TO LAKE COUNTY RECORDED IN O.R. BOOK 2544, PAGE 2352, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AND THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE EAST RIGHT OF WAY LINE OF CITRUS TOWER BOULEVARD AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 24, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

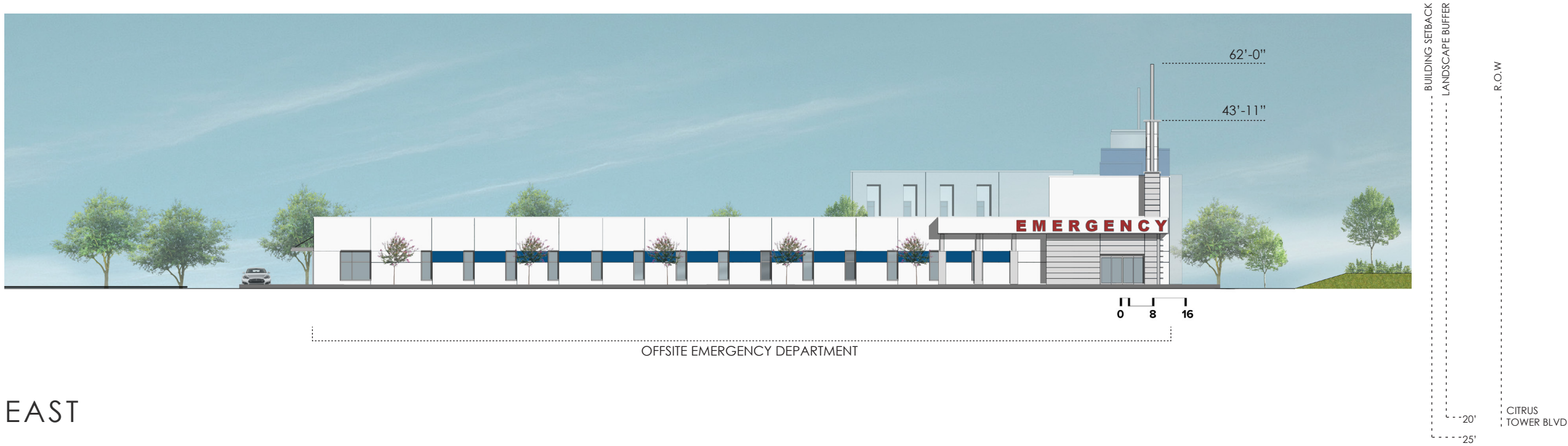
AND THAT PORTION OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W PARCEL #C13 AS DESCRIBED IN THE DEEDS TO LAKE COUNTY, FLORIDA, RECORDED IN O.R. BOOK 2544, PAGE 2358 AND O.R. BOOK 2546, PAGE 1682, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ALL LESS THE EAST 27.00 FEET THEREOF.



HEALTH PARK CAMPUS
CLERMONT, FL









WEST | CITRUS TOWER BLVD ELEVATION



Exhibit - Location Map – Advent Health Campus

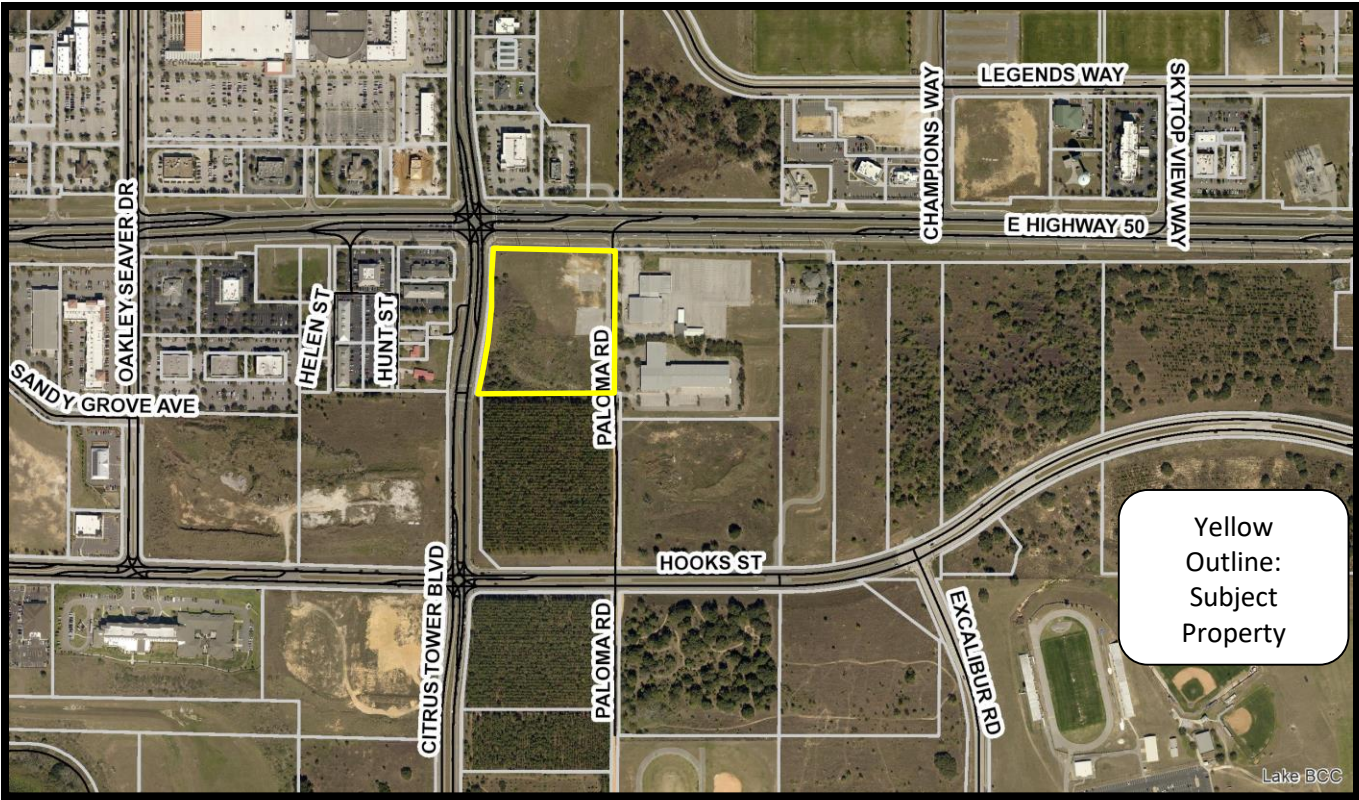
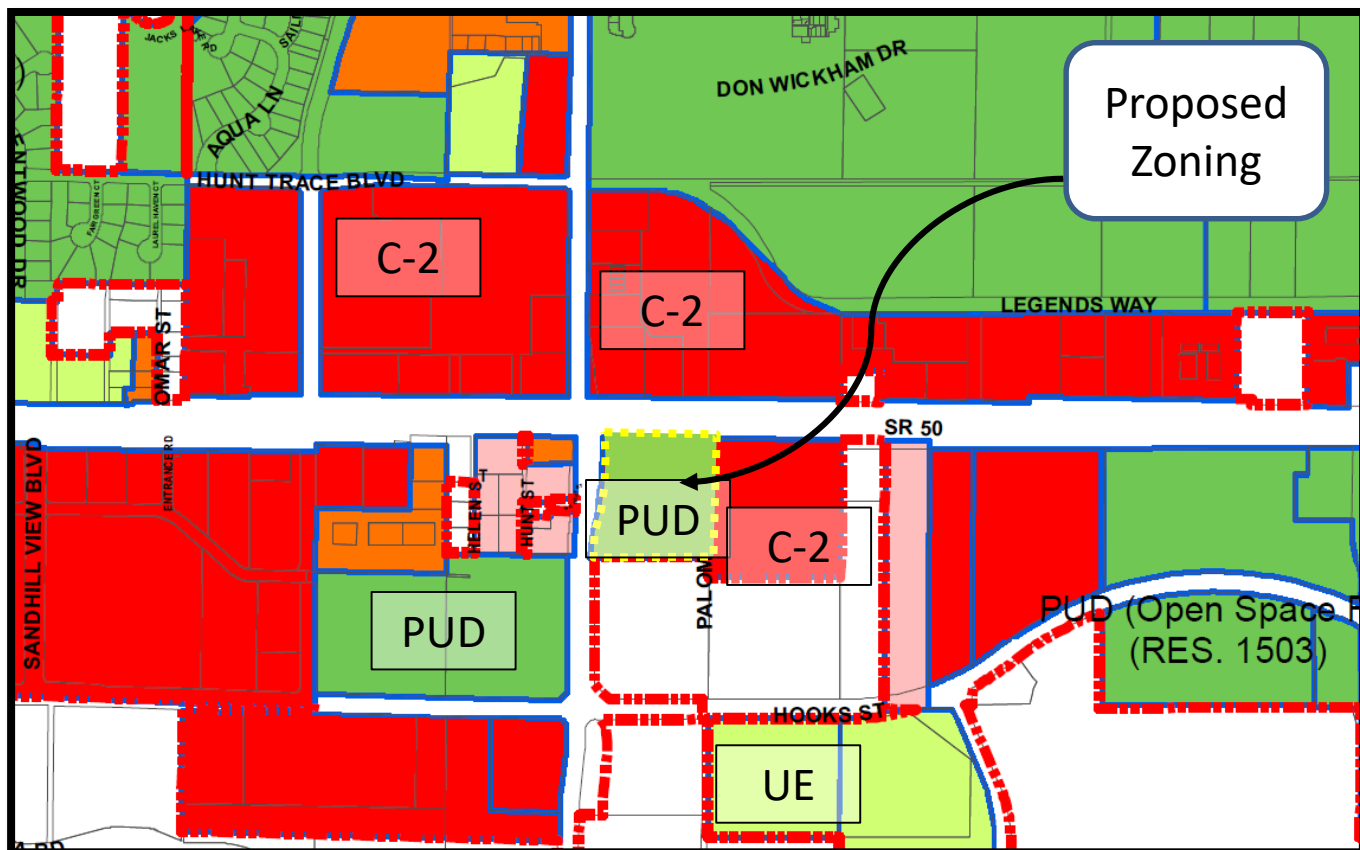
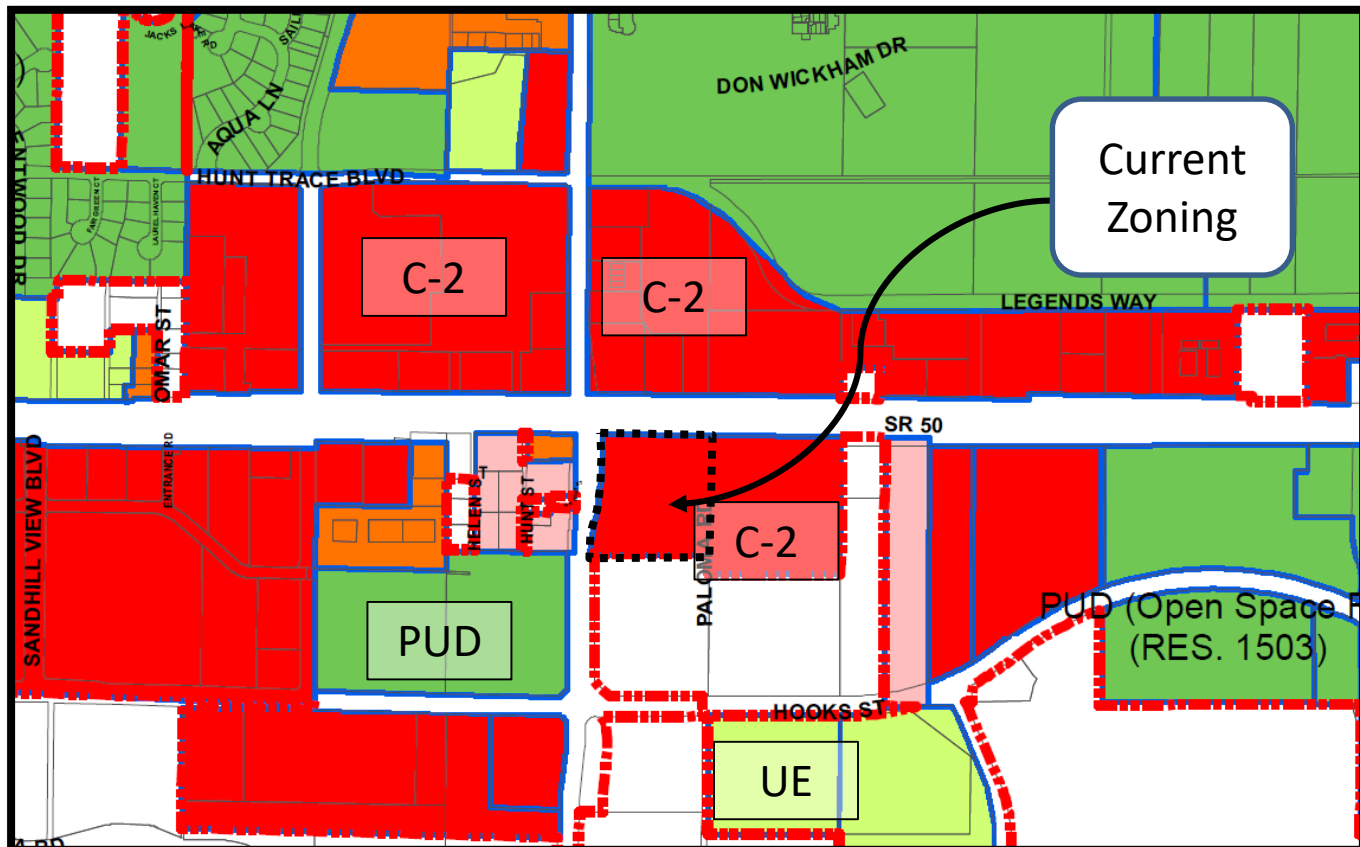


Exhibit - Zoning Map – Advent Health Campus





**CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS**

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

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

The Applicant shall provide the following information with this application:

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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: April 22, 2019

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Advent Health - Health Park Campus

APPLICANT: Klima Weeks Civil Engineering, Inc.

CONTACT PERSON: Selby Weeks, P.E.

Address: 385 Douglas Avenue, Suite 2100

City: Altamonte Springs State: FL Zip: 32714

Phone: 407-478-8750 Fax: _____

E-Mail: sweeks@klimaweeks.com

OWNER: BMR Clermont, LLC

Address: c/o Tracy Seidle, PO Box 17308

City: Sarasota State: FL Zip: 34276

Phone: _____ Fax: _____

Address of Subject Property: 14138 SR 50, Clermont, FL 34711

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

Acreage: 16.74 Land Use: Commercial
(City verification required)

Present Zoning: C-2 (see attached) 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?

We are proposing to redevelop the western, primarily undeveloped, portion of the above-referenced site
to a health park, including an off-site emergency department (OSED) and medical office building (health
park) with associated pavement areas, pedestrian hardscape, utilities and stormwater management.

Selby G. Weeks, P.E.
Applicant Name (print)

X _____
Applicant Name (*signature*)

Tracy A. Seidle, Manager
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

PARCEL A:

Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24, LESS the West 1/2 of the South 107 feet thereof.

Less and except the following:

The South 107 feet of Tract 24, Section 28, Township 22 South, Range 26 East, according to the Plat of Lake Highlands Company, as recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

Further, less and except the following:

R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

TOGETHER WITH:

PARCEL B:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

PARCEL C:

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

PARCEL D:

That portion of Tract 10, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.



DEVELOPMENT SERVICES
352-394-4083

November 16, 2018

Klima Weeks
385 Douglas Ave Ste 2100
Altamonte Springs, FL 32714

Re: AK#1648254

The above listed property is zoned C-2 (General Commercial) and the Future Land Use is Commercial. The Zoning designation is consistent with the Future Land Use Designation. Please see attached Permitted and CUP uses under the C-2 Zoning Regulations.

If you should have any further questions, please contact me at 352-241-7301.

Thank you,

A handwritten signature in blue ink, appearing to read "LWidican", is written over the typed name.

Lisa Widican
Community Development Manager
City of Clermont

Sec. 122-223. - Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
- (5) Restaurants and lounges.
- (6) Buildings, structures or uses maintained or operated by the City.
- (7) No retail establishment may occupy more than 100,000 square feet.
- (8) Lodges and clubs.
- (9) Laundries.
- (10) Hotels and motels.
- (11) Convenience stores and gas stations.
- (12) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
- (13) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.

(b)

Floor space. Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.

(c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.

(d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

(1) Limited to 50 percent of restaurant frontage as approved by the development services department.

(2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.

(3) Maximum table width; four feet.

(4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.

(e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:

(1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.

(2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.

(3) All sidewalks and pedestrian access areas shall maintain Americans with

Disabilities Act accessibility.

- (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.
- (5) Required landscaping must be maintained in accordance with the city Land Development Code.

(Code 1998, § 122-223; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § II, 4-13-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2016-27, § 2, 6-28-2016)

Sec. 122-224. - Conditional uses.

(a) Conditional uses in the C-2 district are as follows:

- (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.
- (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.
- (3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.
- (4) Agricultural service operations.
- (5) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.
- (6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
- (7) Recreational vehicle parks.
- (8) Hospitals, clinics, and nursing homes.
- (9) Automobile and truck repair garages; and painting, welding and body shops.
- (10) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.
- (11)

Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.

- (12) Churches, funeral homes and cemeteries.
 - (13) Retail establishments more than 100,000 square feet.
 - (14) Private schools.
 - (15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
 - (16) Bed and breakfast inns.
 - (17) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

(Code 1998, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 333-C, § 4, 3-23-2004; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2016-27, § 2, 6-28-2016)



Cash Register Receipt

City of Clermont

Receipt Number
R17502

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$55.00
18-4216 Address: 14138 STATE ROAD 50 CLERMONT F Apn: 1648254			\$55.00
ZONING VERIFICATION LETTER FEE			\$55.00
ZONING VERIFICATION LETTER FEE	10329-32903	0	\$55.00
TOTAL FEES PAID BY RECEIPT: R17502			\$55.00

Date Paid: Friday, November 16, 2018

Paid By: klima weeks

Cashier: LW

Pay Method: CHECK 12545

BMR CLERMONT, LLC

P.O Box 17308
Sarasota, FL 34276

April 24, 2019

RE: Agent Authorization for **Clermont Health Park**
Parcel ID: 09-22-26-120502300000, Alternate Key: 1648254

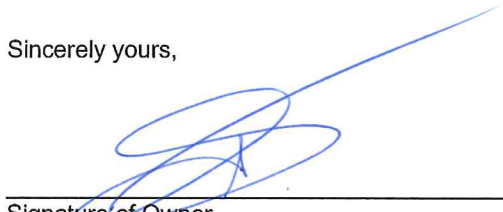
To Whom It May Concern:

This letter shall serve as Owner's Authorization for **Selby G. Weeks, P.E. of Klima Weeks Civil Engineering, Inc.** to submit and process any permits or approvals required for the development of the subject property through the following agencies:

- City of Clermont
- Lake County
- St. Johns River Water Management District
- Florida Department of Transportation
- Florida Department of Environmental Protection

Please do not hesitate to contact me with any questions.

Sincerely yours,



Signature of Owner

4-25-19

Date

Tracy Seidle - BMR Clermont LLC

Printed Name

Manager

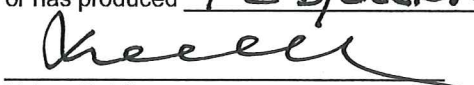
Corporate Title

NOTARY PUBLIC

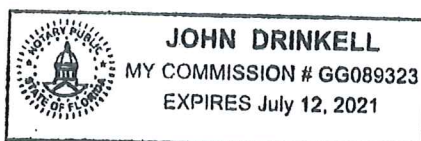
STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25 day of APRIL, 2019, by TRACY SEIDLE, of ABOVE, on behalf of the corporation. He/she is personally known to me or has produced FL. D/LICENSE as identification and did not take an oath.



Notary Public



John Drinkell
5020 Clark Rd
Sarasota, FL 34233

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: 10087612
Phone: (352) 241-7331
Date: 05/14/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/20/2019	06/10/2019	\$341.20

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. 2019-27

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:

Vacant property located at the southeast corner of Citrus Tower Boulevard and SR 50 Intersection
Portion of AK 1648254
16.74 +/- Acres

LEGAL DESCRIPTION

Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LESS the South 107 feet thereof and less and except the following: R/W Parcel #C-1.0 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

AND

That portion of the 30.00 wide plat- ted Right of Way lying North of Tract 24 of Section 28, Township 22 South, Range 26 East, and lying North of va- cated Paloma Road, to be bound on

the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 24, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

AND

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

ALL LESS the East 27.00 feet thereof.

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

This request will be considered by the Planning & Zoning Commission on Tuesday, June 4, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, June 26, 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: 10087612
May 20, 2019 &
June 10, 2019

Payment Info

Ad Price	\$341.20
Tax	\$0.00
Sub Total	\$341.20
Prepaid Amount	\$0.00
Balance Due	\$341.20