CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, June 25, 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

PRESENTATIONS

Drew Evans

Fiscal Year 2018 Annual Financial Report

Quarterly Budget Update

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 June 11, 2019 Council Meeting minutes.
Item No. 2 - Plat Approval	Lakeview Preserve Phase 1.
Item No. 3 - Canvassing Board Appointments	Appointment of Canvassing Board members for the 2019 elections.
Item No. 4 - Funding Program Agreement	Consider approval of Lake County Tourist Development Tax Capital Projects Funding Program Agreement in the amount of $750,000 for the Clermont Boat Ramp Project.
Item No. 5 - Parking License and Easement Agreement	Consider agreement for additional inventory of public downtown parking with the First United Methodist Church.
Item No. 6 - Resolution No. 2019-15R	Consider FY 2019 Budget amendment

UNFINISHED BUSINESS

Item No. 7 - Ordinance No. 2019-18 *Final Senninger Annexation*	Consider ordinance to annex 12 +/- acres located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard, adjacent to the existing Plant.

CITY OF CLERMONT
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Item No. 8 - Ordinance No. 2019-19 *Final* *Senninger Large-Scale Comprehensive Plan Amendment*	Consider ordinance to change the future land use from Lake County Regional Office to City of Clermont Industrial for 12 +/- acres located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard, adjacent to the current irrigation plant.
Item No. 9 - Ordinance No. 2019-20 *Final* *Senninger Rezoning*	Consider ordinance to rezone 12 +/- acres from Lake County Industrial to City of Clermont Industrial.
Item No. 10 - Ordinance No. 2019-24 *Final* *Hungerford Right-of-Way Vacation Request*	Consider an ordinance to close and permanently abandon a portion of unimproved 11th Street right-of-way, south of W. Minnehaha Avenue between the applicant's property.
Item No. 11 - Ordinance No. 2019-27 *Final* *Table to September 24, 2019*	Consider a PUD for a medical health park campus on 7.5+/- acres located on the southeast corner of SR 50 and Citrus Tower Blvd.

NEW BUSINESS

Item No. 12 - Variance Request *Target*	Consider request to allow for a wall sign greater than the maximum allowable copy area of 200 sq ft and to allow the number of wall signs to exceed the maximum number allowed for property located at 2660 E Hwy 50.
Item No. 13 - Variance Request *Clermont Brewing Co.* *Table to July 23, 2019*	Consider request to allow for a wall to exceed six (6) feet in height for property located at 750 West Desoto Street.
Item No. 14 - Resolution No. 2019-14R *Take 5 Quick Lube*	Consider Conditional Use Permit to allow for an automotive service center with three service bays for property located at 1900 South US Highway 27.

ADJOURN

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a

demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 11, 2019

The City Council met in a regular meeting on Tuesday, June 11, 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, Bates and Goodgame. Other City officials present were Assistant City Manager Kinzler, City Attorney Mantzaris, and Deputy City Clerk Zinker.

Council Member Travis was absent.

INVOCATION AND PLEDGE OF ALLEGIANCE

Carlos Aviles, Jr. with Calvary Chapel Clermont gave the invocation followed by the Pledge of Allegiance.

PROCLAMATIONS

Deputy City Clerk Zinker read the Election proclamation aloud.

PRESENTATIONS

Parks and Recreation

Parks and Recreation Director Davidoff provided an update of the Parks and Recreation Department in regards to the Clermont Performing Arts Center, Champions For A Lifetime, recreation programs, Clermont City Center, special events, and increased usage of the Arts & Recreation Center. This season is titled Impressions in Time with Tony Danza as the headliner. Since noon today, there were already over 200 tickets sold for the upcoming season. Since October 1, there have been over 5,500 participants in the Champions For A Lifetime program.

Mayor Ash thanked the staff for their work and effort.

Council Member Bates inquired about the Boys & Girls Club. Parks and Recreation Director Davidoff stated the previous Boys & Girls Club of Lake and Sumter County have combined to create the Boys & Girls Club of Central Florida which gives them more resources. The department meets with them on a regular basis to discuss their long term plans.

Council Member Goodgame thanked Parks and Recreation Director Davidoff for his work.

PUBLIC COMMENTS

Jim Purvis, 4206 Hammersmith Drive, thanked the City Council for the Parks and Recreation Department's development and progress.

Barbara Hollerand, 13430 Rainbow Lane, expressed safety concerns for City staff after the mass shooting in Virginia Beach and requested for Council to allow for a modification of a counter in Development Services at City Hall with a physical barrier. There was an available plan drafted previously with proposed funding which could go forward in a matter of weeks if approved.

REPORTS

Assistant City Manager Kinzler reported the City Council Workshop will be held next Tuesday, June 18, 2019 in the Council Chambers at 6:30pm.

City Attorney Mantzaris – No Report.

Council Member Bates invited the public to Representative Sabatini's workshop on June 17 from 6:00pm to 7:00pm.

Council Member Goodgame – No report.

Council Member Brishke – No report.

Mayor Ash reported on June 1, she was at the Church at South Lake for the start of the Champions Circle Program. Over the next three months, the participants will visit City Departments and local businesses. On June 4, she attended the grand opening of Clermont Brewing Company on Desoto Street. On June 5, she was in Groveland for the Mayors and Managers Meeting where County Commissioner Parks and County Manager Cole were also present. On June 8, she was in Groveland to attend a conference of the Federal Association of Counselors and Therapists where she introduced Chief Broadway as the opening speaker. Later that same day, she met with Mrs. Smith, an advocate for housing for the homeless. The focus of the discussion was for permanent tiny homes for veterans. Yesterday, she was present at the swearing in of two Police Officers, Officer Brittany Lopez and Officer Uliana Kozar.

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 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.

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

UNFINISHED BUSINESS

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

Deputy City Clerk Zinker 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.

Parks and Recreation Director Davidoff presented staff's request to change the Special Event section in the City's Code regarding application for permits and recommended approval.

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

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

NEW BUSINESS

Item No. 6 – Variance Request, *Culver's*

Development Services Director Henschel presented applicant's request for a variance to allow for a second monument sign to exceed eight feet in height instead of the requirements of the Land Development Code. To the north of the site there is a retaining wall that varies in height from approximately six feet to up to 10 feet in height which will effectively block a sign placed on the property. On April 14, 2015, the City Council approved a variance to allow a monument to exceed eight feet in height for the subject property. The applicant never constructed the new sign, therefore allowing the variance approval to expire. The applicant is requesting the same sign variance to the Land Development Code. Overall sign height is 14 feet with 8 feet over the top of the retaining wall. Staff recommended approval.

Ed Williams, Williams Development Services, stated the Council approved the prior request before it expired and requested for the Council to approve the request again as the franchise company is insisting for the sign to be built.

Mayor Ash opened the Public Hearing.

Jim Purvis, 4206 Hammersmith Drive, expressed opposition to the request.

Mayor Ash closed the Public Hearing.

Council Member Goodgame inquired about location of the sign. Development Services Director Henschel replied the sign would be located on the applicant's parcel in their parking lot.

Council Member Brishke requested for street view of the road. Development Services Director Henschel displayed an image of the street view.

> 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. 7 – Variance Request, *Napleton*

Development Services Director Henschel presented the applicant's variance request to allow for the number of wall signs to exceed the maximum number allowed. The site was constructed in Lake County and annexed into the City as existing on April 26, 2016. The existing sign plan was approved and permitted in Lake County. The applicant is not requesting to increase the number of wall signs or add additional square feet but only to replace the existing signs that were previously approved and existing before the current building expansion. Staff recommended approval.

Mark Brenchley, applicant, stated the signage was approved by Lake County prior to the property being annexed into the City. However, a permit is needed for the signs to be placed back on the building due to the signs having to be removed during renovations.

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

Council Member Goodgame inquired about the City Code. Development Services Director Henschel stated the overall square footage of wall signs will meet the City Code but they are exceeding the number of wall signs.

Council Member Bates moved to approve the variance request; seconded by Council Member Brishke. The motion passed 3 to 1 with Council Member Goodgame voting nay.

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

Deputy City Clerk Zinker read Ordinance No. 2019-20 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. 2019-20; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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

Deputy City Clerk Zinker read Ordinance No. 2019-24 aloud by title only.

> 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.

Council Member Bates moved to introduce Ordinance No. 2019-24; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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

Deputy City Clerk Zinker read Ordinance No. 2019-25 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.

Development Services Director Henschel presented applicant's request for a Future Land Use change from Low Density Residential to Medium Density Residential on the subject property. The City can serve the property with central water and sewer, along with other public services. The proposed map amendment will change the future land use from City of Clermont Low Density Residential which allows up to three units per acre to City of Clermont Medium Density Residential which allows up to eight 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 units per acre. Staff recommended approval of the transmittal.

Attorney Jimmy Crawford, representative of the applicant, stated the subject parcel is the geographic center of the City. A traffic study was prepared and submitted to the Metropolitan Planning Organization where it was approved and then submitted to the City. The applicant will be required to install turn lanes for the project. The school capacity letter shows there is capacity at all of the neighborhood schools for the project. The subdivision will be in walking distance of the elementary school, a park, medical centers, and shopping. The City's Comprehensive Plan has Low Density of three units per acre and the City's Medium Density of eight units per acre. The City's Planned Unit Development process can be used as a limiting factor for the project. The applicant's Planned Unit Development has been submitted at the same time as the Comprehensive Plan Amendment to show the Council that the applicant is not requesting the maximum of eight units per acre but rather is asking for the same sized lots as Kings Ridge.

Mayor Ash opened the Public Hearing.

Marion Ringwood, 1808 Nature Cove Lane, expressed opposition to the request.

Jeff Savasta, 12040 Windy Ridge Lane, expressed opposition to the request and expressed traffic and safety concerns.

Leo Drescher, 14444 Johns Lake Road, reviewed the surrounding property types and expressed opposition to the request.

Jeanne Swords, 2983 Southern Pines Loop, expressed opposition to the request and provided copy of a petition and e-mails.

Richard Achor, 14324 Johns Lake Road, expressed opposition to the request and expressed concern for traffic impact.

Jim Purvis, 4206 Hammersmith Drive, suggested a compromise of three units per acre.

Mayor Ash closed the Public Hearing.

Mayor Ash requested for the City Attorney to clarify the Council's role for tonight's Council Meeting. City Attorney Mantzaris stated the Council is only voting on whether to transmit the matter to the State for their review and comments. The matter would then return to the Council for final action. The layout of the property and the proposed zoning is not before the Council tonight but will be brought to Council once the Comprehensive Plan Amendment has returned from the State.

Attorney Crawford expressed appreciation of hearing from the residents tonight and requested for the Council to allow for the matter to move forward and return after the State has reviewed it so the entire project can come before the Council before a final vote is made.

Council Member Bates expressed opposition to the proposed project but expressed support for allowing the applicant the due process of going to the State and returning for Council's final action.

> Council Member Bates moved to transmit Ordinance No. 2019-25; seconded by Mayor Ash. The motion failed 2 to 2 with Council Member Goodgame and Council Member Brishke voting nay resulting in the denial of Ordinance No. 2019-25.

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

Deputy City Clerk Zinker read Ordinance No. 2019-27 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 Goodgame moved to introduce Ordinance No. 2019-27; seconded by Council Member Brishke. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting adjourned at 8:03pm.

APPROVED:

_____
Gail L. Ash, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, June 25, 2019	
Agenda Item Name	
Plat Approval	
Requested Action	
Recommend approval of Lakeview Preserve Phase 1 Plat.	
Staff Report	
Lakeview Preserve Phase 1 is 188 single-family lots located north of Lover's Lane and Hartwood Marsh Road. The total lot count is 323 lots, with this being the first phase. The reviewing surveyor and the City Engineer has reviewed and recommends approval of the plat.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Lakeview Preserve 6-10-19	Lakeview Preserve 6-10-19.pdf

LAKEVIEW PRESERVE

LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT BOOK_____ PAGE _____

LEGAL DESCRIPTION:

A PARCEL OF LAND COMPRISING A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID NORTHWEST 1/4 OF SECTION 1; THENCE RUN SOUTH 00°27'04" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 747.84 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°46'26" WEST FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AN UNNAMED ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1286, PAGE 34 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°46'26" WEST FOR A DISTANCE OF 79.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING OF SOUTH 72°50'19" WEST AND A CHORD DISTANCE OF 44.82 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°46'29" FOR AN ARC DISTANCE OF 45.52 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 55°27'04" WEST FOR A DISTANCE OF 20.62 FEET; THENCE RUN SOUTH 34°32'56" EAST FOR A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH 55°27'04" WEST FOR A DISTANCE OF 880.86 FEET; THENCE RUN SOUTH 44°13'02" WEST FOR A DISTANCE OF 137.59 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 770.00 FEET, A CHORD BEARING OF SOUTH 14°30'39" WEST AND A CHORD DISTANCE OF 705.91 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°33'55" FOR AN ARC DISTANCE OF 733.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 41°47'36" WEST FOR A DISTANCE OF 153.01 FEET; THENCE RUN SOUTH 24°27'00" WEST FOR A DISTANCE OF 57.43 FEET; THENCE RUN SOUTH 52°21'36" EAST FOR A DISTANCE OF 141.96 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF SOUTH 50°21'48" EAST AND A CHORD DISTANCE OF 72.81 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°42'24" FOR AN ARC DISTANCE OF 78.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 74°26'57" EAST FOR A DISTANCE OF 34.93 FEET; THENCE RUN SOUTH 73°54'51" EAST FOR A DISTANCE OF 52.25 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 587.00 FEET, A CHORD BEARING OF SOUTH 78°02'15" EAST AND A CHORD DISTANCE OF 143.54 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°02'44" FOR AN ARC DISTANCE OF 143.90 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71°00'53" EAST FOR A DISTANCE OF 42.48 FEET; THENCE RUN SOUTH 09°46'31" WEST FOR A DISTANCE OF 20.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1277, PAGE 1855 OF SAID PUBLIC RECORDS; THENCE NORTH 89°26'06" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1826.82 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF INNOVATION AT HIDDEN LAKE AS RECORDED IN PLAT BOOK 68, PAGES 92 THROUGH 94 OF SAID PUBLIC RECORDS; THENCE NORTH 00°24'03" EAST ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE FOR A DISTANCE OF 1123.41 FEET TO A POINT LYING ON THE SAFE UPLAND LINE OF JOHNS LAKE AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION; THENCE RUN ALONG SAID SAFE UPLAND LINE THE FOLLOWING COURSES: NORTH 61°07'16" EAST FOR A DISTANCE OF 17.59 FEET; THENCE RUN NORTH 54°26'19" EAST FOR A DISTANCE OF 59.73 FEET; THENCE RUN NORTH 40°34'40" EAST FOR A DISTANCE OF 66.63 FEET; THENCE RUN NORTH 53°10'29" EAST FOR A DISTANCE OF 32.09 FEET; THENCE RUN NORTH 31°40'20" EAST FOR A DISTANCE OF 20.52 FEET; THENCE RUN NORTH 42°50'18" EAST FOR A DISTANCE OF 58.15 FEET; THENCE RUN NORTH 67°21'11" EAST FOR A DISTANCE OF 31.40 FEET; THENCE RUN NORTH 39°16'34" EAST FOR A DISTANCE OF 49.78 FEET; THENCE RUN NORTH 59°37'33" EAST FOR A DISTANCE OF 58.45 FEET; THENCE RUN NORTH 68°08'05" EAST FOR A DISTANCE OF 66.71 FEET; THENCE RUN SOUTH 42°47'03" EAST FOR A DISTANCE OF 22.84 FEET; THENCE RUN NORTH 76°03'21" EAST FOR A DISTANCE OF 50.91 FEET; THENCE RUN NORTH 60°50'21" EAST FOR A DISTANCE OF 69.23 FEET; THENCE RUN NORTH 42°10'10" EAST FOR A DISTANCE OF 61.43 FEET; THENCE RUN NORTH 17°23'18" EAST FOR A DISTANCE OF 48.20 FEET; THENCE RUN NORTH 48°10'17" EAST FOR A DISTANCE OF 24.36 FEET; THENCE RUN NORTH 36°46'56" EAST FOR A DISTANCE OF 5.87 FEET; THENCE RUN NORTH 77°24'13" EAST FOR A DISTANCE OF 36.08 FEET; THENCE RUN SOUTH 49°19'00" EAST FOR A DISTANCE OF 29.68 FEET; THENCE RUN NORTH 88°25'42" EAST FOR A DISTANCE OF 37.90 FEET; THENCE RUN SOUTH 54°34'24" EAST FOR A DISTANCE OF 30.80 FEET; THENCE RUN NORTH 78°39'20" EAST FOR A DISTANCE OF 59.41 FEET; THENCE RUN NORTH 55°35'11" EAST FOR A DISTANCE OF 27.15 FEET; THENCE RUN NORTH 48°06'54" EAST FOR A DISTANCE OF 91.29 FEET; THENCE RUN NORTH 38°44'09" EAST FOR A DISTANCE OF 37.35 FEET; THENCE RUN NORTH 50°40'46" EAST FOR A DISTANCE OF 29.78 FEET; THENCE RUN NORTH 70°34'53" EAST FOR A DISTANCE OF 31.92 FEET; THENCE RUN NORTH 59°42'01" EAST FOR A DISTANCE OF 46.33 FEET; THENCE RUN NORTH 66°13'02" EAST FOR A DISTANCE OF 37.47 FEET; THENCE RUN NORTH 42°53'15" EAST FOR A DISTANCE OF 70.47 FEET; THENCE RUN NORTH 21°38'08" EAST FOR A DISTANCE OF 11.78 FEET; THENCE DEPARTING SAID SAFE UPLAND LINE, RUN SOUTH 89°31'15" EAST FOR A DISTANCE OF 79.17 FEET; THENCE RUN SOUTH 11°09'33" EAST FOR A DISTANCE OF 41.11 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 245.00 FEET, A CHORD BEARING OF SOUTH 67°51'14" EAST AND A CHORD DISTANCE OF 269.06 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°36'37" FOR AN ARC DISTANCE OF 284.83 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 34°32'56" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN SOUTH 55°27'04" WEST FOR A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH 34°32'56" EAST FOR A DISTANCE OF 290.00 FEET; THENCE RUN NORTH 55°27'04" EAST FOR A DISTANCE OF 1215.54 FEET; THENCE RUN SOUTH 89°32'57" EAST FOR A DISTANCE OF 76.01 FEET; THENCE RUN SOUTH 00°27'04" WEST FOR A DISTANCE OF 141.00 FEET; THENCE RUN SOUTH 89°46'26" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 62.79 ACRES MORE OR LESS.

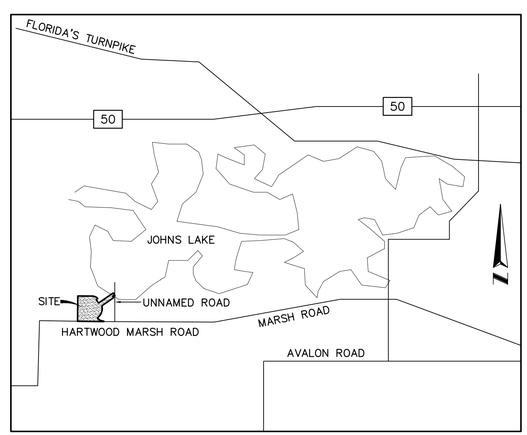
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1-23-26, AS BEING NORTH 89°26'06" WEST.
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
5. TRACT B-1 SHALL BE OWNED AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC,FORTHE PURPOSE OF BOAT RAMP/OPEN SPACE.
6. TRACT LS-1 SHALL BE OWNED AND MAINTAINED BY THE CITY OF CLERMONT FOR THE PURPOSE OF A SANITARY SEWER LIFT STATION.
7. TRACT DED-1 SHALL BE OWNED AND MAINTAINED BY LAKE COUNTY, FLORIDA FOR THE PURPOSE OF ADDITIONAL RIGHT-OF-WAY FOR HARTWOOD MARSH ROAD.
8. TRACT ROW-1 CONSISTS OF ALL INTERNAL ROADWAYS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC, FOR THE PURPOSE OF LANDSCAPING, DRAINAGE, UTILITIES AND ROAD RIGHTS-OF-WAY. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OF CLERMONT, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE TRACT ROW-1.
9. TRACT RE-1 RECREATION TRACT SHALL BE OWNED AND MAINTAINED BY THE OWNER.
10. WETLANDS AND UPLAND BUFFERS OVER LOTS 16 THROUGH 28 INCLUSIVE SHALL BE OWNED BY THE INDIVIDUAL HOMEOWNERS WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF THE CITY OF CLERMONT AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
11. RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY PIER, OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURES. ANY PERSON DESIRING TO CONSTRUCT ANY OF THESE STRUCTURES SHALL APPLY FOR AN LAKE COUNTY DOCK CONSTRUCTION PERMIT. APPLICATION SHALL BE MADE TO THE LAKE COUNTY ENVIRONMENTAL PROTECTION DIVISION PRIOR TO INSTALLATION.
12. THE ORDINARY HIGH WATER LINE (OHWL) ELEVATION HAS NOT BEEN DETERMINED FOR JOHNS LAKE. THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PORTION OF THE PROPERTY FRONTING THE LAKE. THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 14, 2003 DETERMINED THAT ELEVATION 98.00 FEET (NGVD 29 DATUM) AND 97.12 (NAVD 88 DATUM) IS A SAFE UPLAND LINE FOR JOHN'S LAKE AND IS AT OR ABOVE THE ORDINARY HIGH WATER LINE. IN ORDER TO ENSURE THAT THERE IS NO GAP BETWEEN SOVEREIGN LANDS AND LOTS FRONTING JOHNS LAKE AND THAT NO LOTS FRONTING JOHNS LAKE INCLUDES SOVEREIGN LANDS, ALL LOTS FRONTING JOHNS LAKE SHALL EXTEND TO THE SAFE UPLAND LINE OF JOHNS LAKE.
13. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 703. PAGE 801, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
14. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 983. PAGE 1782, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
15. CITY OF CLERMONT ORDINANCE NO. 2017-40 PROVIDING FOR THE ANNEXATION OF SUBJECT PROPERTY RECORDED IN O.R. BOOK 5062. PAGE 2212, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY IS BLANKET AND CANNOT BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
16. THE HOA DRAINAGE EASEMENT SHOWN ALONG LOTS 16 THROUGH 28 IS TO BE DEDICATED TO AND MAINTAINED BY THE LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION.

LEGEND:

ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
PB	PLAT BOOK
CCR#	CERTIFIED CORNER RECORD
NT	NON-TANGENT
PC	POINT OF CURVATURE
●	SET NAIL AND DISK, STAMPED PRM 6723 PERMANENT REFERENCE MONUMENT (PRM)
◉	SET NAIL AND DISK, STAMPED LB 6723 PERMANENT CONTROL POINT (PCP)
•	CHANGE IN DIRECTION, NO CORNER SET
PI	POINT OF INTERSECTION
℄	CENTERLINE
NHWL	NORMAL HIGH WATER LINE
RLS	REGISTERED LAND SURVEYOR
LB	LICENSED BUSINESS
D.U.E.	DRAINAGE UTILITY EASEMENT
U.E.	UTILITY EASEMENT
L.S.E.	LANDSCAPE EASEMENT
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
PT	POINT OF TANGENCY
⊡	RECOVERED 4" X 4" CONCRETE MONUMENT STAMPED LB 68
■	SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 6723, UNLESS OTHERWISE NOTED
LB	LICENSED BUSINESS
D.U.E.	DRAINAGE UTILITY EASEMENT
R	DENOTES RADIUS
CB	DENOTES CHORD BEARING
CH	DENOTES CHORD LENGTH
△	DENOTES CENTRAL ANGLE
L	DENOTES LENGTH
PRM	DENOTES PERMANENT REFERENCE MONUMENT
NHWL	NORMAL HIGH WATER LINE
○	SET 5/8 IRON ROD AND CAP STAMPED PRM 6723

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723



VICINITY MAP (not to scale)

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC a Michigan limited liability company has executed this Dedication in the manner provided by law _____, 2019.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication in the manner provided by law on _____, 2019.

Signed and sealed and delivered in our presence as witnesses:

1. _____ Signature:
_____ Printed Name:
2. _____ Signature:
_____ Printed Name:

OWNER: PULTE HOME COMPANY, LLC a Michigan limited liability company
_____ Signature:
_____ Printed Name:

The foregoing Dedication was acknowledge before me this ___ day of _____ 2019 by _____ as _____ of PULTE HOME COMPANY, LLC a Michigan limited liability company

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

Signature of Acknowledger: _____
Printed Name of Acknowledger: _____
My Commission Expires: _____

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC, a Florida corporation has executed this Dedication in the manner provided by law _____, 2019.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication in the manner provided by law on _____, 2019.

Signed and sealed and delivered in our presence as witnesses:

1. _____ Signature:
_____ Printed Name:
2. _____ Signature:
_____ Printed Name:

OWNER: TAYLOR MORRISON OF FLORIDA, INC. a Florida corporation
_____ Signature:
_____ Printed Name:

SEAL

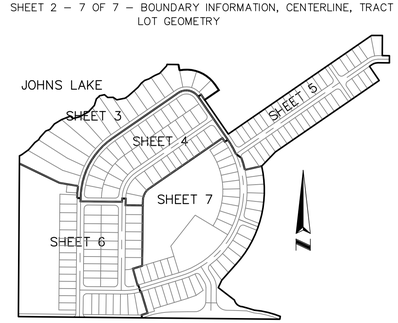
The foregoing Dedication was acknowledge before me this ___ day of _____ 2019 by _____ as _____ of TAYLOR MORRISON OF FLORIDA, INC.

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

Signature of Acknowledger: _____
Printed Name of Acknowledger: _____
My Commission Expires: _____

SHEET INDEX

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



KEY MAP (not to scale)

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

LAKEVIEW PRESERVE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, PULTE HOME COMPANY, LLC a Michigan limited liability company being the owner in fee simple of all the lands described herein with the exception of Lots 11 through 15, 29 through 51, Lots 62 through 82, Lots 89 through 100 and Lots 108 through 110 and TAYLOR MORRISON OF FLORIDA, INC a Florida corporation being the owner of Lots 11 through 15, 29 through 51, Lots 62 through 82, Lots 89 through 100 and Lots 108 through 110 do hereby dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

1. TO LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC.: Tract ROW-1 is subject to perpetual right of ingress and egress by the Lot Owners of LAKEVIEW PRESERVE, their tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services and their vehicles and personnel, A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon. Tract B-1, Boat Ramp/Open Space. Tracts OS-2 and OS-3 shall be owned and maintained by the LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC, for the purpose of signage, drainage, utilities and landscaping. Tracts OS-1 and OS-6 shall be owned and maintained by the LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC, for the purpose of open space / ponds.

2. TO LOT OWNERS OF LAKEVIEW PRESERVE:
A perpetual ingress and egress easement is hereby granted over, across and upon Tract ROW-1 including the right of ingress and egress for said Lot Owner's tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services and their vehicles and personnel, A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES:
A utility easement is hereby granted over, across and upon Tract ROW-1 and those areas designated as utility easements shown hereon, including the right of ingress and egress over and across Tract ROW-1 for the purpose of accessing said utility easements.

4. TO THE CITY OF CLERMONT:
A utility easement is hereby granted over, across and upon Tract ROW-1 and those areas designated as utility easements shown hereon, including the right of ingress and egress over and across Tract ROW-1 for the purpose of accessing said utility easements. Tract LS-1 sanitary sewer lift station.

5. TO LAKE COUNTY:
Tract DED-1 shall be dedicated to the public for additional right-of-way purposes by separate instrument.

6. To Owner:
Tract RE-1 Recreation.

7. TO RESPECTIVE OWNERS OF TAX PARCELS
36-22-26-0003-000-01000, 36-22-26-0003-000-01100
01-23-26-0002-000-00301, 01-23-26-0002-000-00200 &
01-23-26-0002-000-02700 and their respective successors and assigns:

A perpetual ingress and egress easement is hereby granted over, across and upon Tract ROW-1 including the right of ingress and egress for such owner's tenants, invitees and licensees, to provide access to and from such owner's properties.

CERTIFICATE OF APPROVAL OF MUNICIPALITY

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

Attest: _____ City Clerk
_____ Print Name

City of Clermont
_____ Mayor
_____ Print Name

REVIEWER STATEMENT

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

_____ Jennings E. Griffin
Florida Professional Land Surveyor No.4486
Booth, Ern, Straughan & Hiott, Inc.

_____ Date

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

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

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

Date: _____

CERTIFICATE OF CLERK

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

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

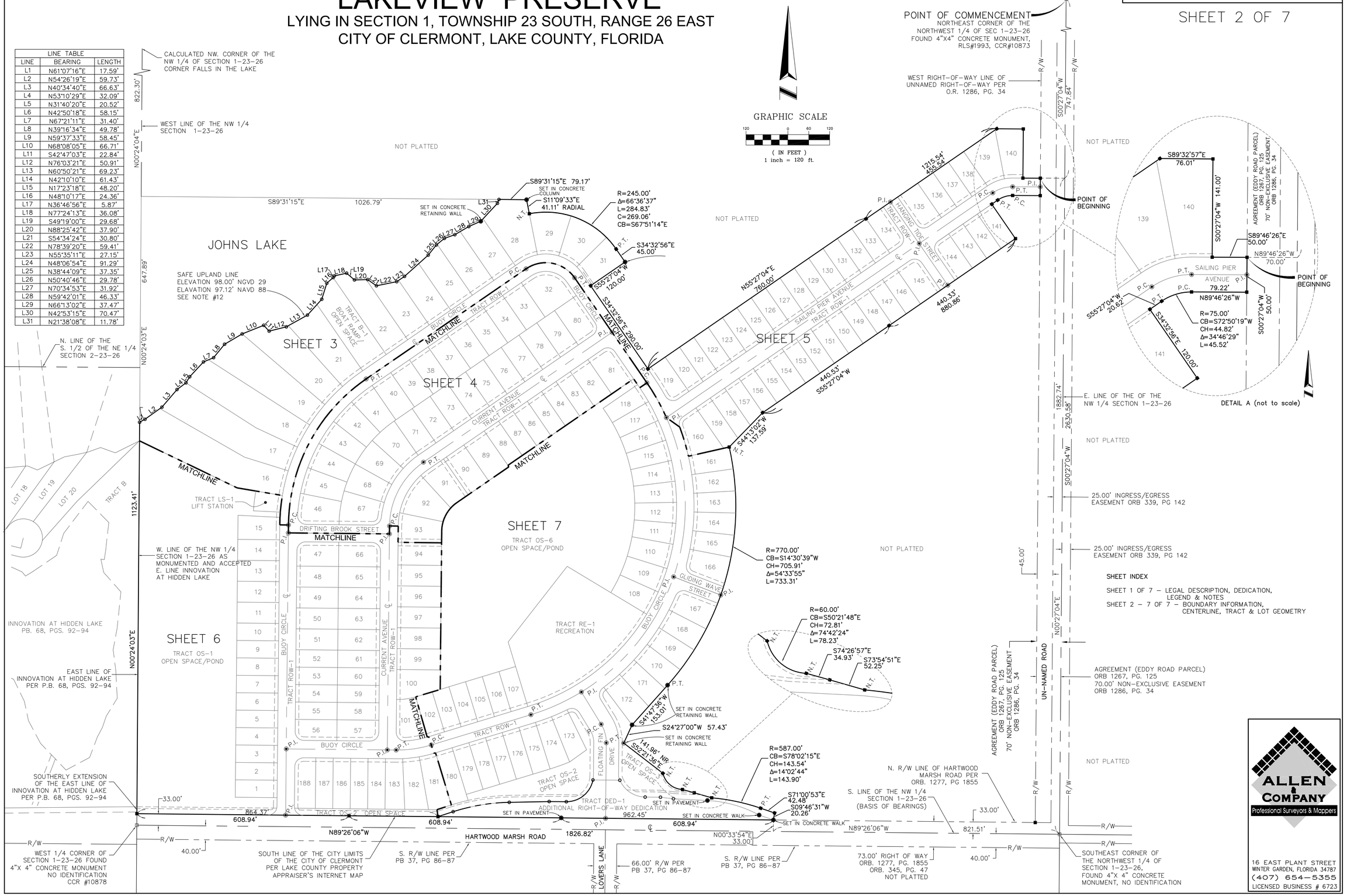
LAKEVIEW PRESERVE

LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT BOOK____ PAGE____

SHEET 2 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°07'16"E	17.59'
L2	N54°26'19"E	59.73'
L3	N40°34'40"E	66.63'
L4	N53°10'29"E	32.09'
L5	N31°40'20"E	20.52'
L6	N42°50'18"E	58.15'
L7	N67°21'11"E	31.40'
L8	N39°16'34"E	49.78'
L9	N59°37'33"E	58.45'
L10	N68°08'05"E	66.71'
L11	S42°47'03"E	22.84'
L12	N76°03'21"E	50.91'
L13	N60°50'21"E	69.23'
L14	N42°10'10"E	61.43'
L15	N17°23'18"E	48.20'
L16	N48°10'17"E	24.36'
L17	N36°46'56"E	5.87'
L18	N77°24'13"E	36.08'
L19	S49°19'00"E	29.68'
L20	N88°25'42"E	37.90'
L21	S54°34'24"E	30.80'
L22	N78°39'20"E	59.41'
L23	N55°35'11"E	27.15'
L24	N48°06'54"E	91.29'
L25	N38°44'09"E	37.35'
L26	N50°40'46"E	29.78'
L27	N70°34'53"E	31.92'
L28	N59°42'01"E	46.33'
L29	N66°13'02"E	37.47'
L30	N42°53'15"E	70.47'
L31	N21°38'08"E	11.78'



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WINTER GARDEN, FLORIDA 34787
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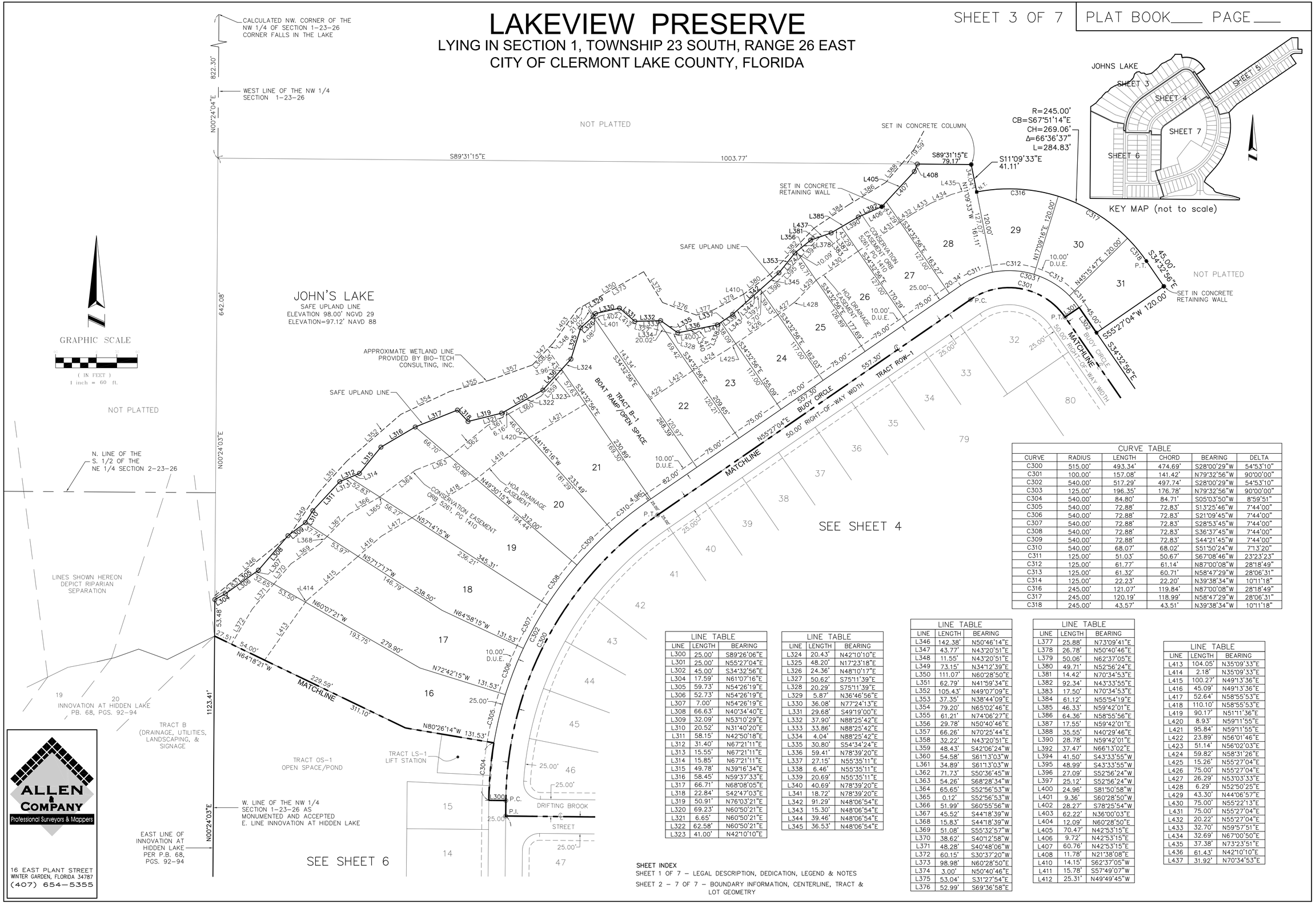
LICENSED BUSINESS # 6723

LAKEVIEW PRESERVE

LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT LAKE COUNTY, FLORIDA

PLAT BOOK____ PAGE____



ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C300	515.00'	493.34'	474.69'	S28°00'29"W	54°53'10"
C301	100.00'	157.08'	141.42'	N79°32'56"W	90°00'00"
C302	540.00'	517.29'	497.74'	S28°00'29"W	54°53'10"
C303	125.00'	196.35'	176.78'	N79°32'56"W	90°00'00"
C304	540.00'	84.80'	84.71'	S05°03'50"W	8°59'51"
C305	540.00'	72.88'	72.83'	S13°25'46"W	7°44'00"
C306	540.00'	72.88'	72.83'	S21°09'45"W	7°44'00"
C307	540.00'	72.88'	72.83'	S28°53'45"W	7°44'00"
C308	540.00'	72.88'	72.83'	S36°37'45"W	7°44'00"
C309	540.00'	72.88'	72.83'	S44°21'45"W	7°44'00"
C310	540.00'	68.07'	68.02'	S51°50'24"W	7°13'20"
C311	125.00'	51.03'	50.67'	S67°08'46"W	23°23'23"
C312	125.00'	61.77'	61.14'	N87°00'08"W	28°18'49"
C313	125.00'	61.32'	60.71'	N58°47'29"W	28°06'31"
C314	125.00'	22.23'	22.20'	N39°38'34"W	10°11'18"
C316	245.00'	121.07'	119.84'	N87°00'08"W	28°18'49"
C317	245.00'	120.19'	118.99'	N58°47'29"W	28°06'31"
C318	245.00'	43.57'	43.51'	N39°38'34"W	10°11'18"

LINE TABLE		
LINE	LENGTH	BEARING
L300	25.00'	S89°26'06"E
L301	25.00'	N55°27'04"E
L302	45.00'	S34°32'56"E
L304	17.59'	N61°07'16"E
L305	59.73'	N54°26'19"E
L306	52.73'	N54°26'19"E
L307	7.00'	N54°26'19"E
L308	66.63'	N40°34'40"E
L309	32.09'	N53°10'29"E
L310	20.52'	N31°40'20"E
L311	58.15'	N42°50'18"E
L312	31.40'	N67°21'11"E
L313	15.55'	N67°21'11"E
L314	15.85'	N67°21'11"E
L315	49.78'	N39°16'34"E
L316	58.45'	N59°37'33"E
L317	66.71'	N68°08'05"E
L318	22.84'	S42°47'03"E
L319	50.91'	N76°03'21"E
L320	69.23'	N60°50'21"E
L321	6.65'	N60°50'21"E
L322	62.58'	N60°50'21"E
L323	41.00'	N42°10'10"E

LINE TABLE		
LINE	LENGTH	BEARING
L324	20.43'	N42°10'10"E
L325	48.20'	N17°23'18"E
L326	24.36'	N48°10'17"E
L327	50.62'	S75°11'39"E
L328	20.29'	S75°11'39"E
L329	5.87'	N36°46'56"E
L330	36.08'	N77°24'13"E
L331	29.68'	S49°19'00"E
L332	37.90'	N88°25'42"E
L333	33.86'	N88°25'42"E
L334	4.04'	N88°25'42"E
L335	30.80'	S54°34'24"E
L336	59.41'	N78°39'20"E
L337	27.15'	N55°35'11"E
L338	6.46'	N55°35'11"E
L339	20.69'	N55°35'11"E
L340	40.69'	N78°39'20"E
L341	18.72'	N78°39'20"E
L342	91.29'	N48°06'54"E
L343	15.30'	N48°06'54"E
L344	39.46'	N48°06'54"E
L345	36.53'	N48°06'54"E

LINE TABLE		
LINE	LENGTH	BEARING
L346	142.38'	N50°46'14"E
L347	43.77'	N43°20'51"E
L348	11.55'	N43°20'51"E
L349	73.15'	N34°12'39"E
L350	111.07'	N60°28'50"E
L351	62.79'	N41°59'34"E
L352	105.43'	N49°07'09"E
L353	37.35'	N38°44'09"E
L354	79.20'	N65°02'46"E
L355	61.21'	N74°06'27"E
L356	29.78'	N50°40'46"E
L357	66.26'	N70°25'44"E
L358	32.22'	N43°20'51"E
L359	48.43'	S42°06'24"W
L360	54.58'	S61°13'03"W
L361	34.89'	S61°13'03"W
L362	71.73'	S50°36'45"W
L363	54.26'	S68°28'34"W
L364	65.65'	S52°56'53"W
L365	0.12'	S52°56'53"W
L366	51.99'	S60°55'56"W
L367	45.52'	S44°18'39"W
L368	15.83'	S44°18'39"W
L369	51.08'	S55°32'57"W
L370	38.62'	S40°12'58"W
L371	48.28'	S40°48'06"W
L372	60.15'	S30°37'20"W
L373	98.98'	N60°28'50"E
L374	3.00'	N50°40'46"E
L375	53.04'	S31°27'54"E
L376	52.99'	S69°36'58"E

LINE TABLE		
LINE	LENGTH	BEARING
L377	25.88'	N73°09'41"E
L378	26.78'	N50°40'46"E
L379	50.06'	N62°37'05"E
L380	49.71'	N52°56'24"E
L381	14.42'	N70°34'53"E
L382	92.34'	N43°33'55"E
L383	17.50'	N70°34'53"E
L384	61.12'	N55°54'19"E
L385	46.33'	N59°42'01"E
L386	64.36'	N58°55'56"E
L387	17.55'	N59°42'01"E
L388	35.55'	N40°29'46"E
L390	28.78'	N59°42'01"E
L392	37.47'	N66°13'02"E
L394	41.50'	S43°33'55"W
L395	48.99'	S43°33'55"W
L396	27.09'	S52°56'24"W
L397	25.12'	S52°56'24"W
L400	24.96'	S81°50'58"W
L401	9.36'	S60°28'50"W
L402	28.27'	S78°25'54"W
L403	62.22'	N36°00'03"E
L404	12.09'	N60°28'50"E
L405	70.47'	N42°53'15"E
L406	9.72'	N42°53'15"E
L407	60.76'	N42°53'15"E
L408	11.78'	N21°38'08"E
L410	14.15'	S62°37'05"W
L411	15.78'	S57°49'07"W
L412	25.31'	N49°49'45"W

LINE TABLE		
LINE	LENGTH	BEARING
L413	104.05'	N35°09'33"E
L414	2.18'	N35°09'33"E
L415	100.27'	N49°13'36"E
L416	45.09'	N49°13'36"E
L417	52.64'	N58°55'53"E
L418	110.10'	N58°55'53"E
L419	90.17'	N51°11'36"E
L420	8.93'	N59°11'55"E
L421	95.84'	N59°11'55"E
L422	23.89'	N56°01'46"E
L423	51.14'	N56°02'03"E
L424	59.82'	N58°31'26"E
L425	15.26'	N55°27'04"E
L426	75.00'	N55°27'04"E
L427	26.29'	N53°03'33"E
L428	6.29'	N52°50'25"E
L429	43.30'	N44°06'57"E
L430	75.00'	N55°22'13"E
L431	75.00'	N55°27'04"E
L432	20.22'	N55°27'04"E
L433	32.70'	N59°57'51"E
L434	32.69'	N67°00'50"E
L435	37.38'	N73°23'51"E
L436	61.43'	N42°10'10"E
L437	31.92'	N70°34'53"E

SHEET INDEX

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

LAKEVIEW PRESERVE

LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

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

SEE SHEET 3
SEE SHEET 5
SEE SHEET 7
SEE SHEET 6
NOT PLATTED
TRACT B-1 BOAT RAMP / OPEN SPACE
TRACT LS-1 LIFT STATION
TRACT OS-6 OPEN SPACE / POND
BUOY CIRCLE TRACT ROW-1 50.00' RIGHT-OF-WAY WIDTH
MATCHLINE
CURRENT AVENUE N55°27'04"E 50.00' RIGHT-OF-WAY WIDTH
S89°26'06"E DRIFTING BROOK STREET 290.00'
MATCHLINE TRACT ROW-1 50.00' RIGHT-OF-WAY WIDTH
SAILING PIER AVENUE
BUOY CIRCLE
S55°27'04"W 120.00'
S34°32'56"E
N55°27'04"E 1215.54'
290.00'
366.14'
176.14'
126.14'
657.30'
607.30'
437.92'
181.40'
N55°27'04"E
N34°32'56"W 120.00'
N34°32'56"W 125.00'
N78°27'04"W 127.33'
N89°26'06"W 125.00'
N78°41'09"W 120.00'
N69°45'18"W 120.00'
N60°49'27"W 120.00'
N51°53'36"W 120.00'
N42°57'44"W 120.00'
N34°32'51"W 120.00'
N47°58'11"W 120.00'
N60°54'03"W 120.00'
N73°49'56"W 120.00'
N42°31'03"W 127.00'
N34°32'56"E 120.00'
N34°32'56"E 125.00'
N55°27'04"E 50.00'
N55°27'04"E 25.00'
N55°27'04"E 25.00'
N55°27'04"E 25

LAKEVIEW PRESERVE

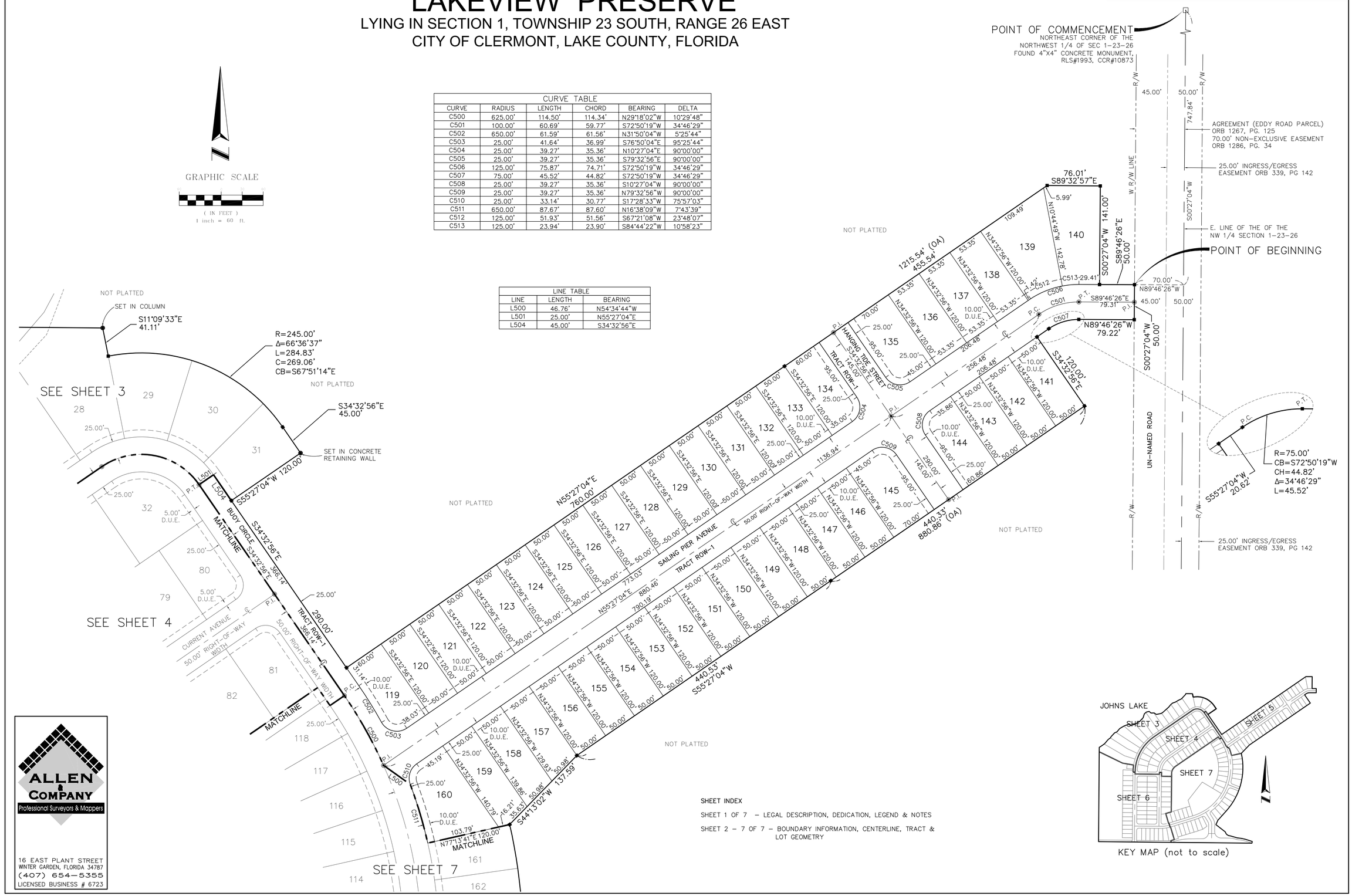
LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C500	625.00'	114.50'	114.34'	N29°18'02"W	10°29'48"
C501	100.00'	60.69'	59.77'	S72°50'19"W	34°46'29"
C502	650.00'	61.59'	61.56'	N31°50'04"W	5°25'44"
C503	25.00'	41.64'	36.99'	S76°50'04"E	95°25'44"
C504	25.00'	39.27'	35.36'	N10°27'04"E	90°00'00"
C505	25.00'	39.27'	35.36'	S79°32'56"E	90°00'00"
C506	125.00'	75.87'	74.71'	S72°50'19"W	34°46'29"
C507	75.00'	45.52'	44.82'	S72°50'19"W	34°46'29"
C508	25.00'	39.27'	35.36'	S10°27'04"W	90°00'00"
C509	25.00'	39.27'	35.36'	N79°32'56"W	90°00'00"
C510	25.00'	33.14'	30.77'	S17°28'33"W	75°57'03"
C511	650.00'	87.67'	87.60'	N16°38'09"W	7°43'39"
C512	125.00'	51.93'	51.56'	S67°21'08"W	23°48'07"
C513	125.00'	23.94'	23.90'	S84°44'22"W	10°58'23"

LINE TABLE		
LINE	LENGTH	BEARING
L500	46.76'	N54°34'44"W
L501	25.00'	N55°27'04"E
L504	45.00'	S34°32'56"E



SHEET INDEX

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SHEET 2 – 7 OF 7 – BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY

KEY MAP (not to scale)

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

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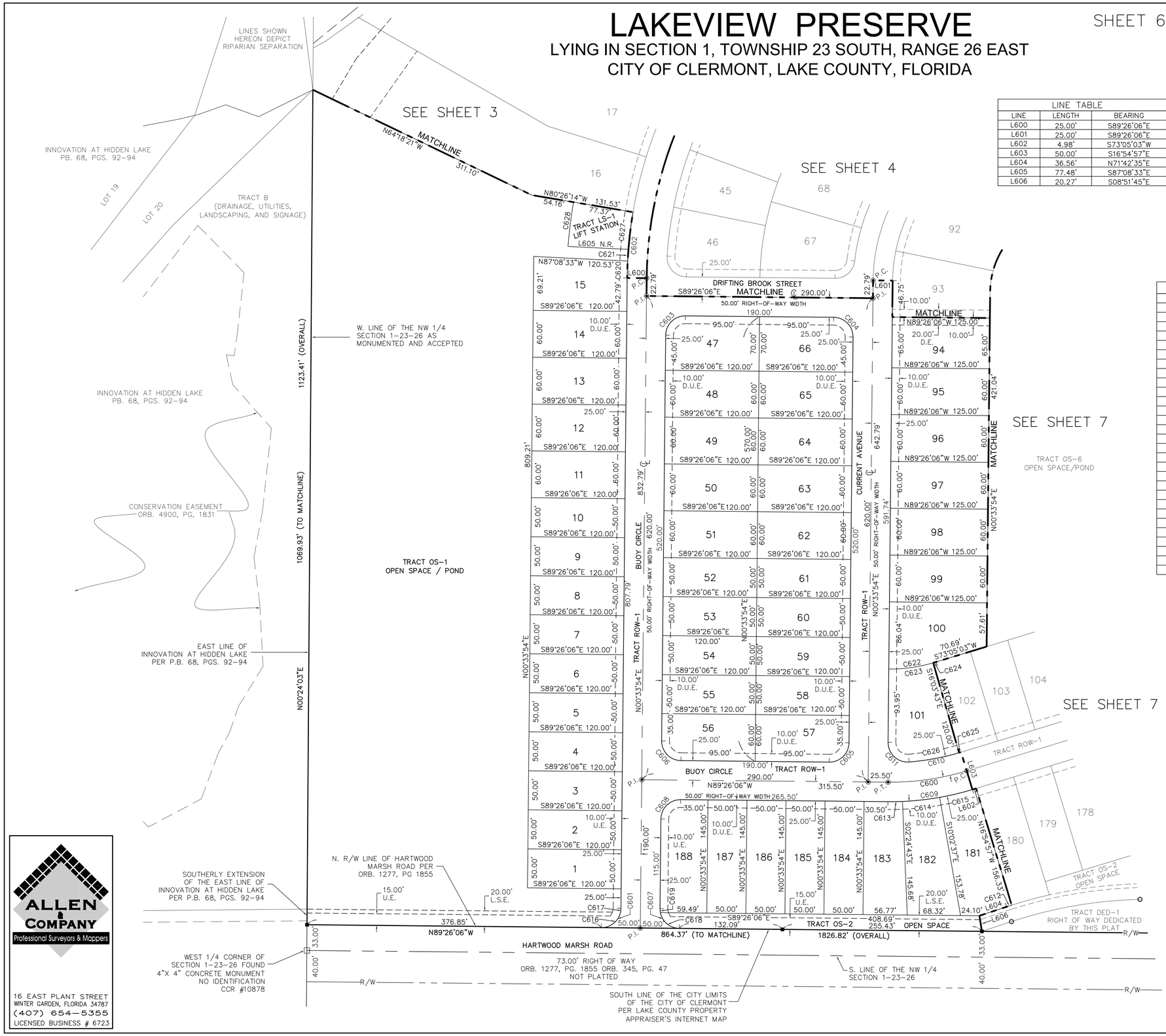
PLAT BOOK____ PAGE____

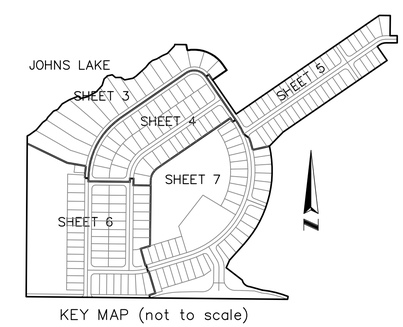


LINE TABLE		
LINE	LENGTH	BEARING
L600	25.00'	S89°26'06"E
L601	25.00'	S89°26'06"E
L602	4.98'	S73°05'03"W
L603	50.00'	S16°54'57"E
L604	36.56'	N71°42'35"E
L605	77.48'	S87°08'33"E
L606	20.27'	S08°51'45"E

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C600	335.00'	102.21'	101.81'	N81°49'29"E	17°28'51"
C601	25.00'	39.27'	35.36'	N45°33'54"E	90°00'00"
C602	540.00'	84.80'	84.71'	S05°03'50"W	8°59'51"
C603	25.00'	39.27'	35.36'	S45°33'54"W	90°00'00"
C604	25.00'	39.27'	35.36'	N44°26'06"W	90°00'00"
C605	25.00'	39.27'	35.36'	N45°33'54"E	90°00'00"
C606	25.00'	39.27'	35.36'	S44°26'06"E	90°00'00"
C607	25.00'	39.27'	35.36'	S44°26'06"E	90°00'00"
C608	25.00'	39.27'	35.36'	S45°33'54"W	90°00'00"
C609	360.00'	109.84'	109.41'	N81°49'29"E	17°28'51"
C610	310.00'	67.90'	67.77'	N79°21'33"E	12°33'01"
C611	25.00'	41.42'	36.84'	S46°54'01"E	94°55'51"
C612	587.00'	6.91'	6.91'	S72°02'49"W	0°40'29"
C613	360.00'	18.71'	18.70'	N89°04'35"E	2°58'38"
C614	360.00'	47.95'	47.91'	N83°46'20"E	7°37'54"
C615	360.00'	43.18'	43.15'	N76°31'13"E	6°52'20"
C616	25.00'	34.24'	31.62'	N51°20'01"E	78°27'47"
C617	25.00'	5.03'	5.03'	N06°20'01"E	11°32'13"
C618	25.00'	34.24'	31.62'	S50°12'12"E	78°27'47"
C619	25.00'	5.03'	5.03'	S05°12'12"E	11°32'13"
C620	540.00'	21.60'	21.60'	S01°42'40"W	2°17'32"
C621	540.00'	15.02'	15.02'	S03°39'15"W	1°35'36"
C622	190.00'	58.47'	58.24'	N81°54'02"E	17°37'59"
C623	190.00'	57.64'	57.42'	N82°01'34"E	17°22'55"
C624	190.00'	0.83'	0.83'	N73°12'34"E	0°15'03"
C625	310.00'	2.62'	2.62'	N73°19'35"E	0°29'04"
C626	310.00'	65.28'	65.16'	N79°36'05"E	12°03'57"
C627	540.00'	48.18'	48.16'	S07°00'24"W	5°06'43"
C628	660.00'	57.24'	57.22'	S06°59'29"W	4°58'08"



KEY MAP (not to scale)

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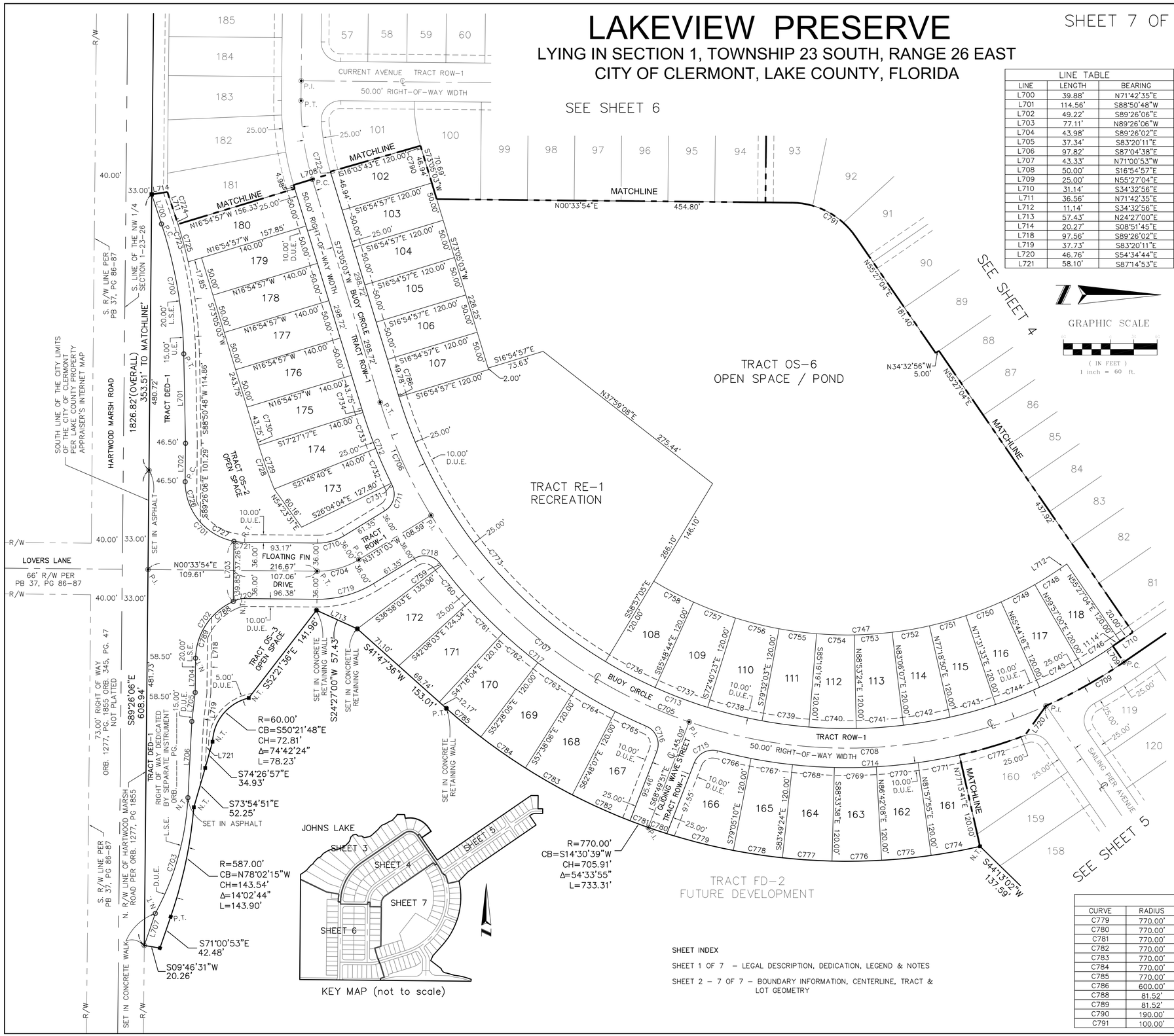

LINE TABLE		
LINE	LENGTH	BEARING
L700	39.88'	N71°42'35"E
L701	114.56'	S88°50'48"W
L702	49.22'	S89°26'06"E
L703	77.11'	N89°26'06"W
L704	43.98'	S89°26'02"E
L705	37.34'	S83°20'11"E
L706	97.82'	S87°04'38"E
L707	43.33'	N71°00'53"W
L708	50.00'	S16°54'57"E
L709	25.00'	N55°27'04"E
L710	31.14'	S34°32'56"E
L711	36.56'	N71°42'35"E
L712	11.14'	S34°32'56"E
L713	57.43'	N24°27'00"E
L714	20.27'	S08°51'45"E
L718	97.56'	S89°26'02"E
L719	37.73'	S83°20'11"E
L720	46.76'	S54°34'44"E
L721	58.10'	S87°14'53"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C700	567.00'	169.59'	168.96'	S80°16'42"W	17°08'13"
C701	77.00'	106.99'	98.59'	N50°45'31"E	79°36'47"
C702	81.52'	92.11'	87.29'	S56°22'21"E	64°44'11"
C703	347.80'	155.43'	154.14'	N74°16'27"W	25°36'16"
C704	100.00'	55.99'	55.27'	N15°28'34"W	32°04'57"
C705	625.00'	1174.09'	1008.91'	N19°16'04"E	107°37'59"
C706	625.00'	159.28'	158.85'	N65°47'00"E	14°36'06"
C707	625.00'	432.03'	423.48'	N38°40'46"E	39°36'21"
C708	625.00'	468.28'	457.40'	N02°35'16"W	42°55'44"
C709	625.00'	114.50'	114.34'	N29°18'02"W	10°29'48"
C710	64.00'	35.84'	35.37'	N15°28'34"W	32°04'57"
C711	25.00'	37.01'	33.72'	N73°55'30"W	84°48'54"
C712	650.00'	106.83'	106.71'	N68°22'33"E	9°25'00"
C713	600.00'	1127.13'	968.56'	N19°16'04"E	107°37'59"
C714	650.00'	400.34'	394.05'	N02°51'18"W	35°17'21"
C715	25.00'	36.49'	33.33'	S27°01'14"E	83°37'14"
C716	25.00'	38.34'	34.69'	S67°13'49"W	87°52'39"
C717	650.00'	340.41'	336.53'	N38°17'41"E	30°00'21"
C718	25.00'	37.01'	33.72'	S10°53'24"W	84°48'54"
C719	136.00'	76.15'	75.16'	N15°28'34"W	32°04'57"
C720	80.00'	11.36'	11.35'	S19°14'36"E	8°08'08"
C721	77.00'	13.96'	13.94'	N05°45'31"E	10°23'13"
C722	310.00'	2.62'	2.62'	N73°19'35"E	0°29'04"
C723	587.00'	56.95'	56.93'	S74°29'21"W	5°33'32"
C724	587.00'	6.91'	6.91'	S72°02'49"W	0°40'29"
C725	587.00'	50.04'	50.02'	S74°49'36"W	4°53'03"
C726	77.00'	56.78'	55.50'	N69°26'31"E	42°14'47"
C727	77.00'	50.22'	49.33'	N29°38'07"E	37°22'00"
C728	790.00'	66.81'	66.79'	N70°39'41"E	4°50'43"
C729	790.00'	59.38'	59.36'	N70°23'31"E	4°18'24"
C730	790.00'	7.43'	7.43'	N72°48'53"E	0°32'20"
C731	650.00'	3.01'	3.01'	N63°47'59"E	0°15'54"
C732	650.00'	48.86'	48.84'	N66°05'08"E	4°18'24"
C733	650.00'	48.86'	48.84'	N70°23'31"E	4°18'24"
C734	650.00'	6.11'	6.11'	N72°48'53"E	0°32'20"
C736	600.00'	71.85'	71.80'	N27°37'05"E	6°51'39"
C737	600.00'	71.85'	71.80'	N20°45'26"E	6°51'39"
C738	600.00'	71.85'	71.80'	N13°53'47"E	6°51'39"
C739	600.00'	60.61'	60.59'	N07°34'19"E	5°47'17"
C740	600.00'	60.61'	60.59'	N01°47'02"E	5°47'17"
C741	600.00'	60.61'	60.59'	N04°00'15"W	5°47'17"
C742	600.00'	60.61'	60.59'	N09°47'31"W	5°47'17"
C743	600.00'	60.61'	60.59'	N15°34'48"W	5°47'17"
C744	600.00'	60.61'	60.59'	N21°22'05"W	5°47'17"
C745	600.00'	60.61'	60.59'	N27°09'22"W	5°47'17"
C746	600.00'	47.11'	47.10'	N32°17'58"W	4°29'55"
C747	480.00'	549.55'	520.02'	N01°45'00"W	65°35'51"
C748	480.00'	37.69'	37.68'	N32°17'58"W	4°29'55"
C749	480.00'	48.49'	48.47'	N27°09'22"W	5°47'17"
C750	480.00'	48.49'	48.47'	N21°22'05"W	5°47'17"
C751	480.00'	48.49'	48.47'	N15°34'48"W	5°47'17"
C752	480.00'	48.49'	48.47'	N09°47'31"W	5°47'17"
C753	480.00'	48.49'	48.47'	N04°00'15"W	5°47'17"
C754	480.00'	48.49'	48.47'	N01°47'02"E	5°47'17"
C755	480.00'	48.49'	48.47'	N07°34'19"E	5°47'17"
C756	480.00'	57.48'	57.44'	N13°53'47"E	6°51'39"
C757	480.00'	57.48'	57.44'	N20°45'26"E	6°51'39"
C758	480.00'	57.48'	57.44'	N27°37'05"E	6°51'39"
C759	650.00'	3.01'	3.01'	N53°09'54"E	0°15'54"
C760	650.00'	58.62'	58.60'	N50°26'57"E	5°10'01"
C761	650.00'	58.62'	58.60'	N45°16'56"E	5°10'01"
C762	650.00'	58.62'	58.60'	N40°06'55"E	5°10'01"
C763	650.00'	58.62'	58.60'	N34°56'54"E	5°10'01"
C764	650.00'	58.62'	58.60'	N29°46'53"E	5°10'01"
C765	650.00'	44.32'	44.31'	N25°14'41"E	3°54'23"
C766	650.00'	43.97'	43.96'	N12°51'06"E	3°52'33"
C767	650.00'	53.74'	53.73'	N08°32'43"E	4°44'14"
C768	650.00'	53.74'	53.73'	N03°48'29"E	4°44'14"
C769	650.00'	53.74'	53.73'	N00°55'45"W	4°44'14"
C770	650.00'	53.74'	53.73'	N05°39'58"W	4°44'14"
C771	650.00'	53.74'	53.73'	N10°24'12"W	4°44'14"
C772	650.00'	87.67'	87.60'	N16°38'09"W	7°43'39"
C773	600.00'	439.98'	430.19'	N52°03'22"E	42°00'54"
C774	770.00'	63.66'	63.64'	N10°24'12"W	4°44'14"
C775	770.00'	63.66'	63.64'	N05°39'58"W	4°44'14"
C776	770.00'	63.66'	63.64'	N00°55'45"W	4°44'14"
C777	770.00'	63.66'	63.64'	N03°48'29"E	4°44'14"
C778	770.00'	63.66'	63.64'	N08°32'43"E	4°44'14"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C779	770.00'	87.79'	87.74'	N14°10'48"E	6°31'56"
C780	770.00'	25.03'	25.03'	N18°22'38"E	1°51'45"
C781	770.00'	25.00'	25.00'	N20°14'20"E	1°51'38"
C782	770.00'	81.02'	80.99'	N24°11'01"E	6°01'44"
C783	770.00'	69.44'	69.41'	N29°46'53"E	5°10'01"
C784	770.00'	69.44'	69.41'	N34°56'54"E	5°10'01"
C785	770.00'	57.27'	57.26'	N39°39'45"E	4°15'41"
C786	600.00'	0.22'	0.22'	N73°04'26"E	0°01'14"
C788	81.52'	34.74'	34.48'	S36°12'51"E	24°25'10"
C789	81.52'	57.36'	56.19'	S68°34'56"E	40°19'01"
C790	190.00'	0.83'	0.83'	N73°12'34"E	0°15'03"
C791	100.00'	95.79'	92.17'	S28°00'29"W	54°53'10"

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CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, June 25, 2019	
Agenda Item Name	
Canvassing Board Appointments	
Requested Action	
Consider appointment of Canvassing Board members.	
Staff Report	

The City of Clermont will have a Primary Election on August 27, 2019 and a General Election on November 5, 2019. The Canvassing Board consists of 3 members. There are a total of 6 canvassing board meetings requiring attendance by the entire Canvassing Board. The time and dates of those meetings are attached.

Staff recommends appointing City Clerk Tracy Ackroyd Howe, Purchasing Director Freddy Suarez and Supervisor of Elections Alan Hays.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Canvassing Board Schedule	Canvassing Board Schedule.pdf

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2019 Municipal Elections Canvassing Board Schedule (1st Revision: 5/31/2019)
2019 Primary 8/27/2019 (Clermont and Groveland)
Note: VBM acronym stands for "Vote-By-Mail"
All meetings conducted at: 1898 E. Burleigh Blvd Tavares, FL 32778

Canvassing Board Function	Date	Time
1) **Organizational Meeting, Signature Matching Training, and Public Logic & Accuracy Test.** 2) **VBM Ballot Canvass**	**8/21/2019**	**1) 8:30 AM** **2) 2:00 PM**
VBM Ballot Canvass: Provide duplication authorization and be present as required for ballot tabulation	**8/23/2019**	**2:00 PM**
Election Day: **VBM Ballot Canvass**. Provide duplication authorization and be present as required for ballot tabulation. Meeting will conclude after **All** Election Day precinct returns have been received and **All** VBM ballots have been tabulated	**8/27/2019**	**4:30 PM**
Review voter's signature applied to each ***Provisional Ballot Voter's Certificate*** received on Election Day and initiates ***Signature Cure Affidavit*** process as required	**8/28/2019**	**8:30 AM**
Official Results Release (if **NO** recount required). This meeting facilitates: • ***Provisional Ballot Review*** • ***Cure Affidavit*** (Provisional and VBM) **Review** • ***VBM Voter Certificate Review*** of VBM ballots returned to SOE that provide a non-matching signature and no corresponding ***Cure Affidavit*** to allow ballot tabulation • **Voting System Audit** scope	**8/29/2019**	**5:00 PM**
Voting System Audit	**9/3/2019**	**8:30 AM**

First Meeting - 8/21/2019 / 8:30 AM:

Conducted pursuant to sections 97.012, 101.5612(2), 101.68, 101.6925, and 102.141(2) & (8) of Florida Statutes.

A) **Organizational Meeting:** Starts at **8:30 AM**. Board reviews meeting dates and procedures to be used for ballot canvassing. Discusses other matters pertaining to this election. **All** meetings are open to the public in accordance with Sunshine Law. **ALL Board members *per Municipality* to be present.**

B) **Signature Matching Training:** Projected to start at **9:00 AM**. New requirement as of 7/1/2019. ALL Board members *per Municipality* to be present.

C) **Public Logic and Accuracy Test:** Projected to start at **9:45 AM**. At least **ONE** member ***per Municipality*** present for test and **ALL** members ***per Municipality*** present to certify the accuracy of test.

D) **Canvass Vote-By-Mail (VBM) Ballots:** Starts at **2:00 PM**. **MAJORITY** of members ***per Municipality*** present to approve and order the opening of the ballots. At least **ONE** member ***per Municipality*** present at all times during opening and tabulation of ballots.

Second Meeting - 8/23/2019 / 2:00 PM:

Conducted pursuant to 101.5614(5), 101.68, and 102.141(8) of Florida Statutes. **MAJORITY** of Board members ***per Municipality*** present to approve ballots to be duplicated and at least **ONE** member ***per Municipality*** present during ballot duplication.

Third Meeting – Election Day 8/27/2019 / 4:30 PM:

Conducted pursuant to 101.5614(5), 101.68, and 102.141(2) (8) of Florida Statutes. **MAJORITY** of Board members ***per Municipality*** present to approve ballots to be duplicated and at least **ONE** member ***per Municipality*** present during ballot duplication. This meeting will conclude upon receipt of **All** election returns from precincts and tabulation of **All** Vote-By-Mail ballots available for tabulation.

Fourth Meeting – 8/28/2019 / 8:30 AM:

Conducted pursuant to 101.048 (2)(b) of Florida Statutes. **ALL Board members *per Municipality* to be present to approve / reject *Provisional Ballot Voter's Certificate* signatures.**

Fifth Meeting - 8/29/2019 / 5:00 PM:

Conducted pursuant to Sections 101.048(2), 101.049, 101.591, 101.68, 101.6925, 102.141(2), and 102.151 of Florida Statutes. Additionally, Rules 1S-2.037 and 1S-5.026(4)(e) of Florida Administrative Code. **ALL Board members *per Municipality* to be present for all processes.** Reviews ***Provisional Ballots.*** Ballots deemed eligible added to election results. Reviews ***Cure Affidavits*** and ***Voter Certificates*** as required. Ballots deemed eligible added to election results. Board declares final set of results as the "***Official Results***." Board identifies "***Voting System Audit***" scope for audit to be conducted on 9/3/2019.

Sixth (Final) Meeting - 9/3/2019 / 8:30 AM:

Conducted pursuant to Section 101.591 of Florida Statutes and Rule 1S-5.026(4)(e) of Florida Administrative Code. **MAJORITY** of board members (**Municipality** dependent on contest selected on 8/29) to be present at all times during ***Voting System Audit*** process.

www.lakevotes.com

315 W. Main St., Suite 144 • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

Municipal Election Canvassing Board Schedule (11/5/2019)

Note: VBM acronym stands for "Vote-By-Mail"
All meetings conducted at: 1898 E. Burleigh Blvd., Tavares, FL 32778

Canvassing Board Function	Date	Time
1) Organizational Meeting, Signature Matching Training, and Public Logic & Accuracy Test. **2) VBM Ballot Canvass**	**10/25/2019**	**1) 8:30 AM** **2) 2:00 PM**
VBM Ballot Canvass: Provide duplication authorization and be present as required for ballot tabulation	**11/1/2019**	**2:00 PM**
VBM Ballot Canvass: Provide duplication authorization and be present as required for ballot tabulation	**11/4/2019**	**2:00 PM**
Election Day: **VBM Ballot Canvass**. Provide duplication authorization and be present as required for ballot tabulation. Meeting will conclude after **All** Election Day precinct returns have been received and **All** VBM ballots have been tabulated	**11/5/2019**	**5:00 PM**
Review voter's signature applied to each ***Provisional Ballot Voter's Certificate*** received on Election Day and initiates ***Signature Cure Affidavit*** process as required	**11/6/2019**	**8:30 AM**
Official Results Release (if no recount required). This meeting facilitates: • ***Provisional Ballot Review*** • ***Cure Affidavit*** (Provisional and VBM) **Review** • ***VBM Voter Certificate Review*** of VBM ballots returned to SOE that provide a non-matching signature and no corresponding ***Cure Affidavit*** to allow ballot tabulation • **Voting System Audit** scope	**11/7/2019**	**5:00 PM**
Voting System Audit	**11/12/2019**	**8:30 AM**

First Meeting - 10/25/2019 / 8:30 AM:

Conducted pursuant to sections 97.012, 101.5612(2), 101.68, 101.6925, and 102.141(2) & (8) of Florida Statutes.

A) **Organizational Meeting:** Starts at **8:30 AM**. Board reviews meeting dates and procedures to be used for ballot canvassing. Discusses other matters pertaining to this election. **All** Canvassing Board meetings are open to the public in accordance with Sunshine Law. **ALL Board members *per Municipality*** to be present.

B) **Signature Matching Training**: Projected start time - **9:00 AM**. New requirement as of 7/1/2019. **ALL** Board members ***per Municipality*** to be present.

C) **Public Logic and Accuracy Test:** Projected start time **9:45 AM**. At least **ONE** member ***per Municipality*** present for test and **ALL** members ***per Municipality*** present to certify test accuracy.

D) **Canvass Vote-By-Mail (VBM) Ballots:** Starts at **2:00 PM**. **MAJORITY** of members ***per Municipality*** present to approve and order opening of ballots. At least **ONE** member ***per Municipality*** present at all times during opening and tabulation of ballots.

Second Meeting - 11/1/2019 / 2:00 PM:

Conducted pursuant to 101.5614(5), 101.68, and 102.141(8) of Florida Statutes. **MAJORITY** of board members ***per Municipality*** present to approve ballots to be duplicated and at least **ONE** member ***per Municipality*** present during ballot duplication.

Third Meeting - 11/4/2019 / 2:00 PM:

Conducted pursuant to 101.5614(5), 101.68, and 102.141(8) of Florida Statutes. **MAJORITY** of board members ***per Municipality*** present to approve ballots to be duplicated and at least **ONE** member ***per Municipality*** present during ballot duplication.

Fourth Meeting – Election Day 11/5/2019 / 5:00 PM:

Conducted pursuant to 101.5614(5), 101.68, and 102.141(2) (8) of Florida Statutes. **MAJORITY** of board members ***per Municipality*** present to approve ballots to be duplicated and at least **ONE** member ***per Municipality*** present during ballot duplication. This meeting will conclude upon receipt of **All** election returns from precincts and tabulation of **All** VBM ballots.

Fifth Meeting – 11/6/2019 / 8:30 AM:

Conducted pursuant to 101.048 (2) (b) of Florida Statutes. **ALL Board members *per Municipality* to be present to approve / reject *Provisional Ballot Voter's Certificate* signatures.**

Sixth Meeting - 11/7/2019 / 5:00 PM:

Conducted pursuant to Sections 101.048(2), 101.049, 101.591, 101.68, 101.6925, 102.141(2), and 102.151 of Florida Statutes. Additionally, Rules 1S-2.037 and 1S-5.026(4)(e) of Florida Administrative Code. **ALL Board members *per Municipality* to be present for all processes**. Reviews ***Provisional Ballots.*** Ballots deemed eligible added to election results. Reviews ***Cure Affidavits*** and ***Voter Certificates*** as required. Ballots deemed eligible added to election results. Board declares final set of results as the "***Official Results***." Board identifies "***Voting System Audit***" scope for audit to be conducted on 11/12/2019.

Seventh (Final) Meeting - 11/12/2019 / 8:30 AM:

Conducted pursuant to Section 101.591 of Florida Statutes and Rule 1S-5.026(4)(e) of Florida Administrative Code. **MAJORITY** of board members (Municipality dependent on contest selected on 11/7) to be present at all times during ***Voting System Audit*** process.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 25, 2019

Agenda Item Name
Funding Program Agreement

Requested Action
Recommend approval of the Lake County Tourist Development Tax Capital Projects Funding Program Agreement in the amount of $750,000 for the Clermont Boat Ramp Project.

Staff Report
The City of Clermont submitted a Capital Projects Funding Application to the Lake County Tourist Development Board to provide funding for construction of the Clermont Boat Ramp. The proposed project is a component of the overall master plan to expand opportunities to better serve the current and future events and daily activities that occur on Lake Minneola. The project will enhance access to Lake Minneola and the Clermont Chain of Lakes through an increase in size and scope to replace the existing and insufficient boat ramp with a new boat ramp. The Lake County Board of County Commissioners approved a funding amount of $750,000. Staff recommends approval of this funding agreement from the Lake County Tourist Development Tax Projects Capital Funding Program in the amount of $750,000 for the Clermont Boat Ramp Project.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Capital Project Funding Agreement - City of Clermont (003)	Capital Project Funding Agreement - City of Clermont (003).pdf

AGREEMENT BETWEEN
CITY OF CLERMONT
AND
LAKE COUNTY, FLORIDA
FOR CAPITAL PROJECTS FUNDING PROGRAM

THIS AGREEMENT is entered into by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the "COUNTY," and the City of Clermont, a municipal corporation organized under the laws of the State of Florida, hereinafter referred to as "AGENCY."

WHEREAS, the Lake County Tourist Development Tax was created to fund the advancement of tourism and attract tourists to visit Lake County; and

WHEREAS, the Board of County Commissioners established a Capital Projects Funding Program from the Tourist Development Tax to assist agencies in establishing new or refurbishing existing facilities or infrastructures that are for recreational activities, cultural events and performances that host events in Lake County whose primary goal and purpose is to bring substantial numbers of tourists. Such facilities and infrastructures must be either (1) publicly owned and operated by not-for-profit organizations and open to the public or (2) publicly owned and operated by a public entity; and

WHEREAS, the AGENCY is desirous of establishing and maintaining such facilities.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, promises and covenants set forth herein, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Capital Projects.** In order to be eligible for funding under this Agreement, the project must consist of one of the following:

A. New construction, expansion, remodeling, or a replacement project for an existing facility or facilities. The project must have a total cost of at least $25,000 over the life of the project and a useful life of at least ten (10) years.

B. A purchase of major equipment (assets) costing $25,000 or more with a useful life of at least ten (10) years.

C. A major maintenance or rehabilitation project for existing facilities with a cost of $25,000 or more and a useful life of at least ten (10) years.

The capital project shall be for the purpose of establishing new or refurbishing existing facilities or infrastructures that are for recreational activities, cultural events and performances that host events in Lake County whose primary goal and purpose is to bring substantial numbers of tourists.

Such facilities and infrastructures must be either (1) publicly owned and operated by not-for-profit organizations and open to the public or (2) publicly owned and operated by a public entity.

The capital project approved for funding pursuant to this agreement is identified as follows:

Project Name: **Clermont Waterfront Park Amenities**
Project Location: **Clermont Waterfront Park, Clermont, FL**
Project Description: The AGENCY desires to complete an expansion project that will expand the Clermont Waterfront Park amenities further east along the shoreline while relocating the Lake Minneola boat ramp, currently located near the Clermont Boat House and Victory Pointe Park. The new boat ramp is projected to include 4-lanes, parking, restrooms and event support features. As the boat ramp is removed from its current location, this will increase the amount of event space available to organizers that utilize the Victory Pointe Park and Clermont Boat House locations for host venues, thus providing the opportunity to increase their event potential

A full description of the capital project is included in **Exhibit A**, attached hereto and incorporated herein by reference. The AGENCY certifies by execution hereof that the capital project, upon completion, is estimated to create the following room nights:

Aggregate Projected Room Nights: 27,000 *(at the end of 5-year Reporting Period)*

3. Project Commencement. The AGENCY shall commence the capital project within one hundred eighty (180) days of the full execution of this Agreement. If the AGENCY does not commence the capital project within this time frame, the COUNTY shall have the option of terminating this Agreement and reallocating the funding to another agency or project. The COUNTY shall provide the AGENCY written notice of its intent to terminate hereunder and the AGENCY shall have five (5) business days in which to provide response and to request additional time in which to commence the capital project. Granting a request for an extension of time is solely within the discretion of the COUNTY.

4. Funding. The funding provided under this Agreement from the Tourist Development Tax, hereinafter the "TDC Funds," shall be supplemental in nature and the AGENCY hereby agrees that in no event shall the funding provided hereunder be the sole source of funding for the capital project. The AGENCY shall provide a fifty percent (50%) match of the budget for the total cost of the capital project. In-kind matches shall be permitted so long as value estimates are verifiable. In-kind matches may include but are not limited to donated goods and services, land, and facilities. The AGENCY shall provide evidence, to the satisfaction of the COUNTY, of other sources, which, when combined, provide for the total funding for the complete capital project.

The capital project is approved for TDC Funds as follows:

Total Project Budget: **$ 1,900,000**
TDC Funds Approved: **$ 750,000**

5. **Payment.** Payments shall be made to the AGENCY at the following milestone: (1) twenty-five percent (25%) completion; (2) fifty percent (50%) completion; (3) seventy-five percent (75%) completion and (4) one hundred percent (100%) completion. The AGENCY shall submit an invoice at each milestone and include documentation sufficient to support the request for payment. The COUNTY has the option to request additional documentation if the COUNTY deems it necessary in order to support the payment. In the event the AGENCY cannot commence the capital project without receiving TDC Funds in advance, the AGENCY may request the initial twenty-five percent (25%) payment at the start of the project; provided, however, that all other milestone payments shall be invoiced at the completion of the milestone. Payments shall only be made to the AGENCY as approved hereunder. In no event shall payments be made directly to any of AGENCY'S vendors or subcontractors. Payments shall be made in accordance with Chapter 218, Part VII, Florida Statutes.

6. **Eligible and Ineligible Uses.** The TDC Funds provided hereunder shall only be used for eligible items as defined under Section 125.104, Florida Statutes, and under the County's Tourist Development Plan, Section 13-47, Lake County Code. Eligible uses include but are not limited to the following: construction, extensions, expansion, remodeling, repair and/or improvements, and major equipment (assets) for convention centers, sports stadiums, coliseums, auditoriums or museums. The following uses are ineligible for funding:

A. Annual operating expenditures
B. Legal, medical, engineering, accounting, auditing, planning feasibility studies or other consulting services.
C. Salaries or supplements to salaries for existing or future staff, or employment of personnel not directly related to the project or event.
D. Purchasing tangible personal property including but not limited to office furnishings or equipment valued less than $25,000, permanent collections, or individual pieces of art.
E. Interest reduction of deficient or loans.
F. Expenses incurred or obligated prior to or after the funding project period. (Even if related to the capital project, TDC Funds shall not be used to reimburse any expense incurred prior to the full execution of this Agreement.)
G. Prize money, scholarships, awards, plaques, T-shirts, uniforms or certificates.
H. Travel.
I. Projects which are restricted to private or exclusive participation.
J. Private entertainment, food or beverages.
K. Expenses to fund other events not recommended or approved by Lake County.

In the event the AGENCY is found to have used the TDC Funds for an ineligible use, the AGENCY must repay the funds to the COUNTY, plus five percent (5%) interest, or the maximum interest permitted by law if lesser.

7. **Reporting Requirements.** The AGENCY shall provide the following reports to the COUNTY:

A. Project Status Reports. Quarterly reports shall be submitted to provide information on the capital project. Quarterly reports are due on the first (1st) day of the third (3rd) month of each calendar quarter. The report should contain a brief narrative summary providing updated information on the capital project, including financial status report for the project, planning and construction related activities.

B. Construction Completion Report. Within forty-five (45) days of the completion of the capital project, the AGENCY shall summarize its efforts by providing the following information:

1. A brief narrative summary of the successful completion of the capital project.
2. An evaluation of the economic impact the capital project has initially had on the County.
3. A financial statement listing all of the revenues received and expenses paid in the course of the development and completion of the capital project that clearly defines how and where the funds were used.
4. Photographs or video of the capital project and any related events, including time lapses of the construction.

C. Project Impact Report. No later than January 30th and July 15th of each calendar year after completion of the capital project for a term of five (5) years, the AGENCY shall provide the COUNTY with a detailed report of all events that have taken place as a result of the completion of the capital project funded hereunder. These Project Impact Reports shall include survey results from the registered participants and/or attendees of the events. These surveys shall provide information pertaining to the number of registered participants and/or persons attending the event, the number of nights stayed, food and entertainment budget while visiting, and ways to improve their visit to Lake County. The AGENCY shall also provide survey results from the registered participants or Room Night Certification forms for each event held at the facility funded hereunder for the same five (5) year term. Visit Lake may provide post-event data when available, if event has been approved/ awarded TDC Event Sponsorship funding. Project Impact Reports shall also include the following information:

1. Business development and marketing activities for the respective reporting period.
2. Summary including:
    a. All new events, visitation and room nights generated during the respective reporting period
    b. Total new events, visitation and room nights generated since project completion.
    c. Projected event calendar of new tourism related events for upcoming 5-year period.
3. Flyers, newspaper ads, brochures or marketing efforts utilized to attract tourists. This may include a list of radio stations, magazines, etc.
4. If events have been held since completion of the capital project, include local attractions that were visited as part of the events, and local restaurants or businesses utilized as part of the event.
5. Final documented, or if unable to provide actual numbers, estimated number of event participants.

6. Room Night Certification Form – the organization must make every effort to obtain the number of overnight stays from local hotels within the county that housed those attending the event. This means that for events requiring registration, the recipient should make available a list of County hotels and encourage overnight stays. For those events that do not require registration, information should be provided during the event to encourage an overnight stay. After the event, the AGENCY shall provide the survey results from the registered attendees at the event or be required to request that the hotels provide information regarding the number of individuals residing at the hotel as a result of the event.

The final report of the 5 year reporting term shall include all required items under Section 7(C), Project Impact Report (1-6). Additionally, the final report shall include the following additional information:

1. The final aggregate number of room nights created by the project in the project reporting period (5 years).
2. Actual number of room nights created in project reporting period compared to the projected number of room nights in the project reporting period, as set forth in Section 2 of this document. The following thresholds shall be used for comparison purposes:
    a. <u>00% - 20%</u> Project generated 80% or more of the actual room nights compared to projected room nights
    b. <u>21% - 40%</u> Project generated 60-79% of the actual room nights compared to projected room nights
    c. <u>41% - 60%</u> Project generated 40-59% of the actual room nights compared to projected room nights
    d. <u>61% - 80%</u> Project generated 20-39% of the actual room nights compared to projected room nights
    e. <u>81% - 100%</u> Project generated 00-19% of the actual room nights compared to projected room nights

If any of the subsequent events resulted in no overnight hotel stays, or few overnight hotel stays, the AGENCY shall document its efforts to promote overnight hotel stays and other opportunities within Lake County.

8. **<u>Signage.</u>** AGENCY shall recognize the COUNTY as a project sponsor by incorporating the COUNTY's logo on all signage AGENCY places on the Project property as identified in Section 2 above, along with the wording "in partnership with Lake County." AGENCY shall submit a proof of the proposed signage to the COUNTY for review and approval prior to installation. AGENCY shall also include the COUNTY'S logo with the phrase "in partnership with Lake County" on all promotional materials, programming, registrations, and media associated with the Project.

9. **<u>Term.</u>** The term of this Agreement shall be for a period of five (5) years from the date of this Agreement. Any deliverables required hereunder shall be delivered to the County within this post-event time frame.

10. Default. If AGENCY fails to complete any of the AGENCY'S Obligations identified herein, including but not limited to fails to construct the capital project, fails to appropriately market the capital project, or fails to appropriately manage the operations associated with the capital project, the County shall have the right to hold the AGENCY in default of the Agreement. Upon a finding of default, the COUNTY shall have the right to refuse payment or to reduce the payment as determined appropriate by the COUNTY. The COUNTY shall notify the AGENCY in writing of the default and of any reduction in the contract amount. The AGENCY shall have ten (10) days in which to respond to the demand and to provide justification as to why such funding should not be reduced. Failure to respond within this time frame shall be considered a waiver of any claims. The COUNTY shall have the right to institute proceedings within the Fifth Judicial Circuit of Florida to enforce the terms of this Agreement.

11. Right to Audit. The COUNTY reserves the right to require AGENCY to submit to an audit by any auditor of the COUNTY'S choosing. AGENCY shall provide access to all of its records, which relate directly or indirectly to this Agreement at its place of business during regular business hours. AGENCY shall retain all records pertaining to this Agreement and upon request make them available to the COUNTY for five (5) years following expiration of the Agreement. AGENCY agrees to provide such assistance as may be necessary to facilitate the review or audit by the COUNTY to ensure compliance with applicable accounting and financial standards. This provision is hereby considered to be included within, and applicable to, any subcontractor agreement entered into by the AGENCY in performance of any work hereunder.

If an audit inspection or examination pursuant to this section discloses a misuse of the funds or a use of the funds for any ineligible items, or inappropriate use of the funds of any nature whatsoever by the AGENCY to the COUNTY in excess of one percent (1%) of the total contract amount, in addition to making adjustments for the disallowed items or charges, the reasonable actual cost of the COUNTY'S audit shall be reimbursed to the COUNTY by the AGENCY. Any adjustments and/or payments which must be made as a result of any such audit or inspection of the AGENCY'S records shall be made within a reasonable amount of time, but in no event shall the time exceed ninety (90) days, from presentation of the COUNTY'S audit findings to the AGENCY.

12. General Provisions.

A. Notice. Wherever provision is made in this Agreement for the giving, service or delivery of any notice, statement or other instrument, such notice shall be in writing and shall be deemed to have been duly given, served and delivered, if delivered by hand or mailed by United States registered or certified mail, and addressed as follows:

COUNTY	AGENCY
County Manager	City Manager
315 West Main Street, Ste. 308	685 W. Montrose St.
P.O. Box 7800	Clermont, Florida 34711
Tavares, Florida 32778-7800	

cc: County Attorney
315 West Main Street, Ste. 335
P.O. Box 7800
Tavares, Florida 32778

Each party may change its mailing address by giving to the other party, by hand delivery, United States registered or certified mail, notice of election to change such address.

B. Modification. No modification, amendment, or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto, with the same formality, and of equal dignity herewith.

C. Severance. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

D. Scope of Agreement. This Agreement is intended by the parties to be the final expression of their Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject hereof, notwithstanding any representations, statements or agreements to the contrary. This Agreement supersedes and replaces the Previous Agreements between the parties.

E. Entire Agreement. This Agreement, together with any exhibits or attachments hereto constitutes the entire agreement between the parties, and incorporates all discussions between the parties. This Agreement may not be amended or modified except by a writing signed by the party to be charged.

{Remainder of Page Intentionally Left Blank}

Agreement Between Lake County, Florida and City of Clermont for Capital Projects Funding

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman, through its duly authorized representative.

AGENCY

CITY OF CLERMONT, FLORIDA

_____
Gail L. Ash, Mayor

This _____ day of _____, 2019.

COUNTY

LAKE COUNTY, FLORIDA, through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

_____
Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida

_____
Leslie Campione, Chairman

This _____ day of _____, 2019.

Approved as to form and legality:

_____
Melanie Marsh, County Attorney

EXHIBIT A

LAKE COUNTY TOURIST DEVELOPMENT TAX CAPITAL PROJECTS FUNDING APPLICATION

A. Background

1. *Name of Capital Project:* Clermont Waterfront Park Amenities
2. *Location:* City of Clermont, Waterfront Park Lake Minnehola
3. *Projected Timeline - Start:* Summer 2019 *Completion:* late 2019
4. *Please circle the description that best describes the nature of your Project:*

   New Construction Expansion ✓ Renovation Major Equipment

5. *Executive Summary - Please provide an overview of the Project and its benefits to Lake County:*

   See attached.

B. Applicant Information

1. *Name of Submitting Organization:* See attached.
2. *Purpose and Mission of Submitting Organization:*

   See attached.

3. *How long has the organization been operating in Lake County?* 1914
4. *Tax Status of Submitting Organization:* See attached
5. *FEID Number:* _____ *(Please submit your W-9 with Application)*
6. *Contact Person & Title:* Shannon Schmidt Dir. Economic Development
7. *Address:* 685 West Montrose St

   Phone(s): 352 241 7355 *Fax:* — *Twitter:* —

   E-mail: SSchmidt@clermontfl.org *Website:* _____

C. Project Details

1. *Details on project space/construction type, clients served, and the Project itself:* See attached

2. *Describe in detail the strategic rational and business justification for the Project:* See attached.

3. *Projected Useful Life of Project:* See Attached

4. *Please attach any schematics, plans or images related to the project.*

D. Financial Summary

1. *Amount of TDT Funds Requested:* Attached

2. *Project Costs:*

	Cost
Total Project Cost	
Land Value	
Design and Project Management Costs	
Construction Costs	
Infrastructure and Equipment Costs	

3. *What percentage of the Project costs will be spent locally?* attached

4. *Are there any recurring costs to buy new equipment / update the facility, if yes, list and explain:* Attached —

5. *Project Local Annual Spending in Project's Operating Budget:*

6. *Please submit the following additional financial information for the Project (<u>include information on both the construction phase and on-going operations</u>):*

   - A detailed Pro Forma Analysis for the Project
   - A Sources and Uses Budget for the Project.

6. *Please fill in the following Hotel Room Night Chart with estimates for the number of room nights generated annually for the first five (5) years after the Project opens. If the Project is an expansion to an existing facility, please only include those room nights resulting from the development of this Project.*

	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Room Nights					
Bed Tax Exempt Room Nights (If Applicable)					
Average Nightly Room Rate					

Attached

7. *Please submit a brief narrative of the plan for this event to generate room nights in Lake County:* Attached

8. *List additional sponsors/partners:* Attached

9. *List Host Hotels-Committed:* _____

10. *List Host Hotels-Applied For:* _____

11. *Number of Vendors:* _____ *Local:* _____ *Out of County:* _____

12. *How will you evaluate and measure your programs success?* Attached

13. *List states and countries represented by previous attendees if an existing facility has been used for events that the new facility will host or if it is an expansion of an existing facility:* Attached

14. *Will events held through the Project charge an entry fee, admission fee, parking fee, etc.?* _____
If yes to any of these please list them: Attached

E. Project Demand

1. *Who is the targeted population, audience or events for the Project:* _____

See attached

2. *Please create and submit an event calendar for the previous twenty-four (24) months, if applicable, and the next 60 months (5 years) for the Project using the format below. If the Project is an expansion to an existing facility, please only include events unique to this Project.*

Event Name	Event Dates	#of participants	# of Spectators	Total Attendance	Room Nights
Event #1	Attached				
Event #2					
Event #3					

3. *Please fill in the following Attendance Chart estimates for the number of annual attendees in each category for the first five (5) years after the Project opens. If the Project is an expansion to an existing facility, please only include those attendees unique to the development of this Project.*

	Origin of Attendees			
	Out-of-State	In-State, Non-County	Local	Average Stay (Days)
Year 1				
Year 2	Attached			
Year 3				
Year 4				
Year 5				

4. *On average, how many months per year will the Project be utilized:* Attached
5. *For those months, how many average days per month will the Project be utilized:* _____

F. Marketing Summary

1. *Outline of the marketing plan for the Project and resulting events:*

Attached —

2. *Describe what steps have been taken or will be taken to attract new attendees, and thus increase overnight stays.* Attached —

G. Signature

I have reviewed the LAKE COUNTY TOURIST DEVELOPMENT CAPITAL PROJECTS FUNDING APPLICATION. I am in full agreement with the information contained in this application and its attachments as accurate and complete. I further acknowledge my understanding that the County in approving a funding agreement does not assume any liability or responsibility for the ultimate financial profitability of the project for which the funds are awarded. The County, unless otherwise specifically stated, is only a financial contributor to the project and not a promoter or co-sponsor, and will not guarantee or be responsible or liable for any debts incurred for such event. I have put all third parties on notice that the County will not be responsible for payment of any costs or debts for the project.

Signature — *Date* 2/12/19

Darren Gray, City Manager
Name and Title of person authorized to sign the application

City of Clermont
Applicant's Organization

CAPITAL PROJECT BUDGET OUTLINE

PROJECT NAME See Attached Budget Outline

	Previous Year's Revenue & Expenses	**Current Year Projected Revenues & Expenses**
LIST ALL REVENUE		
Admissions	_____	_____
Concessions	_____	_____
Sponsorships	_____	_____
Booth Space	_____	_____
Advertising Revenue	_____	_____
Sale of Promotional Items	_____	_____
TDC Funding	_____	_____
Other: _____	_____	_____
Total Revenue	$_____	$_____
LIST ALL EXPENSES		
Administrative	_____	_____
Advertising/Promotions	_____	_____
Printing	_____	_____
Promotional Items	_____	_____
Concessions	_____	_____
Awards	_____	_____
Travel	_____	_____
Talent	_____	_____
Other: _____	_____	_____
Total Expenses	$_____	$_____
NET PROFIT/LOSS	$_____	$_____

Lake County Tourist Development Tax
Capital Projects Funding Application
City of Clermont
Waterfront Park Amenities

A.1 Lake Minneola Boat Ramp
A.2 City of Clermont Waterfront Park
A.3 Project Timeline construction to commence summer 2019, with anticipated completion late 2019/early 2020
A.4 Expansion/New Construction

A.5 Executive Summary-

The City of Clermont is home to some of the region's most sought after sports and tourism events and training both in and of out of the water at Lake Minneola. Over the past several years the City in partnership with Lake County have made investments to expand the opportunity to cultivate new events, along with retention of existing events. These collaborative investments include Victory Pointe Park and the Clermont Boat House. In addition, the City itself has invested funds to enhance visitation offerings at Waterfront Park, which include the addition of the Champions Splash-park and general-park, and trail enhancements. Individually, these parks and elements serve as important functions for the community, collectively they are additional tools to ensure out-of-area visitors have access to amenities to keep them choosing to train and participate in Clermont and Lake County events.

The proposed project is a component of the overall plan to enhance and expand opportunities to better serve the current and future events occurring throughout the Waterfront Parks on Lake Minneola in Clermont. These waterfront parks include: Victory Pointe and Waterfront Park. These two venues are home to scores of events throughout the year activating economic impact through hotel overnight stays. The city has identified several key opportunities to enhance upon the venue offerings, which will allow the city to retain existing events and recruit for additional events.

A few key opportunities have been identified to achieve these objectives. The current boat ramp access to Lake Minneola and the Clermont Chain of Lakes is located at Victory Pointe Park with limited parking, driver constraints and access. During special events such as, Sommer Sports Triathlon events, the boat ramp due to conflicts with swimmers is closed. To this end, having the boat ramp location in proximate to swimming events such as Triathlon events has limited the ability to host larger scale events both on the triathlon event side, in addition to the boating side.

The city envisions the opportunity to relocate the boat ramp to Waterfront Park. The new boat ramp site will be located at Waterfront Park, with both expanded parking and double-ramp access for boaters. The site, co-created by community stakeholders, will support the growth in participation amongst boaters, fishing sports and paddlers. It will also allow for the boat ramp to

be open while special events are occurring at Victory Pointe with unimpeded access into the Clermont Chain of Lakes.

At the same time, the larger and enhanced boat ramp venue at Waterfront Park will allow for Fire Safety boats to be launched to provide for life safety response during all events which are using the water as a component of their events. Many of the events using Lake Minneola rely upon life safety response. This includes all of the Clermont Boat House rowing events, canoe and kayak events, swimming events, triathlon events and sailing events.

An additional aspect of the boat launch site at Waterfront Park, would also allow for an expanded parking area for all of the events which use the Lake Minneola waterfront. Parking is a key element in expanding new opportunities in ensuring spectators and participants have safe, reliable and predictable areas in which to park. The new parking site located at Waterfront Park would double the parking inventory for all current events and allow for the growth of current or future events.

With expanded Waterfront Parks and facilities, the City of Clermont would be able to cultivate and expand additional water based sports. Central Florida Dreamplex has created a partnership with Adaptive Sports USA. Clermont is the only Central Florida Chapter. Central Florida Dreamplex in partnership with Adaptive Sports USA would like to bring adaptive watersports to Waterfront Park, Clermont. The new venue at Waterfront Park for an expanded boat launch, expanded parking would provide opportunity to bring adaptive water sport events and training to Clermont.

In addition to major events, Lake Minneola Boat Ramp serves as the largest public boat ramp facility in the south portion of Lake County. The current size of the ramp and associated parking is insufficient to support the needs of the boating community. The Clermont chain of lakes is one of Florida's most recreational polished lake systems in Florida.

The expanded site allows for additional enjoyment from community area residents, in addition for the opportunity to expand upon events and tourism generating activity. Fishers find some of the best largemouth bass fishing in the world in the Clermont Chain of Lake. For the water-sports enthusiasts, the Clermont Chain of Lake is known as the Wakeboarding Capital of the World. The Wakeboard Camp- a year round school devoted entirely to the instruction of wakeboarding calls Lake Minneola home.

The citizens of Clermont have expressed interest in Clermont hosting similar events to the City of Tavares such as BASS and Crappie Masters USA, the expanded Waterfront Park venue with parking, ramp access and venue area could provide greater opportunity for like events in Clermont at Lake Minneola.

Narrative Reports

The City of Clermont has previously received Capital Project Funding for the following projects and detailed narrative.

Clermont Boat House-
Currently managed by Lake County Rowing Association. The space serves as the basis for the ongoing year round training and major event activities associated with rowing, canoe/kayak and sailing as managed by Lake County Rowing Association.

Most recently the Lake County Rowing Association hosted the following national and international teams:

- Danish National Canoe and Kayak Team
- City Island Rowing
- University of Michigan
- Grand Valley University

The most recent detailed report from Lake County Rowing Association dated July 2018 highlighted their collective events, training and special instruction has generated 2,469 heads in beds.

The City of Clermont has also received Capital Funding for Victory Pointe. Victory Pointe is a regional storm water filter marsh protecting the Clermont Chain of Lakes from storm water run-off. The facility duals as a public park and event space. Most recently, the City has hosted two major sport tourism events at Victory Pointe, which were detailed to in a report provided to Lake County.

In September, the City was selected as one of six, host sites in the United States for the FCC Gran Fondo bicycle event. This event kick-off the opening of Victory Pointe and attracted a 1,000 athletes and visitors from across the nation.

In November, 30- year race host veteran, Fred Sommer, Sommer Sports hosted the Great Floridian Triathlon at Victory Pointe. The event attracted athletes and visitors from 48 states and 9 countries.

This spring, Sommer Sports will once again host their annual calendar of multi-sport events at Victory Pointe.

- There are no written media agreements regarding the project.
- There are no written hotelier agreements.
- There are no written venue agreements.

See attached for staff requested "support" materials.
Timeline: Construction completion anticipated late 2019/early 2020.

C.1 Details on project space/construction type, clients served, and the Project itself:

The Lake Minneola Waterfront Parks expansion through an expanded and relocated boat launch with expanded parking will serve the Lake County, Clermont and surrounding municipal jurisdictions throughout Lake County. The City will own, operate and manage the boating facility. The project includes:

- 4 ramps
- 100 parking spaces to serve boat and trailers
- Public building with two unisex restrooms
- Fireboat Launch for emergency management and life safety response

C.2. in detail the strategic rational and business justification for the Project:

Total project cost	Cost
Land Value	$2 million
Design/Project Management Costs	$200,000
Construction Costs	$1.4 million
Infrastructure and Equipment Costs	$300,000

Current public boat access in facilities in south Lake County are insufficient to meets the needs of the boating community, furthermore it limits the ability to expand events using the Waterfront Parks because of conflicts with events and the need for boat access. Current public access includes Hull Road, which offers minimal parking. The Lake County community has vocalized deep interest in both expanded ramp sites, in addition to expanded parking facilities to accommodate the growth watersports and enjoyment. Because events occur on a regular basis at Victory Pointe, there continues to be visitors would cannot obtain access to the Clermont Chain of Lake when the boat ramp is closed. Similar, because of the location of the boat ramp, it prevents larger triathlon events from being hosted because of the space constraints at Victory Pointe and Waterfront Park.

Lake Minneola is one of the limited sites available in the south portion of Lake County of Clermont Chain of Lake Access. After much research amongst the City of Clermont, Lake County Water Authority and Lake County it was determined the best site available for an expanded boat ramp site would be Lake Minneola in the City of Clermont at the former Bell Ceramics site.

C.3 Useful life of the project: perpetuity with ongoing maintenance
C.4 Schematics are attached.

D. Financial Summary: See attached
D.1 Amount of TDC Funds Requested: $750,000
D.2 Projects costs/budget: See attached.
Ongoing maintenance costs are projected to be $15,000 annually and paid for by the City of Clermont as per any public facility owned and operated by the City of Clermont.

D.3 What percent of the project costs spent locally? The city as in accordance with purchasing policies and regulations will formally bid the procurement of contractors for construction. A local preference is provided for in the bid scoring.

D.4 Are there any recurring costs to buy new equipment/update the facility? Potentially as with any public facility there is the potential for damages to equipment or repairs as needed. Ongoing and annual maintence cost associated with the project are anticipated around $15,000 at the expense of the city.

D.5 Project Local Annual Spending in the Projects Operating Budget? 100%
D.6. Sources and Uses of Funds: City of Clermont with potential for Lake County Water Authority grant funding, which is not known at this time. The City is sole source for ongoing maintenance of the project.

E.1. 1. Who is the targeted population, audience or events for the Project:

- The targeted population, audience or events for the project as follows:
- Lake County residents
- Residents of surrounding counties and jurisdictions
- Out-of-town visitors
- Event participants (fishing tournaments)
- Watersport athletes (wakeboarders)
- Triathlon events

- Triathlon training
- Rowing events and training
- Canoe and Kayak events and training
- Sailing events and training
- Special Olympics (paddle board)
- Central Florida Dreamplex Adaptive Sports USA (wakeboarding)

E.2. Event Calendar for the next 60-months

Event Name	Dates	# Participants	#Spectators	Total Attendance	Room Nights
Fishing Tournaments	TBD	100	50	150-300	20
Wakeboarding training/competition	On-going	200	10	200-300	100
Ski Shows	TBD	150	500-1000	1000-2000	100
Total Immersion Swim Camp	2/24-2/26	100	25	125	
Tour Latino	2/11	1000	200	1200	
Pig on the Pond	3/9, 3/10, 3/11	35,000		35,000	300
Great Floridian Triathlon	3/17-3/20	2,000	500	2,500	800
Splash and Dash Swim Training	3/22	60	10	70	10
Clermont Ride and Seek	3/31	1000		1000	10
Splash and Dash	4/5	60	10	70	10
Earth Day 12k	4/7	2000	1000	3000	100
Lake Minneola Sunset Triathlon 5K	4/7	2000	1000	3000	100
Lake Minneola Half Marathon & 5K	4/8	2000	1000	3000	100
Movies Under the Stars	4/13	300	0	300	
Knight of Columbus Picnic	4/14	500	0	500	
Splash and Dash	4/19	60	10	70	10
Health Kids Running Series	4/22	300	0	300	
Splash and Dash	5/7	60	10	70	10
Clermont Waterfront Festival	5/5	1500	500	2000	100
Dragon Boat Festival	5/6	2000	500	2500	200

Health Kids Running Series	5/6	300		300	
Splash and Dash	5/7	60	10	70	10
Girlz on Fire Triathlon and Bra Run	5/12	1000	200	1200	200
Girlz on Fire Super Sprint and 5K	5/13	800	200	1000	200
Clermont Jerk Festival	5/19	3000	200	3200	100
Movie Under the Stars	5/25	300	0	300	
Splash and Dash	5/31	60	10	70	10
Memorial Day Celebration	5/28	300		300	
Sommer Sports Summer Triathlon Series	6/2	1200	200	1400	60
Special Olympics Paddle Board	6/9	10	50	60	4
Thrive Summer Pop Ups	6/26	200	30	230	
Sommer Sports Summer Series	7/14	1200	200	1400	60
S4 Group Triathlon Training	7/22	60	20	80	4
Classic Cardboard Regatta	8/4	1200	300	1500	400
Leader of the Lake	8/4	1200	300	1500	400
Leader of the Lake	8/5	1200	300	1500	400
Thrive Summer Pop Ups	8/7	200	30	230	
Sommer Sports Summer Series	8/11	1200	200	1400	60
Caribbean Association Customer Appreciation	9/3	250		250	
Sommer Sports Summer Series	9/8	1200	200	1400	60
Walk Like Madd 5k	9/15	500	100	600	10
Going Gold Fest for Cancer	9/22	2000	150	2150	20
Healthy Kids Running Series	10/1	300		300	
National Night Out	10/3	7000		7000	
Clermont Music Festival	10/14	5000		5000	200
Great Floridian Triathon	10/16-10/18	1500	1000	2500	600

Antique Outboard Motor Meet	10/21	35		35	10
Nightmare on the Trail 5K Sommer Sports	10/28	800	200	1000	60
Healthy Kids Running Series	10/29	300		300	
Taste of South Lake	11/2	2000		2000	10
Healthy Kids Running Series	11/5	300		300	
Veterans Day Event	11/11	350		350	
Leader of the Lake Regatta	11/11	1500	500	2000	400
Ride Ataxia	11/12	400	100	500	45
America's Mighty Warrior Challenge	11/12	400	100	500	45
Horrible 100 Expo	11/18	2500	1000	3500	600
Horrible 100 Bike Event	11/19	2500	1000	3500	600

New Event Opportunities

Nautique Boat FishTournament	Spring/Fall	15,000	1,000	16,000	10,000
Adaptive Sports USA Wakeboard	Spring/Fall	5,000	2,000	7,000	5,000
Fishing Tournaments	Spring Fall	30,000		30,000	15,000

E.3 Origin of Attendees

	Out of state	In state	Local	Average Stay Days
Year 1	25,000	125,000	5000	3
Year 2	30,000	130,000	5,250	3
Year 3	35,000	135,000	5,500	3
Year 4	40,000	140,000	6,000	3
Year 5	50,000	155,000	6,800	3

http://www.uscgboating.org/assets/1/Page/1520b_USCG_RBS_NationalSurvey_Online_SinglePages.pdf

https://outdoorindustry.org/wp-content/uploads/2017/05/2017-Outdoor-Recreation-Participation-Report_FINAL.pdf

E.4. The project will be utilized 12-months per year
E.5 The project will be utilized 365-days most years and may be closed secondary to large events in the area from time-to-time such as Pig on the Pond. The site will be open during multi-sport and other events happening at Victory Pointe.

E.6

	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Room Nights	20,000	25,000	30,000	35,000	40,000
Bed Tax Exempt	0	0	0	0	0
Average Room Rate	$175.00	$175.00	$175.00	$175.00	$175.00

E.7 Please submit a brief narrative of the plan for this event to generate room nights in Lake County:

The City envisions working closely with Lake County Tourism and the Agency for Economic Prosperity in cultivating room night generating events with expanded Waterfront Park, Victory Pointe and boat ramp amenities. The expanded parks and boat ramp would be an ideal location for fishing tournaments currently happening in Lake County seeking expansion opportunity, in addition to recruiting new events. Lake Minneola is home to bass species and could become another site for the Bass Masters Series and other types of tournaments.

The City of Clermont is also home to wakeboarding sports. The City seeks to expand the opportunity to host wakeboarding events, training and competitions. Currently, hundreds of athletes visit Clermont from across the globe to train at The Wakeboard Camp in Clermont. From professionals to amateurs the Wakeboard Camp in Clermont draws from an international and national athlete base.

E.8 List additional sponsors/partners: Lake County Water Authority has expressed interest in supporting the funding of the project, though a specific financial commitment has not been actualized to date.

E.9 List Hotels-Committed: See E10
E.10 List Hotels Applied For: The City of Clermont area hotels include the following, which can serve as hotel sites for event attendees and vendors.

342 rooms within the City of Clermont at present, 3 pending hotels with over 1,200 rooms pending entitlements.

- Home2 Suites
- Fairfield Inn
- Hampton Inn
- Holiday Inn

All of these hotels work well with event hosts and the City of Clermont. No hotel agreements are in place.

E.12 How will you evaluate and measure your programs success:

- Hotel room nights
- Usage amongst residents
- Usage amongst surrounding community
- New events
- Retained events
- Community enjoyment

E.13 Non applicable. The City is not able to determine the countries of origin for persons accessing the boat ramp which is currently in service at Lake Minneola.

E.14 The city council has not yet determined whether a park fee will be required for boat ramp use.

F.1 Outline of the marketing plan for the project and resulting events:
The city envisions working closely with FWC, Lake County Water Authority, Lake County, Visit Florida and other tourism bureaus, event governing bodies and water enthusiasts to enhance awareness to the venue, its offerings, training and event opportunities.

F.2 Describe what steps have been taken or will be taken to attract new attendees and thus increase overnight stays:
As stated above and in concert with working with Lake County Tourism to recruit additional event and training opportunities in fishing and water sports.

BOAT RAMP CONCEPT
BELL CERAMICS SITE
RESTROOM/
BATH HOUSE
FIRE DEPT.
PARKING
EXISTING
POND
LOADING ZONE
39
248
20
LEGEND
CLERMONT
Choice of Champions

ENGINEER'S COST ESTIMATE FOR CLERMONT
BELL CERAMICS BOAT RAMP SITE LOCATION

No.	Description	Qty	Unit	Price	Amount
	Demo Trail/Restoration				
1.	Remove Trail Asphalt	3,531	SY	$ 2.50	$ 8,827.50
2.	Remove Trail Limerock	3,531	SY	$ 4.50	$ 15,889.50
	New Construction (Onsite)				
3.	Site Grading (Rough)	15,600	SY	$ 3.50	$ 54,600.00
4.	Stabilized Subbase	3,766	SY	$ 5.50	$ 20,713.00
5.	8" Limerock Base	3,587	SY	$ 11.25	$ 40,353.75
6.	1 1/2" SP-9.5 Asphalt	3,416	SY	$ 10.25	$ 35,014.00
7.	4 Lane Concrete Boat Ramp & Dredging	1	LS	$ 550,000.00	$ 550,000.00
8.	Fixed Dock	1,300	SF	$ 20.00	$ 26,000.00
9.	Pavement Markings	1	LS	$ 5,000.00	$ 5,000.00
10.	Signage	6	EA	$ 750.00	$ 4,500.00
11.	Fine Grading	15,600	SY	$ 2.50	$ 39,000.00
12.	Stabilized Subgrade (Trail)	1,443	SY	$ 5.50	$ 7,936.50
13.	6" Limerock (Trail)	1,375	SY	$ 9.50	$ 13,062.50
14.	1" SP-9.5 Asphalt (Trail)	1,309	SY	$ 9.00	$ 11,781.00
	New Construction (Offsite)				
15.	Stabilized Subgrade (Trail)	1,550	SY	$ 5.50	$ 8,525.00
16.	6" Limerock (Trail)	1,472	SY	$ 9.50	$ 13,984.00
17.	1" SP-95 Asphalt (Trail)	1,402	SY	$ 9.00	$ 12,618.00
18.	Clearing & Grubbing (Trees)	1.5	Acre	$ 5,000.00	$ 7,500.00
19.	Silt Fence	1,400	LF	$ 1.50	$ 2,100.00
20.	Restroom/Bath House	1	LS	$ 180,000.00	$ 180,000.00
21.	Grinder Lift Station	1	LS	$ 20,000.00	$ 20,000.00
22.	8" Water Main	300	LF	$ 18.75	$ 5,625.00
23.	2" Force Main	1,000	LF	$ 7.25	$ 7,250.00
24.	Fire Hydrant	1	EA	$ 3,950.00	$ 3,950.00
25.	8" Gate Valve	2	EA	$ 1,500.00	$ 3,000.00
26.	8" Wet Tap	1	EA	$ 5,000.00	$ 5,000.00
27.	Temporary Jumper	1	EA	$ 1,200.00	$ 1,200.00
28.	2" Core to Manhole	1	EA	$ 750.00	$ 750.00
29.	Crew Floating Dock System	1	LS	$ 250,000.00	$ 250,000.00
	Miscellaneous				
30.	Mobilization	1	LS	$ 30,000.00	$ 30,000.00
31.	Survey Layout	1	LS	$ 22,200.00	$ 22,200.00
32.	Performance Bond	1	LS	$ 33,301.00	$ 33,301.00
33.	Maintenance Bond	1	LS	$ 11,100.00	$ 11,100.00
34.	Testing	1	LS	$ 35,000.00	$ 35,000.00
35.	Contingencey (10%)				$ 201,827.00
36.	Engineering/Architect/Surveying/Permitting				$ 232,170.00
	TOTAL				$ 1,919,777.75
	NOTE: requires SJRWMD & Army Corp Permits				

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 25, 2019
Agenda Item Name
Parking License and Easement Agreement
Requested Action
Request approval of Parking License and Easement Agreement with the First United Methodist Church of Clermont.
Staff Report
The purpose of the request is to establish additional inventory of motor vehicle parking within the downtown Central Business District area. The grantor, First United Methodist Church of Clermont owns roughly 3.44-acres of vacant property located along 7th & W Desoto St. in Downtown Clermont. The property owner has agreed to lease the semi-paved grass parking and the paved parking to the City for the purposes of unstructured parking for the amount of $1,490 per month. The property is centrally located within the downtown area and provides access to central downtown area. The property will allow an additional 169 parking spaces.
Additional Analysis
Fiscal Impact Summary
Lease agreement is not included in the current year budget. A budget amendment to the CRA Fund in the amount of $4,470 is included in Resolution No. 2019-15R.

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. First United Methodist Pkg License	First United Methodist Pkg License.doc
2. CHURCH PARKING Exhibit A.pdf	CHURCH PARKING Exhibit A.pdf.docx

PARKING LICENSE AND EASEMENT

THIS TEMPORARY EASEMENT AGREEMENT made and entered into this _____ day of _____ 2019, by and between First United Methodist Church of Clermont, Inc. 950 7th Street Clermont, FL 34711 (hereinafter referred to as "GRANTOR"), and the City of Clermont, 685 W. Montrose Street, Clermont, Florida 34711 (hereinafter referred to as "GRANTEE").

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

1. The GRANTEE hereby covenants and agrees that it shall at all times operate and use the parking license in accordance with applicable law and so as to cause minimum damage or impact on the property, reasonable wear and tear excepted. In the event the GRANTEE shall alter, disturb, or damage any of GRANTOR'S real property in the course of its utilization of the temporary parking license and easement, GRANTEE will restore the Property to its prior existing condition reasonable wear and tear excepted and excluding any authorized improvements thereon. The license granted herein shall be for use of the general public after 5 p.m. Monday through Friday and after 1 p.m. Saturday and Sunday. GRANTEE acknowledges that in the event of a conflict with GRANTOR's events and provided GRANTOR has provided GRANTEE ten (10) days prior notice, GRANTOR may prohibit the use of the Property by the general public during the above hours.

2. In exchange for the grant of license and easement as set forth herein, GRANTEE shall pay to GRANTOR the sum of ONE THOUSAND FOUR HUNDRED AND NINETY DOLLARS ($1,490) per month for each month during the term of this License and Easement. The payment shall be due on the first day of each month commencing July 1, 2019 which shall be provided to GRANTOR at the above address, or such other address as GRANTOR may designate in writing.

3. This Parking License and Easement shall take effect July 1, 2019 and shall remain in effect until September 30, 2022, unless terminated for cause or as provided herein. Either party may terminate this Parking License and Easement without cause, subject to the reimbursement provision described below, upon ONE HUNDRED EIGHTY (180) DAYS written notice to the non-terminating party, whereupon the License and Easement rights and all obligations and rights of both parties shall terminate as of the effective date of the termination notice.

4. In addition to the obligations contained herein, the parties agree to the following improvements to the Property:

a) GRANTEES at its expense and on or before August 1, 2019, shall trim trees on the Property as necessary and at a cost not to exceed ONE THOUSAND DOLLARS ($1,000).
b) GRANTOR shall on or before August 1, 2019 resurface and restripe the Property. GRANTEE shall reimburse GRANTOR for the actual cost thereof not to exceed THREE THOUSAND THREE HUNDRED AND TWENTY DOLLARS ($3,320). GRANTEE shall reimburse GRANTOR the above amount within 30 days of receipt of an actual invoice or other documentation acceptable to GRANTEE certifying the actual cost of the resurfacing and restriping.
c) GRANTOR shall on or before August 1, 2019, upgrade 19 light heads existing on 13 light poles to LED lights to National IES Lighting Standards. GRANTEE shall reimburse GRANTOR for the actual cost thereof not to exceed FOUR THOUSAND EIGHT HUNDRED DOLLARS ($4,800). GRANTEE shall reimburse GRANTOR the above amount within 30 days of receipt of an actual invoice or other documentation acceptable to GRANTEE certifying the actual cost of the lighting upgrade.
d) GRANTEE, on or before August 1, 2019, shall install two permanent garbage cans at a cost not to exceed a total of TWO THOUSAND DOLLARS ($2,000). Unless otherwise agreed to by the parties, the garbage cans shall be installed at on the lower portion of the Property at Juniata Street and on the upper portion of the Property near Juniata and 7th Street.
e) GRANTEE, at its expense, shall install a maximum of 22 parking barrier posts on sloped areas to be agreed upon by the parties.
f) GRANTEE shall install signage as appropriate to reflect the hours that the Property may be used for parking by the general public.
g) To the extent that GRANTEE is required by the foregoing to improve or perform work on the Property, as deemed appropriate by GRANTEE, GRANTOR expressly consents to and authorizes said improvements and work.

5. In the event GRANTOR elects to terminate this License and Easement Agreement without cause and with the effect of such termination occurring on or before June 30, 2021, GRANTOR shall reimburse GRANTEE a prorated share of the actual cost incurred by GRANTEE to improve the Property and as set forth above. The proration and amount to be paid to GRANTEE shall be calculated by dividing the total actual expense for the items referred to in Section 4 above, by 1,185 and multiplying the result by the number of days remaining on the term of the License and Easement Agreement after the effective date of the termination. The prorated reimbursement amount shall be paid by GRANTOR to GRANTEE before the effective date of the termination and as a condition of the termination.

6. During the Term hereof, each party shall maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars ($1,000,000.00) per occurrence and Two Million and no/100 Dollars ($2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master insurance policy such party may maintain.

7. GRANTOR and GRANTEE hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.

8. Subject to the property insurance waivers set forth in the preceding section, GRANTOR and GRANTEE each agree to indemnify and hold harmless the other party from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liabilities, including reasonable attorneys' fees, to the extent caused by or arising out of: (i) any negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, (ii) any spill or other release of any Hazardous Substances (as defined below) on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, or (iii) any breach of any obligation of the indemnifying party under this License. The indemnifying party's obligations under this subsection are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the same. Nothing herein shall be construed to constitute a waiver of the GRANTEE'S sovereign immunity as set forth in Florida Statutes, Chapter 768.

9. The rights granted herein shall inure to the benefit of GRANTEE, its assign, heirs, successors and invitees. This License and Easement shall specifically not confer any rights or remedies upon any person other than the GRANTEE, its assigns, heirs, successors and invitees.

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

GRANTOR:

signed, sealed and delivered in the presence of:

_____ By: _____

(Print Name) _____ Wayne Greenwall, President

_____

(Print Name) _____

The foregoing instrument was sworn to and acknowledged before me this ____ day of _____, 2019, by Wayne Greenwell, President of First United Methodist of Clermont Inc., personally known to me or who has provided _____ as identification, and who did take an oath.

_____

Notary Public Signature

_____

Notary Public Printed Name

My Commission Expires:

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

By_____

Mayor Gail Ash

ATTACHMENT ‘A’

PARKING LICENSE AND EASEMENT

Exhibit “A”

CITY OF CLERMONT

AGENDA ITEM

Meeting Date		
Tuesday, June 25, 2019		
Agenda Item Name		
Resolution No. 2019-15R		
Requested Action		
Request to approve Resolution No. 2019-15R		
Staff Report		
Resolution No. 2019-15R is proposed to amend the FY 2019 Budget primarily for council actions during the third quarter and to amend fund balances to match the audited amounts.		
Additional Analysis		
Fiscal Impact Summary		
Total of all adjustments - $2,706,585		
Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**
Exhibits Attached (copies of original agreements)		
1. BA#3Q-19 Resolution 2019-15R	Resolution 2019-15R Budget Amendment.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2019-15R

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

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

GENERAL FUND

1. Increase Repair & Maintenance – Buildings (10573-54600-72104)	$	22,964
Increase Reimbursements (10366-36650)	$	10,000
To amend the Public Works Department budget for the cost to replace the Historic Village Townsend House roof and the contribution from the Historical Society as approved by the City Council on May 28, 2019.		
2. Decrease Fund Balance (10399-39900)	$	850,521
To amend the budget to reflect actual reserves at October 1, 2018.		
3. Decrease Fund Balance (10599-59900)	$	863,485
Total General Fund adjustments.		

BUILDING SERVICE FUND

1. Decrease Fund Balance (11399-39900)	$	62,145
To amend the budget to reflect actual reserves at October 1, 2018.		
2. Decrease Fund Balance (11599-59900)	$	62,145
Total Building Services Fund Adjustments.		

INFRASTRUCTURE SALES TAX FUND

1. Increase Fund Balance (12399-39900)	$	727,413
To amend the budget to reflect actual reserves at October 1, 2018.		
2. Increase Capital Outlay Improvements (12516-66300-16000)	$	212,276
Increase Capital Outlay Improvements (12516-66300)	$	15,400
To amend the Information Technology Department budget for the carryforward of unexpended FY 2018 funds for fiber network improvements.		

3. Increase Capital Outlay – Sidewalks (12541-66303) $ 98,353
   Increase Repair & Maintenance Sidewalks(12541-54604) $ 79,488
   To amend the Public Works Department budget for the carryforward of unexpended FY 2018 funds for sidewalks.

4. Increase Capital Outlay – Other Improvement (12542-66300) $ 39,519
   To amend the Public Works Department budget for the reallocation of budgeted funds from the Parks & Recreation Department for playground equipment at McKinney and Waterfront Parks as approved by the City Council on May 28, 2019.

5. Decrease Capital Outlay – Other Improvement (12574-66300) $ 39,519
   To amend the Parks & Recreation Department budget to reallocate budgeted funds to the Public Works Department for playground equipment at McKinney and Waterfront Parks as approved by the City Council on May 28, 2019.

6. Increase Fund Balance (12599-59900) $ 321,896
   Total Infrastructure Sales Tax Fund adjustments.

CEMETERY FUND

1. Decrease Fund Balance (13399-39900) $ 723
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Decrease Fund Balance (13599-59900) $ 723
   Total Cemetery Fund adjustments.

RECREATION IMPACT FEES FUND

1. Increase Fund Balance (14399-39900) $ 486,087
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Fund Balance (14599-59900) $ 486,087
   Total Recreation Impact Fund Adjustments.

POLICE IMPACT FEE FUND

1. Increase Fund Balance (15399-39900) $ 99,758
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Fund Balance (15599-59900) $ 99,758
   Total Police Impact Fund adjustments.

FIRE IMPACT FEE FUND

1. Increase Fund Balance (16399-39900) $ 223,795
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Capital Outlay – Boathouse/Lift (16522-66201-22100) $ 179,000
   To amend the Fire Department budget for the construction of Fire Department Boat Lift at Waterfront Park as approved by the City Council on May 28, 2019.

3. Increase Fund Balance (16599-59900) $ 44,795
   Total Fire Impact Fund adjustments.

DEBT SERVICE FUND

1. Decrease Fund Balance (22399-39900) $ 219,993
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Decrease Fund Balance (22599-59900) $ 219,993
   Total Debt Service Fund Adjustments.

CAPITAL PROJECT FUND

1. Increase Federal Grant (32331-33140-95109) $ 200,000
   To amend the budget for a Florida Department of Environmental Protection Recreational Trails Program Grant for the Legacy Loop Trail approved by the City Council on April 9, 2019.

2. Increase County Grant (32337-33733-95111) $ 750,000
   To amend the budget for a Lake County Tourist Development Projects Funding Program Agreement Grant for the Clermont Boat Ramp Project approved by the City Council on June 25, 2019.

3. Increase Fund Balance (32399-39900) $ 308,453
   To amend the budget to reflect actual reserves at October 1, 2018.

4. Increase Fund Balance (32599-59900) $ 1,258,453
   Total Capital Project Fund Adjustments.

WATER FUND

1. Increase Fund Balance (41399-39900) $ 473,261
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Fund Balance (41599-59900) $ 473,261
   Total Water Fund Adjustments.

SEWER FUND

1. Decrease Fund Balance (42399-39900) $ 1,946,556
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Decrease Fund Balance (42599-59900) $ 1,946,556
   Total Sewer Fund Adjustments.

WATER IMPACT FEE FUND

1. Increase Fund Balance (43399-39900) $ 1,361,035
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Fund Balance (43599-59900)
   Total Water Impact Fund Adjustments. $ 1,361,035

SEWER IMPACT FEE FUND

1. Increase Fund Balance (44399-39900) $ 2,060,767
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Fund Balance (44599-59900) $ 2,060,767
   Total Sewer Impact Fund Adjustments.

STORMWATER FUND

1. Increase Fund Balance (45399-39900) $ 193,607
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Fund Balance (45599-59900) $ 193,607
   Total Stormwater Fund Adjustments

SANITATION FUND

1. Decrease Fund Balance (49399-39900) $ 513,206
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Decrease Fund Balance (49599-59900) $ 513,206
   Total Sanitation Fund Adjustments.

CRA FUND

1. Increase Fund Balance (60399-39900) $ 17,504
   To amend the budget to reflect actual reserves at October 1, 2018.

2. Increase Rentals – Land (60552-54404) To amend the Economic Development Department budget for a parking license and easement agreement with the First United Methodist Church of Clermont approved by the City Council on June 25, 2019.	$	4,470
3. Increase Fund Balance (60599-59900) Total CRA Fund Adjustments.	$	13,034
Net Increase to Fund Balance – All Funds	$	2,706,585

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2018-2019 are hereby adopted.

CITY OF CLERMONT
RESOLUTION NO. 2019-15R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, 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:

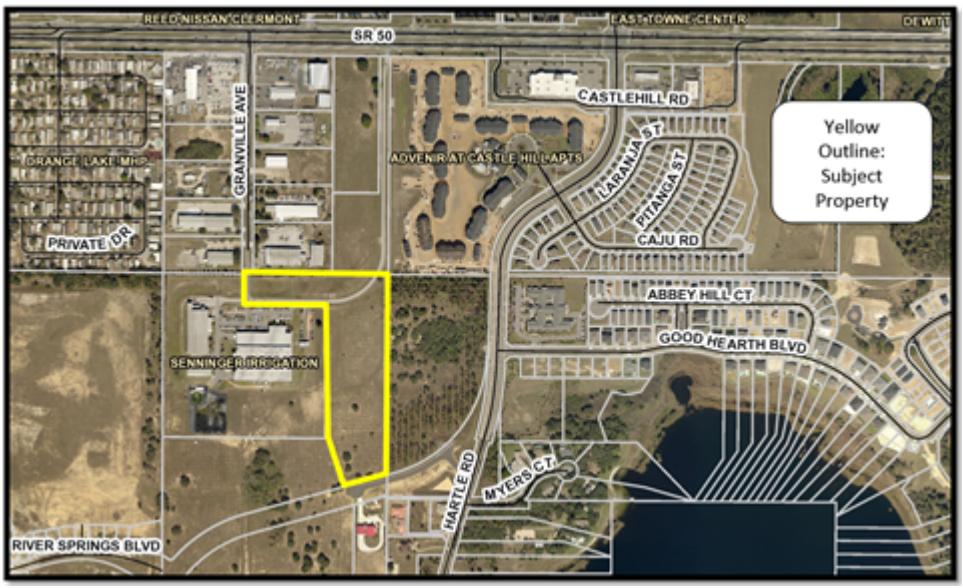
_____
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT

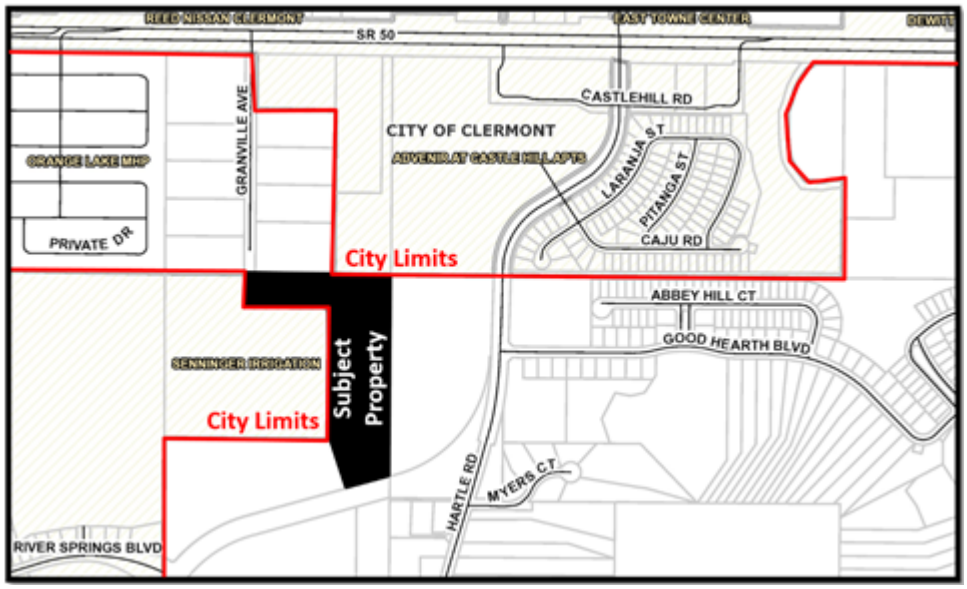
AGENDA ITEM

Meeting Date	
Tuesday, June 25, 2019	
Agenda Item Name	
Ordinance No. 2019-18 *Final* *Senninger Annexation*	
Requested Action	
Recommend approval of Ordinance 2019-18.	
Staff Report	

The applicant, Appian Engineering, LLC, is requesting voluntary annexation of the subject property. 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 a Large-Scale Comprehensive Plan Amendment and a rezoning to the City's M-1 Industrial District. The property has been historically used for industrial uses in the production of equipment in the irrigation industry.



The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the property, in which the City can fully serve. The property is contiguous with the City limits along a portion of the northern property line and the western property line of the current production facility. In addition, the parcel to the east, the Wise Project, is currently under consideration for annexation into the City.



The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Office designation to the City's Industrial. The annexation would assign the default zoning in the City to Urban Estate Low Density Residential. The applicant is requesting a rezoning to M-1 Industrial, which is compatible with the current zoning of the adjoining manufacturing facility, which is currently in the City.

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

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. 2019-18 Senninger ANN	2019-18 Senninger ANN.doc
2. Senninger Maps	Senninger Maps.pdf
3. site plan & legal desc	site plan & legal desc.pdf
4. Annex App	Annex App.pdf
5. Legal & affidavits	Legal & affidavits.pdf
6. Senninger ANN Legal Ad Proof	Senninger ANN Legal Ad Proof.pdf

CITY OF CLERMONT

ORDINANCE NO. 2019-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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.

LOCATION

South of State Road 50, North of County Road 455, and West of Good Hearth Boulevard
Alternate Key 3913371

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

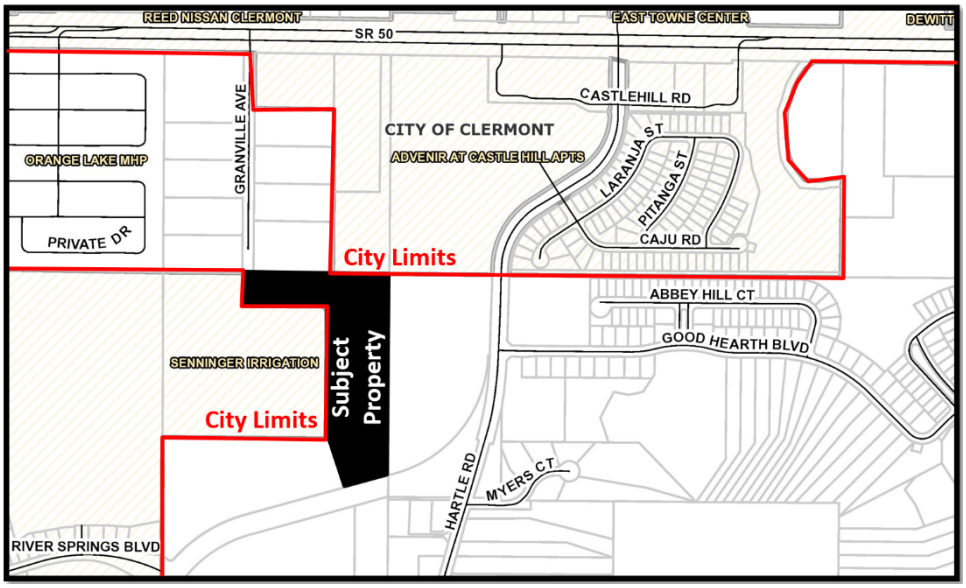
SECTION 5.

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

SECTION 6.

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

Location map:



CITY OF CLERMONT
ORDINANCE NO. 2019-18

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

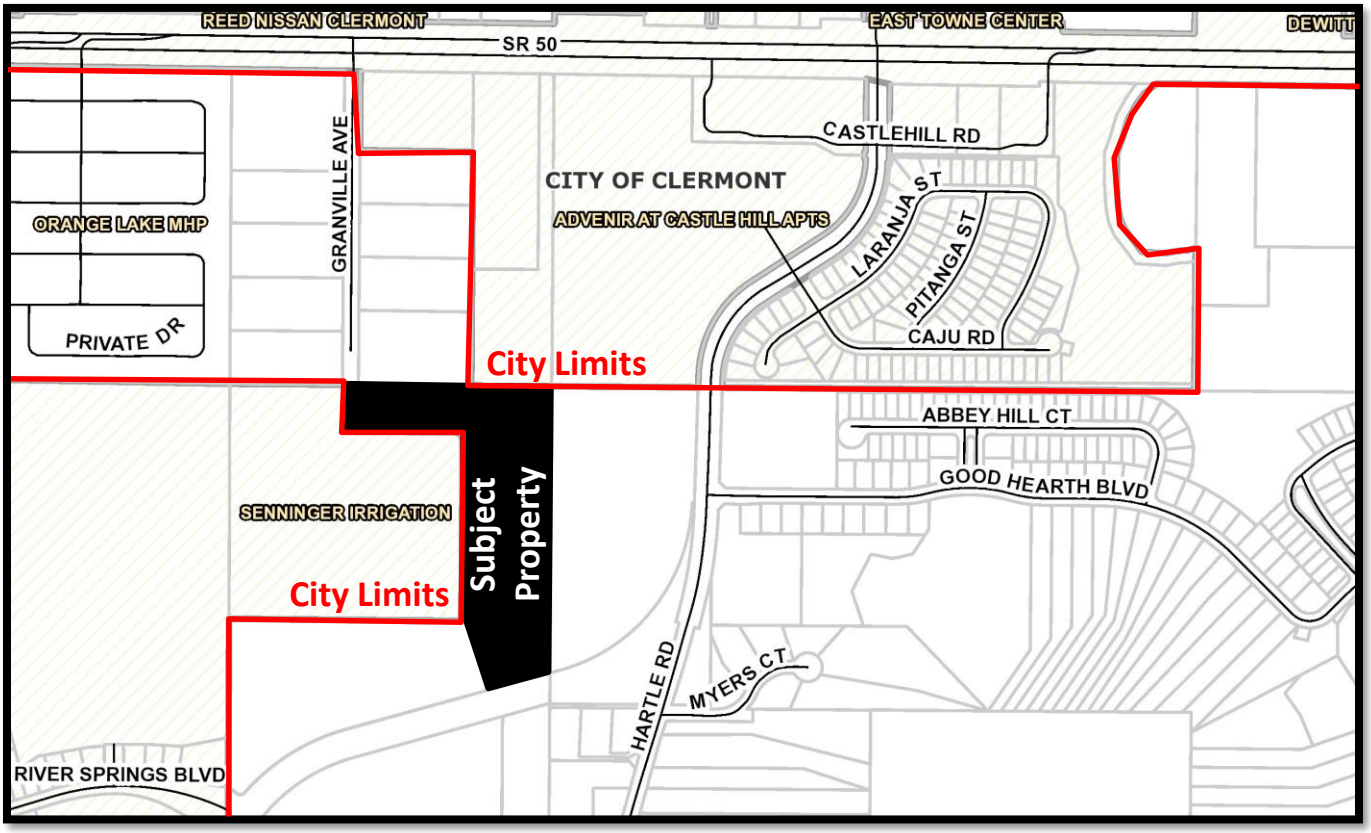
ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Senninger Property



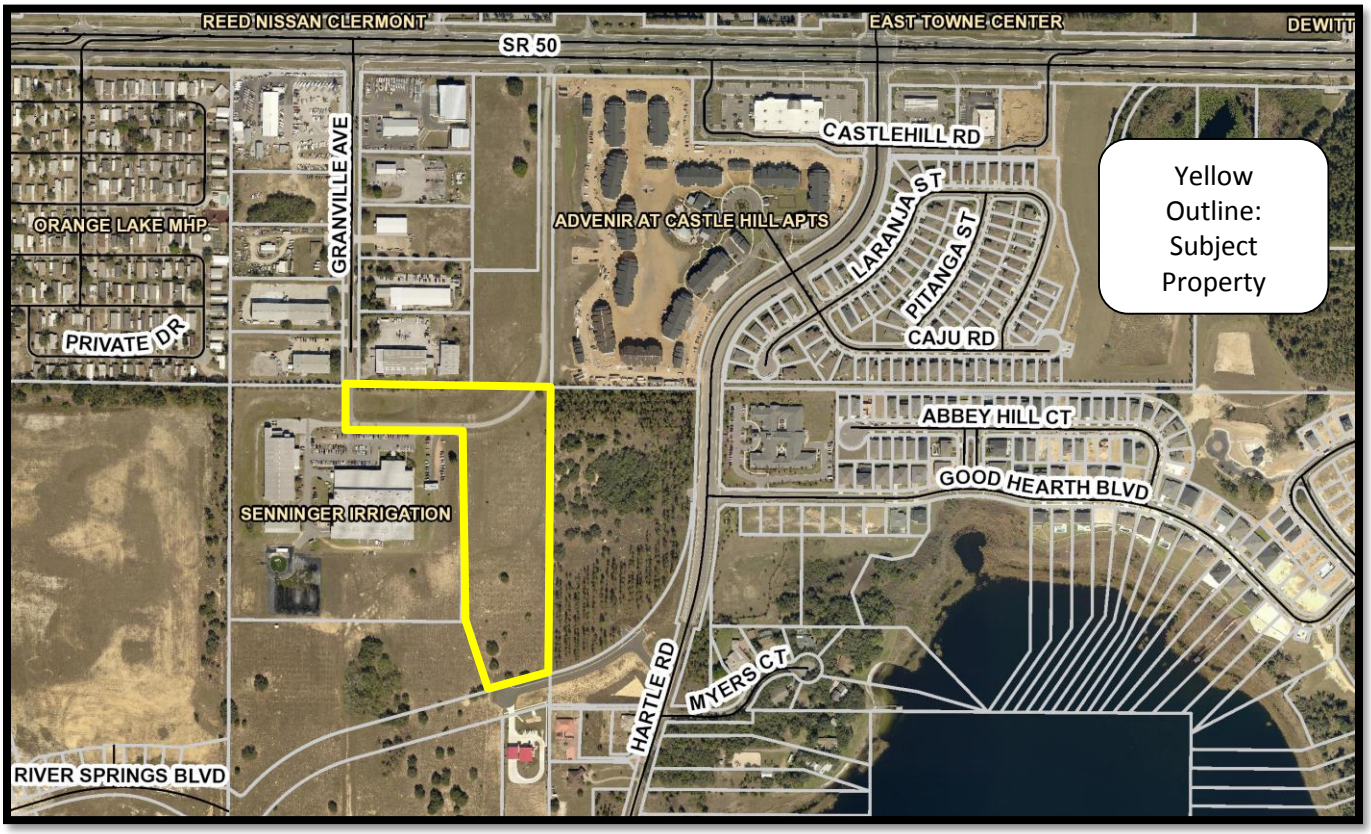
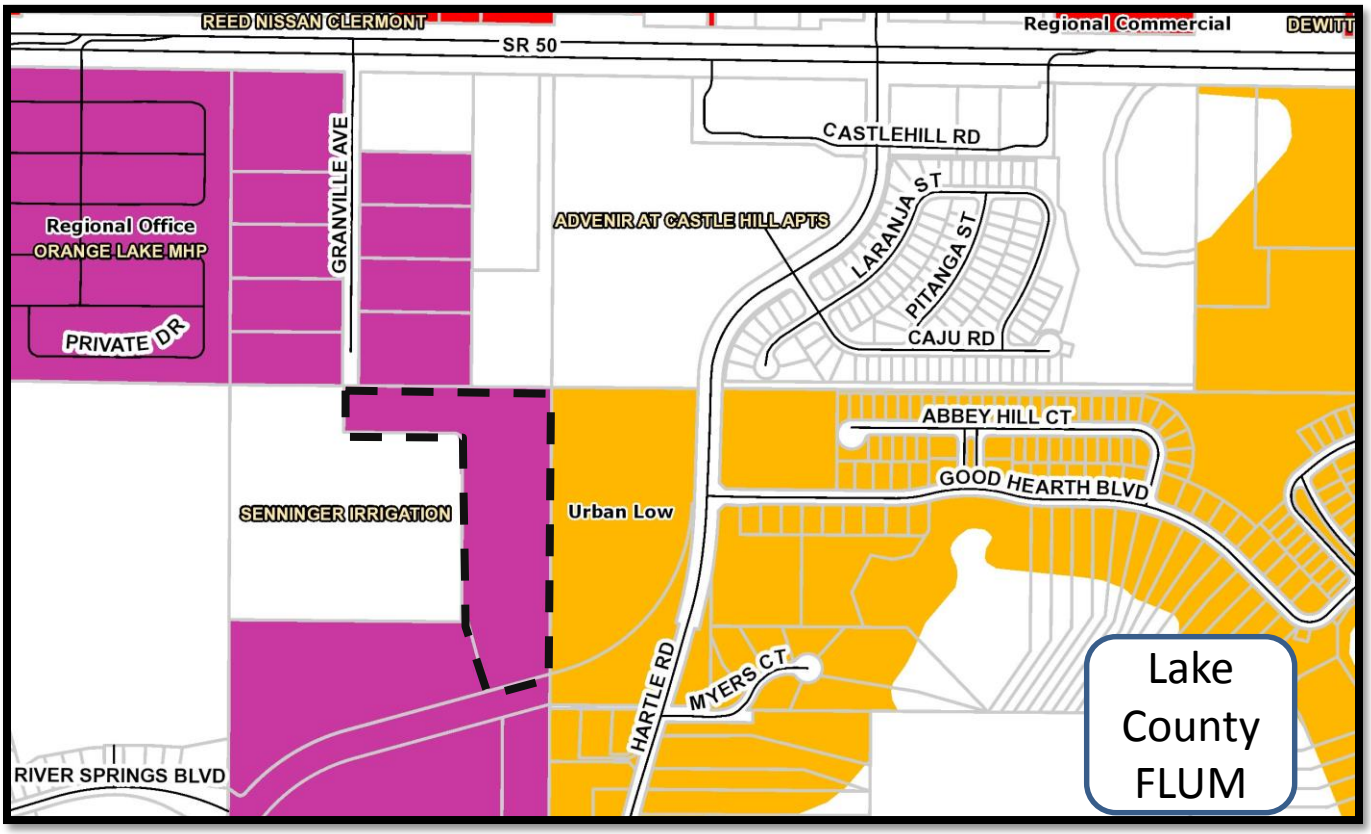


Exhibit – Future Land Use Map – Senninger Property



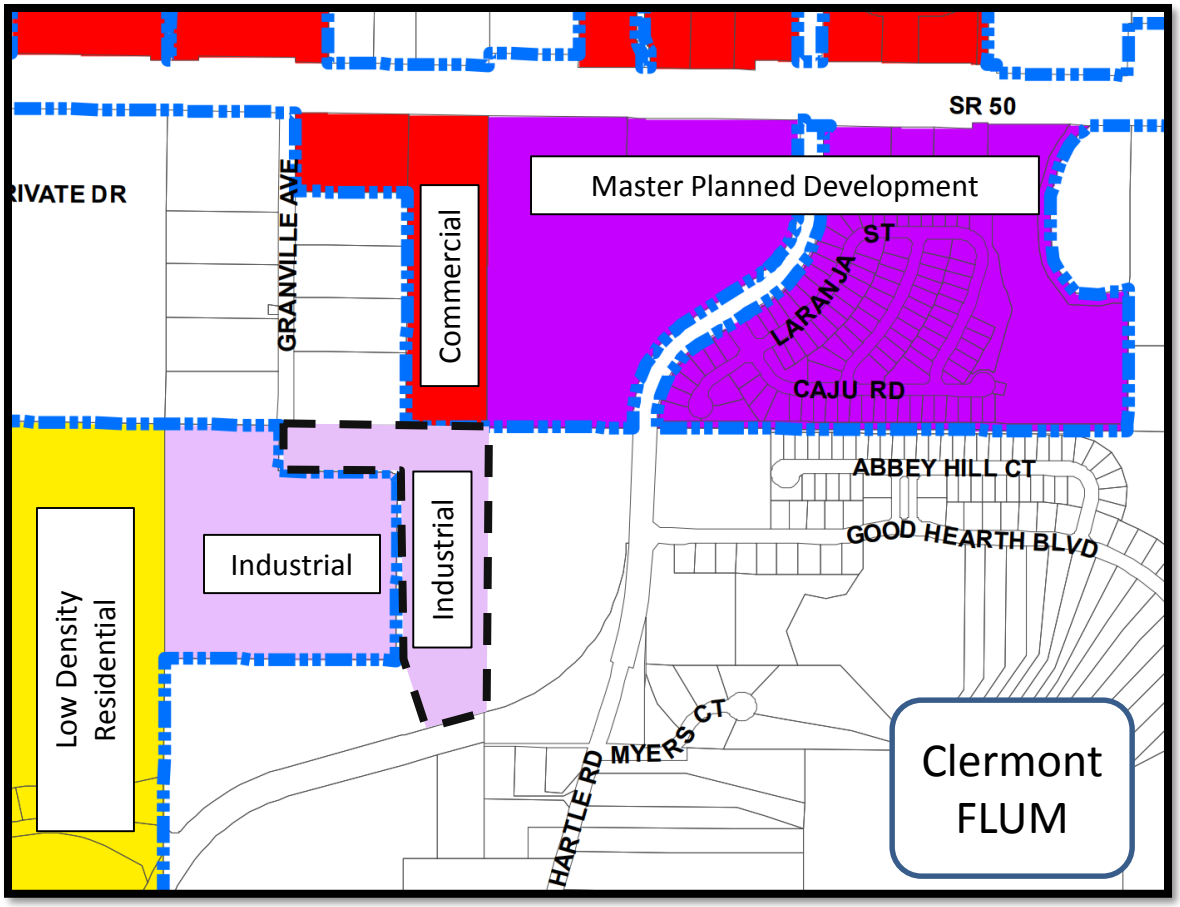
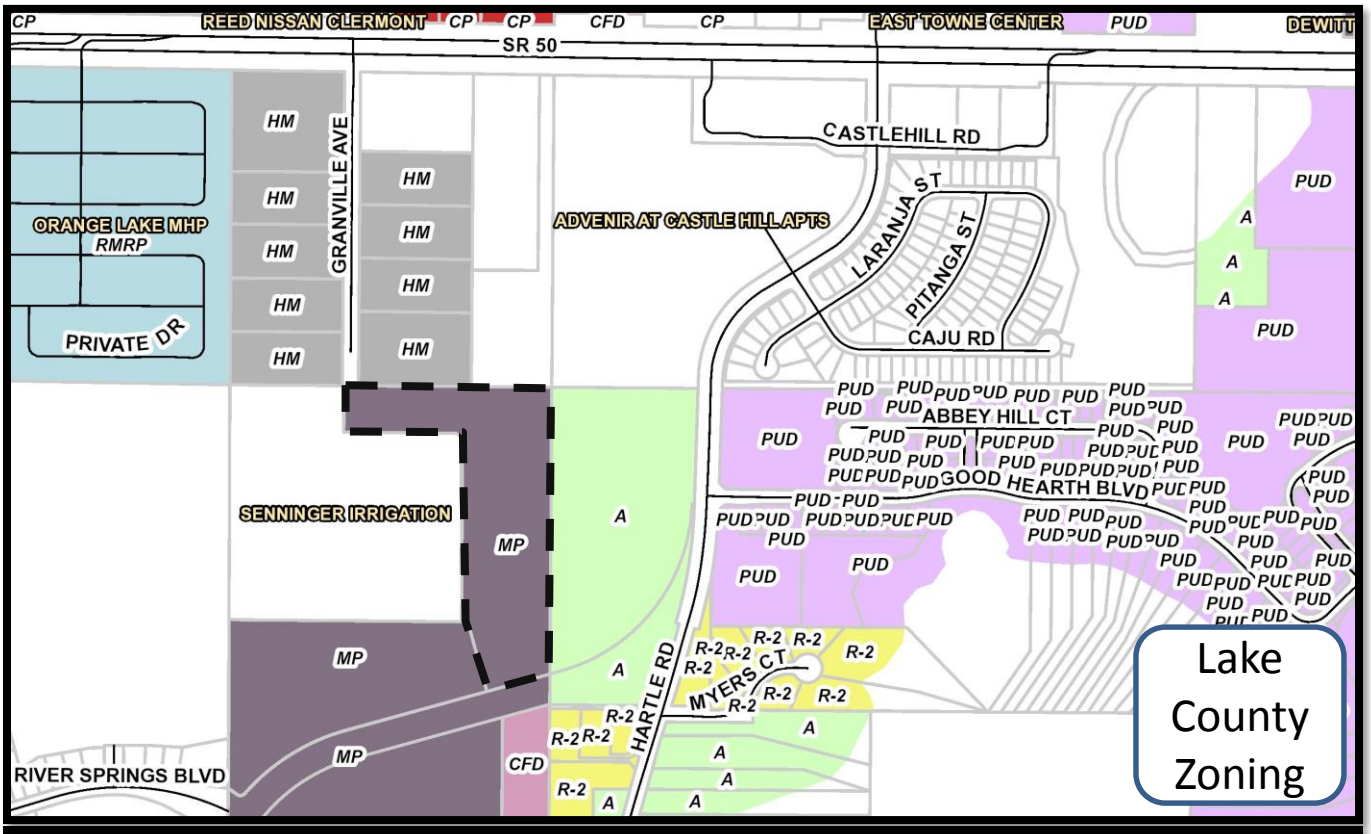
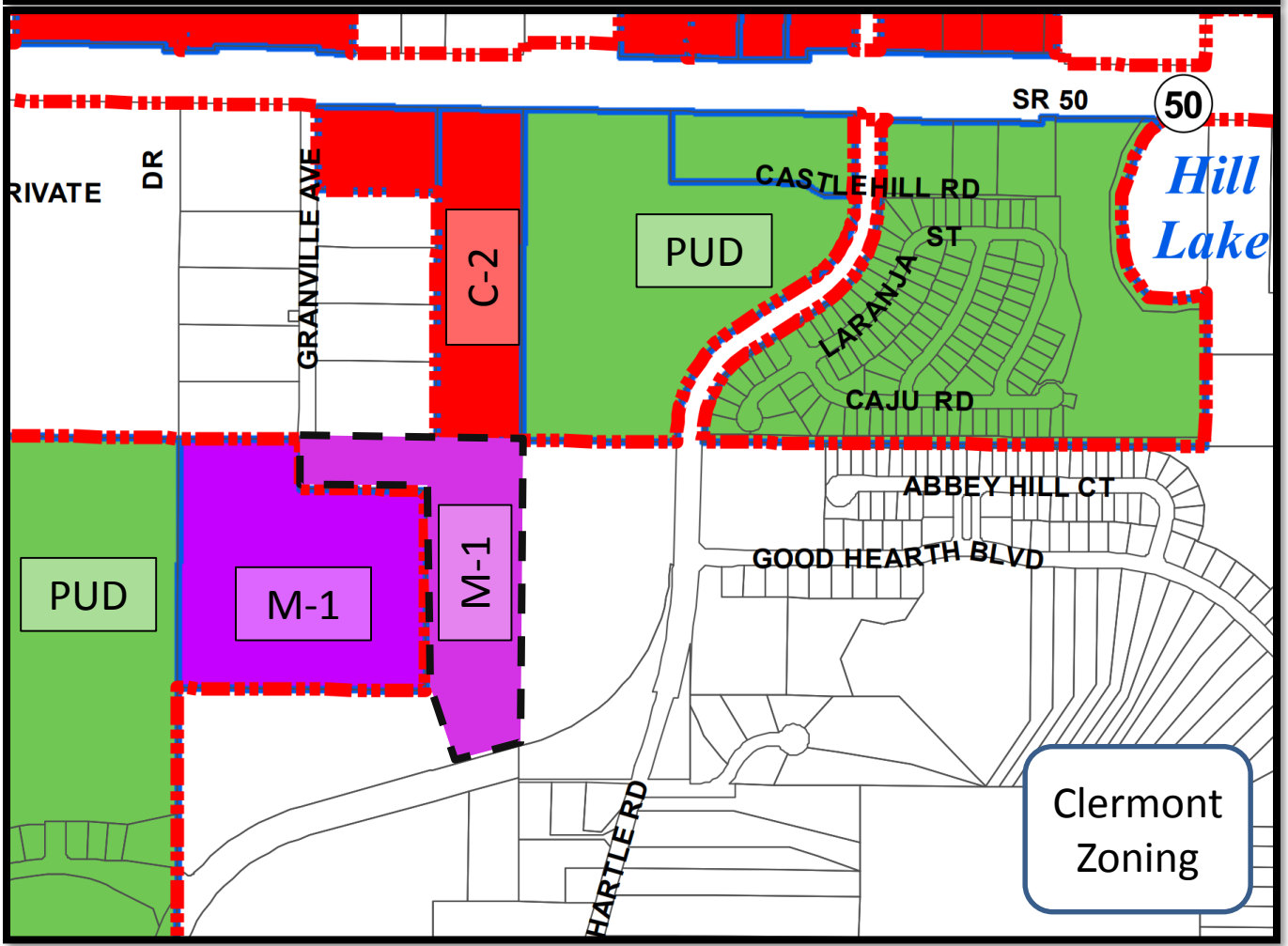
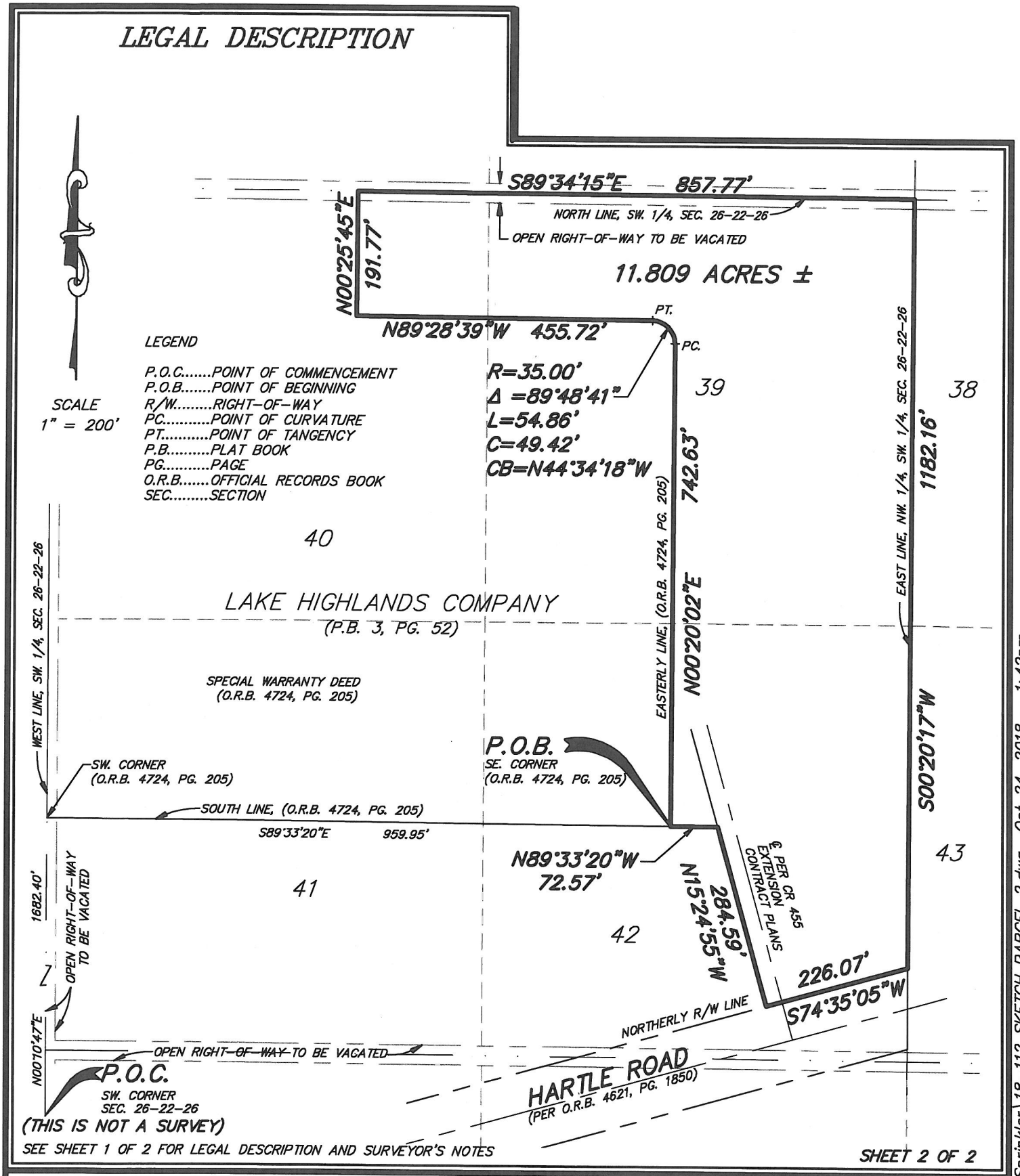


Exhibit – Zoning Map – Senninger Property





LEGAL DESCRIPTION



(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

PEC | SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST

DATE: OCTOBER 24, 2018	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 18-112

O:\18-112 Hunter Sprinkler\18-112 SKETCH PARCEL 2.dwg Oct 24, 2018 - 1:42pm

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 NOTH 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, 226.27 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 15°24'55" WEST, 284.59 FEET; THENCE RUN NORTH 89°33'20" WEST, 72.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 11.809 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BEING NORTH 00°10'47" EAST.
(4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
(5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
(6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 10-24-2018

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST

DATE: OCTOBER 24, 2018	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 18-112

O:\18-112 Hunter Sprinkler\18-112 SKETCH PARCEL 2.dwg Oct 24, 2018 - 1:42pm

CITY OF CLERMONT
ANNEXATION
APPLICATION & PETITION

DATE: _____ FEE: $50.00

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Senninger Irrigation Annexation

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

Address: 2221 Lee Rd, Ste 27

City: Winter Park State: FL Zip: 32789

Phone: 407-960-5868 Fax: _____

Applicant is: Owner: ___ Agent: X Purchaser: ___ Lessee: ___ Optionee: ___

OWNER: Senninger Irrigation, Inc

Address: 13505 Granville Ave

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): Major L. Stacy, P.E. AND/OR Appian Engineering, LLC

Address: 2221 Lee Rd, Ste 27

City: Winter Park State: FL Zip: 32789

Phone: 407-960-5868 Fax: _____

E-Mail: mstacy@appianfl.com

Property address and/or general location: The project site is generally located west of Hartle Road and South of State Road 50 on Granville Avenue.

Area of property: 12.09 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Vacant Industrial

The property is PROPOSED to be used for: Industrial

Existing Lake County Land Use*: Vacant Industrial

Existing Lake County Zoning*: MP

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

Number of existing structures on the property and their present use: There currently are NO structures on the property.

State the reason or basis for this request: To reconfigure the property with a parcel already within the City which will all be under single ownership.

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

Section 09, Township 22, Range 26

Please refer to attached Legal Description.

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

OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date:_____

Before me, the undersigned authority personally appeared Stephanie Brownell on behalf of Senninger Irrigation, Inc. (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.

2. That said authority desires an ANNEXATION to allow:
The reconfiguration of a parcel already within the City which will all be under single ownership.

3. That said authority (owner) has appointed (agent's name) Appian Engineering, LLC AND/OR Major L. Stacy, P.E. to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

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

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

X Stephanie Brownell
Owner (signature)

X
Agent's (signature)

Sworn to and subscribed before me this 12th day of February, 2019.

Notary Public, State of FL
My commission expires:

Sworn to and subscribed before me this 12th day of February, 2019.

Notary Public, State of FL
My commission expires: 08/23/2019

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

LAURA ZULUAGA
MY COMMISSION # FF911866
EXPIRES August 23, 2019
(407) 398-0153 FloridaNotaryService.com

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 ~~(if any)~~*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 6th (Date) day of February (Month), 2019 (Year), by

(1) Stephanie Brownell

~~(and (2)~~ _____),
Name~~(s)~~ of Signer~~(s)~~

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TONI JO PARRA
Commission # 2146703
Notary Public - California
San Diego County
My Comm. Expires Mar 18, 2020

Signature Toni Jo Parra
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 6th day of February, 2019.

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

Stephanie Brownell
Landowner (Petitioner)

Notary Public

2/6/19
Date

My Commission Expires

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 2/6/19 before me, Toni Jo Parra, Notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Stephanie Brownell
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TONI JO PARRA
Commission # 2146703
Notary Public - California
San Diego County
My Comm. Expires Mar 18, 2020

Signature Toni J. Parra
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Prepared by and Return to:
Omega Title, LLC
Jillian Crouse
225 S Westmonte Drive, Suite 1110
Altamonte Springs, FL 32714
Our File Number: 18-0049JY
Parcel ID # 09-22-26-1100-039-00000

For official use by Clerk's office only

STATE OF Florida	)	**SPECIAL WARRANTY DEED**
COUNTY OF Lake	)	(Corporate Seller)
	)	

THIS INDENTURE, made this January 31, 2019, between HRP Holdings, Inc., a Florida corporation F/K/A Senninger Irrigation, Inc. whose mailing address is: P.O. Box 120853 Clermont, FL 34712-0853, party of the first part, and Senninger Irrigation, Inc., a Delaware Corporation whose mailing address is: 13505 Granville Ave., Clermont FL 34711, party/parties of the second part,

W I T N E S S E T H:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

SEE ATTACHED EXHIBIT "A"

Subject, however, to the lien of ad valorem taxes for 2019 and subsequent years, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part, but no others.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 31, 2019.

Signed, sealed and delivered
in the presence of:

Witness signature

Jillian Crouse
Print witness name

Witness signature

GILDA P. HAMILTON
Print witness name

HRP Holdings, Inc., a Florida Corporation
F/K/A Senninger Irrigation, Inc.

By: James E. Burks
Print Name: James E. Burks
Title: President

State of FL
County of Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of January, 2019 by James E. Burks, President of HRP Holdings, Inc. who is personally known to me or who has produced a FL ID as identification.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal

Notary Public State of Florida
Jillian P Crouse
My Commission GG 126535
Expires 08/12/2021

EXHIBIT "A"

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 degrees 10 minutes 47 seconds 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 degrees 33 minutes 20 seconds 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 degrees 20 minutes 02 seconds 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 degrees 48 minutes 41 seconds, an arc length of 54.86 feet, a chord length of 49.42 feet and a chord bearing of North 44 degrees 34 minutes 18 seconds West to the Point of Tangency; thence run North 89 degrees 28 minutes 39 seconds West, 455.72 feet; thence run North 00 degrees 25 minutes 45 seconds East, 191.77 feet to a Point lying on the North line of the Southwest Quarter of said Section 26; thence run South 89 degrees 34 minutes 15 seconds 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 degrees 20 minutes 17 seconds 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 degrees 35 minutes 05 seconds West, along said Northerly right-of-way line, 271.07 feet; thence departing said Northerly right-of-way line, run North 15 degrees 24 minutes 55 seconds West, 297.37 feet; thence run North 89 degrees 33 minutes 20 seconds West, 25.79 feet to the Point of Beginning.

The above described Tract of land lies in Lake County, Florida.

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, 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. 2019-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

Location:

South of SR 50, North of CR 455, and West of Good Hearth Blvd
Alternate Key 3913371
12.1 +/- acres

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.

See Map Below

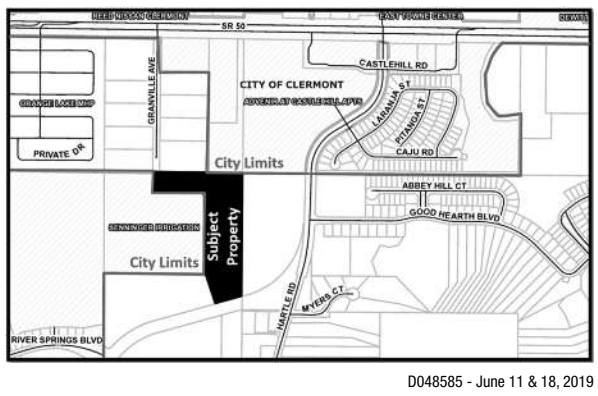
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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

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

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk



D048585 - June 11 & 18, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048585 (100%)

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NEXT RUN DATE: 06/11/19
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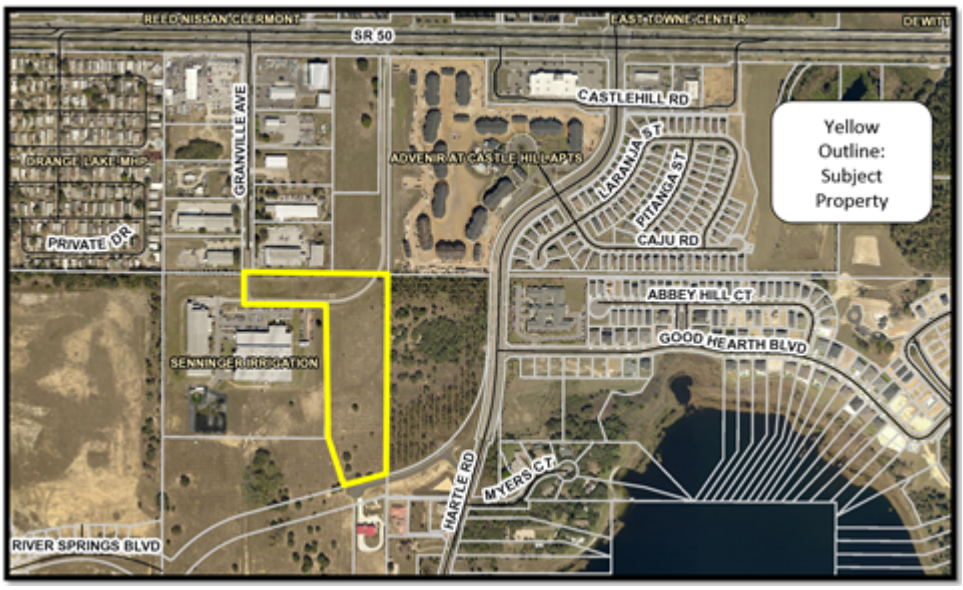
CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, June 25, 2019	
Agenda Item Name	
Ordinance No. 2019-19 *Final* *Senninger Large-Scale Comprehensive Plan Amendment*	
Requested Action	
Recommend approval of Ordinance 2019-19.	
Staff Report	

The applicant, Appian Engineering, LLC, is requesting a large-scale comprehensive plan amendment on the subject property. 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 rezoning to the City's M-1 Industrial District. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for industrial uses in the production of equipment in the irrigation industry. The Senninger manufacturing plant is located adjacent to this parcel to the west.



The proposed map amendment will change the future land use from Lake County's Regional Office to the City's Industrial. Under Lake County's Comprehensive Plan, FLU Policy I-1.3.6, the property can be developed at a maximum intensity with a floor area ratio (FAR) of up to a maximum of 3.0 FAR. The City's Industrial Future Land Use allows up to 1.0 Floor Area Ratio (FAR), which is a reduction by two-fold.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These objective and policies include:

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

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

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

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

The City Council approved the transmittal in April and the amendment was sent to the Florida Department of Economic Opportunity (DEO) and other reviewing State agencies. The State Agencies responded with "no comment."

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City's Comprehensive Plan. The Senninger property in which the plant is located on, is in the City with the City's Industrial Future Land Use. Staff recommends approval of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to the City's Industrial Future Land Use.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2019-19 Senninger CPA	2019-19 Senninger CPA.doc
2.	Senninger Maps	Senninger Maps.pdf
3.	COMP App	COMP App.pdf
4.	DEO response	DEO response.pdf
5.	FDOT review	FDOT review.pdf
6.	DEP email response	DEP email response.pdf
7.	Email from St John RWM	Email from St John RWM.pdf
8.	Comp Affidavits	Comp Affidavits.pdf
9.	Senninger CPA Legal Ad Proof	Senninger CPA Legal Ad Proof.pdf

CITY OF CLERMONT
ORDINANCE NO. 2019-19

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

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. AK 3913371

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: REGIONAL OFFICE
TO CITY OF CLERMONT: INDUSTRIAL

SECTION 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued

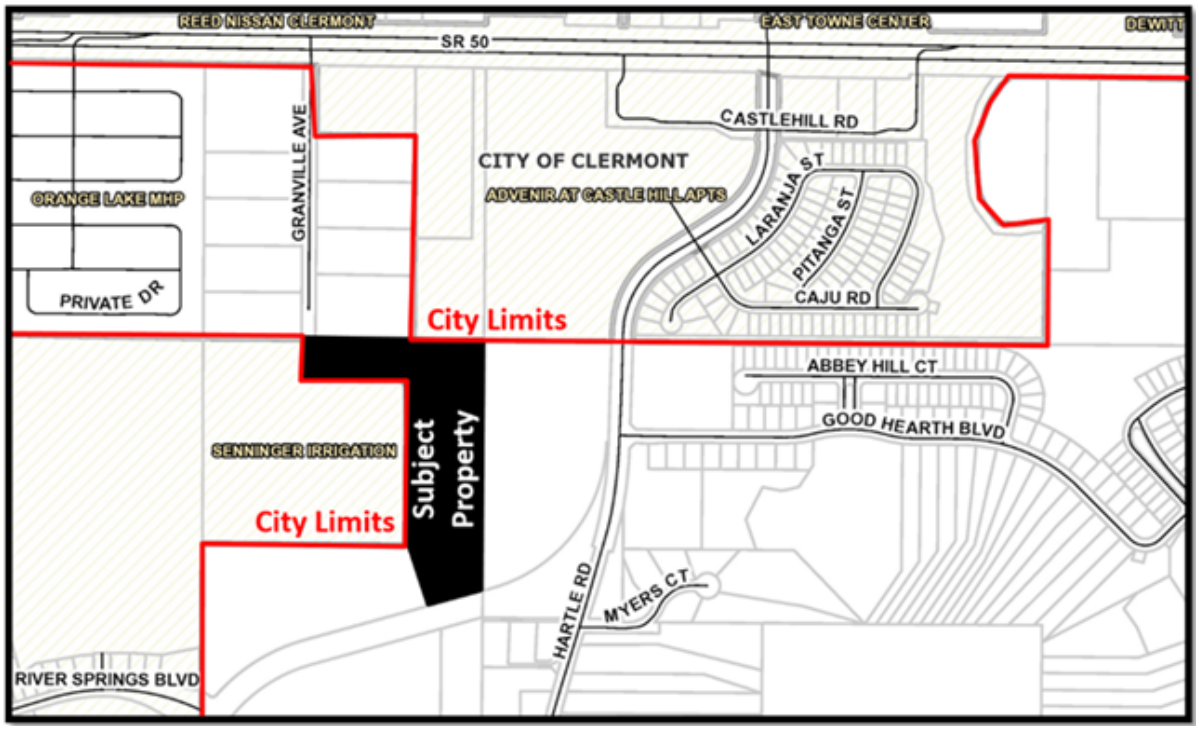
validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 3.

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

SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-19

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

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

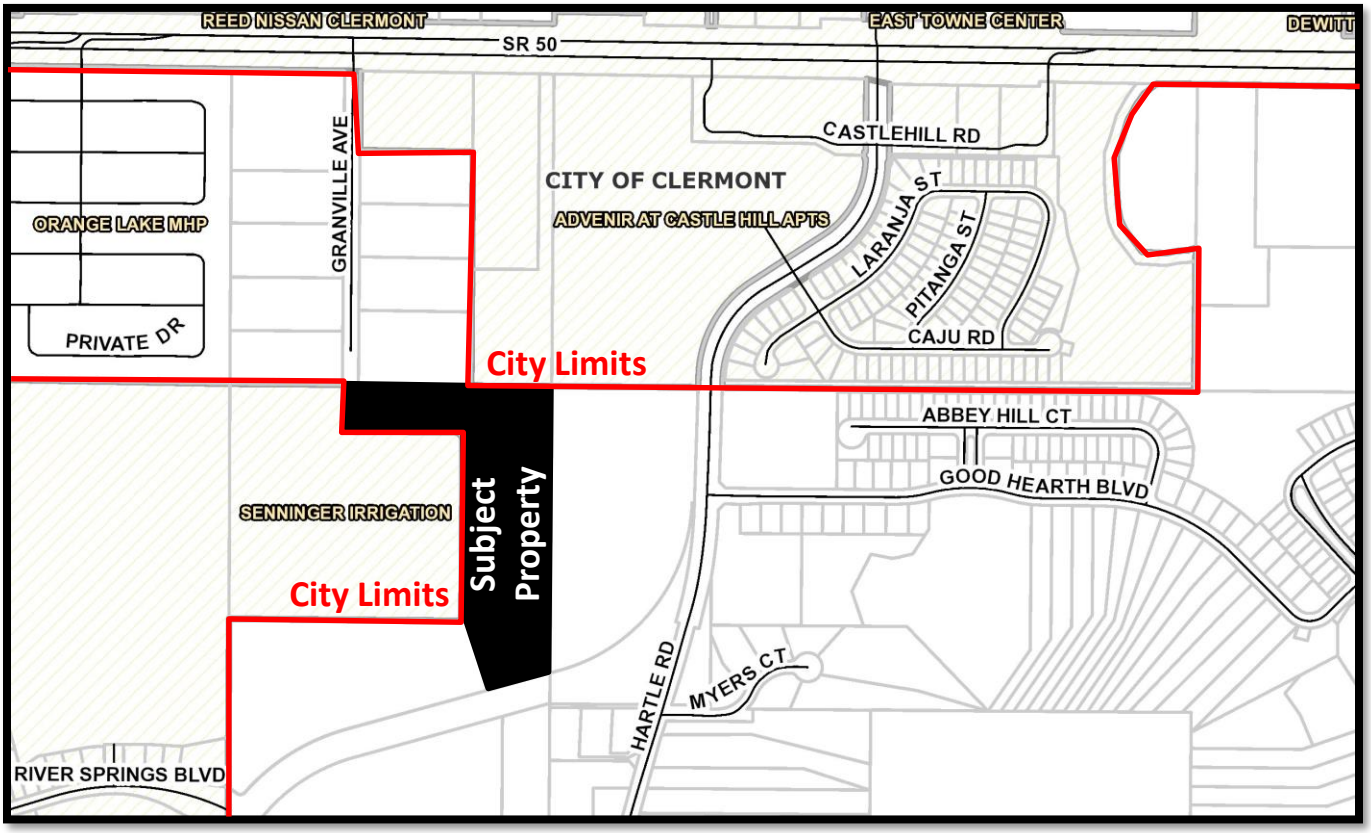
ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Senninger Property



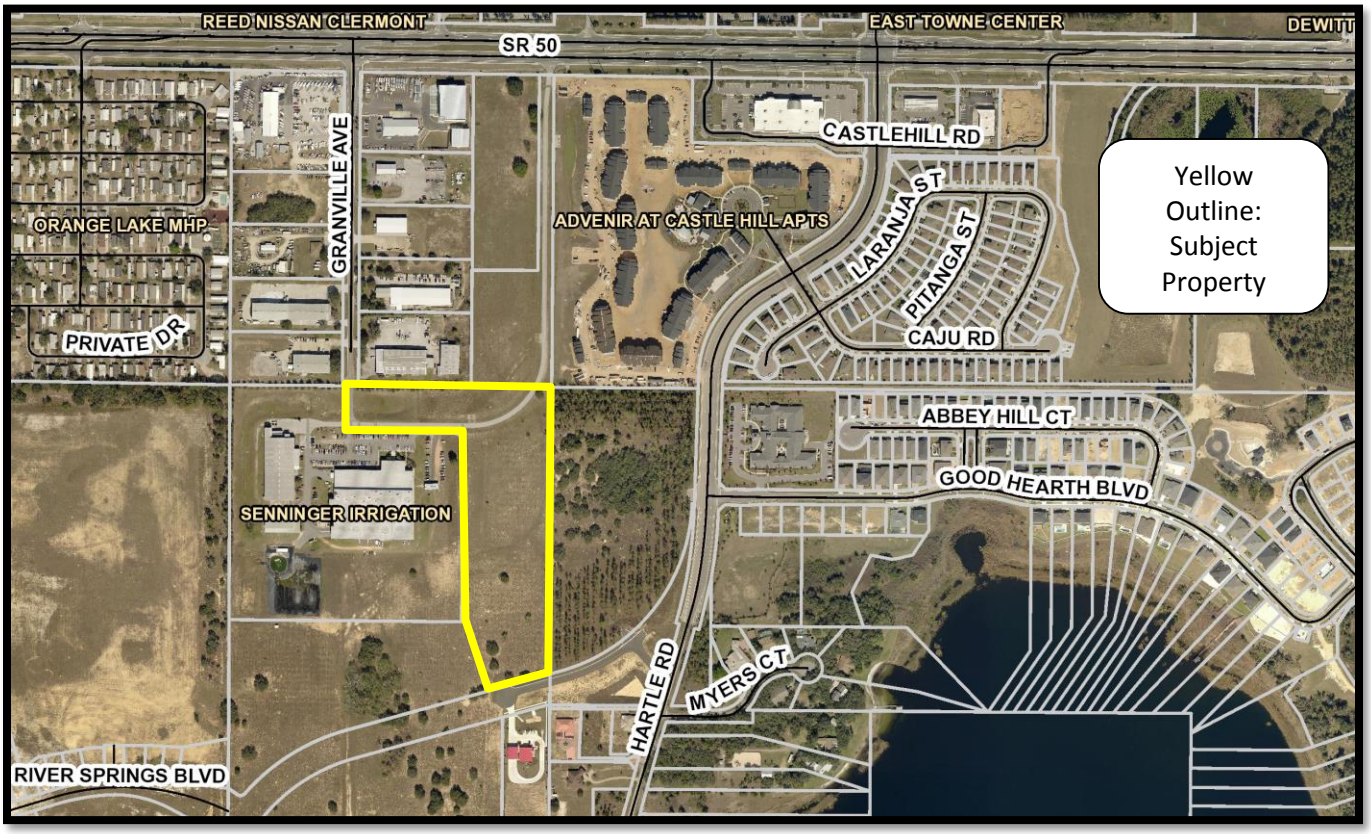
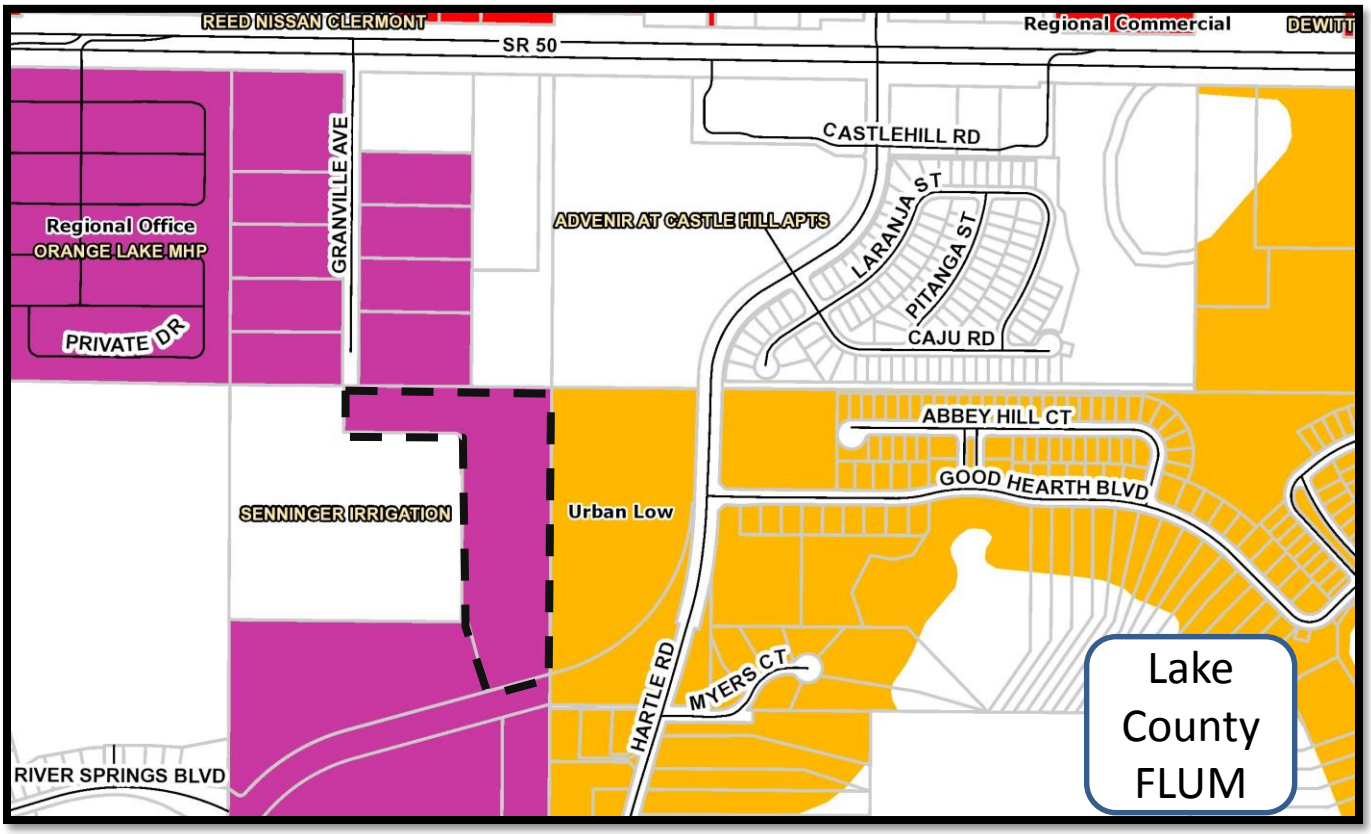


Exhibit – Future Land Use Map – Senninger Property



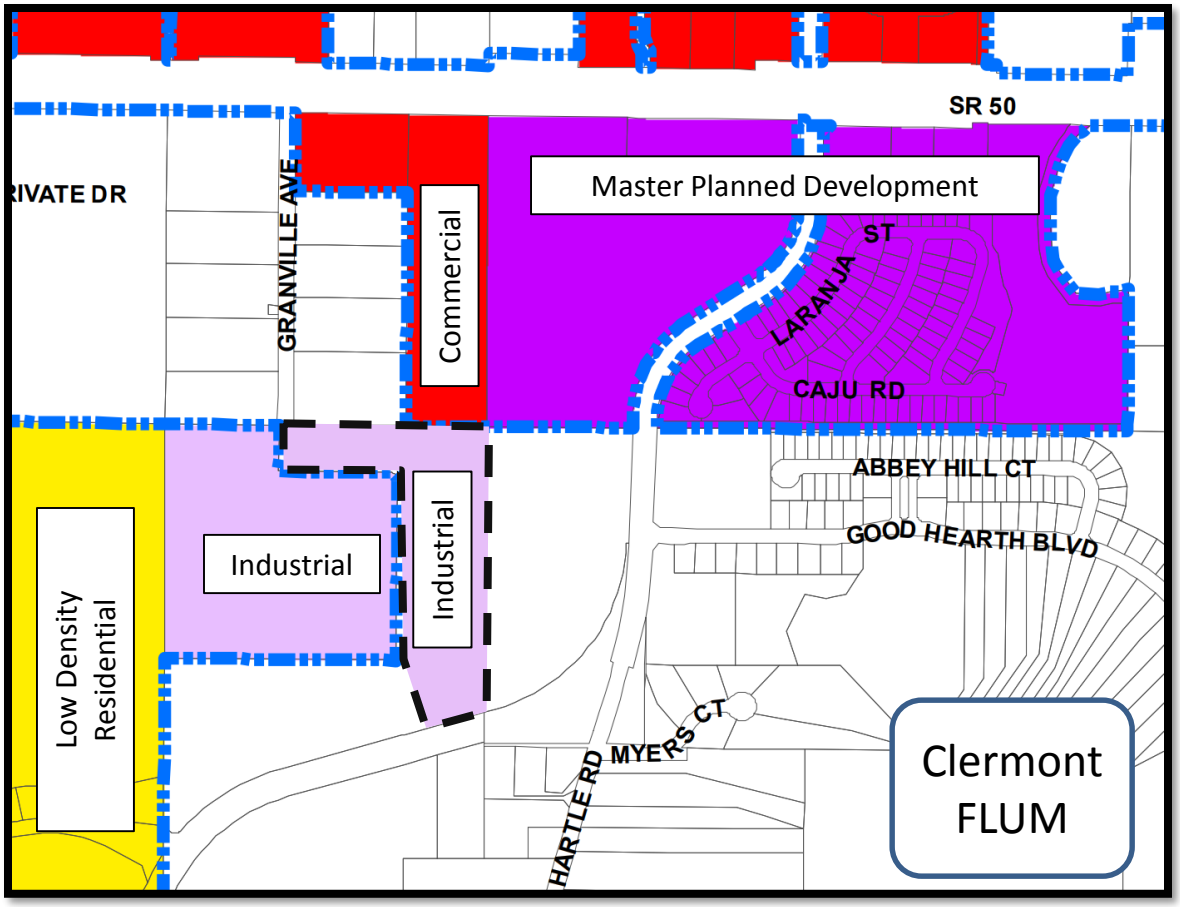
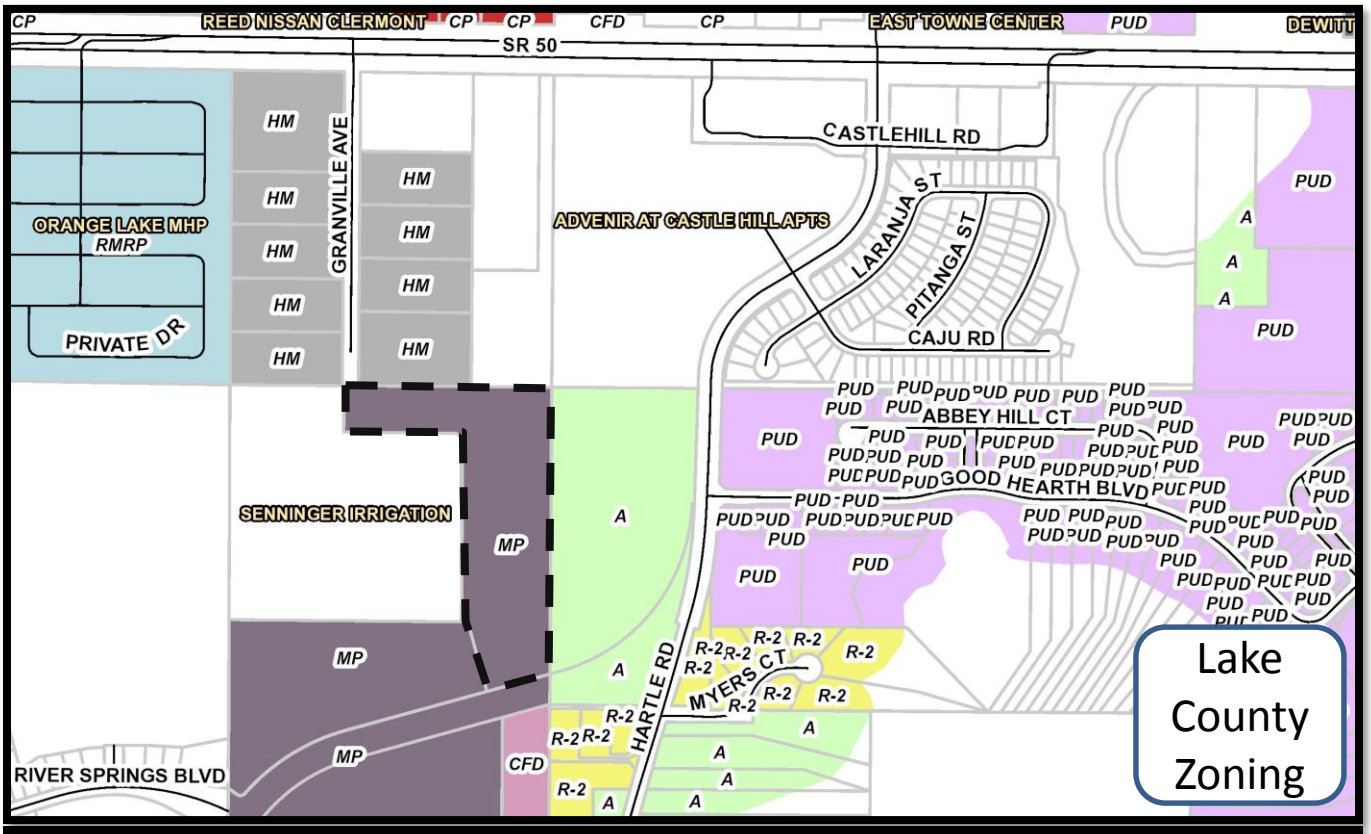
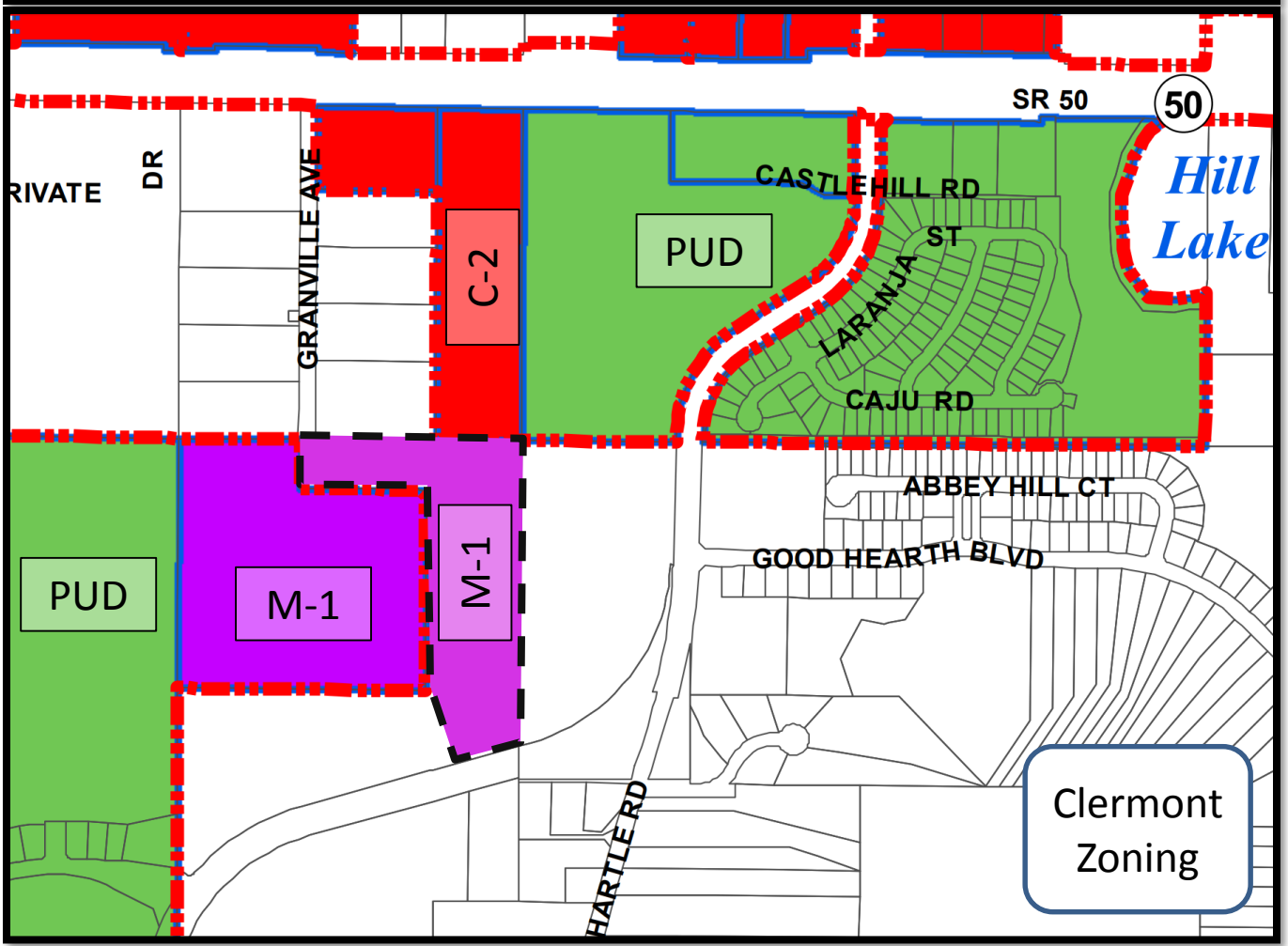


Exhibit – Zoning Map – Senninger Property





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____ FEE: _____

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: _____
E-Mail: _____

General Location: West of Hartle Road, South of State Road 50, and East of Hancock Rd.

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

Property size (in acres or square feet): 12.09 AC

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

Existing (Actual) Land Use: Vacant Industrial

Existing Zoning: Vacant Industrial

Existing Future Land Use: Regional Office

Proposed Future Land Use: Industrial

Type of development proposed: Parking improvements and all associated utilites and stormwater infrastructure.

Proposed density (dwelling units/acre) or intensity: Standard Industrial Zoned FAR

Proposed Zoning District: Industrial

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 amendment is proposed in order to assign a use that is consistent with the property's current and proposed future use. The change is necessary after Annexation into the City due to the automatically assigned Low Density Residential Future Land Use and Urban Estate Residential Zoning designations.

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

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Ken Lawson
EXECUTIVE DIRECTOR

May 15, 2019

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

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 19-03ESR) received on April 15, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

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

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

Sincerely,

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

JDS/de

Enclosure(s): Procedures for Adoption

cc: John Kruse, Senior Planner, City of Clermont Development Services
Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720-6834

KEVIN J. THIBAULT.
SECRETARY

April 25, 2019

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

SUBJECT:	**PROPOSED COMPREHENSIVE PLAN AMENDMENT**
LOCAL GOVERNMENT:	**CITY OF CLERMONT**
DEO #:	**19-3ESR**

Dear Mr. Kruse,

The Department of Transportation has completed its review of the subject Proposed Comprehensive Plan Amendment as requested in your memorandum dated April 10, 2019, and received by the Department on April 12, 2019.

We appreciate the opportunity to participate in this review process. Since the proposed amendment is not expected to result in adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS), the Department does not have any technical assistance comments regarding the proposed attachment.

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

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Tim McClendon, Lake County
D. Ray Eubanks, DEO
Sherry Spiers, DEO
Kellie Smith, FDOT
Jennifer Carver, FDOT
Fred Milch, ECFRPC

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW

Local Government:	City of Clermont
DEO Amendment #:	19-3ESR
Date Amendment Received FDOT:	04/12/2019
Review Comments Deadline:	05/12/2019
Today's Date:	04/25/2019

GENERAL BACKGROUND INFORMATION

The City of Clermont has submitted the proposed City of Clermont 19-3ESR Large-Scale Comprehensive Plan Amendment pertaining to 12± acres of land located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard, adjacent to the current Senninger irrigation plant. The proposed amendment changes the Future Land Use Map (FLUM) designation of the subject area from the County's Regional Office to the City's Industrial.

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

- **LAKE COUNTY – REGIONAL OFFICE**

  The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than twenty percent (20%) of the floor area shall be allocated to commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses. Developments within this Category are not subject to Commercial Location Criteria. Zoning applications within the Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses. Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after, or simultaneously with, construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such residential areas.

  Design standards shall be provided in the Land Development Regulations that ensure office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW

Local Government:	City of Clermont
DEO Amendment #:	19-3ESR
Date Amendment Received FDOT:	04/12/2019
Review Comments Deadline:	05/12/2019
Today's Date:	04/25/2019

size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

TYPICAL USES INCLUDE:

- General office, including: services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Daycare facilities;
- Health Services, except hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places;
- Utilities;
- Limited multi-family residential; and
- Economic Development Overlay District Uses for properties included within the Economic Development District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports;
- Hospitals; and
- Borrow Pits, consistent with Policy III-3.5.2.

Maximum allowed density: Regional Office – A maximum floor to area ratio of 3.0.

- **CITY OF CLERMONT – INDUSTRIAL**

The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW

Local Government:	City of Clermont
DEO Amendment #:	19-3ESR
Date Amendment Received FDOT:	04/12/2019
Review Comments Deadline:	05/12/2019
Today's Date:	04/25/2019

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities, warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum, manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Maximum allowed density: Industrial – A maximum floor to area ratio of 1.0.

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW

Local Government:	City of Clermont
DEO Amendment #:	19-3ESR
Date Amendment Received FDOT:	04/12/2019
Review Comments Deadline:	05/12/2019
Today's Date:	04/25/2019

FUTURE LAND USE MAP AMENDMENT

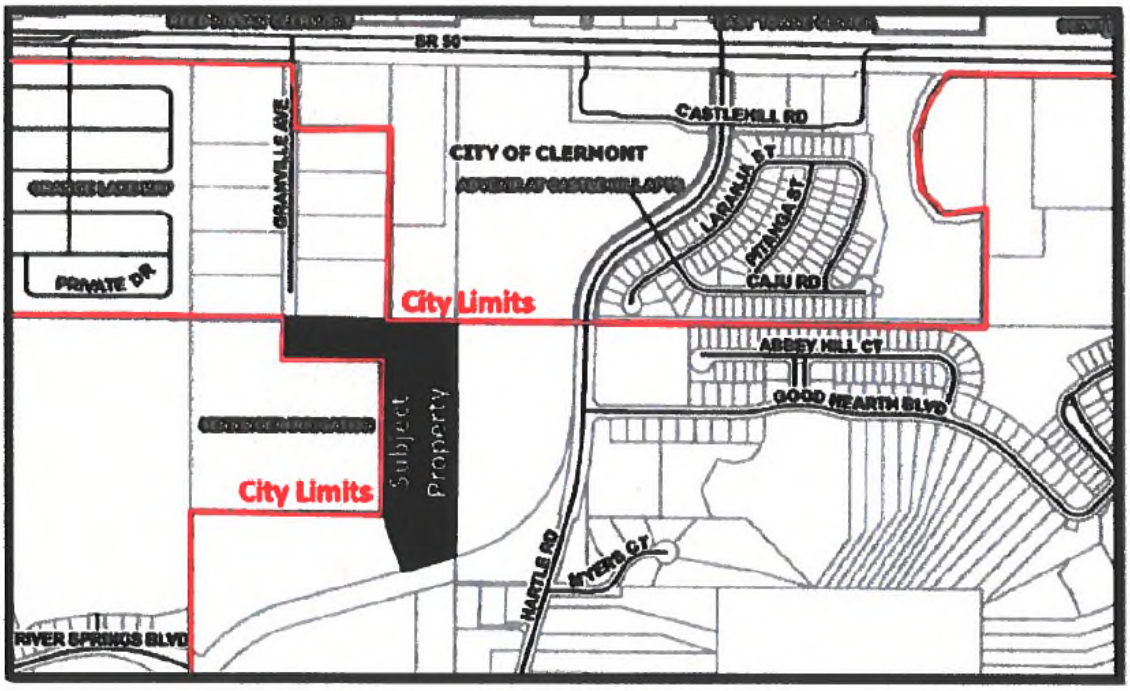
Elements: Future Land Use Element (Future Land Use Map)

Rule Reference: Chapter 163, Florida Statutes

Background:

The City of Clermont has submitted the proposed City of Clermont 19-3ESR Large-Scale Comprehensive Plan Amendment pertaining to 12± acres of land located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard, adjacent to the current Senninger irrigation plant. The proposed amendment changes the Future Land Use Map (FLUM) designation of the subject area from the County's Regional Office to the City's Industrial.

Figure 1: Location Map



FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI HDR, Inc.
Telephone:	386-943-5150		407-420-4200
Fax:	386-943-5713		407-420-4242
E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	\\d5.dot.state.fl.us\d5dfs\Deland\Development\PLEMO\Planning\Growth Management\CPA\CPA Project Files\Clermont_Lake\Review\2019\19-03ESR\Proposed\Draft CityofClermont_Proposed_19-3ESR_FDOT.docx		

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW

Local Government: City of Clermont

DEO Amendment #: 19-3ESR

Date Amendment Received FDOT: 04/12/2019

Review Comments Deadline: 05/12/2019

Today's Date: 04/25/2019

The County's adopted Regional Office FLU allows a FAR of 3.0. The size of the subject parcel is 12 acres; therefore, the maximum development building area is approximately 1,568,000 square feet. The City's proposed Industrial FLU allows a FAR of 1.0, resulting in a maximum development building area of 522,720 square feet.

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

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

Scenario	Land Use	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Office	710	1,568,000	s.f.	15,319	1,556
Proposed	Industrial	110	522,720	s.f.	2,040	115
				Change in Trips	**-13,279**	**-1,441**

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

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW

Local Government:	City of Clermont
DEO Amendment #:	19-3ESR
Date Amendment Received FDOT:	04/12/2019
Review Comments Deadline:	05/12/2019
Today's Date:	04/25/2019

Technical Assistance:

Since the proposed land use amendment results in a decrease in the trip generation potential for the subject parcel, there is no potential for significant adverse impacts to the State Highway System (SHS) or the Strategic Intermodal System (SIS) as a result of the proposed amendment.

The Department does not have any technical assistance comments regarding the proposed amendment.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI HDR, Inc.
Telephone:	386-943-5150		407-420-4200
Fax:	386-943-5713		407-420-4242
E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	\\d5.dot.state.fl.us\d5dfs\Deland\Development\PLEMO\Planning\Growth Management\CPA\CPA Project Files\Clermont_Lake\Review\2019\19-03ESR\Proposed\Draft CityofClermont_Proposed_19-3ESR_FDOT.docx		

Lori Crain

From: John E. Kruse
Sent: Monday, May 13, 2019 5:09 PM
To: Lori Crain
Subject: FW: Clermont 19-3ESR Proposed

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Monday, May 13, 2019 4:29 PM
To: John E. Kruse <jekruse@clermontfl.org>; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Clermont 19-3ESR Proposed

To: John E. Kruse, Planning Manager

Re: Clermont 19-3ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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

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

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

Lori Crain

From: John E. Kruse
Sent: Friday, May 10, 2019 12:52 PM
To: Lori Crain
Subject: FW: City of Clermont proposed comprehensive plan amendment 19-3ESR

Please print out and put in file (paper and electronic).

Thanks.

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, May 10, 2019 12:41 PM
To: John E. Kruse <jekruse@clermontfl.org>
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 19-3ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 19-3ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment.

If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.com/ePermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

Notices

CLERMONT
Choice of Champions

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Major L. Stacy, P.E. AND/OR Appian Engineering, LLC., 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 Regional Office to Industrial 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.

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

X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12th day of February, 2019.

LAURA ZULUAGA
MY COMMISSION # FF911866
EXPIRES August 23, 2019
(407) 398-0153 FloridaNotaryService.com

X
Notary Public, State of Florida at Large

My Commission Expires: 08/23/2019

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Stephanie Brownell, on behalf of Senninger Irrigation, Inc., 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 Regional Office to Industrial for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Major L. Stacy, P.E. AND/OR Appian Engineering, LLC. 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.

Stephanie Brownell, on behalf of Senninger Irrigation, Inc.
Affiant - Applicant Name (print)

X Stephanie Brownell
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this _____ day of _____, 20___.

X_____
Notary Public, State of Florida at Large

My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 6th day of February, 2019,
Date *Month* *Year*
by
(1) Stephanie Brownell
~~(and (2)~~ ———),
Name(~~s~~) of Signer(~~s~~)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TONI JO PARRA
Commission # 2146703
Notary Public - California
San Diego County
My Comm. Expires Mar 18, 2020

Signature Joni J. Parra
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

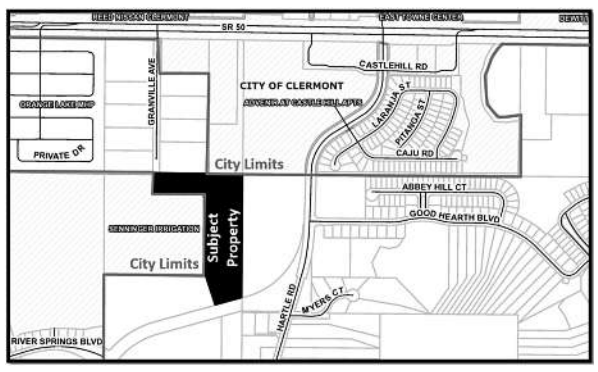
©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-19

The City of Clermont will hold public hearings on Tuesday, April 2, 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, April 9, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Office to Industrial.

The City of Clermont will hold a public hearing on Tuesday, June 25, 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:
South of SR 50, north of CR 455, and west of Good Hearth Blvd
Alternate Key 3913371

Ordinance #2019-19:
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

D048564 - March 23 & June 11, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048564 (100%)

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

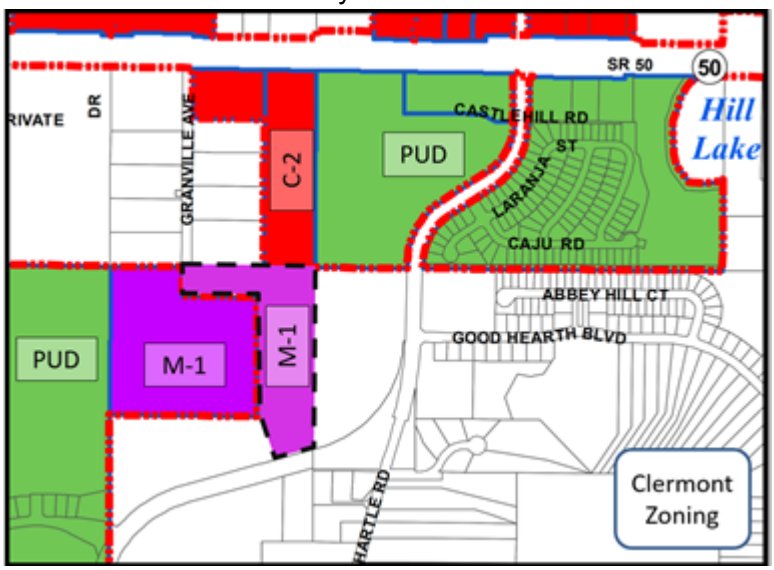
PROOF CREATED AT: 3/18/2019 8:35:36 AM
NEXT RUN DATE: 03/23/19
PROOF DUE: 03/22/19 12:59:55

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 25, 2019
Agenda Item Name
Ordinance No. 2019-20 *Final* *Senninger Rezoning*
Requested Action
Recommend approval 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. *The Planning and Zoning Commission unanimously recommended approval, 7-0.*

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"

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.

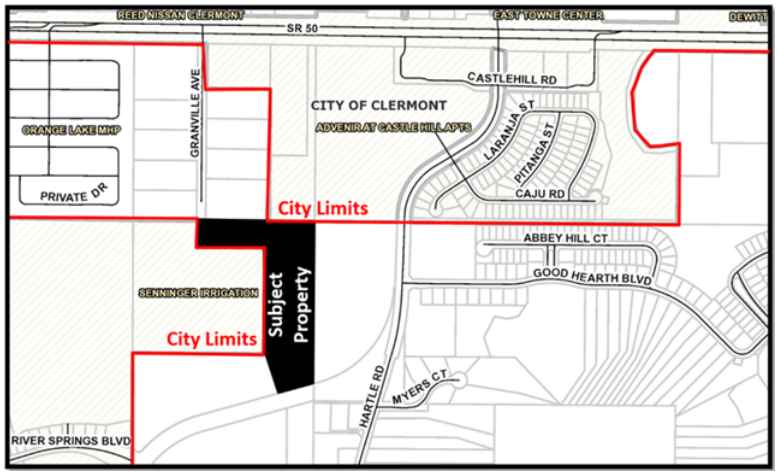
SECTION 4.

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.

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

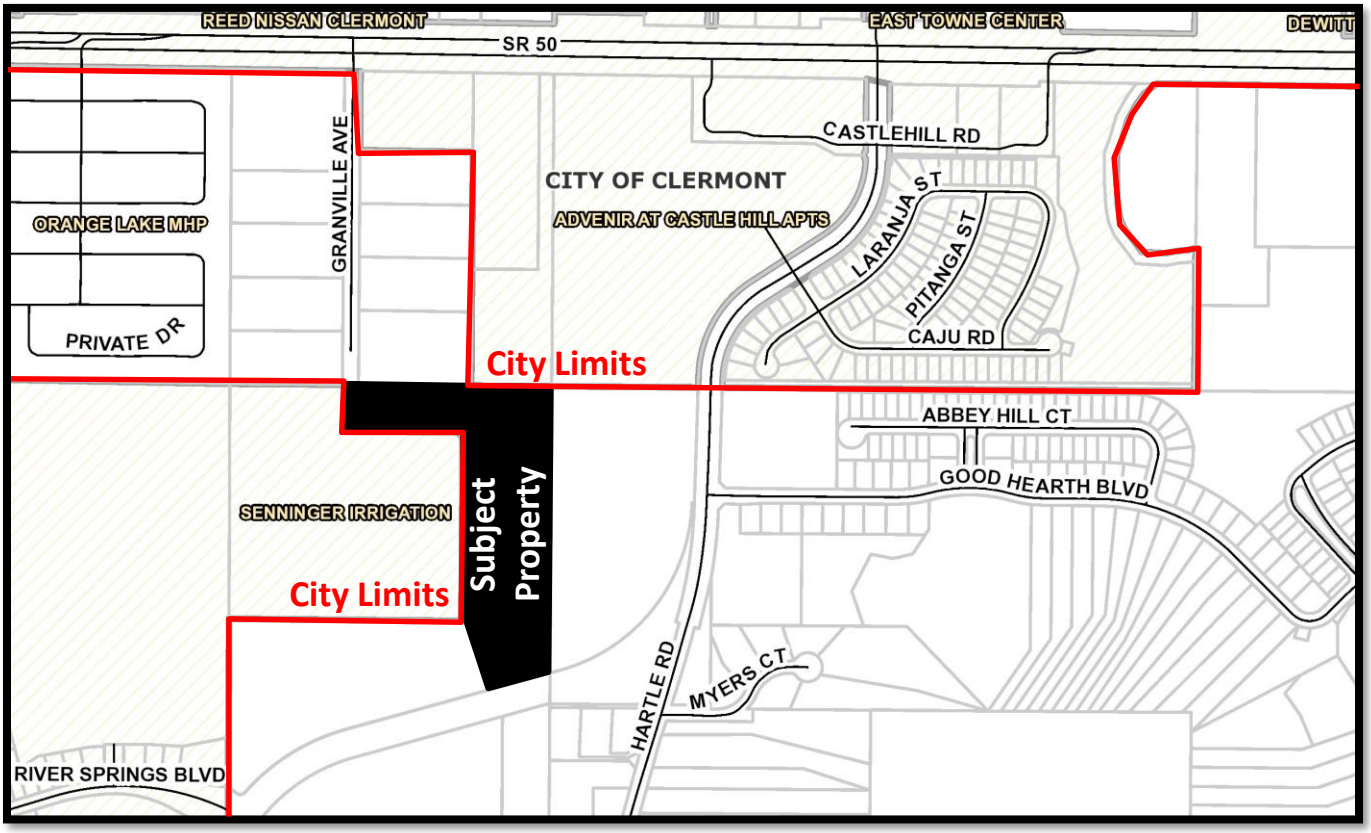
ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Senninger Property



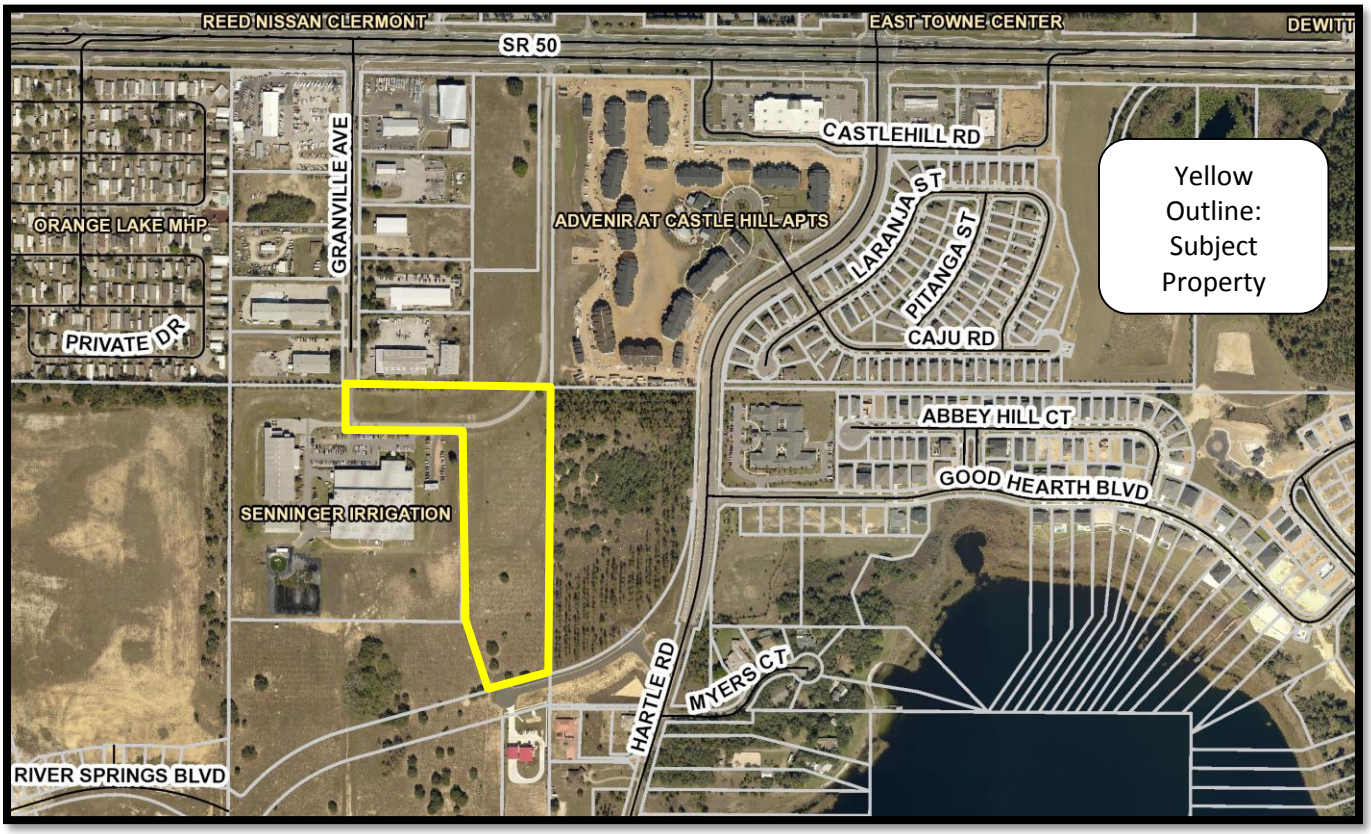
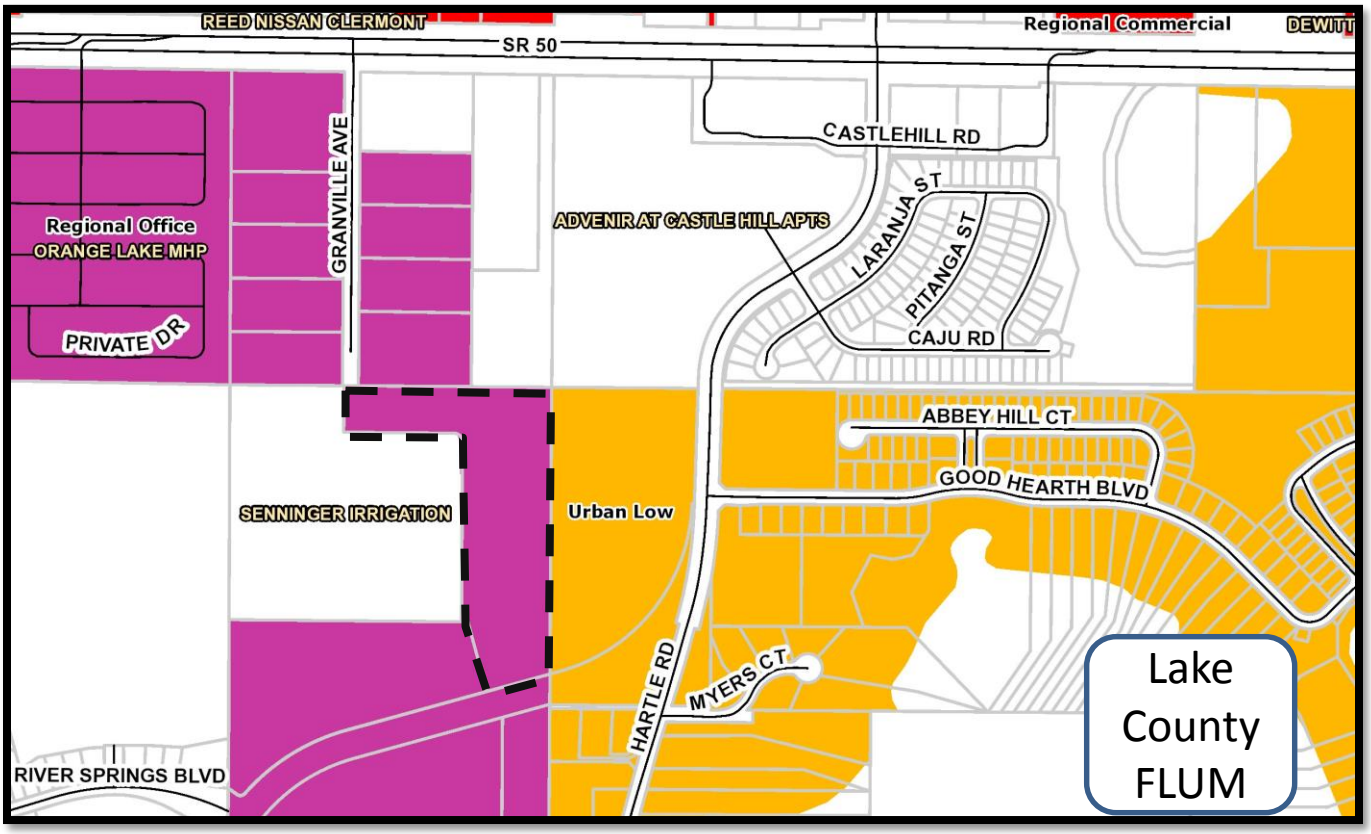


Exhibit – Future Land Use Map – Senninger Property



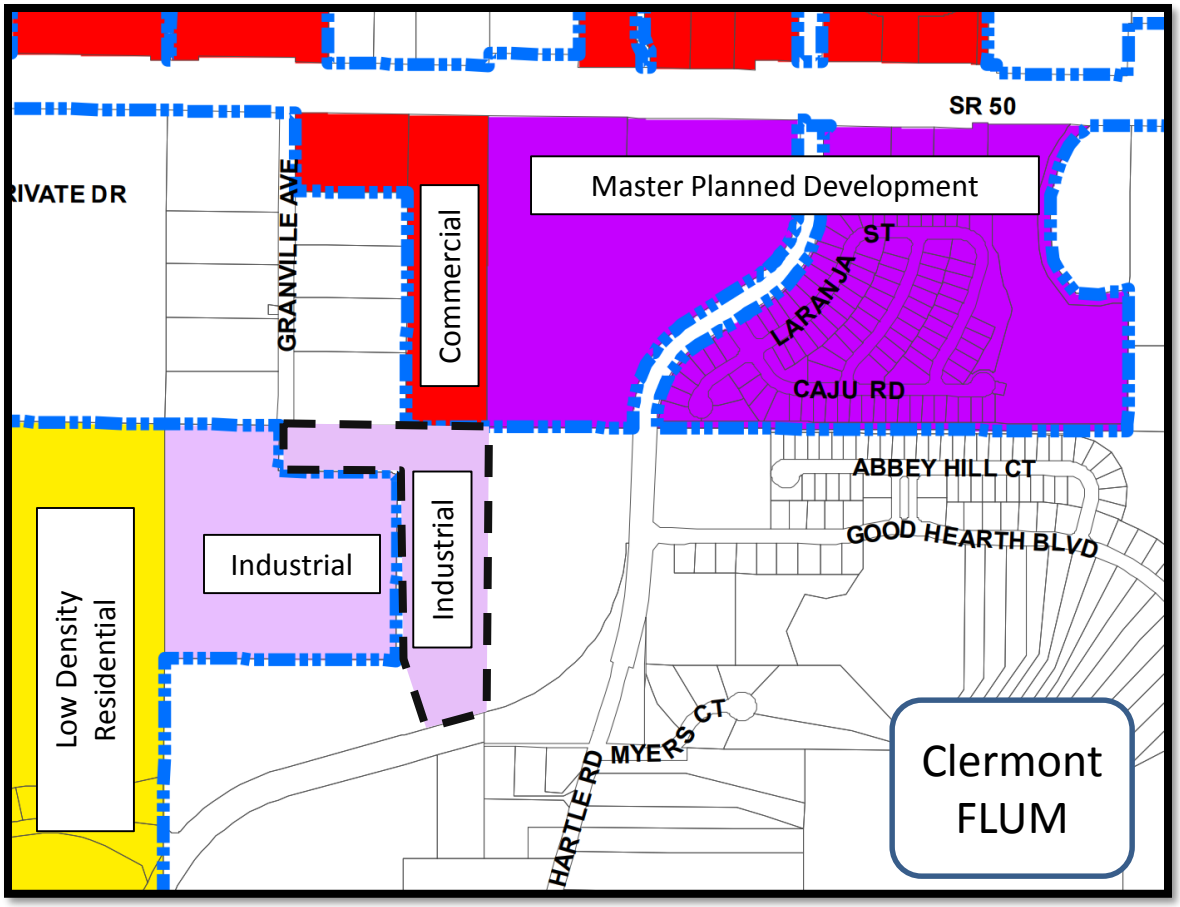
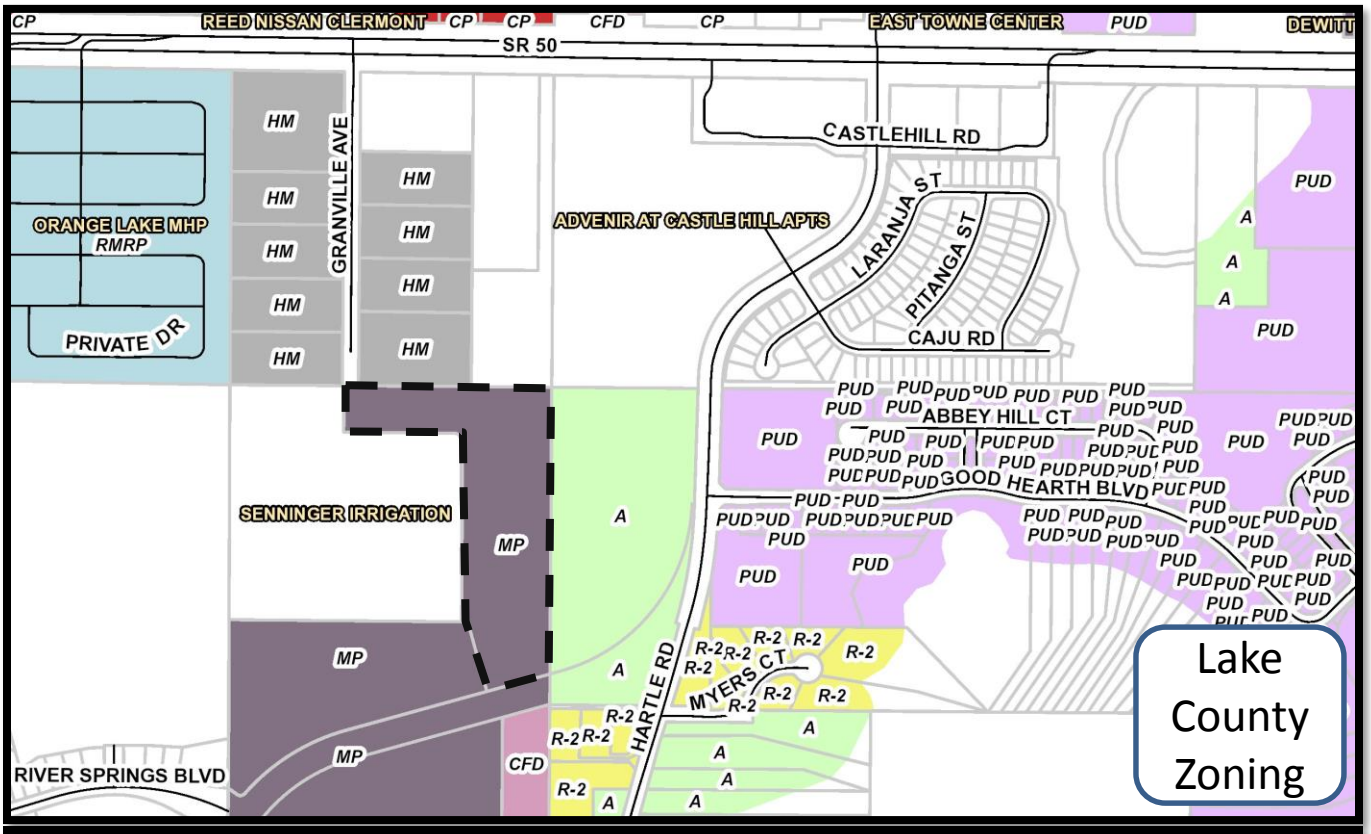
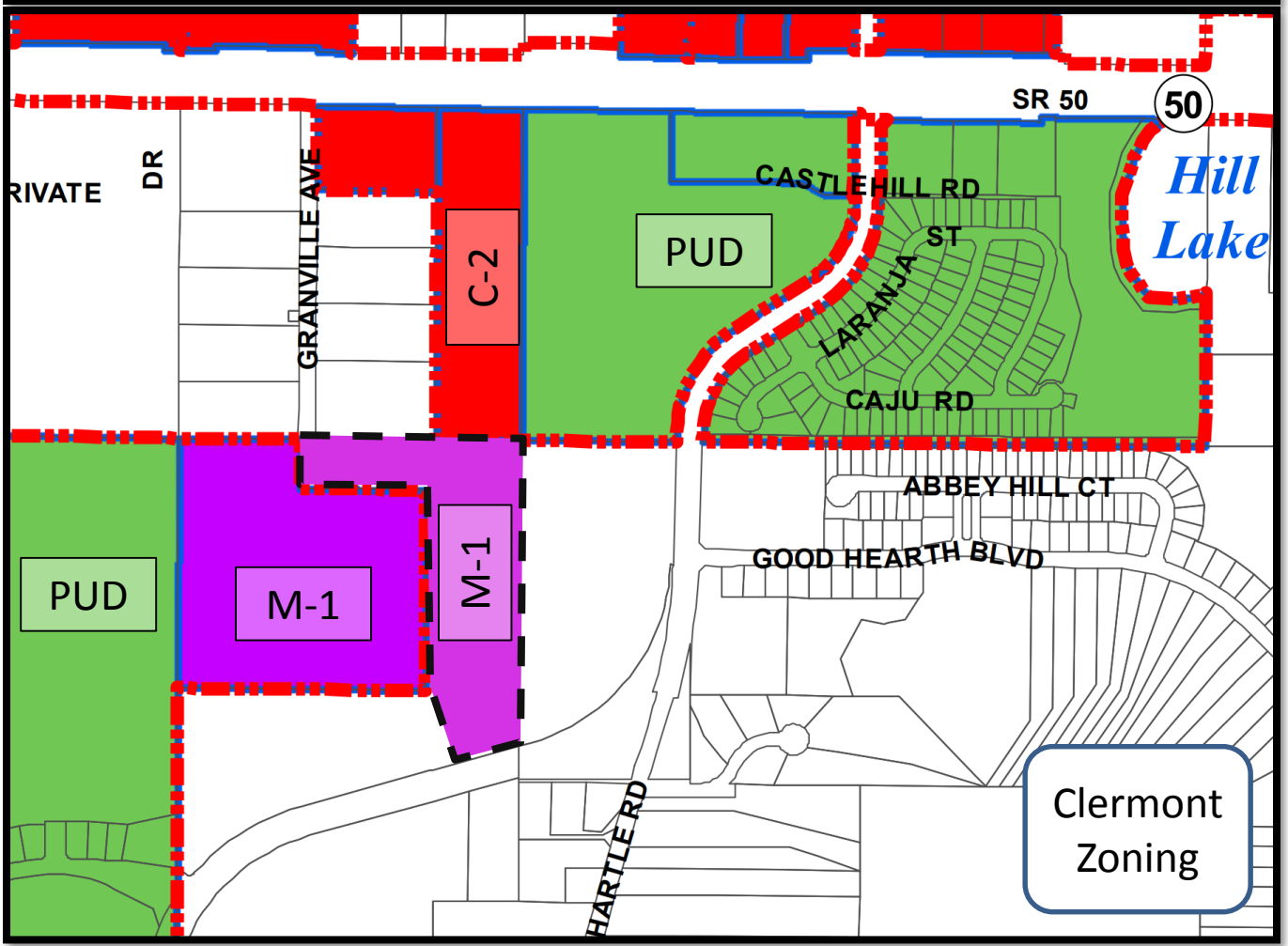


Exhibit – Zoning Map – Senninger Property





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.

<u>The Applicant shall provide the following information with this application:</u>

- 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
Applicant Name (signature)

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

x Stephanie Brownell
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

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: 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:

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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**

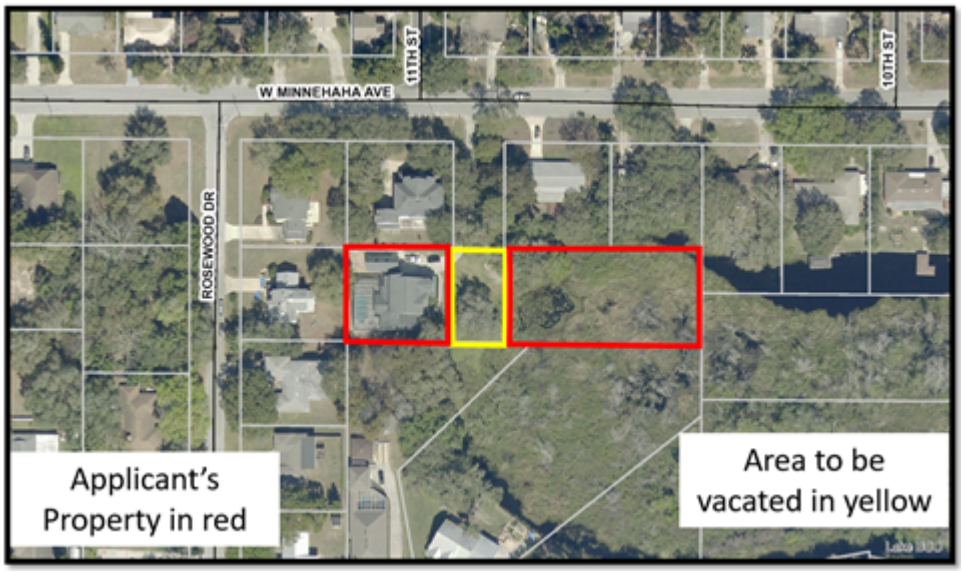
CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 25, 2019
Agenda Item Name
Ordinance No. 2019-24 *Final* *Hungerford Right-of-Way Vacation Request*
Requested Action
Recommend approval 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.

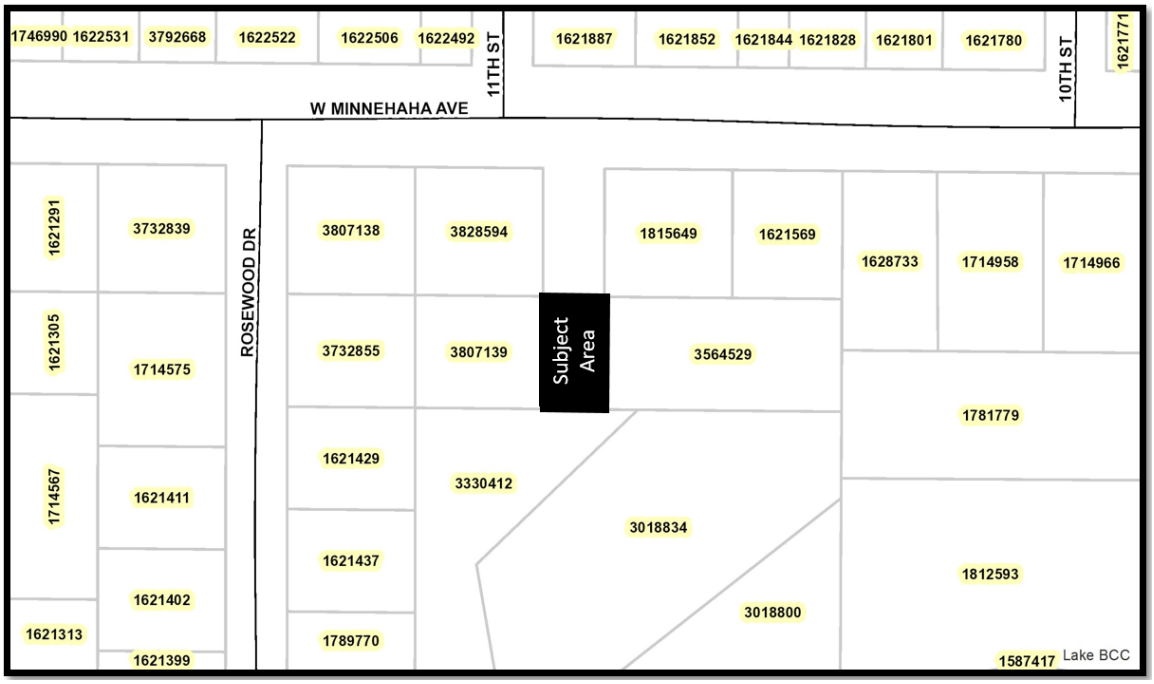
SECTION 4.

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

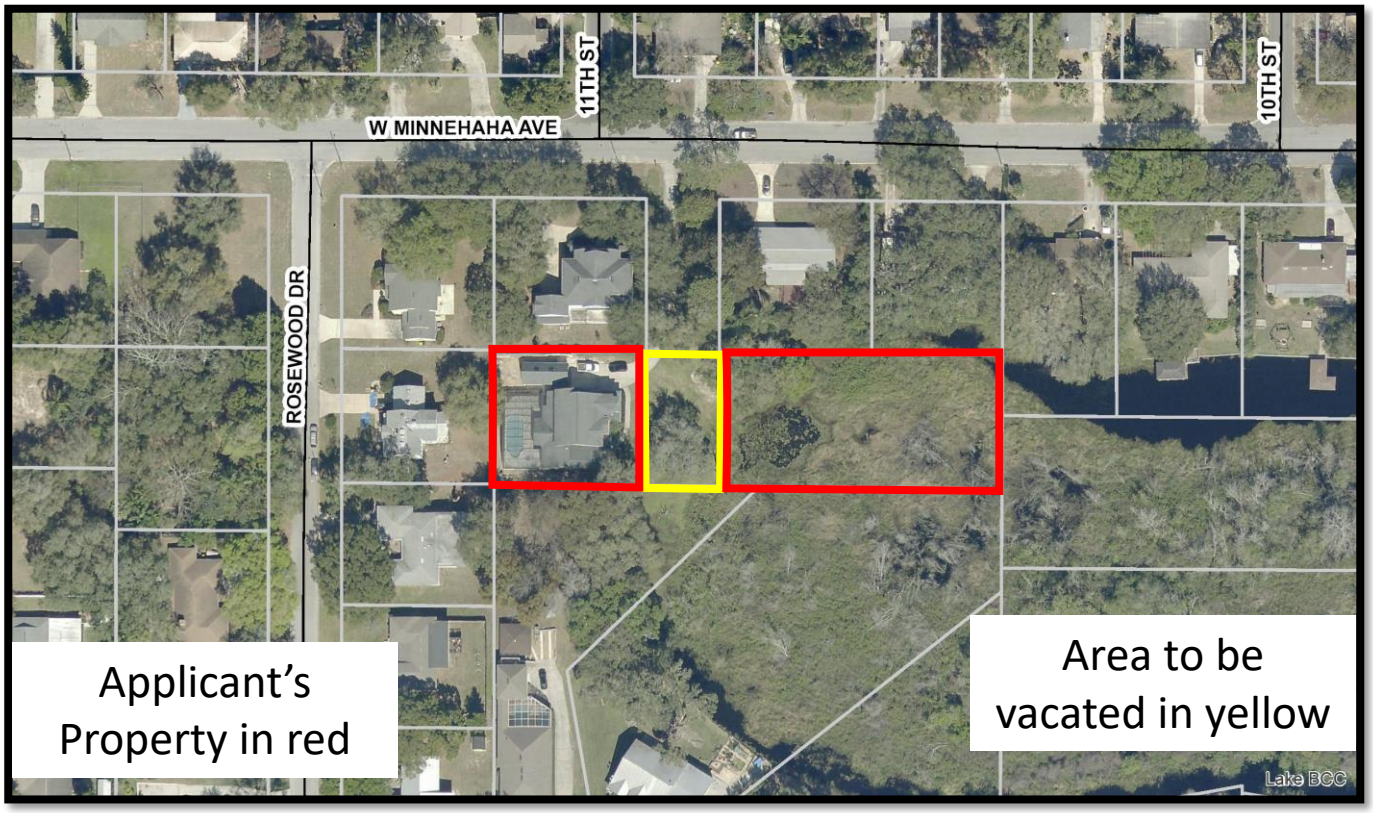
ATTEST:

_____
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)

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 — 4-2-2019

Signature — 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

April 18, 2019

Boundary Line Dimensions

Tax Parcels Alternate Key

Tax Parcels

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Lake BCC

Lake County Board of County Commissioners

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	HUNGERFORD THOMAS W & CHARLENE A	**Alternate Key:**	3807139
Mailing Address:	1061 W MINNEHAHA AVE CLERMONT, FL 34711 *Update Mailing Address*	**Parcel Number:**	24-22-25-0175-000-00022
		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 Information:	*School Locator & Bus Stop Map* *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

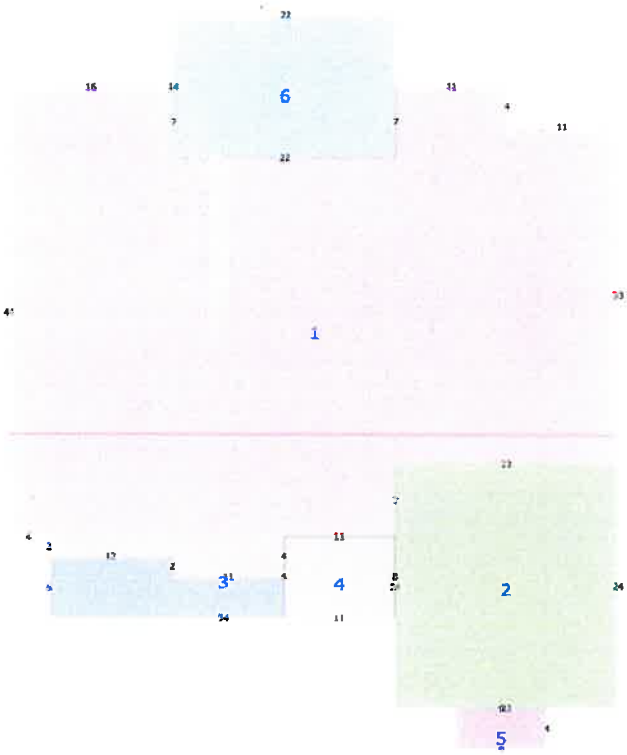
Year Built: 2007	Total Living Area: 4123	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 2	Half Bathrooms: 1	Fireplaces: 1

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: 17.6638	**Total:** $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

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

Select Language ▼

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 Information:	*School Locator & Bus Stop Map* *School Boundary Maps*

Property Description: 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: 17.6638	**Total:** $0.01

Exemptions Information

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

Homestead Exemption (first exemption up to $25,000)	*Learn More* *View the Law*
Additional Homestead Exemption (up to an additional $25,000)	*Learn More* *View the Law*
Limited Income Senior Exemption (applied to county millage - up to $50,000)	*Learn More* *View the Law*
Limited Income Senior Exemption (applied to city millage - up to $25,000)	*Learn More* *View the Law*
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	*Learn More* *View the Law*
Widow / Widower Exemption (up to $500)	*Learn More* *View the Law*
Blind Exemption (up to $500)	*Learn More* *View the Law*
Disability Exemption (up to $500)	*Learn More* *View the Law*
Total and Permanent Disability Exemption (amount varies)	*Learn More* *View the Law*
Veteran's Disability Exemption ($5000)	*Learn More* *View the Law*
Veteran's Total and Permanent Disability Exemption (amount varies)	*Learn More* *View the Law*

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

Exemption Savings

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

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

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

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

Assessment Reduction Savings

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

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

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

Select Language ▼

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 Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
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

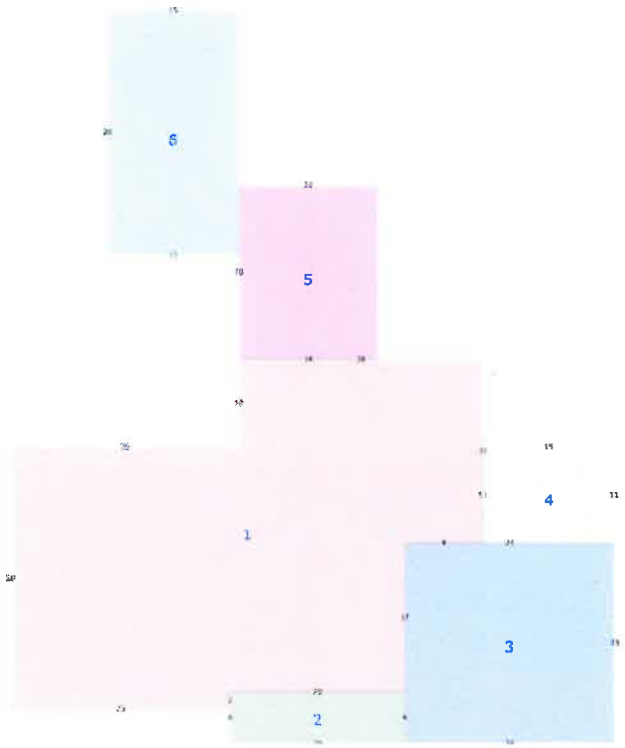
Year Built: 1972	Total Living Area: 1689	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

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

Select Language ▼

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
		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 Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
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

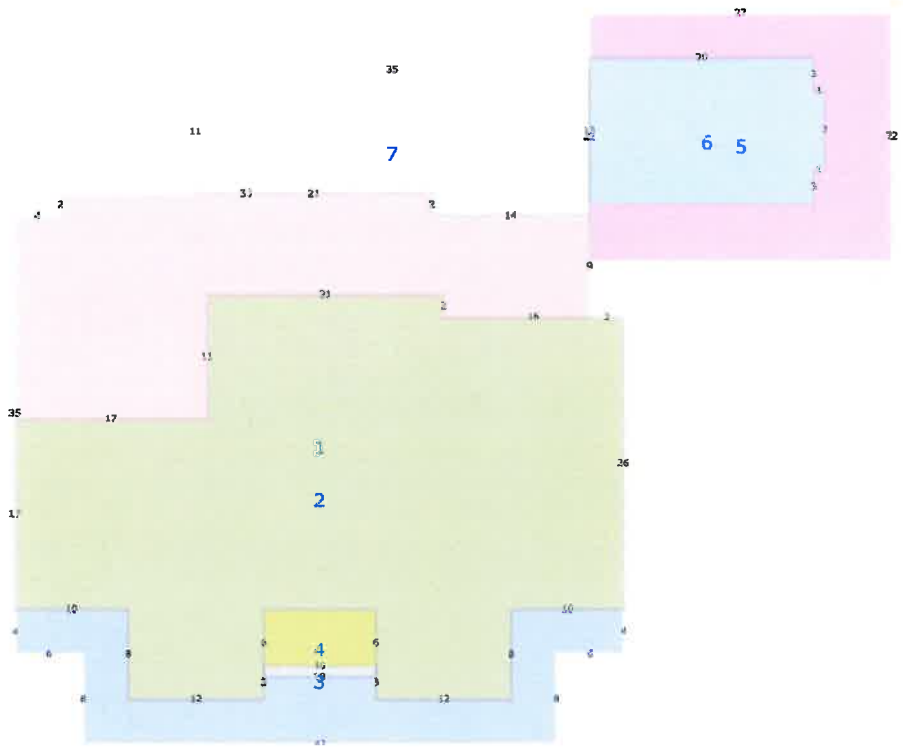
Year Built: 2003	Total Living Area: 3973	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 5	Full Bathrooms: 4	Half Bathrooms: 2	Fireplaces: 0

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.

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Property data last updated on March 24, 2019.
Site Notice

April 3, 2019

Boundary Line Dimensions

Tax Parcels Alternate Key

Tax Parcels

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

Lake BCC

Lake County Board of County Commissioners

April 3, 2019

Boundary Line Dimensions

Tax Parcels Alternate Key

Tax Parcels

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

Lake BCC

Lake County Board of County Commissioners

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: 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

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.

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.

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

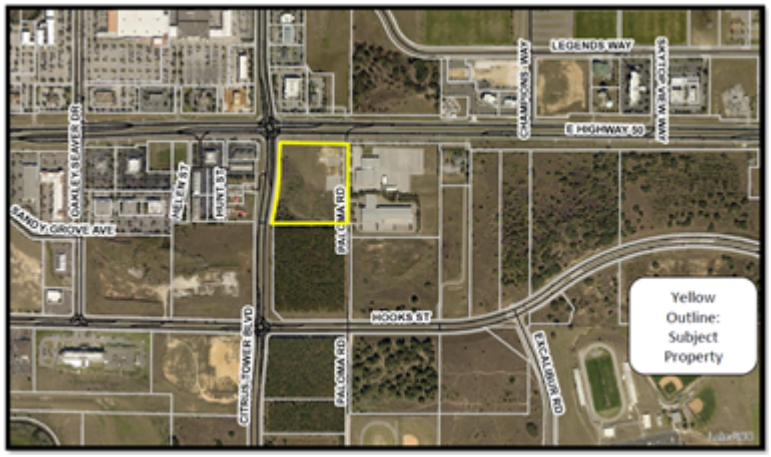
Payment Info	
Ad Price	$146.51
Tax	$0.00
Sub Total	$146.51
Prepaid Amount	$0.00
Balance Due	$146.51

CITY OF CLERMONT

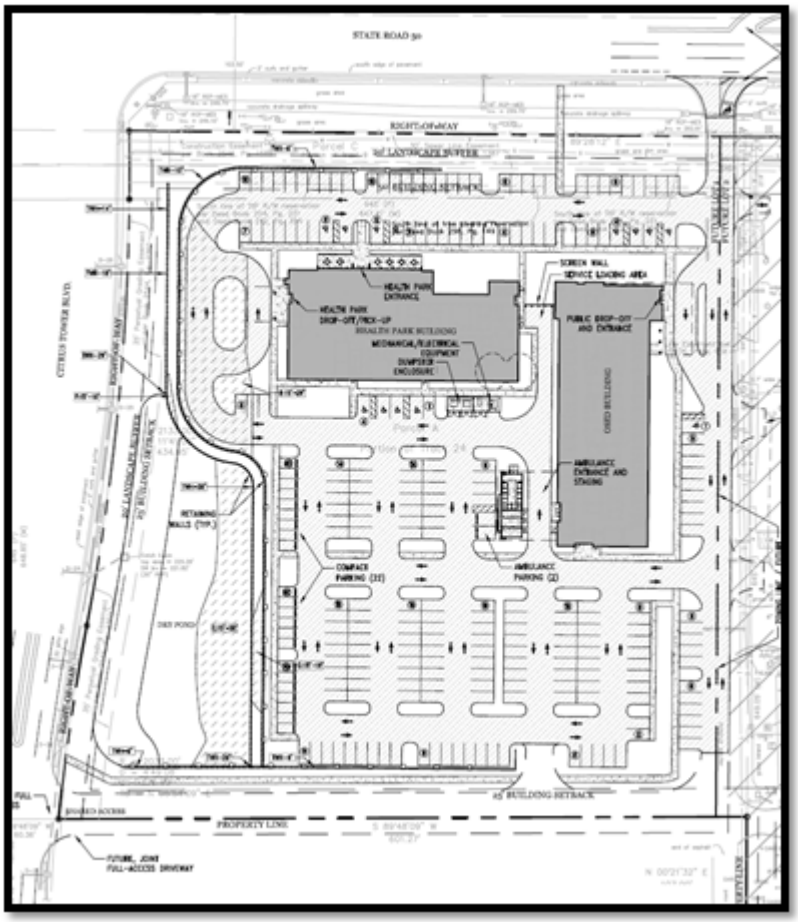
AGENDA ITEM

Meeting Date	
Tuesday, June 25, 2019	
Agenda Item Name	
Ordinance No. 2019-27 *Final* *Table to September 24, 2019*	
Requested Action	
Recommend approval 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, thorough 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 (OSED) 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. Request for Continuance -AdventHealth PUD Ord 201-27 (AH_ Citrus Tower Rd)	Request for Continuance -AdventHealth PUD Ord 201-27 (AH_ Citrus Tower Rd).PDF
2. Ord. 2019-27 Formatted	Ord. 2019-27 Formatted.docx
3. Legal Ad	SPZ-plans19051412080.pdf

GRAY | ROBINSON
ATTORNEYS AT LAW

301 EAST PINE STREET
SUITE 1400
POST OFFICE BOX 3068 (32802-3068)
ORLANDO, FLORIDA 32801
TEL 407-843-8880
FAX 407-244-5690

BOCA RATON
FORT LAUDERDALE
FORT MYERS
GAINESVILLE
JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA
WEST PALM BEACH

Borron J. Owen, Jr.

407-843-8880

BORRON.OWEN@GRAY-ROBINSON.COM

June 11, 2019

VIA EMAIL
(dgray@clermontfl.org)

Mr. Darren Gray
City Manager
City of Clermont, Florida
685 W. Montrose St.
Clermont, FL 34711

Re: AdventHealth PUD - Ordinance No. 2019-27

Dear Mr. Gray:

Please consider this letter a request on behalf of Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, doing business as AdventHealth, for a continuance to September 24, 2019 of the public hearing on the above-referenced Ordinance No. 2019-27 currently scheduled for June 25, 2019.

Please let me know if you have any questions or require additional information in order to process this request. Thank you.

Sincerely,

Borron J. Owen, Jr.

cc: Tim Burrill (via email)
Beth Thibodaux (via email)
Elliott Jamison (via email)
Ryan Kingery (via email)

\71005\585 - # 13652283 v1

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.

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 (OSED) 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 (OSED) 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

3. <u>Landscape Setbacks</u>

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 architectual 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.

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

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-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.

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 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: 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

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 25, 2019

Agenda Item Name
Variance Request *Target*

Requested Action
Recommend approval of variance requests.

Staff Report
The applicant, Target Stores is requesting 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. The Target store is located at 2660 East Highway 50. The property zoning is Planned Unit Development (PUD) with C-2 General Commercial permitted uses. The applicant is requesting (5) five wall signs with up to a maximum of 525 square feet of copy area. The Land Development Code, Section 102, only permits up to a maximum of 200 square feet and one primary wall sign per street frontage. The current sign plan was approved in 2003, which permitted (5) five wall signs with a total sign area of 749 square feet. The Target store is requesting to remodel the store and update the front building façade and signage. A variance is required to allow the requested (5) five wall signs with up to a maximum of 525 square feet. The proposed number of signs will remain five(5) as currently existing, and the total sign copy area will be reduced from 749 square feet to 525 total square footage, which is less than previously approved. The applicant indicated that due to the building size and the 850 feet setback from State Road 50, the additional signs proposed is in direct proportion to the building square footage and location and is necessary for conducting business and to promote visibility. The requested (5) five signs identify the different and unique services the store provides to enhance the customers shopping experience. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends approval of the variance request to the Land Development Code.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. New 86-174 Review Criteria-Target Sign	New 86-174 Review Criteria-Target Sign.pdf

2.	LOCATION MAP	LOCATION MAP.pdf
3.	ZONING MAP	ZONING MAP.pdf
4.	Signage plans	signage plans.pdf
5.	Application	app, ltr & desc.pdf
6.	Legal AD	ad receipt.pdf

Target 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 of negatively impact the standard of living of the citizens of the city;
Applicant response: *The City of Clermont sign code states the maximum allowed signs is one sign per wall of the building parallel to a road. A sign plan was approved in 2003 for wall signs to be allowed along SR 50. This variance request is to provide the same quantity of signs, that are currently existing on building.*

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 doing a remodel to existing store and replacing and updating existing signage with façade remodel.*
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 variance request is not out of character with other big box stores. There are other big box stores in Clermont with the same number of building signs.*

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 building sign copy area of 200 square feet, the applicant is requesting multiples signs that identify the many different specialty products and services offered that are unique to this retail establishment. The maximum requested wall signage will be 525 square feet of copy area, less than the 749 square feet of copy area for existing wall signs.*
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: *Target has 5 wall signs existing on the Front elevation, and one sign on the east building elevation.*

Staff comments: *The requested sign variance will not further any legitimate city objective. The proposed signage will provide 525 square foot of copy area, instead of the existing 749 square foot of copy area. The existing signs were approved in 2003 with the site plan and do not meet City Code, Section 102.*
Positive finding

(4) The granting of the variance is consistent with the city's comprehensive plan;
Applicant response: *The granting of the variance will be consistent with the city's comprehensive plan.*

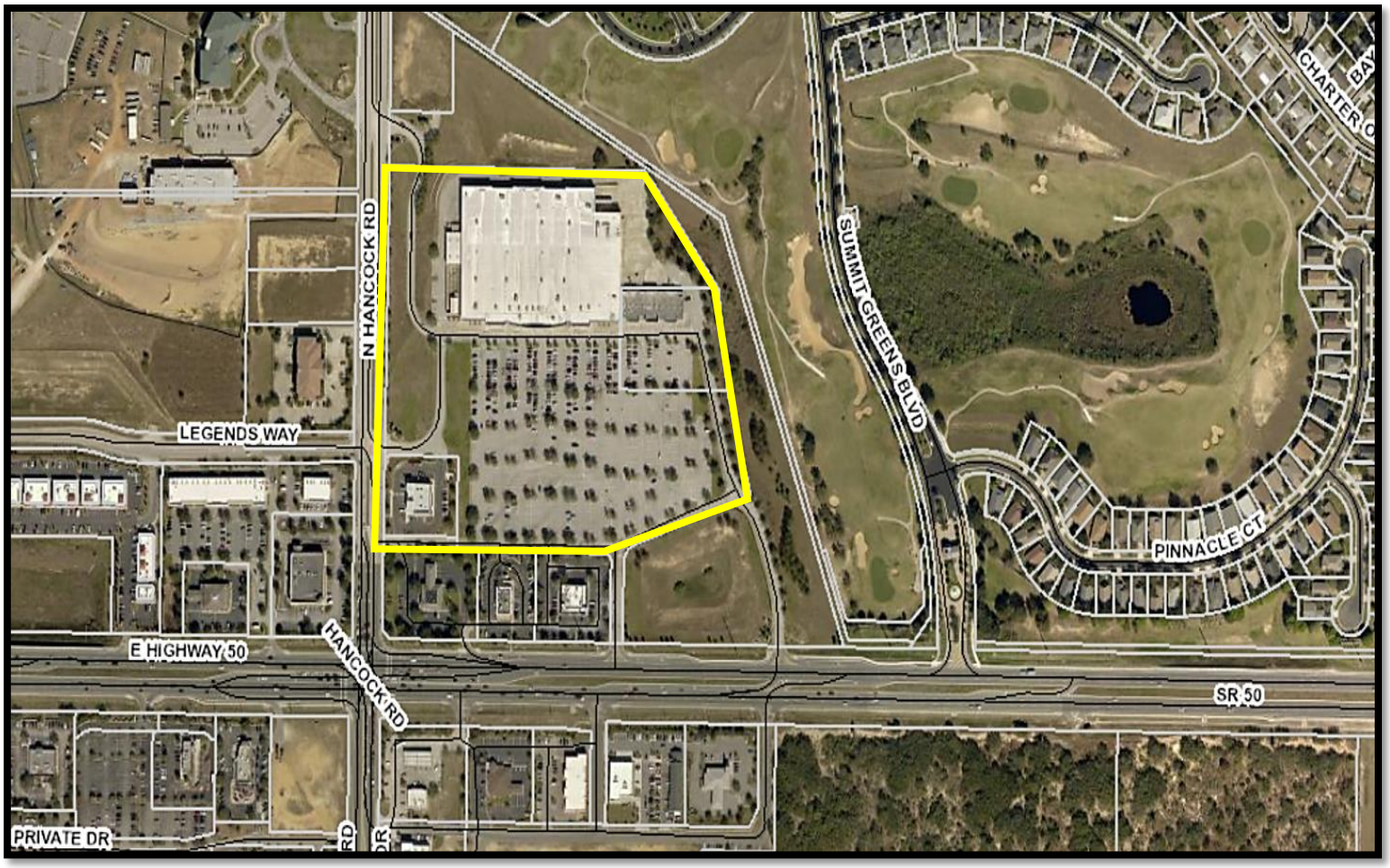
Staff comments: *The requested sign variance is consistent with the City of Clermont Comprehensive Plan goals, objectives and policies.*
Positive finding

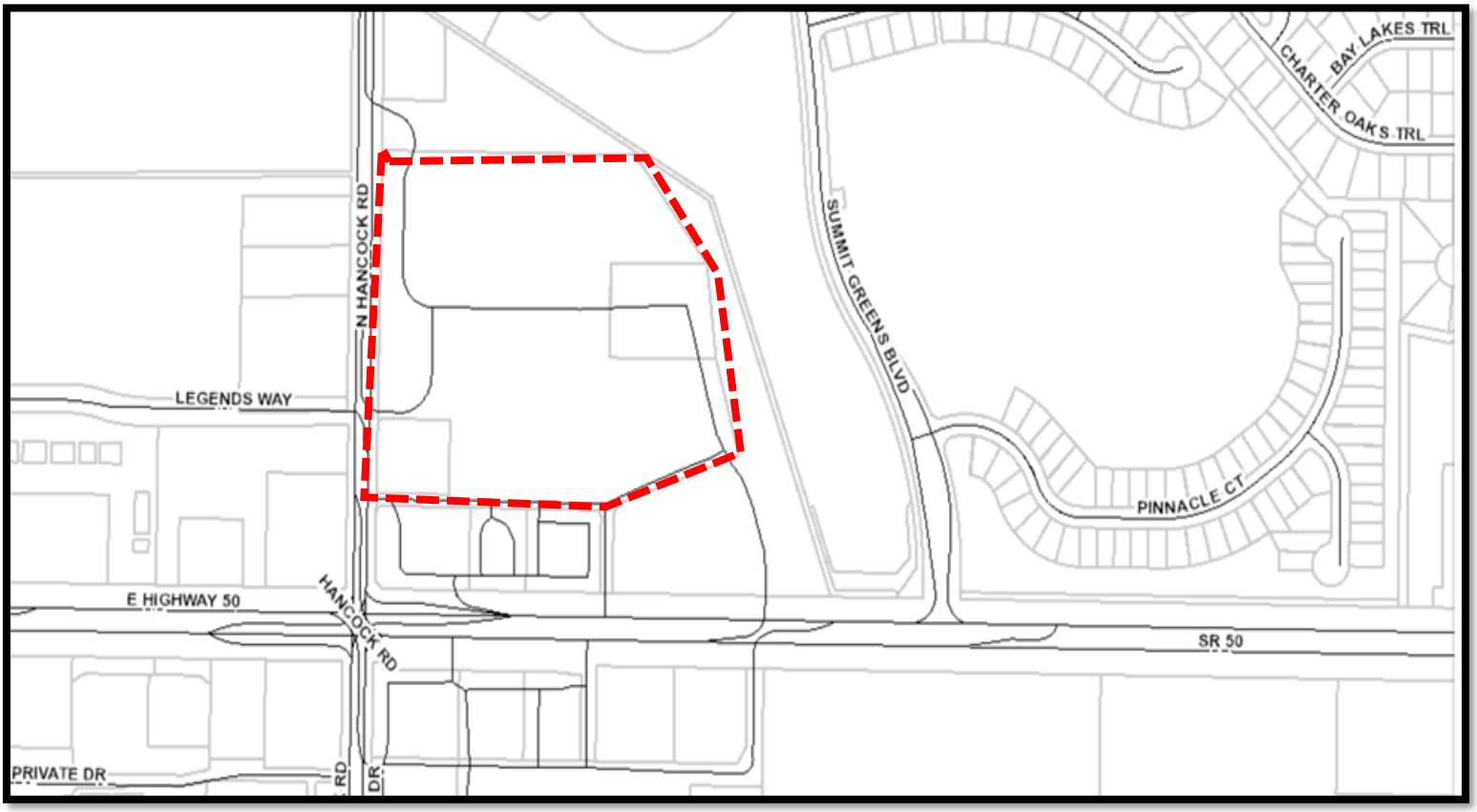
(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *Due to the size of the building and the 850 feet setback of the store from State Road 50, the proposed signage is slightly visible off State Road 50.*

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 in the shopping center, the proposed signage is the minimum required to create a visually appealing business climate and improve vehicular safety and reduce visual pollution.*
Positive finding

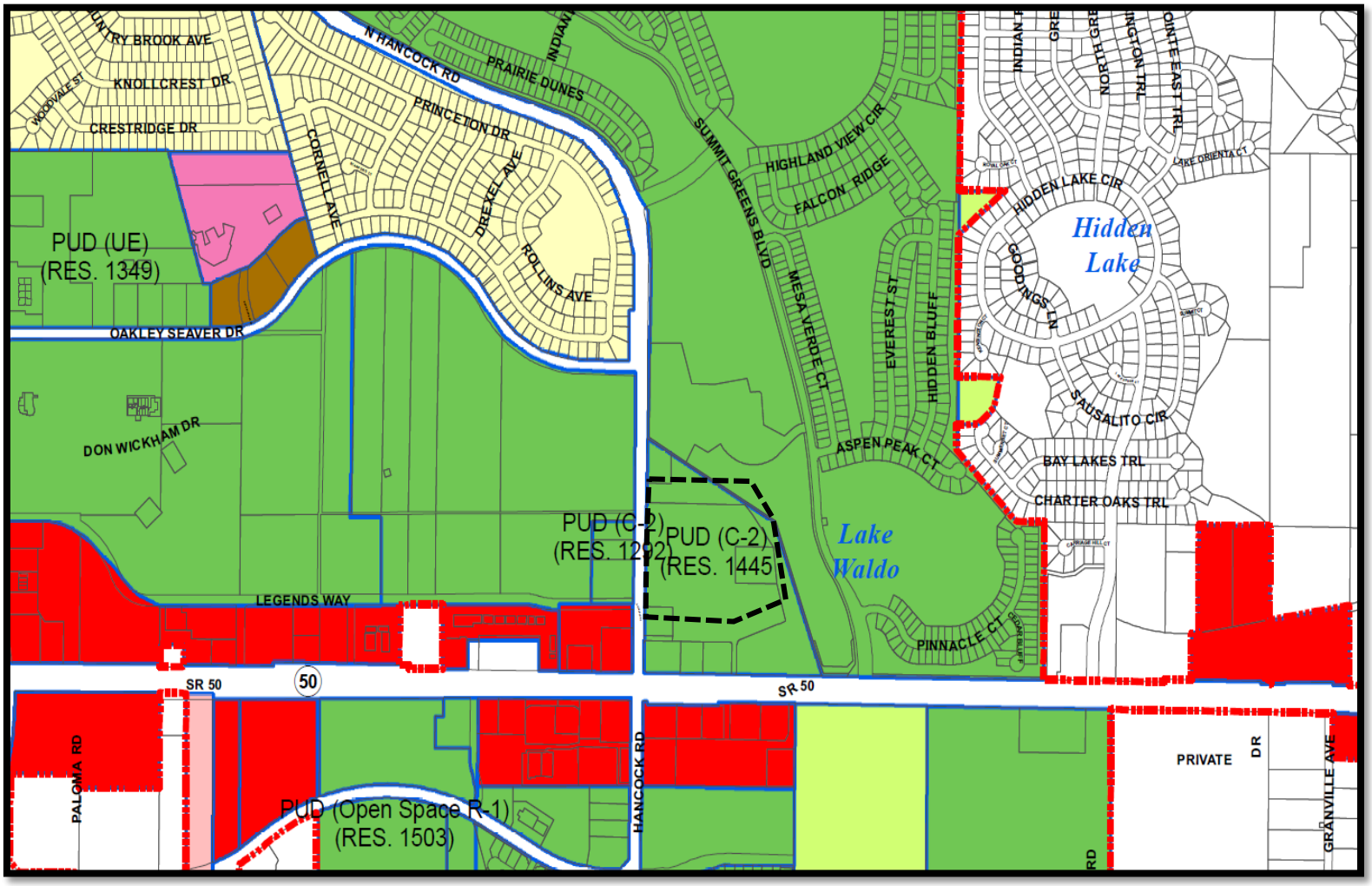
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends approval of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

LOCATION MAP





ZONING MAP

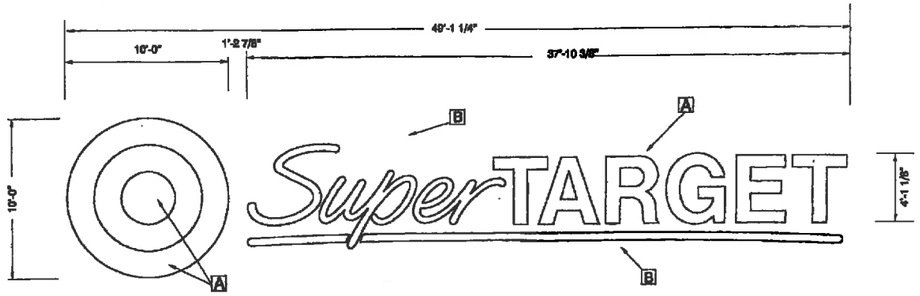


Legend

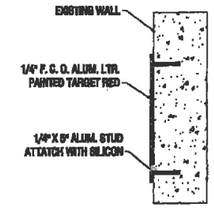
City Limits

Zoning Designations

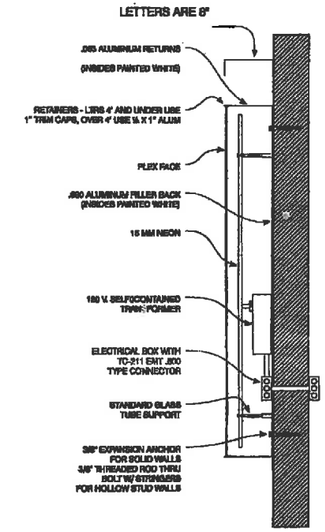
- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL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



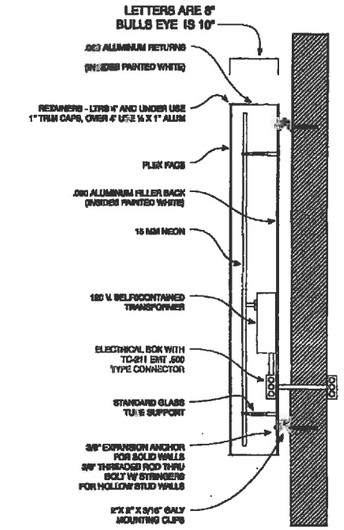
FRONT ELEVATION SCALE: 1/4"=1'-0"
TOTAL: 491.6 SQ.FT.



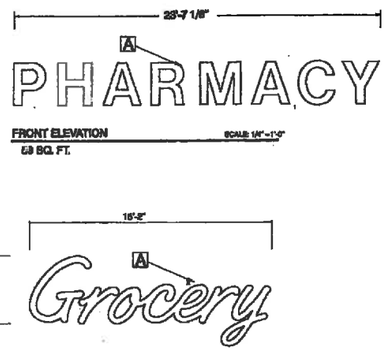
GARDEN CENTER SECTION VIEW



TYPICAL SECTION
SECONDARY LETTERS
NOT TO SCALE

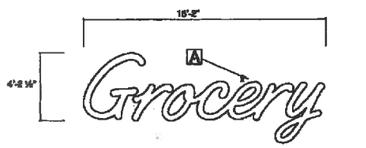


TYPICAL SECTION
SUPER TARGET LAYOUT
CLIP MOUNT ONLY
NOT TO SCALE



FRONT ELEVATION SCALE: 1/4"=1'-0"
59 SQ. FT.

FRONT ELEVATION SCALE: 3/16"=1'-0"
135 SQ.FT.



FRONT ELEVATION SCALE: 1/4"=1'-0"
63.6 SQ. FT.

FRONT ELEVATION
SCALE: 3/4"=1'-0"

FLAT CUT OUT ALUM LETTERS .080 & PAINTED SEMI MOORE CARNIVAL RED, STUD MOUNT TO WALL.

COLOR SPECIFICATIONS

A FACES- ROHM & HASS 2263 RED PLEX
RETAINERS & RETURNS - BM CARNIVAL RED
NEON - 15 MM CLEAR RED

B FACES - ROHM & HASS 2030 GREEN PLEX
RETAINER & RETURN - MATCH FACE
NEON - 15 MM GREEN

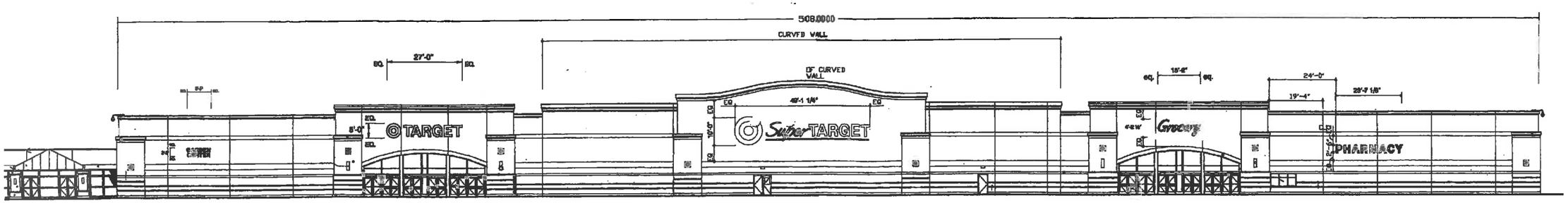
10' SUPER TARGET	491.6	SQ.FT.
5' TARGET	135.0	SQ.FT.
GROCERY	63.6	SQ FT
30" PHARMACY	59	SQ FT
TOTAL SIGN AREA	749.20	SQ.FT.

NOTE: ADD 26.6 SQ.FT. FOR GARDEN CENTER LETTERS AS SHOWN

BUILDING LETTERS

INDIVIDUALLY WIRED WITHIN 2FA04-73-20 AMP TOGGLE SWITCHES (WITHIN EACH LETTER) RATED 20 AMP 250 VOLT MAX.

NOTE: GRAPHICS SHOWN ARE FOR PRESENTATION AND APPROVAL PURPOSES TO BE USED FOR MANUFACTURE



Heath and Company • Signs Nationwide

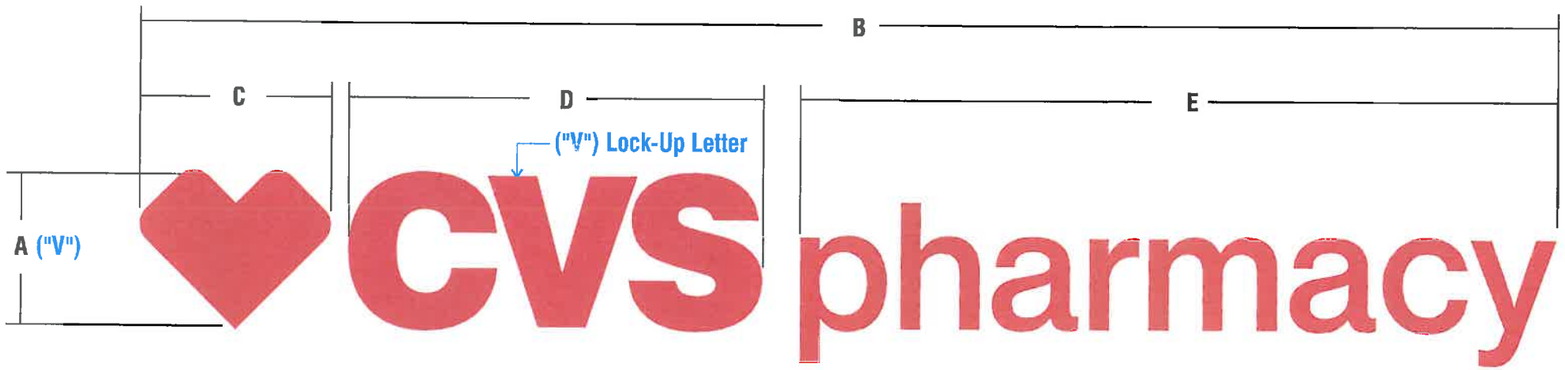
2121 Orange Street, Alhambra, California (818) 457-3000
4763 Bengal Street, Dallas, Texas 75235 (214) 637-0620
3965 Tampa Road, Oldsmar, Florida 34677 (813) 855-4415
526 Wagner Drive, West Chicago, Illinois 60185 (630) 876-0070

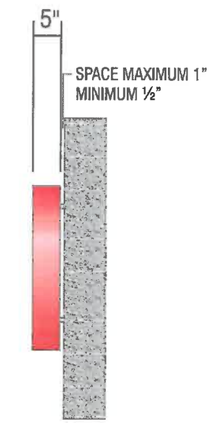
1 CHANG _/O 10 SUR TAR - CHANGE EXPECT MORE TO 5' TARGET ...10-23-02
2 ADD GARDEN CENTER 9-16-03
3

Project Name SUPER TARGET
Address
City/State CLEARMONT FL
Client Approval

Design No. E006360 Revision No. R3
Scale NOTED Sheet No. 1 of 1
Date 7-24-02 Job No.
Salesman B.HIPP Drawn By W.LIS

THIS IS AN ORIGINAL REPORT, THIS DRAWING CONSISTS OF IDEAS AND COMPANY IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY HEATH AND COMPANY. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, EXPOSED, OR REPRODUCED IN ANY MANNER





END VIEW

ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS AS SHOWN AND NOTED

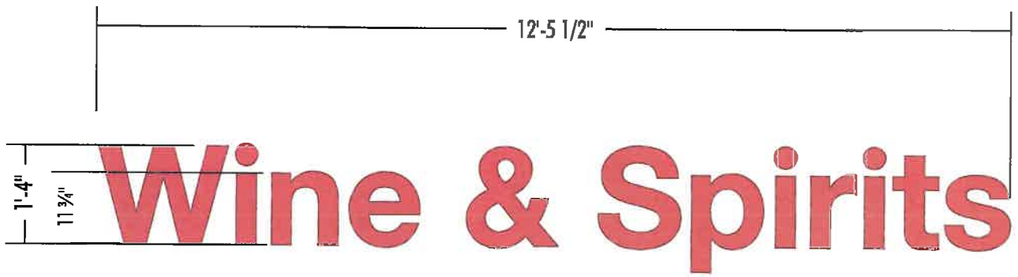
DESIGNATES HEIGHT OF LOGO (Heart)

CVS-12-CL

SIGN TYPE	A	B	C	D	E	AMPS CIRCUITS	SQ.FT.
CVS-12-CL	11 5/8"	9'-1 1/4"	1' 2 3/4"	2'-8"	4' -10 1/2"		9.48
CVS-16-CL	12 1/2"	12'-2 1/4"	1'-7 3/4"	3'- 6 3/4"	6'-6 1/4"		16.63
CVS-18-CL	17 1/2"	13'-9"	1'-10 1/4"	4'- 0 1/4"	7'-4"		20.62
CVS-20-CL	19 1/2"	15'-3"	2'-0 3/4"	4'- 5 1/2"	8'-1 3/4"		25.41
CVS-24-CL	23 3/8"	18'-3 3/4"	2'-5 3/4"	5'-4 1/4"	9'-9 1/4"		36.62
CVS-30-CL	29 1/8"	22'-10 "	3'-1"	6'-8"	12'-2 1/4"		57.08
CVS-32-CL	31 1/8"	24'-4 3/4"	3'-3 1/2"	7'-1 1/2"	13'-0 1/4"		65.05
CVS-36-CL	34 7/8"	27'-4 3/4"	3'-8 1/4"	8'-0"	14'-7 1/2"		82.18

MATERIAL FINISH COLORS

- Returns: MP# 8207-LVG (FULL GLOSS)
- Faces: 2793 LD Red Modified Acrylic (Altuglas or Equiv.)
- Trimcap/Retainer: Red
- Illumination: Sloan Red LED



ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

scale 1/2"=1'-0"

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

SIGN TYPE	A	B	C	SQ.FT.	QTY
W&S16-R	1'-4"	12'-5 ½"	11 ¾"	16.6	1

MATERIAL FINISH COLORS

- Returns: MP# 32074LVG (FULL GLOSS)
- Faces: 2793 LD Red Modified Acrylic (Altuglas or Equiv.)
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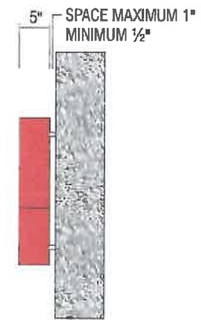
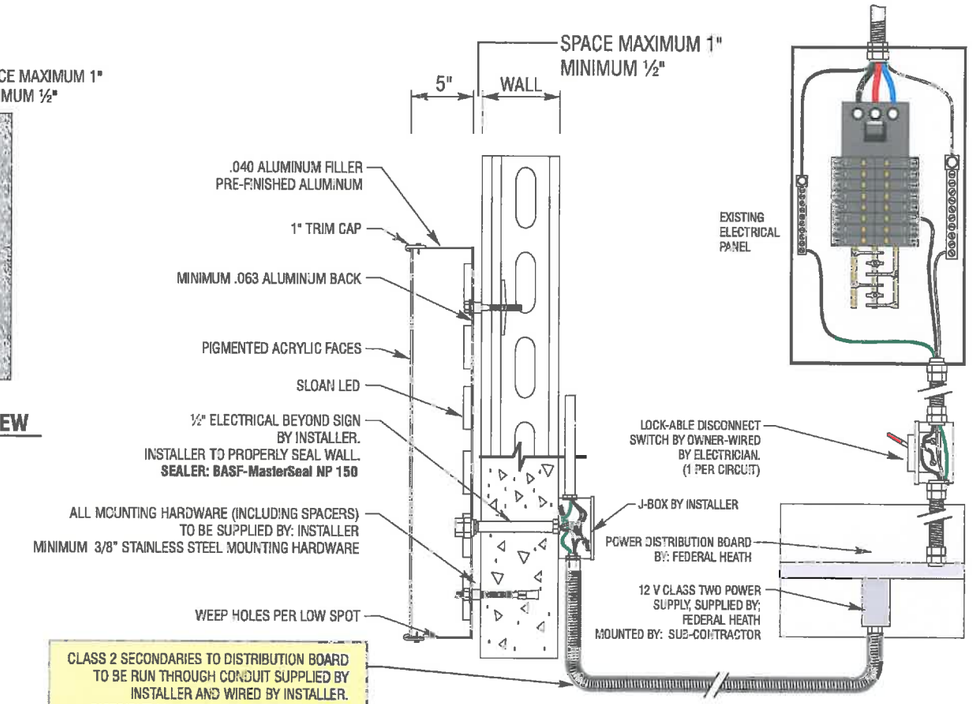
- Illumination: Sloan Red LED



END VIEW



LOGO/LETTER WALL DETAIL (Generic)

NOT TO SCALE

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS

IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

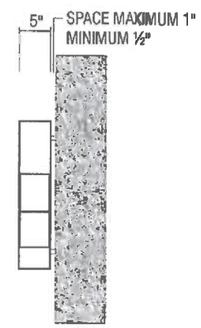
scale 1/4"=1'-0"

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

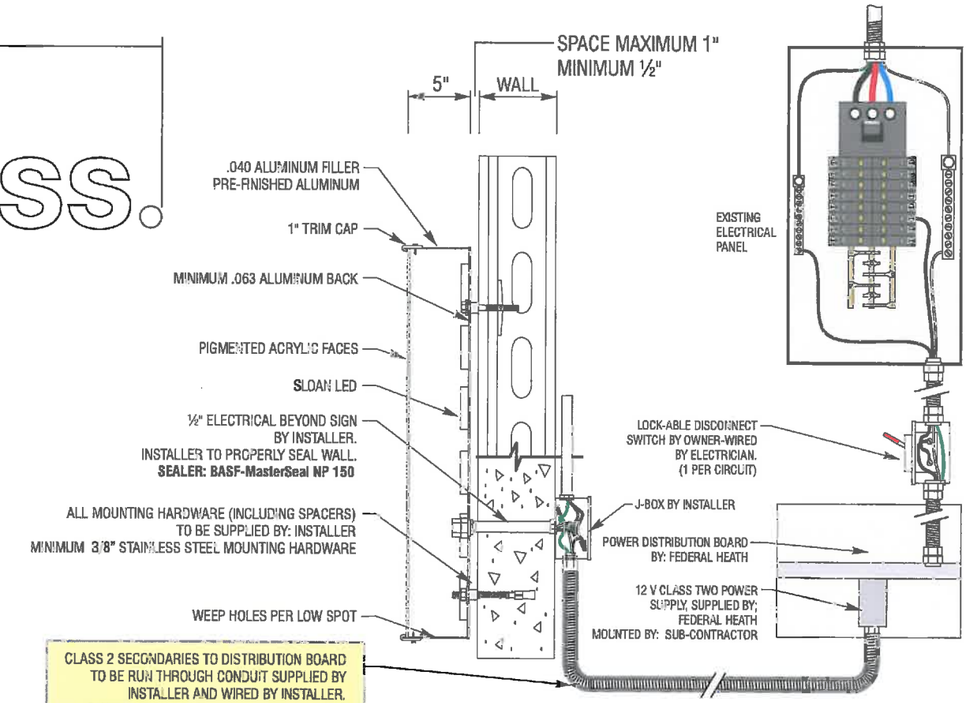
SIGN TYPE	A	B	C	SQ.FT.	QTY
EMPL30-W	2'-6"	38'-8"	1'-9 ¾"	96.6	1

MATERIAL FINISH COLORS

- Returns: GLOSS WHITE
- Faces: 7328 LD WHITE (ATUGLAS or Equiv.) Acrylic
- Retainer/Trim-Cap: WHITE
- Illumination: Sloan White LED



END VIEW



LOGO/LETTER WALL DETAIL NOT TO SCALE
(Generic)

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS

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ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

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GENERAL NOTE

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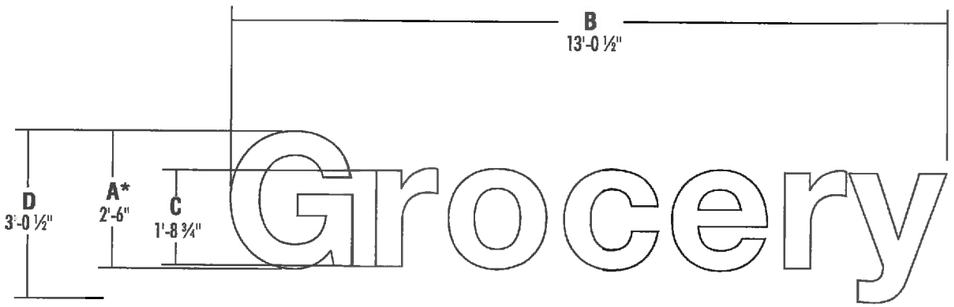
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.



ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

scale 3/8"=1'-0"

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

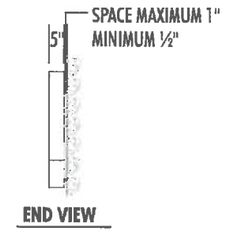
SIGN TYPE	A*	B	C	D	SQ.FT.	QTY
Grocery30-W	2'-6"	13'-0 ½"	1'-8 ¾"	3'-0 ½"	39.6	1

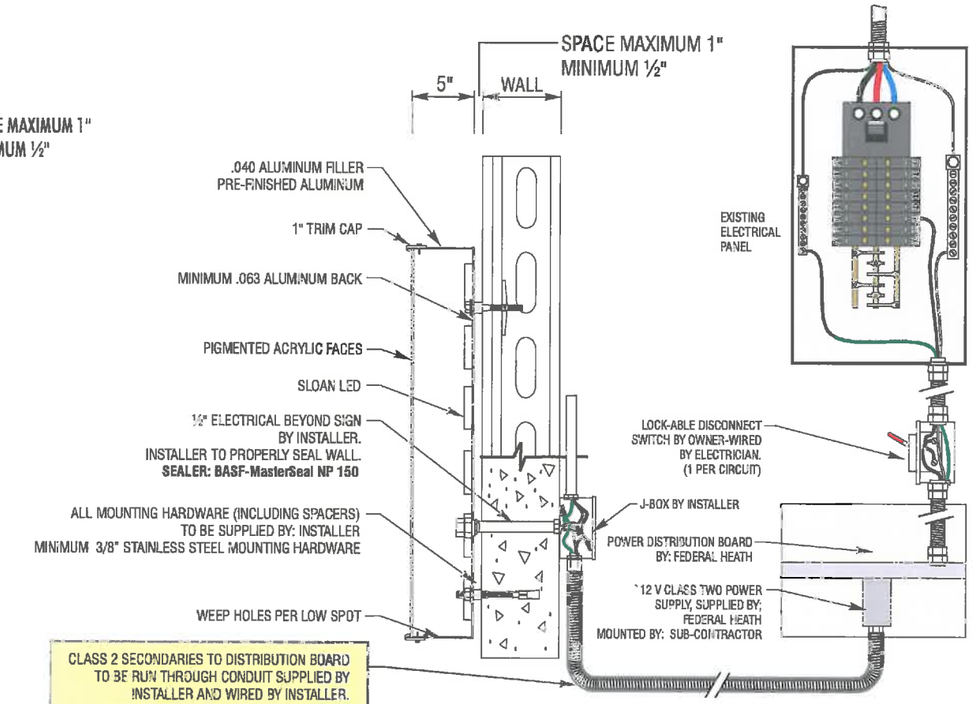
* = Lock-Up Letter

SIGN TYPE	A*	B	C	D	SQ.FT.	QTY
Grocery24-W	2'-0"	10'-5"	1'-4 ½"	2'-5 ¼"	25.3	1

MATERIAL FINISH COLORS

- Returns: GLOSS WHITE
- Faces: 7328 LD WHITE (ATUGLAS or Equiv.) Acrylic
- Retainer/Trim-Cap: WHITE
- Illumination: Sloan White LED





LOGO/LETTER WALL DETAIL (Generic)

NOT TO SCALE

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

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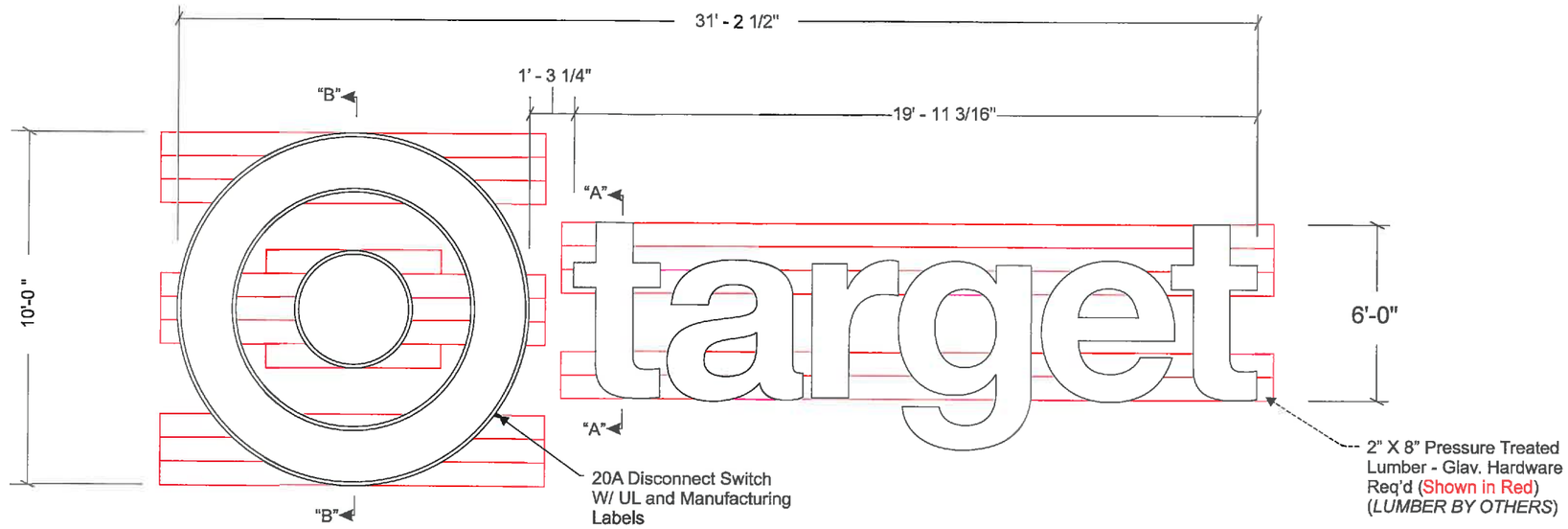
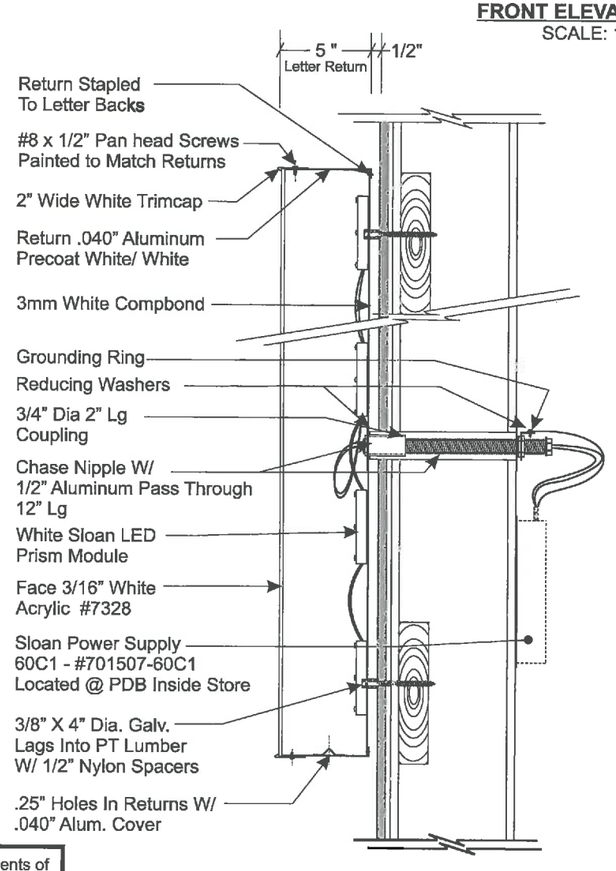
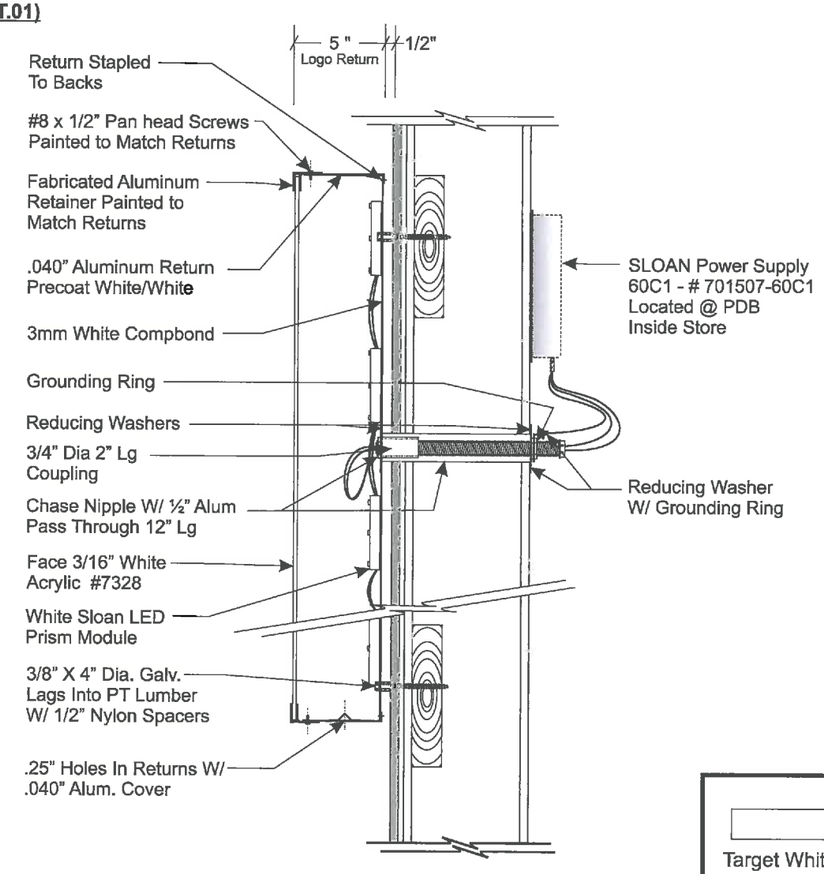
ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



FRONT ELEVATION - (EXT.01)
SCALE: 1/4" = 1' 0"



CROSS SECTION "A"
TYP LETTER
SCALE: 1-1/2" =1' 0"



CROSS SECTION "B"
TYP LOGO
SCALE: 1-1/2" =1' 0"

Target White
MP LVG 202
Gloss

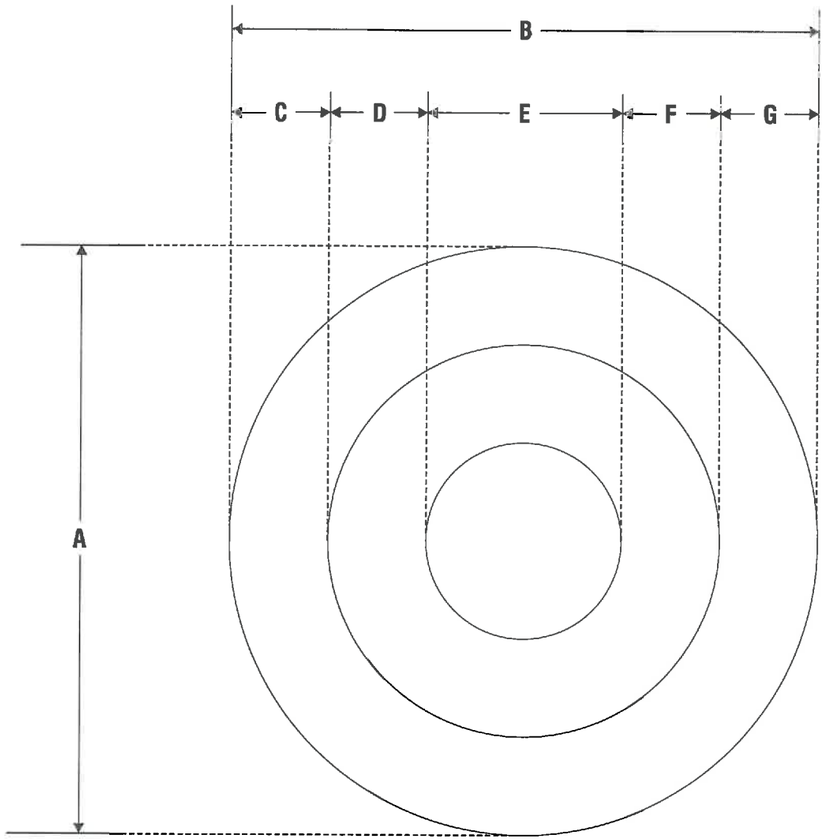
335.55 Total Square Feet
(One Box For Entire Sign)

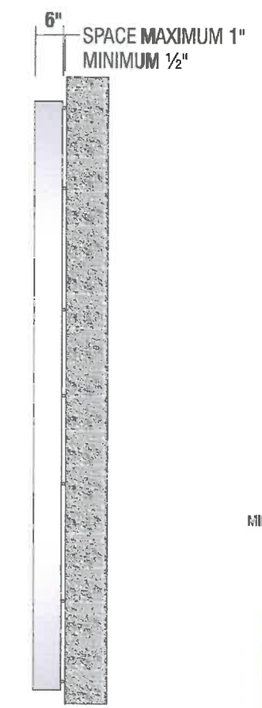
ELECTRICAL LOAD
(7.0) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

STANDARD WALL SIGN NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up by Others.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





END VIEW

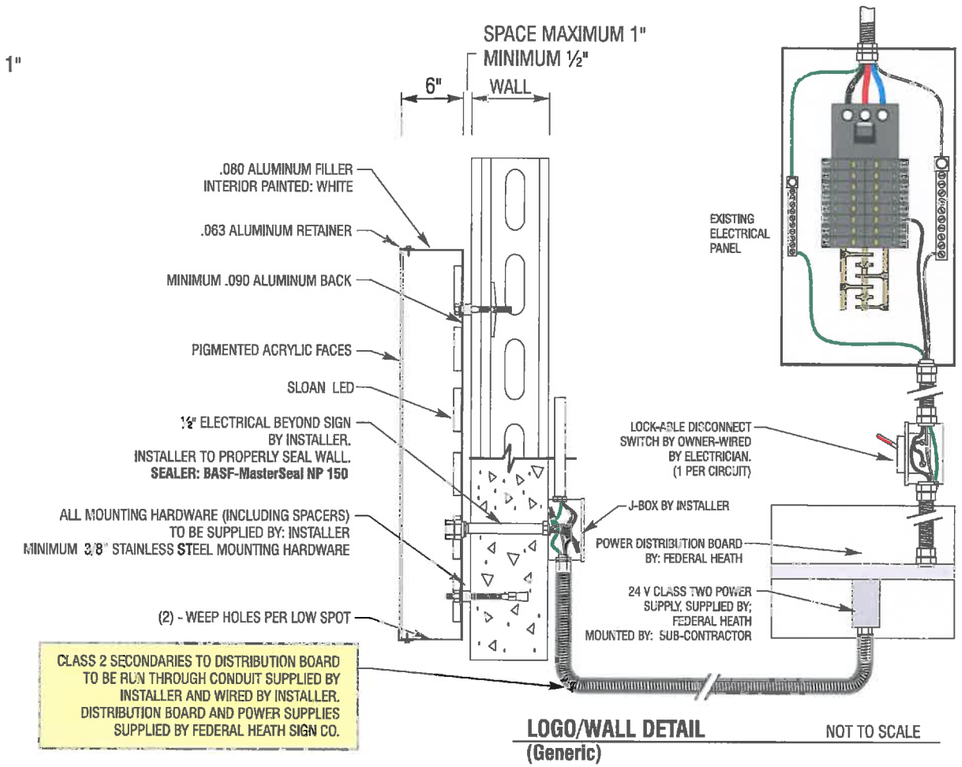
ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
156 BULLSEYE-W	10'-0"	10'-0"	1'-8"	1'-8"	3'-4"	1'-8"	1'-8"	1"	78.5	1

MATERIAL FINISH COLORS

Returns	Faces	Retainer/Trim-Cap	Illumination
WHITE	7328 WHITE ATUGLAS Acrylic	WHITE	Sloan White LED



LOGO/WALL DETAIL NOT TO SCALE
(Generic)

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

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- ISOLATE ALL ALUMINUM FROM STEEL.

received 4/16/19

CITY OF CLERMONT
VARIANCE
Application

DATE: 4/15/2019 FEE: $600

PROJECT NAME (if applicable): Target 1519

APPLICANT: Kevin Gibson

CONTACT PERSON: Kevin Gibson

Address: 445 24th Street, Suite 200

City: Vero Beach State: FL Zip: 32963

Phone: 772-794-4079 Fax: N/A

E-Mail: kevin.gibson@kimley-horn.com

OWNER: Target Corporation

Address: P.O. Box 9456

City: Minneapolis State: MN Zip: 55440

Phone: Fax:

Address of Subject Property: 2660 East Highway 50, Clermont, FL 34711 AH #38360049

General Location: Northeast intersection of SR 50 and North Hancock Road (The Target behind Ruby Tuesday)

Legal Description (include copy of survey): See attached

Land Use (City verification required): Department Store (1300)

Zoning (City verification required): PUD

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.1

What are you proposing to do that would require a variance and why? The proposed exterior changes will provide 5 wall signs on the Front elevation. These proposed changes do not comply with the allowable quantity of signs and square footage.

How does the Code create a hardship? The LDC only allows one primary wall sign per wall of the building fronting a road. The allowed square footage per wall of the building is 200 sf. Due to the location of this existing Target, visibility is extremely limited from SR 50. The code creates a hardship since this store has been previously approved in 2003 for 5 wall signs, and the total square footage exceeds the 200 sf threshold.

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

Variance requested – subject and code section: Increase from one primary wall sign per face of building fronting a road to 5 wall signs on the Front of the building. Increase from LDC allowed 200 sf to proposed square footage. Sec. 102-15.(a).(1).b.1

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;
See attached justification.

(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;

See attached justification.

CITY OF CLERMONT

VARIANCE

Application

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;

See attached justification.

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

See attached justification.

(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.

See attached justification.

CITY OF CLERMONT
VARIANCE
Application
Page 4

Kevin Gibson
Applicant Name (print)

X _____
Applicant Name (*signature*)

Eames Gilmore
Owner Name (print)

X _____
Owner Name (*signature*)

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

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

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

Kimley»Horn

received 4/16/19 fc

Date: 4/12/2019 Job Number: 295727031.1.001

Project Name: Target Clermont T-1519

To: **ATTN: John Kruse**

City of Clermont

685 West Montrose Street, P.O. Box 120219

Clermont, FL 34712

Phone: 352-394-4083

We are sending these by

☒ UPS ☐ FedEx ☐ Hand Deliver

☐ Other: _____

We are sending you

☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders

☐ Other: _____

Copies	*Date*	*No.*	*Description*
1		1	$600.00 Check
1		2	Variance Application
1		3	Proof of Ownership
1		4	Legal Description
2		5	Plot Plan (11" x 17")
1		6	Written Justification
1		7	Location Map
1		8	Supplemental Materials

These are transmitted as checked below:

☒ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval

☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution

☐ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Remarks: Should you have any comments or concerns please do not hesitate to contact me at kevin.gibson@kimley-horn.com or 772-794-4079. Thank you.

Copy to: _____ Signed Kevin Gibson

April 15, 2019
Development Services Department
John Kruse
685 West Montrose Street, P.O. Box 120219
Clermont, FL 34712
Ph: 352-241-7309

RE: Target 1519 – Clermont
Quantity of Signs Variance Application Package – Justification Questions

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.*
   Justification: City of Clermont Land Development Code Section 102-15.(a).(1).b.1 states that the maximum allowed number of wall signs is one primary wall sign per wall of the building parallel or perpendicular to a road. A signage plan was approved in 2003 for 5 wall signs to be allowed along SR 50 (see attached Exhibit). This variance request is to provide the same quantity of signs on the building that was previously approved.

   The previously approved signs are as follows:
   1. **PHARMACY**
   2. **Grocery (cursive)**
   3. **SuperTARGET**
   4. **5'-0" Bullseye & TARGET text**
   5. **GARDEN CENTER**

   The proposed signs will be as follows:
   1. **CVS Pharmacy**
   2. **Grocery**
   3. **10'-0" Bullseye & 6'-0" Text**
   4. **Expect More. Pay Less.**
   5. **Wine & Spirits**

   Target has a building frontage of 553 lf with 2 main entrances into the store. Due to this large frontage, additional signage will be needed to direct customers for parking to the nearest entrance for their needs. The store is located about 850 lf from SR 50, therefore, the proposed signage is to scale with the building regarding size and location.

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.*
   Justification: The variance requested will not make the use of Target out of character with other big box stores. The Wal-Mart located at 1450 Johns Lake Road currently has 5 wall signs on the Front elevation, and one wall sign on the East elevation.

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.*
   Justification: Target has been previously approved to contain 5 wall signs on the Front elevation. If the variance were denied, then Target would still exceed the allowed signage.

4. *The granting of the variance is consistent with the city's comprehensive plan.*
   Justification: The granting of the variance will be consistent with the city's comprehensive plan.

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.*
   Justification: Due to the size of the building and the 850' setback of the store from SR 50, the proposed signage is slightly visible when turning off of SR 50.

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: 10087447
Phone: (352) 241-7331
Date: 05/07/19
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	05/21/2019	05/21/2019	**$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
Target Supercenter
2660 East Highway 50
(Alt Key 3836049)

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, May 28, 2019 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC
City Clerk

Ad No: 10087447
May 21, 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

Meeting Date
Tuesday, June 25, 2019

Agenda Item Name
Variance Request *Clermont Brewing Co.* *Table to July 23, 2019*

Requested Action
Recommend approval of variance request.

Staff Report

The applicant, is requesting a variance to allow for a retaining wall to exceed six (6) feet in height instead of requirements by the Land Development Code, Section 122-343. The subject property is located at 750 W. Desoto St. and is located in the Central Business District. and construction is complete for a new brewery and restaurant. The applicant is requesting a one (1) foot variance to allow a seven (7) foot high retaining wall.
During construction the contractor identified concerns with the topography of the lot and modified a retaining wall along the back portion of the lot. During this time the contractor intended this wall to be a maximum of 6 feet in height. After the retention swale adjacent to the wall was constructed and final site grading was complete, it was discovered the wall extended just over 6 feet by 10 inches.

The applicant is now requesting a one (1) foot variance to allow the wall to remain as built.

The brewery and restaurant is currently open for business and will provide the intent and purpose of the Downtown Master Development Plan to attract more local businesses and restaurants to the Downtown area, the new business provides economic growth and will benefit and enhance the City's Downtown Vision. The Central Business District zoning intent is to allow more flexibility for development and redevelopment of properties located in the area; which may have existing property constraints and challenges. The wall is not out of character with other properties in this zoning district. Therefore, staff supports the variance request.

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1. Variance Barn Brewery legal ad-2019(2)	Variance Barn Brewery legal ad-2019(2).pdf	

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a wall to exceed (6) six feet in height instead of the requirements by the Land Development Code, Section 122-343, at the following location:

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

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, June 25, 2019 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC
City Clerk

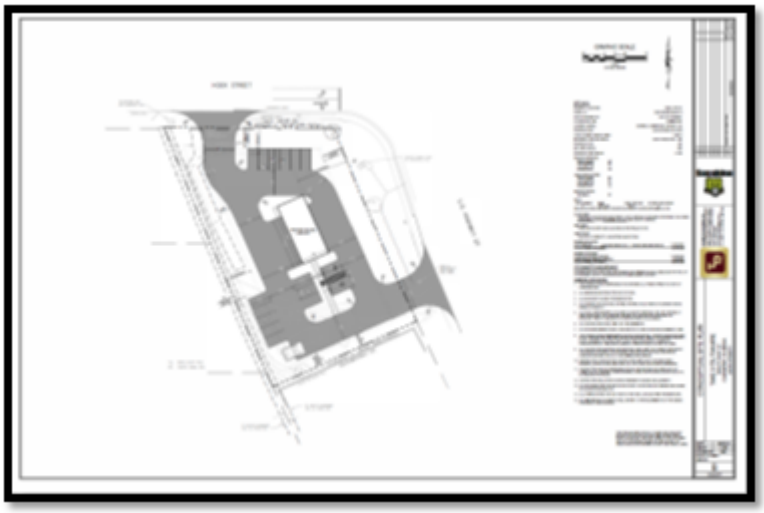
Daily Commercial
June 18, 2019

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 25, 2019
Agenda Item Name
Resolution No. 2019-14R *Take 5 Quick Lube*
Requested Action
Recommend denial of Resolution No. 2019-14R.
Staff Report

The applicant, Tannath Design, Inc., is requesting a Conditional Use Permit for an automotive oil change services facility in the C-2 General Commercial zoning district. Section 122-224 of the Land Development Code permits this type of use with a Conditional Use Permit. The property is located at the southwest corner of Hooks Street and US Highway 27. The property is approximately .80+/- acre and was previously used as convenience store with gas pumps. The existing building will be demolished, and the site will be redeveloped to allow a 1,620 square foot automotive oil change service center with three service bays.



The proposed project site layout is planning ingress and egress from Hooks Street and Highway 27. The applicant will be required to coordinate the permit process with Lake County and FDOT. The hours of operation will be 7 AM to 7 PM, seven days a week. The applicant has not identified any variances required and will redevelop the site to meet the City's Architectural Design Standards and Land Development Code.

Staff has reviewed the application in accordance with the Land Development Code and finds the proposed automotive service use is not compatible with the existing adjacent residential use located to the rear (west) of subject property. The proposed auto service center will be located at a very busy high traffic intersection within the City and may generate additional traffic impacts to the busy intersection.

When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires that specific development standards and provisions are met. Staff has reviewed the proposed automotive oil change facility with the required standards and finds the proposed use does not meet the general criteria for granting the

conditional use permit. The areas of concern from the proposed automotive facility are: 1) the intensity and character of the development is not compatible with the surrounding development and the proposed use is usually associated with excessive noise and having high traffic generations 2) the view and aesthetics does not appear to blend in and complement the existing development pattern in the area. The proposed use may be considered undesirable at the particular location. Therefore, staff recommends denial of the request for a conditional use permit for an automotive oil change services facility in the C-2 General Commercial zoning district.

The Planning and Zoning Commission at their meeting held on June 4, 2019, voted 4-2 to recommend approval of Resolution No. 2019-14R. with the following two conditions:

1) The automotive oil change service center would be closed for business on Sundays.

2) To add a CUP Condition that the applicant must construct a 6 feet high solid wall to provide a buffer for the residential property located in the rear of subject parcel.

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. FINAL CUP RES 2019-14R	FINAL CUP RES 2019-14R.pdf
2. Location Map	Location Map.pdf
3. Zoning Map	Zoning Map.pdf
4. New Site Plan	New Site Plan.pdf
5. Building Elevation	Building Elevation.pdf
6. application	application.pdf
7. Legal AD	Legal AD.pdf

CITY OF CLERMONT
RESOLUTION NO. 2019-14R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE AND OIL CHANGE SERVICE CENTER WITH THREE SERVICE BAYS IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on June 4, 2019 recommended denial of this Conditional Use Permit to allow for an automotive service center with three service bays, at the following location:

LOCATION:
1900 South US Highway 27
Alternate Key 1622956

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

WHEREAS, the applicant has applied for a Conditional Use Permit to allow an automotive and oil change service center with three service bays in the C-2 General Commercial Zoning District, The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for an automotive and oil change service center with three service bays in the C-2 General Commercial zoning district, be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.

5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.

6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.

7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.

8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.

9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2. Land Uses and Specific Conditions

1. This Conditional Use Permit is for a 1,620 square feet automotive and oil change service center with three (3) service bays located in the C-2 General Commercial zoning district.

2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Tannath Designs, Inc. dated 5/1/2019 (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. 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. The site will be developed to meet the City's Architectural Standards and Land Development Code.

3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.

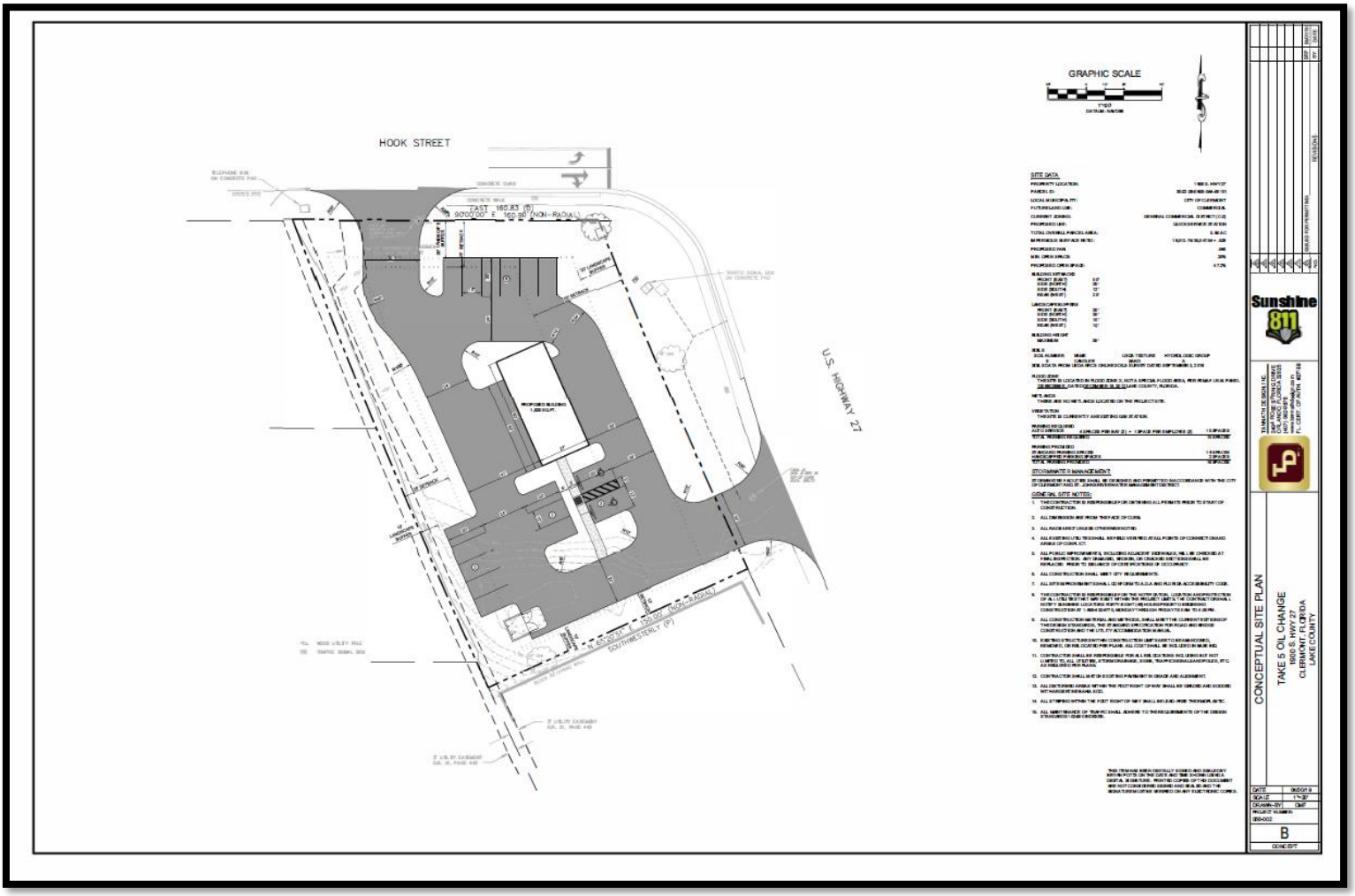
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.

5. All service bays shall be designed not to face US Highway 27. Automotive service areas shall be completely screened from public view and public streets with walls and landscaping. No outside auto service operations shall be permitted.

6. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive-day period as verified by staff, this Conditional Use Permit shall be presented to the City Council for consideration of further conditions or revocation of this Conditional Use Permit.

7. The use as authorized herein shall be limited to operation Monday through Sunday during the hours of 7:00 a.m. to 7:00 p.m. and Sunday during the hours of 9:00am to 5:00pm.

Exhibit A – Preliminary Conceptual Site Plan



CITY OF CLERMONT
RESOLUTION NO. 2019-14R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of June, 2019.

CITY OF CLERMONT

_____
Gail L. Ash, Mayor

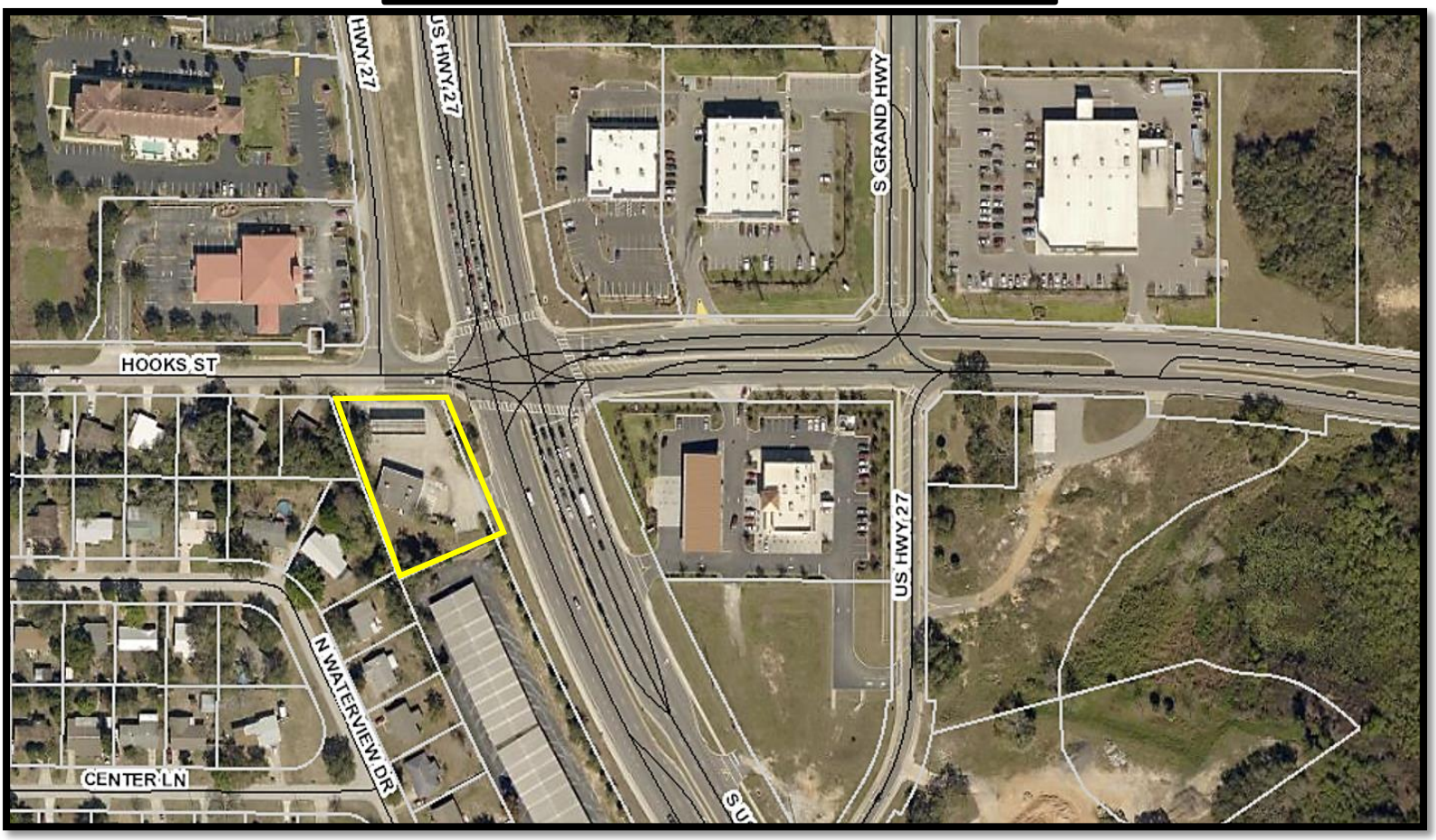
ATTEST:

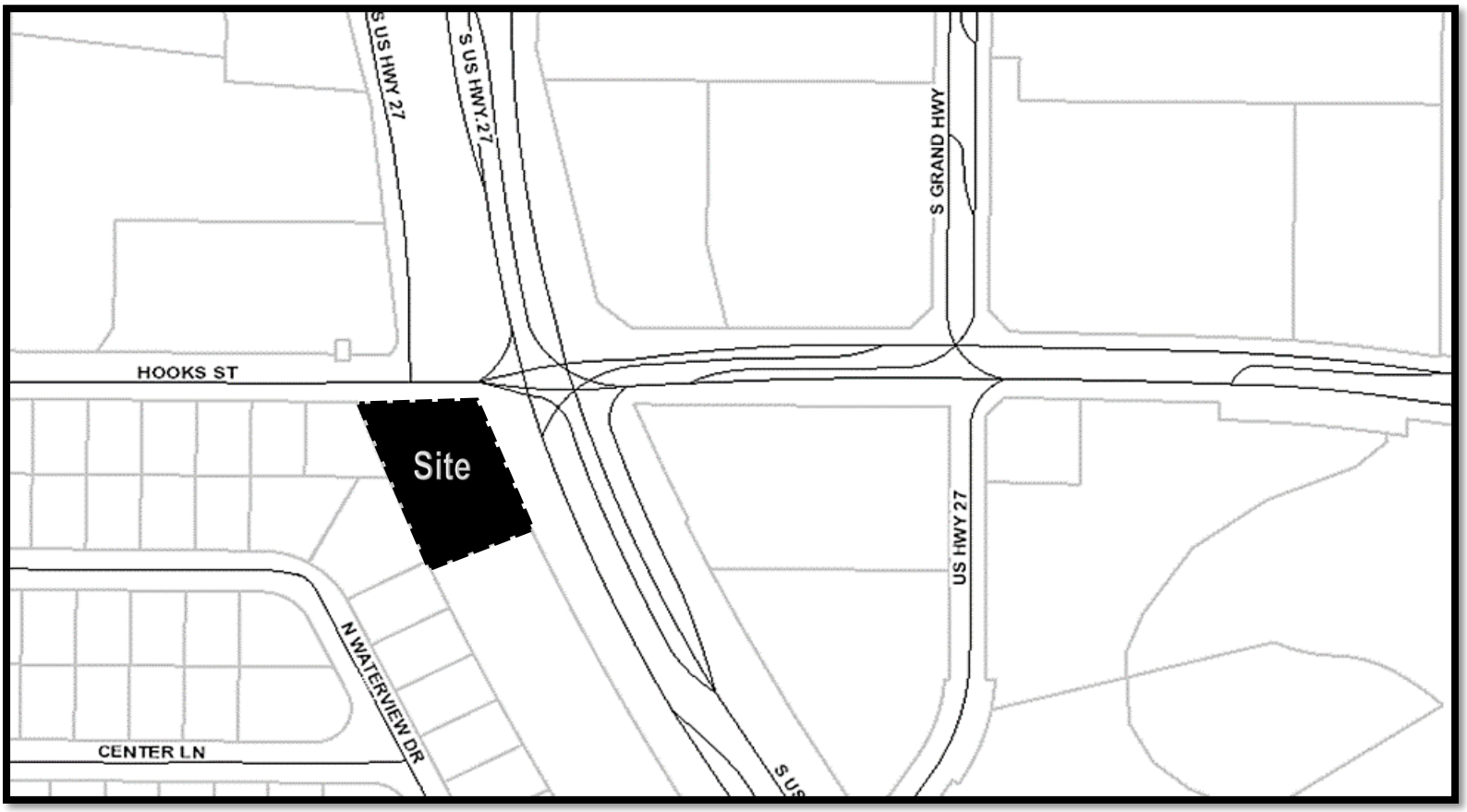
_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

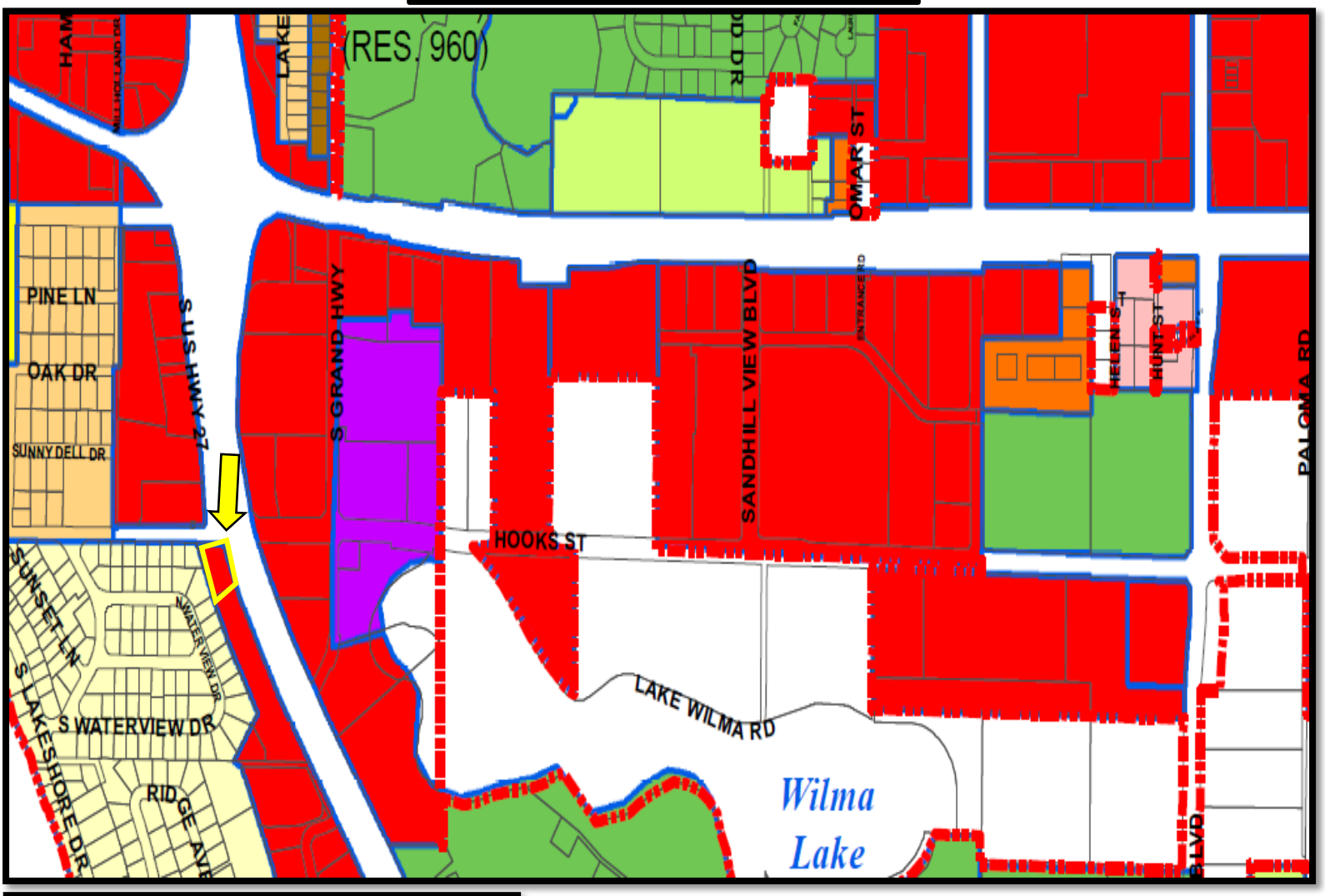
_____
Daniel F. Mantzaris, City Attorney

Location Map





Clermont Zoning Map

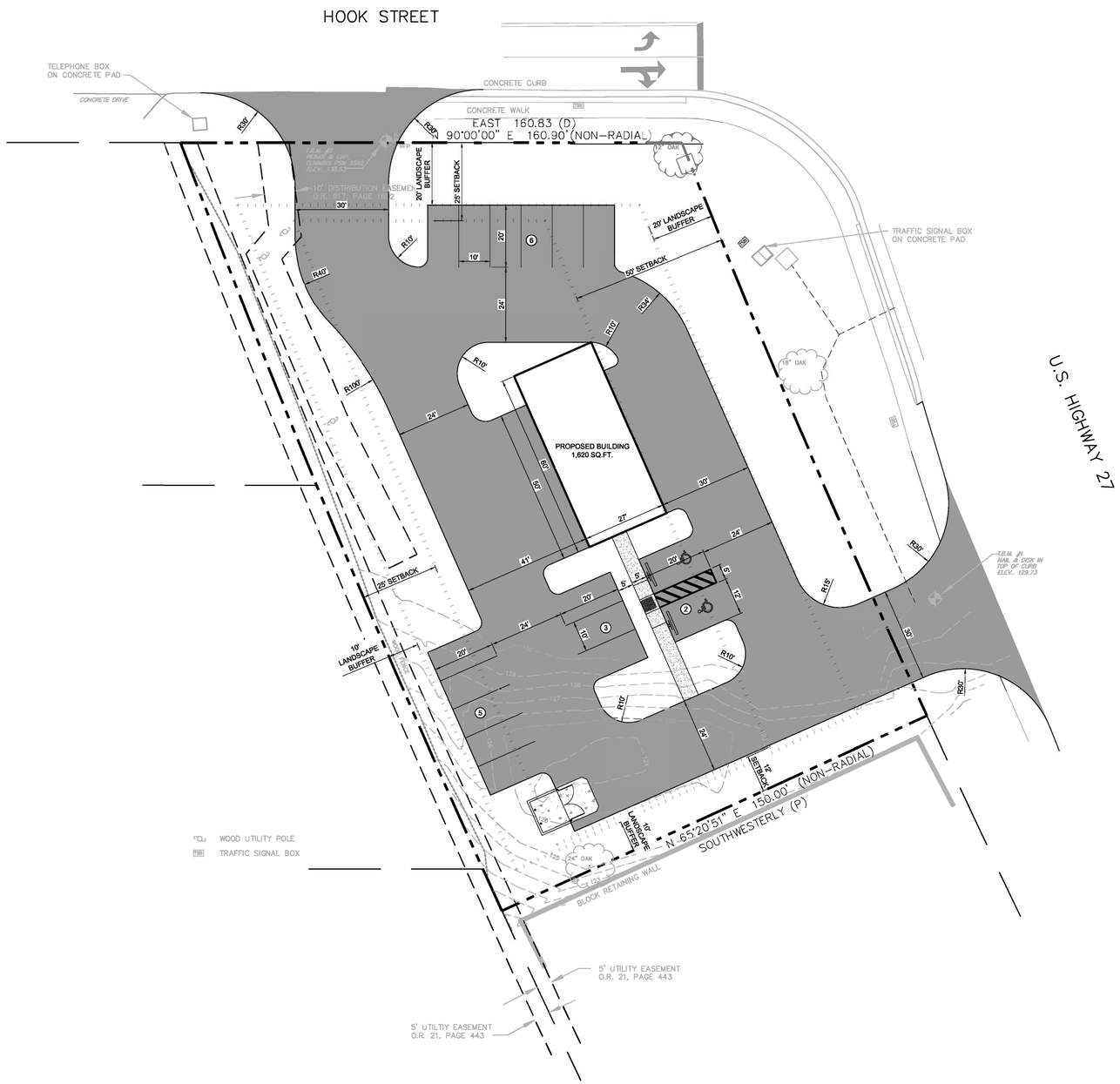


Legend

City Limits

Zoning Designations

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



GRAPHIC SCALE

20' 0 10' 20' 40'

1"=20'
DATAUM: NAVD88

SITE DATA

PROPERTY LOCATION:	1900 S. HWY 27
PARCEL ID:	30-22-26-0800-0AA-00101
LOCAL MUNICIPALITY:	CITY OF CLERMONT
FUTURE LAND USE:	COMMERCIAL
CURRENT ZONING:	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED USE:	QUICK SERVICE STATION
TOTAL OVERALL PARCEL AREA:	0.80 AC
IMPERVIOUS SURFACE RATIO:	18,512.74/ 35,047.54 = .528
PROPOSED FAR:	.046
MIN. OPEN SPACE:	20%
PROPOSED OPEN SPACE:	47.2%

BUILDING SETBACKS
- FRONT (EAST) 50'
- SIDE (NORTH) 25'
- SIDE (SOUTH) 12'
- REAR (WEST) 25'

LANDSCAPE BUFFERS
- FRONT (EAST) 20'
- SIDE (NORTH) 20'
- SIDE (SOUTH) 10'
- REAR (WEST) 10'

BUILDING HEIGHT
- MAXIMUM 55'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
9	CANDLER	SAND	A

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED SEPTEMBER 3, 2018

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12069C0590 E, DATED DECEMBER 18, 2012 LAKE COUNTY, FLORIDA.

WETLANDS
THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

VEGETATION
THE SITE IS CURRENTLY AN EXISTING GAS STATION.

PARKING REQUIRED

AUTO SERVICE	4 SPACES PER BAY (3) + 1 SPACE PER EMPLOYEE (3)	15 SPACES
TOTAL PARKING REQUIRED		15 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	14 SPACES
HANDICAPPED PARKING SPACES	2 SPACES
TOTAL PARKING PROVIDED	16 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF CLERMONT AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSION ARE FROM THE FACE OF CURB.
3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL DISTURBED AREAS WITHIN THE FDOT RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
14. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE AND TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	BRP	05/01/19
2			
3			
4			
5			
6			

Sunshine 811

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

CONCEPTUAL SITE PLAN

TAKE 5 OIL CHANGE
1900 S. HWY 27
CLERMONT, FLORIDA
LAKE COUNTY

DATE	04/30/19
SCALE	1"=20'
DRAWN-BY	CMF
PROJECT NUMBER: 068-002	

B

CONCEPT

TAKE
5
FASTEST OIL CHANGE ON THE PLANET!

received 5-21-19 dk

- no legal desc.
+ no prop card
- no elevation page
" bldg

CLERMONT
Choice of Champions

CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: 05/01/2019

FEE: $845
+ cost of advertisement

PROJECT NAME (if applicable): Take 5 Oil Change

APPLICANT: Bryan Potts, P.E.

CONTACT PERSON: Bryan Potts, P.E.

Address: 2494 Rose Spring Drive

City: Orlando State: Florida Zip: 32825

Phone: 407-982-9878 Fax:

E-Mail: bpotts@tannathdesign.com

OWNER: Alan Charron, Manager of Shoppes of Venice II LLC

Address: 2345 W. Sand Lake Road, STE 100

City: Orlando State: FL Zip: 32809

Phone: 407-383-1778 Fax:

Address of Subject Property: 1900 S. US Hwy 27, Clermont, FL 34711 #1622956

General Location: Southwest corner of Hook Road and US Hwy 27

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

Land Use (City verification required): Commercial

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

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

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

We are proposing to build a 1,620 SQ. FT. automotive service center with bays.

3 Bays

Bryan Potts, P.E.
Applicant Name (print)

X
Applicant Name (signature)

Alan Charron
Owner Name (print)

X
Owner Name (signature)

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

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

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 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: 10087878
Phone: (352) 241-7331
Date: 05/23/19
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 a	05/28/2019	06/18/2019	**$158.92**

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for an automotive service center with three service bays in the C-2 General Commercial Zoning District, at the following location:

LOCATION
1900 South US Highway 27
(Alternate Key - 1622950)

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

This request will be considered by the Planning & Zoning Commission on, Tuesday, June 4, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 25, 2019 at 6:30pm. In the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087878
May 28, 2019 &
June 18, 2019

Payment Info	
Ad Price	$158.92
Tax	$0.00
Sub Total	$158.92
Prepaid Amount	$0.00
Balance Due	$158.92

TRIAL MODE − a valid license will remove this message. See the keywords property of this PDF for more information.