



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, August 27, 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

OATH OF OFFICE

Administration of Oath of Office of Appointed Official for Seat 2

PRESENTATIONS

Honor Ray Goodgame

Community Foundation Donation to Fire Department

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

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

Item No. 2 - Plat Approval

Consider plat approval for Winona Place for 5 residential lots.

Item No. 3 - Contract Award

Consider award to Life Scan Wellness Centers and AdventHealth Centra Care for medical examination and drug/alcohol testing services.

UNFINISHED BUSINESS

Item No. 4 - Ordinance No. 2019-14 *Final*
Wise Annexation

Table to October 8, 2019

Item No. 5 - Ordinance No. 2019-15 *Final*
Wise Large-Scale Comprehensive Plan Amendment

Table to October 8, 2019.

Item No. 6 - Ordinance No. 2019-16 *Final*
Wise PUD Rezoning

Table to October 8, 2019.

**CITY OF CLERMONT
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Item No. 7 - Ordinance No. 2019-29 *Transmittal*
Hartwood Properties CPA

Consider ordinance to change the future land use from Lake County Regional Office to City of Clermont Master Planned Development for 80+/- acres located 1/4 mile south of Hartwood Marsh Road, east of US Hwy 27.

Item No. 8 - Ordinance No. 2019-32 *Transmittal*
Bradshaw North CPA

Consider ordinance to change the future land use from Lake County Wellness Way 1 to City of Clermont Commercial for 16.7 +/- acres located northeast of US Hwy 27 and Schofield Road.

NEW BUSINESS

Item No. 9 - Ordinance No. 2019-31 *Introduction*
Bradshaw North Annexation

Consider ordinance to annex 16.7 +/- acres located northeast of the intersection of US Hwy 27 and Schofield Road.

Item No. 10 - Resolution No. 2019-19R
Action Gator Tire

Consider Conditional Use Permit to allow a tire store with eight service bays for vacant parcel located on the north side of Hammock Ridge Road and US Hwy 27.

Item No. 11 - Variance Request
Action Gator Tire

Consider request to allow a reduction of eight (8) parking spaces for vacant parcel located on the north side of Hammock Ridge Road and US Hwy 27.

Item No. 12 - Utility Agreement
Oak Properties LLC -Clermont III RES

Consider Water and Sewer Services to construct a new 288 unit multi-family project north of SR 50, east of CR 455.

Item No. 13 - Ordinance No. 2019-39 *Introduction*

Consider ordinance to impose a temporary moratorium for one hundred and eighty (180) days on multi-family development.

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

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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

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 27, 2019			
Agenda Item Name			
Community Foundation Donation to Fire Department			
Requested Action			
Staff Report			
The Community Foundation, Director of Donor Relations Kathy Smith contacted the Fire Department recently to advise that one of her donors, Mrs. Stockton, has a heart for Fire, Police & First Responders and is interested in providing about \$7,750 as a scholarship to firefighters and EMS personnel.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 13, 2019

The City Council met in a regular meeting on Tuesday, August 13, 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 Travis. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

A moment of silence was taken followed by the Pledge of Allegiance.

PROCLAMATION

City Clerk Howe read the Edwin “Ray” Goodgame Day proclamation aloud. Mayor Ash presented the proclamation to Judy Goodgame.

City Manager Gray presented an honorary plaque to Judy Goodgame in honor of Ray Goodgame’s years of service on the Council.

PRESENTATION

Peter Sechler presented the ASLA Award to the City of Clermont for Victory Pointe Park. Victory Pointe Park is an example of sustainable design in the landscape. This project has been looked at by the broad community of landscape architects in Florida to understand how it came to be and how it works.

Mayor Ash stated Victory Pointe Park has been a staff project.

PUBLIC COMMENTS

Tim Murry, 574 E. Desoto Street, commended Environmental Services staff for going above and beyond in their work and requested for the Code Enforcement Board to be reinstated.

Dominick Villanueva, 1626 4th Street, inquired about the influx of homeless in Clermont and the surrounding areas.

Mayor Ash stated she has been a part of the Homeless Task Force for the last five years and the matter is being addressed as a City. Recently, there have been meetings at the county level to work on the issue with the surrounding cities. Lake County is planning an emergency center for the homeless to shower and sleep for a limited time. Homelessness is an issue that all of the surrounding cities are trying to address.

REPORTS

City Manager Gray reported the Youth Council is going to the Florida League of Cities conference on Saturday. There will not be a Council Workshop on August 20. City Manager Gray requested a moratorium on apartments be placed in order to allow time for the Council and staff to look at the City’s Land Development Code and discuss the matter at a future workshop.

Mayor Ash expressed concern regarding the costs of apartments. City Manager Gray suggested Council to discuss the affordable housing aspect of apartments during the workshop. An ordinance can be drafted based on the community’s and Council’s input.

Council Member Bates moved to give staff direction to bring back the suggestion of the recommendation of the City Manager to address the City’s Land Development Code for revision of the City’s ordinances related to apartments; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Manager Gray stated Consent Agenda Item No. 4 is being pulled from the agenda by staff to return at a later date.

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City Manager Gray requested item 10 be tabled to September 10, 2019 and items 12, 13, 14, 19, and 20 be tabled to August 27, 2019.

Item No. 10 – Resolution No. 2019-14R, *Take 5 Quick Lube*

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

A Resolution of the City Council of the City of Clermont, Lake County, Florida granting a Conditional Use Permit to allow for an automotive and oil change service center with three service bays in the C-2 General Commercial Zoning district.

Council Member Bates moved to table to Resolution No. 2019-14R to September 10; seconded by Council Member Travis. The motion passed with all members present voting aye.

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

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

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

Council Member Bates moved to table Ordinance No. 2019-14 to August 27; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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

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

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

Council Member Bates moved to table Ordinance No. 2019-15 to August 27; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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

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

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

Council Member Bates moved to table Ordinance No. 2019-16 to August 27; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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Item No. 19 – Ordinance No. 2019-29, Transmittal, Hartwood Properties CPA

City Clerk Howe read Ordinance No. 2019-29 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2019-29 to August 27; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Item No. 20 – Ordinance No. 2019-32, Transmittal, Bradshaw North CPA

City Clerk Howe read Ordinance No. 2019-32 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2019-32 to August 27; seconded by Council Member Brishke. The motion passed with all members present voting aye.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Brishke –No report.

Council Member Travis reported being at Mission Inn to support the Chief when dancing for the education foundation.

Mayor Ash reported she attended former Council Member Goodgame's funeral service on Saturday and commended staff for their assistance with the matter.

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 July 23, 2019 Council Meeting minutes.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 13, 2019

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|---|---|
| Item No. 2 – Surplus Request | Consider declaring end of life inventory as surplus from the departments of: Purchasing, Parks & Recreation and Police, and dispose of in accordance with the Purchasing Policy. |
| Item No. 3 – Bid Award | Consider award to Traverse Group, Inc. to provide Streetscape Phase 1 improvements to Osceola Street and West Avenue in the lump sum budgeted amount of \$3,997,913.13. |
| Item No. 4 – Bid Award | Consider award to Providence Construction & Development Co., to provide East side water reclamation facility ribs rerate expansion in the lump sum budgeted amount of \$1,289,00. |
| Item No. 5 – Contract Award | Consider award to Powell Studio Architecture, LLC; CPH, Inc.; The Lunz Group, Inc. for on-call architectural services. |
| Item No. 6 – Field of Interest Fund Agreement | Consider agreement with the Community Foundation of South Lake to collect funds related to the sale of plaques and bricks for the Artwalk Project. |
| Item No. 7 – Interlocal Agreement | Consider agreement with the City of Minneola providing wholesale wastewater treatment for up to 30,000 gallons per day. |
| Item No. 8 – Joint Parking Use Agreement and Sidewalk Easement | Consider an agreement and easement adjacent to the proposed Artwalk Project. |
| Item No. 9 – Easement | Consider easement to allow service from Duke Energy to the boat ramp, restrooms and lighting located at 5 2nd Street. |

Council Member Bates moved to approve Consent Agenda Items No. 1 – 3, 5 – 9; seconded by Council Member Brishke. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 11 – Resolution No. 2019-17R, *Blessed Sacrament Catholic Church, Withdrawn*

Item No. 15 – Variance Request, 1230 Ryan Street

Planning Manager Kruse presented the applicant's variance request to the Land Development Code to allow a detached 550 square foot metal storage/garage be located in the 25 feet front yard setback. The applicant has indicated the detached metal building will be used for car storage. The visual aspect of the metal building is not in character with other storage structures. Staff has reviewed the applicant and recommended denial of the variance request.

Brittenie Sapp, 6060 Poyner Road, Polk City, FL spoke on behalf of the applicant.

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

Council Member Bates expressed concern for other residents. Council Member Brishke and Council Member Travis agreed with Council Member Bates' concerns.

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

Item No. 16 – Variance Request, Goodman Commerce Center

Development Services Director Henschel presented the applicant's variance request to reduce the required tree mitigation replacement for tree removal and to allow for 3-inch caliper replacement trees instead of the required 6-inch caliper trees. The applicant submitted a tree inventory report that indicated the total tree replacement required was 1,941 inches but the applicant is only able to provide a total of 342 inches of replacement trees on the site. The total inches of trees that cannot be replanted on site is 1599 inches of caliper trees. The total replacement mitigation cost of the trees is \$168,860 which includes the costs of the trees, the transportation, installation and the one-year warranty. The applicant is seeking relief from this requirement and is requesting a variance to allow an 86 percent fee reduction. Staff recommended denial of the variance request.

Gregg Toepp with McDonald Ventures XXXVIII, LLC, applicant, 1540 International Parkway, Lake Mary, FL requested an 86 percent reduction of the required trees. The property is heavily wooded but the majority of the trees were either dead, dying, or in decline. The applicant is planting an additional 105 ornamental trees which is not required by code. The current landscape plan for the subject property currently exceeds the City of Clermont's landscaping code.

Mayor Ash opened the Public Hearing.

Charlene Forth, 939 W. Desoto Street, expressed opposition to the request.

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

Mayor Ash closed the Public Hearing.

Council Member Bates inquired about the progress of the project. Development Services Director Henschel stated the shell of the proposed building is up.

Council Member Bates expressed concern for the delay in the variance request.

Council Member Travis expressed opposition to allowing a fee reduction.

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

NEW BUSINESS

Item No. 17 – Variance Request, 229 Brookdale Loop

Planning Manager Kruse presented applicant's request for a variance to the Land Development Code to allow a rear yard setback of 17 feet instead of the required 25 feet. The variance would allow for construction of a solid roof patio on the rear of the home. The proposed screen room would be 17 feet from the rear property line. The existing concrete slab would not be expanded. The proposed structure is very similar to the existing structures that have been built in the community. Staff has reviewed the application and recommended approval of the variance request.

Jennifer Severs, owner of the property, requested for approval of their variance request.

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

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

Item No. 18 – Utility Agreement, Oak Properties LLC – CarMax Dealership

Development Services Director Henschel presented the applicant's request for water and sewer services for a new automotive dealership. The proposed dealership has received approval from Lake County. The agreement is for commercial utility flow with a demand for water and sewer at 4,800 gallons per day. Staff has added a requirement for the site to be developed according to the City's standards within the agreement.

City Manager Gray stated the agreement allows for the City to require the property to be annexed in to the City's limits.

Jimmy Crawford, attorney for the applicant, 702 W. Montrose Street, requested approval of the utility agreement.

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

Council Member Travis inquired about the requirement for the item to be on the agenda. City Attorney Mantzaris stated the property is out of the City's limits which requires for the applicant to acquire Council's approval for water and sewer services. They have legal entitlements which were granted by the County and the Council must consent to authorize water and sewer. The property is within the City's 180 service area which is the designated utility service area for the City. As the operator of the utility services, the City has an obligation to serve the area.

Council Member Brishke expressed opposition to another car dealership.

Council Member Bates moved to approve the Utility Agreement; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 21 – Council Member Appointment

City Attorney Mantzaris stated the City Charter dictates when there is a vacant seat on the City Council within six months of a general election, the City Council shall appoint a qualified member to fill the vacancy. A qualified member means a current registered voter who lives within the city limits of Clermont. The Council can appoint someone tonight or give staff direction to obtain qualified candidates and return to the Council for their final decision. The General Election is in November.

Mayor Ash expressed concern for postponed items.

Council Member Bates expressed support for appointing someone with experience and someone who is not currently running for office.

City Manager Gray stated Keith Mullins, Michelle Pines, Tony Hubbard, Libby Hanna, Carlos Solis and Tim Murry has contacted him with interest in serving.

Council Member Brishke expressed agreement with Council Member Bates and suggested appointing Keith Mullins to fill the seat until November due to his prior experience serving as a Council Member.

Council Member Brishke moved to appoint Keith Mullins for the duration of the unexpired term of Seat 2; seconded by Council Member Bates.

Mayor Ash opened the Public Hearing.

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Chris Walker expressed opposition to requiring prior experience.

Paula Hoyzington, 564 E. Desoto Street, inquired about the process to notify the residents of the opportunity to be appointed to Council when a vacancy becomes available.

Charlene Forth, 939 W. Desoto Street, requested for all of the applicants to be allowed to speak and expressed support for Tim Murry.

Council Member Travis expressed support for hearing from people interested in filling the vacancy.

Tim Murry, 574 E. Desoto Street, nominated Paula Hoyzington to fill the vacancy.

Keith Mullins, 640 Drew Avenue, stated he was sad to hear of former Council Member Goodgame's passing and expressed support for serving on the Council for the duration of the unexpired term.

Tony Hubbard, 1910 Brantley Circle, requested to pull his name from the list of interested individuals as he currently serves on the Planning and Zoning Commission.

Libby Hanna, 1251 Fran Mar Court, thanked the public for the nomination and expressed interest in filling the current vacancy on the Council.

Michelle Pines, 550 East Avenue, expressed interest in filling the current vacancy on the Council.

Ms. Hoyzington expressed interest in filling the current vacancy on the Council.

City Manager Gray stated both Jim Purvis and Ebo Entsuah have offered themselves to fill the vacancy however they are both running for election.

Council Member Travis encouraged all interested individuals to run in next year's election where there will be three seats up for election.

Mayor Ash stated the biggest motivation with making the decision for appointment is the lack of time over the next three months. There will be at least five Council Meetings plus two Budget Hearings. The appointed individual will need to know what questions to ask at these meetings.

Council Member Bates expressed agreement with public comments but expressed concerns with the current time frame.

The motion passed with all members present voting aye.

Mayor Ash thanked Mr. Mullins for his willingness to fill the vacancy.

Council Member Travis thanked everyone who came up to speak and encouraged them to run for office next year.

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ADJOURN: With no further comments, this meeting adjourned at 7:53pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

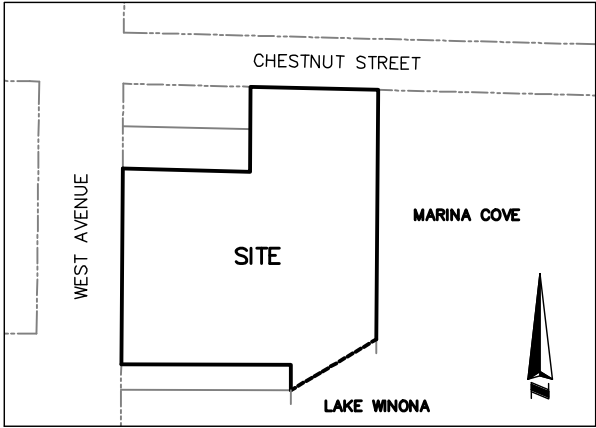


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2019		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Winona Place plat.		
Staff Report		
The submitted plat has been reviewed and approved by the reviewing surveyor and engineer. This is a replat of one single lot into 5 lots.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Winona Place Plat	Winona Place Plat 11x17 Final Plat.pdf	



VICINITY MAP
(1"=100')

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 5, 6, 7, LYING SOUTH OF CHESTNUT STREET, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 88, CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THAT PART OF A UNNAMED STREET LYING EAST OF A LINE EXTENDED SOUTH FROM A POINT 25 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 87 TO LAKE WINONA AND WEST LINE EXTENDED SOUTH FROM SOUTHWEST CORNER OF LOT 17, BLOCK 88, TO LAKE WINONA, AND THE NORTH 1/2 OF LINDEN STREET LYING BETWEEN EASTERLY RIGHT OF WAY LINE OF WEST AVENUE AND WESTERLY LINE OF VACATED STREET ON NORTHERLY SIDE OF LAKE WINONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF WEST AVENUE (100.00' RIGHT OF WAY) AS RECORDED IN SAID PLAT; THENCE SOUTH 88°34'49" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 10 FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 7; THENCE DEPARTING SAID NORTH BOUNDARY LINE PROCEED NORTH 00°25'58" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 7 FOR A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF CHESTNUT STREET AS RECORDED IN OFFICIAL RECORDS BOOK 385, PAGE 799, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY LINE PROCEED SOUTH 88°34'49" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 5; THENCE SOUTH 00°25'58" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT 5 FOR A DISTANCE OF 293.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, ALSO BEING THE SURVEY CLOSURE LINE; THENCE SOUTH 59°12'49" WEST ALONG THE SAID CLOSURE LINE FOR A DISTANCE OF 116.73 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF VACATED LINDEN STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 1150, PAGE 2043, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID CLOSURE LINE PROCEED NORTH 00°06'34" EAST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID VACATED LINDEN STREET; THENCE NORTH 89°51'16" WEST ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 FOR A DISTANCE OF 199.97 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF WEST AVENUE; THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 1/2 PROCEED NORTH 00°25'58" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 230.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.91 ACRES OF LAND, MORE OR LESS.

WINONA PLACE

A REPLAT OF THAT PORTION OF
LOTS 5, 6, 7, ALL OF LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 88,
AND THE VACATED NORTH 1/2 OF LINDEN STREET,
CITY OF CLERMONT, PLAT BOOK 8, PAGES 17 THROUGH 23,
LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 25 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE EAST RIGHT OF WAY LINE OF WEST AVENUE, AS BEING NORTH 00°25'58" EAST.
- 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.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- THE LANDS DESCRIBED HEREON ARE AFFECTED BY THE FOLLOWING:

PROVIDED BY TITLE COMMITMENT # 38911 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED MARCH 28, 2019 @ 2:57 PM. TERMS AND CONDITIONS AND EASEMENT CONTAINED IN FAVOR OF THE CITY OF CLERMONT RECORDED IN OFFICIAL RECORDS BOOK 500, PAGE 64 AND IS SHOWN HERON.
- ELEVATIONS SHOWN HEREON ARE IN U.S. FEET, BASED ON LAKE COUNTY BENCHMARK LAK 17, HAVING A PUBLISHED ELEVATION OF 109.79 FEET, NORTH AMERICAN DATUM OF 1988.

LEGEND:

- CM CONCRETE MONUMENT
- P.I. POINT OF INTERSECTION
- O.R.B. OFFICIAL RECORDS BOOK
- CCR# CERTIFIED CORNER RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- NR NON-RADIAL
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- SQ. SQUARE
- ELEV ELEVATION
- (M) MEASURED
- CL CENTERLINE
- RECOVERED 4" X 4" CONCRETE MONUMENT (NO #)
- SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 6723
- SET NAIL AND DISK, STAMPED LB 6723 PERMANENT CONTROL POINT (PCP)
- RECOVERED IRON ROD/PIPE
- ⊕ BENCHMARK

SHEET INDEX

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

SHEET 1 OF 2

PLAT BOOK ____ PAGE ____

WINONA PLACE

DEDICATION

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

TO THE CITY OF CLERMONT:

Utility and drainage easements shall be dedicated to the City of Clermont, along with all responsibility of maintenance, repair and replacement.

IN WITNESS WHEREOF, the undersigned owner has executed this dedication in the manner provided by law on _____ 2019, signed, sealed and delivered in our presence as witnesses.

WITNESSES:

OWNER: CARY J. HUBBARD, TRUSTEE

Signature:

Signature:

Cary J. Hubbard, Trustee

Printed Name:

Signature:

Printed Name:

STATE OF _____ COUNTY OF _____

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

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

WITNESS my hand and official seal this ____ day of _____ 2019.

Notary Public

Commission Expires: _____

Commission Number: _____

Printed Name: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies with all the requirements of chapter 177, f.s., and was filed for record on _____ at _____ file no. _____

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

CERTIFICATE OF APPROVAL OF MUNICIPALITY

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

Attest: City of Clermont

City Clerk

Mayor

Print Name

Print Name

REVIEWER STATEMENT

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

Name: Jennings E. Griffin

Date

Professional Land Surveyor No. 4486
Booth, Ern, Straughan & Hiatt, Inc.
902 N. Sinclair Ave., Tavares, FL 32778
(352-343-8481) Licensed Business No. 7514

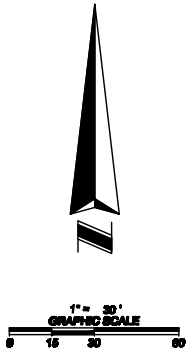
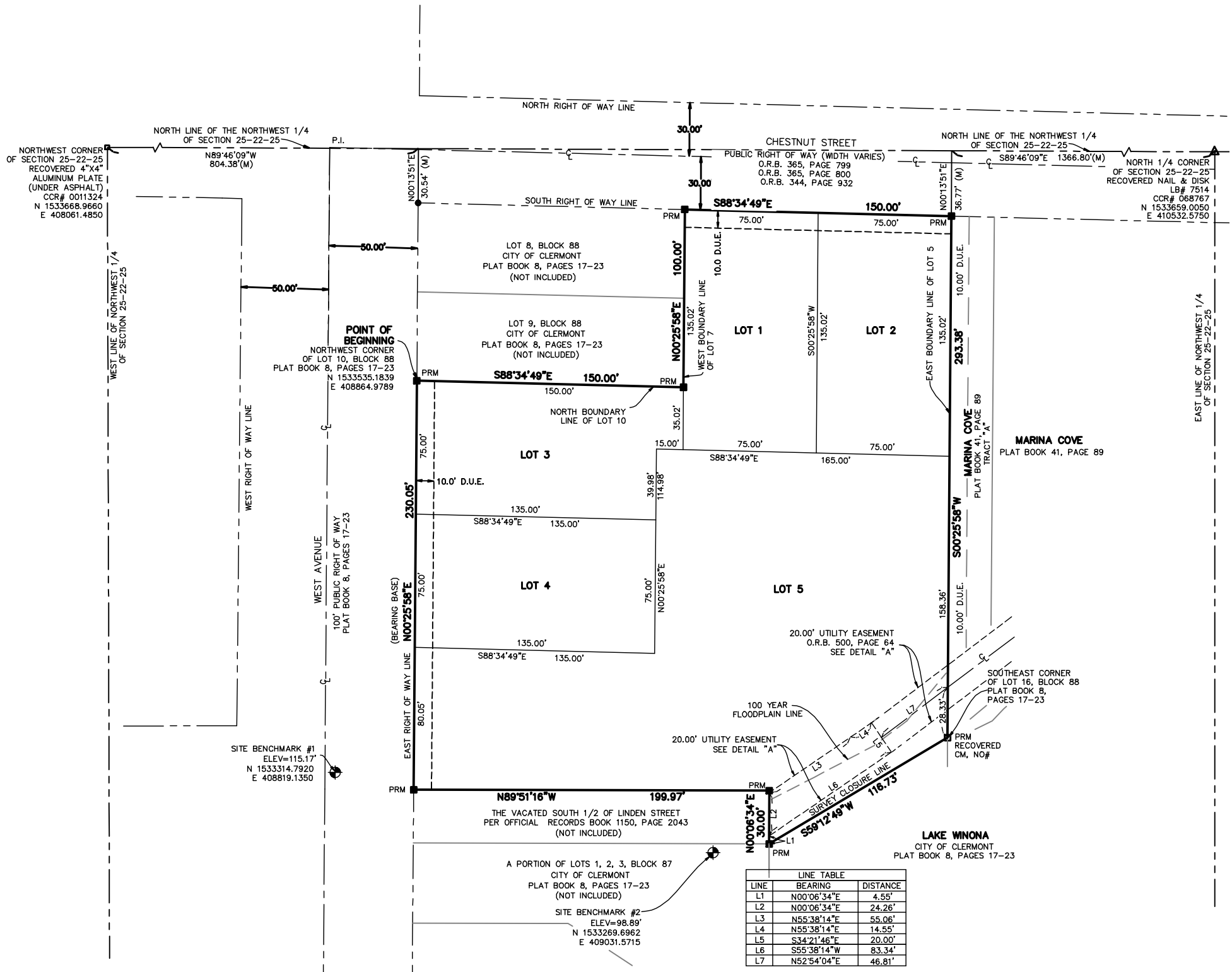


WINONA PLACE

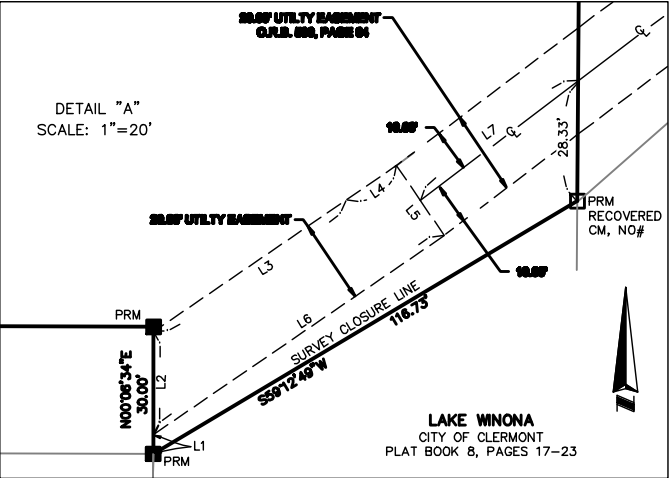
A REPLAT OF THAT PORTION OF
LOTS 5, 6, 7, ALL OF LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 88,
AND THE VACATED NORTH 1/2 OF LINDEN STREET,
CITY OF CLERMONT, PLAT BOOK 8, PAGES 17 THROUGH 23,
LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 25 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK ____ PAGE ____



- LEGEND:**
- CM CONCRETE MONUMENT
 - P.I. POINT OF INTERSECTION
 - O.R.B. OFFICIAL RECORDS BOOK
 - CCR# CERTIFIED CORNER RECORD
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - NR NON-RADIAL
 - LB LICENSED BUSINESS
 - PRM PERMANENT REFERENCE MONUMENT
 - SQ SQUARE
 - ELEV ELEVATION
 - (M) MEASURED
 - C CENTERLINE
 - Recovered 4" x 4" CONCRETE MONUMENT (NO #)
 - SET 4" x 4" CONCRETE MONUMENT STAMPED PRM LB 6723
 - SET NAIL AND DISK, STAMPED LB 6723 PERMANENT CONTROL POINT (PCP)
 - RECOVERED IRON ROD/PIPE
 - BENCHMARK



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

ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34767
(407) 654-5355



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2019		
Agenda Item Name		
Contract Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Life Scan Wellness Centers and AdventHealth Centra Care to provide medical examination and drug/alcohol testing services.		
Staff Report		
The evaluation committee recommends approval of the above action. The Purchasing Department issued a Request for Proposal (RFP) number 19-055 on June 3, 2019 to receive responses to provide medical examination and drug/alcohol testing services . The RFP was fully competed, advertised and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFP. The services will provide pre-employment, annual and fit for duty medical examination services for general employees, police officers and firefighter personnel. Services will also include vaccinations, drug and alcohol testing services, and other medical services on an as-needed basis. The city's physical examination process is designed to examine candidates and/or existing employees to determine their ability to perform their job duties and discover any existing medical conditions that may create hazards to the individual or others in a particular work assignment. An evaluation committee composed of five (5) City staff members (four voting members and one non-voting member) reviewed, scored and ranked the proposals. The scoring of proposals was done individually by each evaluator, electronically through BidSync. The evaluation committee agreed on the score summary and opted to rank each proposal in the same order. The evaluation committee chose Life Scan Wellness Centers and AdventHealth Centra Care to recommend award. The provided pricing by Life Scan Wellness Centers and AdventHealth Centra Care was determined fair and reasonable based on current market conditions.		
Additional Analysis		
Fiscal Impact Summary		
The estimated amount for these contracts for FY 2020 is \$68,000 with Life Scan Wellness Centers and \$31,000 with AdventHealth Centra Care. The funding for these contracts have been included in the FY 2020 proposed budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFP 19-055 Response Tabulation	RFP 19-055 Response Tabulation.pdf	

2.	RFP 19-055 Evaluation Summary	RFP 19-055 Evaluation Summary.xlsx
3.	RFP 19-055 Award Recommendation	RFP 19-055 Award Recommendation.pdf
4.	Life Scan Wellness Pricing	Life Scan Wellness Pricing.pdf
5.	AdventHealth Centra Care Pricing	AdventHealth Centra Care Pricing.pdf



RESPONSE TABULATION

RFP 19-055, MEDICAL EXAMINATION AND DRUG/ALCOHOL TESTING SERVICES
DUE DATE/TIME: JULY 18, 2019 AT 2:00 P.M. (EST)

COMPANY NAME	4 SETS OF RFP
CareSpot of Orlando/HSI Urgent Care, LLC d/b/a CareSpot Urgent Care – Orlando, FL	Y
Adventist Health System/Sunbelt, Inc. d/b/a AdventHealth Centra Care – Maitland, FL	Y
Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers – Tampa, FL	Y

RFP 19-055 Evaluation Summary for Medical Examination and Drug/Alcohol Testing Services

Evaluation Closing Date: August 6, 2019 at 5:00 P.M.

Life Scan Wellness Centers	Total Average				Evaluator 1			Evaluator 2			Evaluator 3			Evaluator 4		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	9.75 of 10	4.88%	4.88 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts
TAB B - License and Insurance	5%	3.75 of 5	3.75%	3.75 of 5 pts	5 of 5	5%	5 of 5 pts	0 of 5	0%	0 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	5%	9.5 of 10	4.75%	4.75 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	9 of 10	4.5%	4.5 of 5 pts
TAB D - Personnel Experience	15%	9.25 of 10	13.87%	13.87 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	10 of 10	15%	15 of 15 pts
TAB E - Reporting Capabilities	15%	7.5 of 10	11.25%	11.25 of 15 pts	8 of 10	12%	12 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	6 of 10	9%	9 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB F - Mobile Testing	15%	9.75 of 10	14.62%	14.62 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB G - Comprehensive Testing & Security Program	15%	9.5 of 10	14.25%	14.25 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts
TAB H - Subcontractor Listing	5%	7 of 10	3.5%	3.5 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	5 of 10	2.5%	2.5 of 5 pts	5 of 10	2.5%	2.5 of 5 pts
TAB I - Cost of Services	15%	7.25 of 10	10.87%	10.87 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	10 of 10	15%	15 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	7 of 10	10.5%	10.5 of 15 pts
TAB J - Quality of Submittal	5%	9 of 10	4.5%	4.5 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	8 of 10	4%	4 of 5 pts
		82.25 of 95	86%	86.25 of 100 pts	80 of 95	84%	83.5 of 100 pts	87 of 95	91%	90.5 of 100 pts	80 of 95	83%	82.5 of 100 pts	82 of 95	89%	88.5 of 100 pts

Adventist Health System/Sunbelt, Inc. d/b/a AdventHealth Care	Total Average				Evaluator 1			Evaluator 2			Evaluator 3			Evaluator 4		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	9.5 of 10	4.75%	4.75 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts
TAB B - License and Insurance	5%	3.75 of 5	3.75%	3.75 of 5 pts	5 of 5	5%	5 of 5 pts	0 of 5	0%	0 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	5%	9.5 of 10	4.75%	4.75 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts
TAB D - Personnel Experience	15%	9 of 10	13.5%	13.5 of 15 pts	6 of 10	9%	9 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts
TAB E - Reporting Capabilities	15%	9.25 of 10	13.87%	13.87 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB F - Mobile Testing	15%	1.75 of 10	2.62%	2.62 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	0 of 10	0%	0 of 15 pts	0 of 10	0%	0 of 15 pts	0 of 10	0%	0 of 15 pts
TAB G - Comprehensive Testing & Security Program	15%	9.5 of 10	14.25%	14.25 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts
TAB H - Subcontractor Listing	5%	9.5 of 10	4.75%	4.75 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts
TAB I - Cost of Services	15%	6.75 of 10	10.12%	10.12 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	8 of 10	12%	12 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB J - Quality of Submittal	5%	9.5 of 10	4.75%	4.75 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts	10 of 10	5%	5 of 5 pts
		78 of 95	77%	77.12 of 100 pts	71 of 95	72%	72 of 100 pts	75 of 95	73%	72.5 of 100 pts	83 of 95	82%	82 of 100 pts	83 of 95	82%	82 of 100 pts

CareSpot of Orlando/HSI Urgent Care, LLC.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3			Evaluator 4		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	9.45 of 10	4.73%	4.73 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	10 of 10	5%	5 of 5 pts	8.8 of 10	4.4%	4.4 of 5 pts	10 of 10	5%	5 of 5 pts
TAB B - License and Insurance	5%	3.75 of 5	3.75%	3.75 of 5 pts	5 of 5	5%	5 of 5 pts	0 of 5	0%	0 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	5%	8.5 of 10	4.25%	4.25 of 5 pts	7 of 10	3.5%	3.5 of 5 pts	10 of 10	5%	5 of 5 pts	7 of 10	3.5%	3.5 of 5 pts	10 of 10	5%	5 of 5 pts
TAB D - Personnel Experience	15%	9.5 of 10	14.25%	14.25 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts
TAB E - Reporting Capabilities	15%	6.5 of 10	9.75%	9.75 of 15 pts	8 of 10	12%	12 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	6 of 10	9%	9 of 15 pts	5 of 10	7.5%	7.5 of 15 pts
TAB F - Mobile Testing	15%	1.25 of 10	1.87%	1.87 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	0 of 10	0%	0 of 15 pts	0 of 10	0%	0 of 15 pts	0 of 10	0%	0 of 15 pts
TAB G - Comprehensive Testing & Security Program	15%	9.5 of 10	14.25%	14.25 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts
TAB H - Subcontractor Listing	5%	9.25 of 10	4.63%	4.63 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	10 of 10	5%	5 of 5 pts
TAB I - Cost of Services	15%	2.75 of 10	4.12%	4.12 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	1 of 10	1.5%	1.5 of 15 pts	4 of 10	6%	6 of 15 pts	1 of 10	1.5%	1.5 of 15 pts
TAB J - Quality of Submittal	5%	8.25 of 10	4.13%	4.13 of 5 pts	8 of 10	4%	4 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	8 of 10	4%	4 of 5 pts	8 of 10	4%	4 of 5 pts
		68.7 of 95	66%	65.72 of 100 pts	71 of 95	72%	72 of 100 pts	67 of 95	62%	61.5 of 100 pts	67.8 of 95	66%	66.4 of 100 pts	69 of 95	63%	63 of 100 pts

Evaluation Committee Members:

Susan Dauderis, Human Resources Director
Nadine Ohlinger, Risk and Benefits Manager
Kathy Johnston, Assistant Fire Chief
John Jacob, Police Captain
Freddy Suarez, Purchasing Director (non-voting member)

Meeting Summary:

The Evaluation Committee met on August 9, 2019 at 9:00 AM to discuss the proposals and score summary. The scoring of proposals was done individually by each evaluator, electronically through BidSync. At the time of the meeting the Purchasing Director provided the score summary to the committee and proceeded to review the scores. The Evaluation Committee agreed on the score summary and opted to rank each proposal in the same order. The Evaluation Committee chose LifeScan Wellness Centers and Adventist Health System to negotiate a contract with. The Evaluation Committee decided that contracting with CareSpot would not be in the best interest due to not having facilities within close proximity to the City of Clermont.



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
AUGUST 13, 2019

RFP 19-055 – MEDICAL EXAMINATION AND DRUG/ALCOHOL TESTING SERVICES

The Evaluation Committee are recommending award to Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers and Adventist Health System/Sunbelt, Inc. d/b/a AdventHealth Centra Care.

SECTION – C
RESPONSE FORMAT

Annual Physical Examination Requirements (Section B, 1A – 1J)	Price per Service
Police Officer or Firefighter Physical Examination	\$ 395.00

Additional Test Services, (Section B, 1K)	Price per Service
Ex Chest x-ray: Optional annually, required a minimum every five (5) years	\$ 63.00
Respirator Fit Testing (SCBA Face piece fit test/ N-95 respirators) * QUANTITATIVE with PORTACOUNT see below	\$ 35.00
Hepatitis C Test	\$ 50.00
Hepatitis B Test (antigen)	\$ 50.00
Hepatitis B Titer (antibody)	\$ 25.00
Hepatitis B Vaccine (3 per series)	\$ 210.00 (\$70 each)
Hepatitis A Test (antigen)	\$ 30.00
Hepatitis A Titer (antibody)	\$ 25.00
Hepatitis A Vaccine (2 per series)	\$ 140.00 (\$70 each)
PPD Test	\$ 12.00
Tetanus	\$ 25.00
Tuberculosis screening, annually by QuantiFERON – TB Gold In-Tube Test (QFT-GIT)	\$ 63.00

SECTION – C
RESPONSE FORMAT

Additional Services: Job Applicant Examinations for Fire, Police, and General Employee – (Section B, 2)	Price per Service
Physical Examination - appointments to be scheduled within 72 hours	\$ 80.00
Pre-employment drug screens	\$ 35.00
Height, Weight and Blood Pressure Recorded	\$ included
<u>Blood Chemical Profile:</u>	\$
1. Complete Blood Count (CBC)	\$ 15.00
2. Lipid Panel	\$ 15.00
3. Comprehensive Metabolic Panel	\$ 15.00
4. Thyroid Stimulating Hormone (TSH)	\$ 25.00
Urinalysis	\$ included
EKG at rest – or Stress EKG of recommended by physician)	\$ 35.00
Stress EKG (includes Resting EKG and Stress EKG)	\$ 175.00
Purified Protein Derivative (PPD) – or chest x-ray if a positive reactor	\$ 10.00
Chest X-Ray (2 view)	\$ 60.00
Vision Test (Snellen and Ishihara Color)	\$ 15.00
Audiometric Test	\$ 22.00
Pulmonary Function Test (PFT)	\$ 22.00
Other exams as recommended for police officers and firefighters Pre-Employment in our Standard Life Scan Wellness: Hemoglobin A1C & Glucose, PSA, CA125 (women)Testosterone (men), Hemocult Fitness Evaluations for Public Safety Candidates are also included. This can also be included for Non Public Safety	\$ NO ADDITIONAL CHARGE \$ NO ADDITIONAL CHARGE

SECTION – C

RESPONSE FORMAT

HAZMAT Blood Tests

Heavy Metals and Cholinesterase

Other Available Tests Recommended for Public Safety:

- Coronary CT Calcification Scoring with Lung CT every 5+ years (replaces chest X-Ray)
- Expanded Cancer Blood Markers that correlate with our current Life Scan Wellness Public Safety Evaluations
- Nutritional Evaluation with Clinical Assessment

*** OSHA Respirator Mask Fit testing:** We utilize a quantitative method for mask fit testing using the PortaCount equipment which is the gold standard for both N95 and SCBA.



SECTION – C
RESPONSE FORMAT

Additional Services: Drug Testing for Fire, Police, and General Employee – (Section B, 3)	Price per Employee
Random, Reasonable Suspicion and Post Accident Drug Screens for both CDL and non-CDL positions including MRO review and consultation as needed.	DOT Drug Test: \$50.00 Non DOT Drug Test: \$40.00 Alcohol BAT: \$60.00 Drug Rescreen: \$45.00 MRO Review: \$50.00
Random, Reasonable Suspicion and Post Accident Breath or Blood Alcohol Test as required including MRO review and consultation as needed	Alcohol Blood: \$80.00 MRO Review \$50.00
After-hours drug and alcohol testing services	\$ NOT AVAILABLE

Other Services as needed	Price per Employee
Medical Fitness for Duty evaluation	\$ To be determined based on needs.
Psychological Fitness for Duty evaluation	\$ NOT AVAILABLE
Post Exposure services – exposure hotline, surveillance and source testing	\$ NOT AVAILABLE
MRO Consultation outside of drug test result review (e.g., review of prescription drug disclosures)	\$ 100.00

TAB J – Signed Addenda (if applicable) and Requested Forms.

- i. Signed addenda
- ii. Conflict of Interest (Section F)
- iii. Drug-Free Workplace (Section G)
- iv. Public Entity Crimes (Section H)
- v. Supplemental Questionnaire (Section I)
- vi. Signature Page (Section J)

SECTION – C
RESPONSE FORMAT

Annual Physical Examination Requirements (Section B, 1A – 1J)	Price per Service
Police Officer or Firefighter Physical Examination	\$90.00

Additional Test Services, (Section B, 1K)	Price per Service
Ex Chest x-ray: Optional annually, required a minimum every five (5) years	\$67.00
Respirator Fit Testing (Centra Care does not perform the SCBA Face piece fit test but can perform the N-95 respirator mask fit)	\$65.00
Hepatitis C Test	\$30.00
Hepatitis B Test (antigen)	\$20.00
Hepatitis B Titer (antibody)	\$20.00
Hepatitis B Vaccine (3 per series)	\$60.00
Hepatitis A Test (antigen)	\$30.00
Hepatitis A Titer (antibody)	\$30.00
Hepatitis A Vaccine (2 per series)	\$100.00
PPD Test	\$20.00
Tetanus	\$42.00
Tuberculosis screening, annually by QuantiFERON – TB Gold In-Tube Test (QFT-GIT)(Available only at Employer Care)	\$75.00

SECTION – C
RESPONSE FORMAT

Additional Services: Job Applicant Examinations for Fire, Police, and General Employee – (Section B, 2)	Price per Service
Physical Examination - appointments to be scheduled within 72 hours	\$90.00 – Fire/Police Examinations \$75.00 – General/DOT Examinations
Pre-employment drug screens	\$35.00
Height, Weight and Blood Pressure Recorded	\$ Inc
<u>Blood Chemical Profile:</u>	\$
1. Complete Blood Count (CBC)	\$10.00
2. Lipid Panel	\$14.00
3. Comprehensive Metabolic Panel	\$12.00
4. Thyroid Stimulating Hormone (TSH)	\$25.00
Urinalysis / Micro Urinalysis	\$3.00 / \$15.00
EKG at rest – or Stress EKG of recommended by physician)	\$47.00
Stress EKG	\$190.00
Purified Protein Derivative (PPD) – or chest x-ray if a positive reactor	\$20.00 – PPD \$67.00 – 2 View X-ray
Chest X-Ray (2 view)	\$67.00
Vision Test (Snellen and Ishihara Color)	\$ Inc.
Audiometric Test	\$22.00
Pulmonary Function Test (PFT)	\$22.00
Other exams as recommended for police officers and firefighters	\$20.00 – Titmus \$45.00 – Tdap Vaccine

SECTION – C
RESPONSE FORMAT

Additional Services: Drug Testing for Fire, Police, and General Employee – (Section B, 3)	Price per Employee
Random, Reasonable Suspicion and Post Accident Drug Screens for both CDL and non-CDL positions including MRO review and consultation as needed.	\$35.00
Random, Reasonable Suspicion and Post Accident Breath or Blood Alcohol Test as required including MRO review and consultation as needed	\$30.00 - Breath Alcohol Test \$28.00 Breath Alcohol Test Confirmation
After-hours drug and alcohol testing services	\$ After hours requests will be referred to outside vendor.

Other Services as needed	Price per Employee
Medical Fitness for Duty evaluation	\$90.00 - Simple \$175.00 - Moderate \$300.00 - Complex
Psychological Fitness for Duty evaluation	\$ Referral. Not performed by Centra Care
Post Exposure services – exposure hotline, surveillance and source testing	\$See pricing below
MRO Consultation outside of drug test result review (e.g., review of prescription drug disclosures)	\$25.00

TAB J – Signed Addenda (if applicable) and Requested Forms.

- i. Signed addenda
- ii. Conflict of Interest (Section F)
- iii. Drug-Free Workplace (Section G)
- iv. Public Entity Crimes (Section H)
- v. Supplemental Questionnaire (Section I)
- vi. Signature Page (Section J)

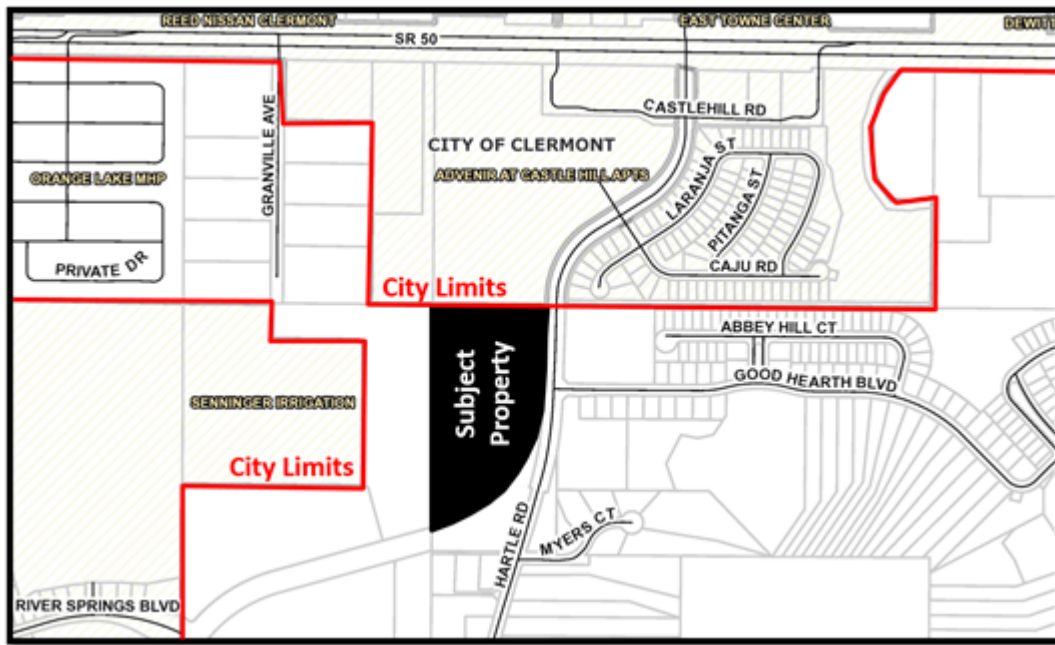


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 27, 2019	
Agenda Item Name	
Ordinance No. 2019-14 <i>Final</i> <i>Wise Annexation</i>	
Requested Action	
Recommend approval of Ordinance 2019-14.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting voluntary annexation of the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for a Large-Scale Comprehensive Plan Amendment and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses, formerly citrus and now planted pine.  The applicant desires to develop the property for commercial, office, and multi-family use. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the 13 +/- acre project, in which the City can fully serve. The property is contiguous with the City limits along the northern property line.	



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

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|------------------|-----------------------------|
| 1. | 2019-14 Wise ANN | 2019-14 Wise ANN August.doc |
| 2. | Legal Ad | LF-D048519.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

PARCEL "B"

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

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LOCATION

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

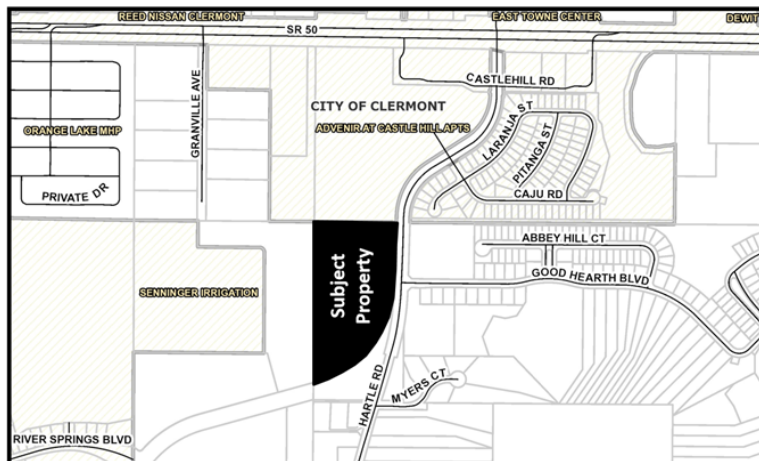
SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, May 28, 2019 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2019-14

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

Location:

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

LEGAL DESCRIPTION

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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Alternate Key 1648157

See Map Below

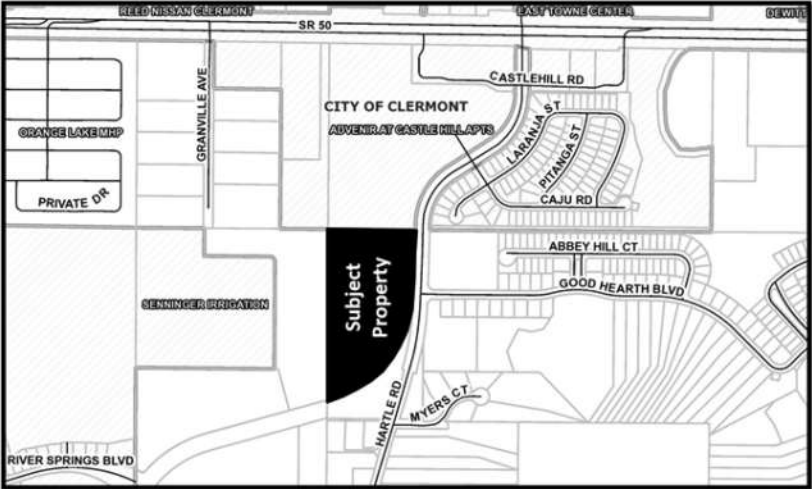
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



D048519 - May 14 & 21, 2019

☐ **PROOF O.K. BY:** _____

☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048519 (100%)

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SALES PERSON: LFD001
SIZE: 3X18
PUBLICATION: LF-DAILY COMMERCIAL

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NEXT RUN DATE: 05/14/19
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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, August 27, 2019

Agenda Item Name

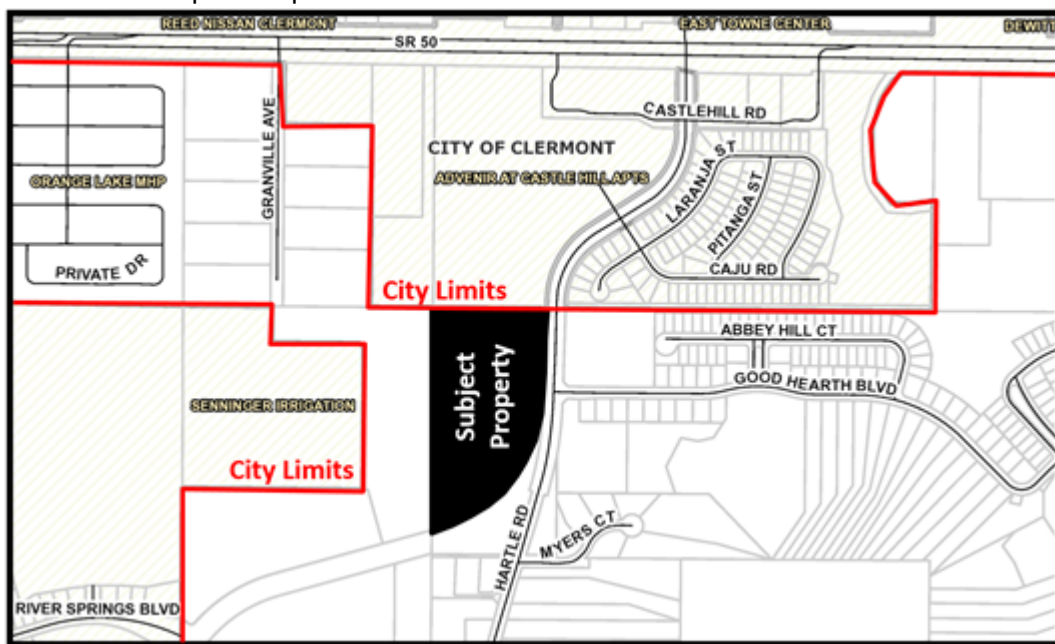
Ordinance No. 2019-15 *Final*
Wise Large-Scale Comprehensive Plan Amendment

Requested Action

Recommend approval of Ordinance No. 2019-15.

Staff Report

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



The proposed map amendment will change the future land use from Lake County's Urban Low Density to the City's Commercial. Under Lake County's Comprehensive Plan, FLU Policy 1-1.3.2, the property can be developed at a maximum density (4 units/net acre) of 53 residential units and 144,945 square feet of commercial. The City's Commercial Future Land Use allows up to 0.25 Floor Area Ratio (FAR) and up to 12 units per acre. The commercial square footage would be the same, 144.945 square feet, but an increase of 8 units per acre, or 104 additional residential units could be constructed. The applicant is requesting a rezoning to a PUD for up to 96,000 square feet of commercial/office space and 96 multi-family units that would cap the development totals.

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

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

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

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

The proposed amendment was transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review in March. Comments have been received back from three of the agencies. Two were "no comments" and FDOT advised further technical assistance to monitor impacts and coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities as development on the subject site progresses beyond the amendment phase.

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

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-15 Wise CPA 2019-15 Wise CPA August.doc		
2. Wise CPA Legal Ad Wise CPA Legal Ad.pdf		



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40' WEST FOR 475.87 FEET TO THE POINT OF



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

PARCEL "B"

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-15

FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

Alternate Key 1648157

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

SECTION 2.

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

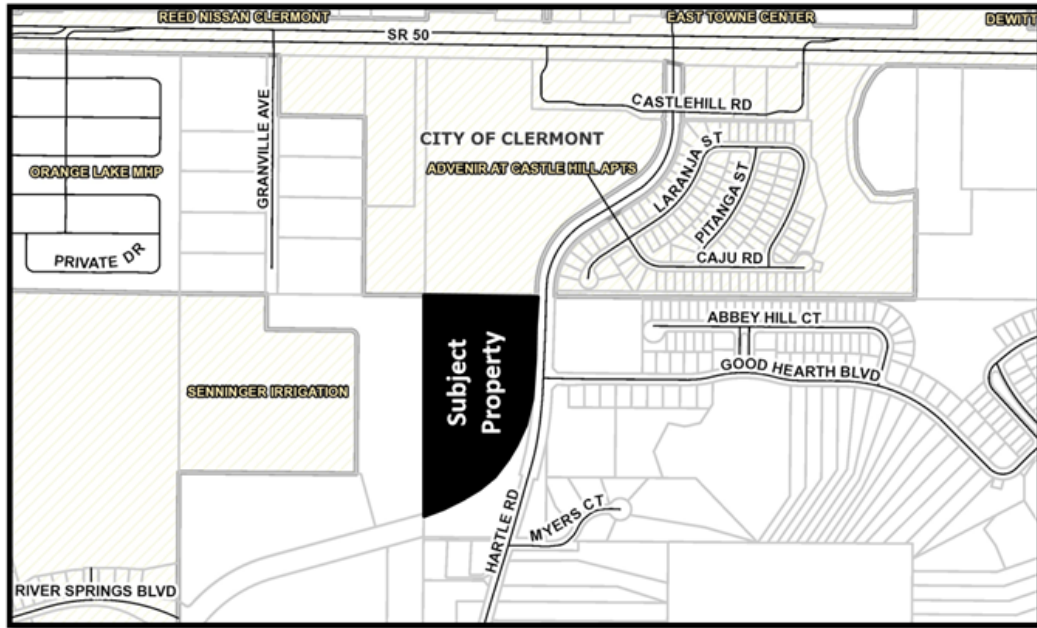
SECTION 3.

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

SECTION 4.

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

CITY OF CLERMONT
ORDINANCE NO. 2019-15





CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

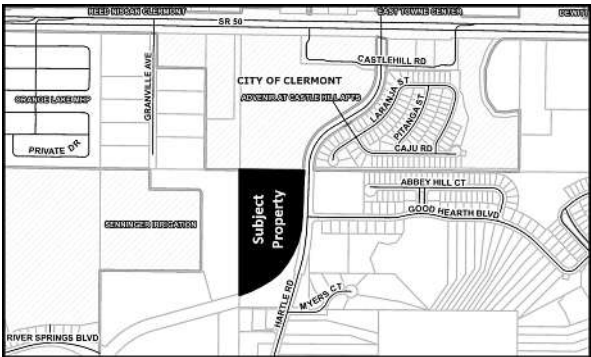
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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

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

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



Location:

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

Ordinance No. 2019-15

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

D048493 - February 23 & May 14, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048493 (100%)

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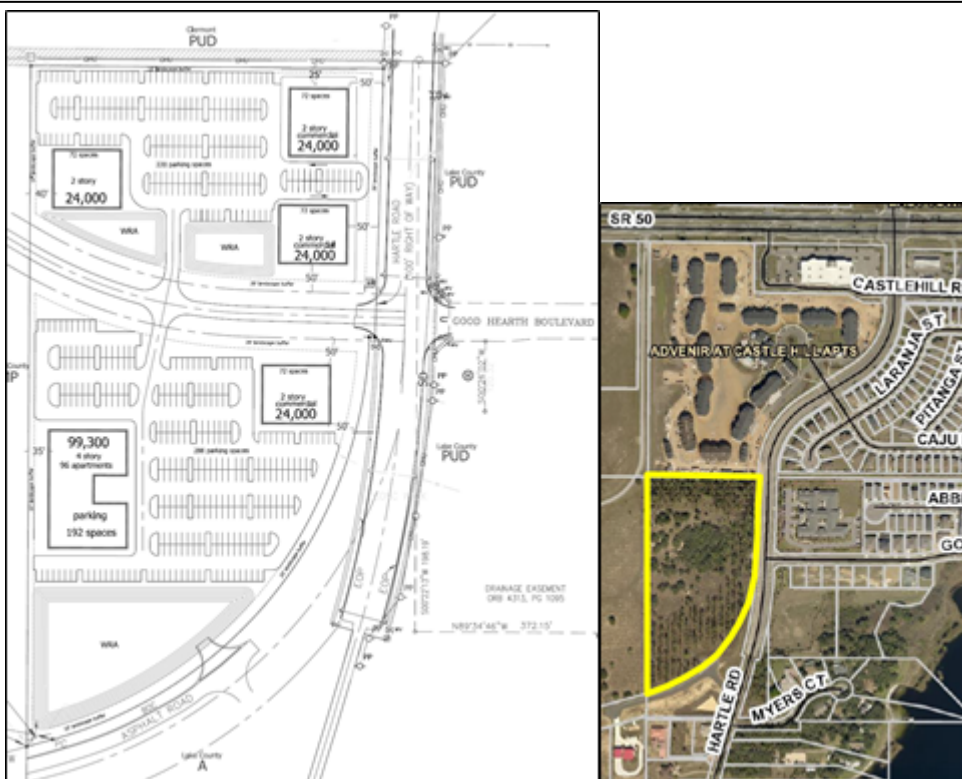


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 27, 2019	
Agenda Item Name	
Ordinance No. 2019-16 <i>Final</i> <i>Wise PUD Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-16.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 96,000 square feet of commercial/office space and 96 multi-family units on 13 +/- acres. The property is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is currently in Lake County with a zoning designation of Urban Low. Once the property is annexed, it will become Urban Estate. The applicant has provided a PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners, showing the proposed layout. The project will consist of up to 96 multi-family units in a four-story apartment building with elevators. The size of the units will range from 750 square feet to 1,200 square feet, as indicated on the plan. The development will be at a density of approximately 7.2 units per acre. In addition, the applicant is proposing up to 96,000 square feet of C-2 General Commercial uses, which include retail and/or office use. The Commercial Floor Area Ratio will be limited to 0.25. Under Lake County's Urban Low zoning designation, the applicant would be allowed a maximum density of 53 residential units and 144,945 square feet of commercial. The applicant has used the PUD application as a way to cap density and intensity on the site. The applicant has not requested any variances to the Land Development Code. In addition, the applicant has agreed to dedicate 100-foot wide right-of-way for the Hook Street corridor, as displayed on the conceptual plan.	



Staff has reviewed the applicant’s proposal and believes the proposed use at this location is compatible with the uses in the area. There is a mixture of uses in the surrounding area, such as single-family homes and an assisted living facility to the east, multi-family use to the north and industrial uses to the west.

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

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
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- | | |
|--------------------------|-----------------------------|
| 1. 2019-16 PUD Wise | 2019-16 Wise PUD August.doc |
| 2. Wise PUD Legal Page 1 | Wise PUD Legal Page 1.pdf |
| 3. Wise PUD Legal Page 2 | Wise PUD Legal Page 2.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-16

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, RECORDING, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

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

LESS AND EXCEPT:

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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CITY OF CLERMONT
ORDINANCE NO. 2019-16

SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

PARCEL "B"

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CONTAINING 13.3 ACRES, MORE OR LESS.

LOCATION

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

FROM: Urban Estate (UE)

TO: Planned Unit Development (PUD)

SECTION 2.



CITY OF CLERMONT
ORDINANCE NO. 2019-16

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

SECTION 3.

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

SECTION 4.

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

SECTION 5. General Conditions

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

City's Information Technology Director or authorized designee will make this determination.

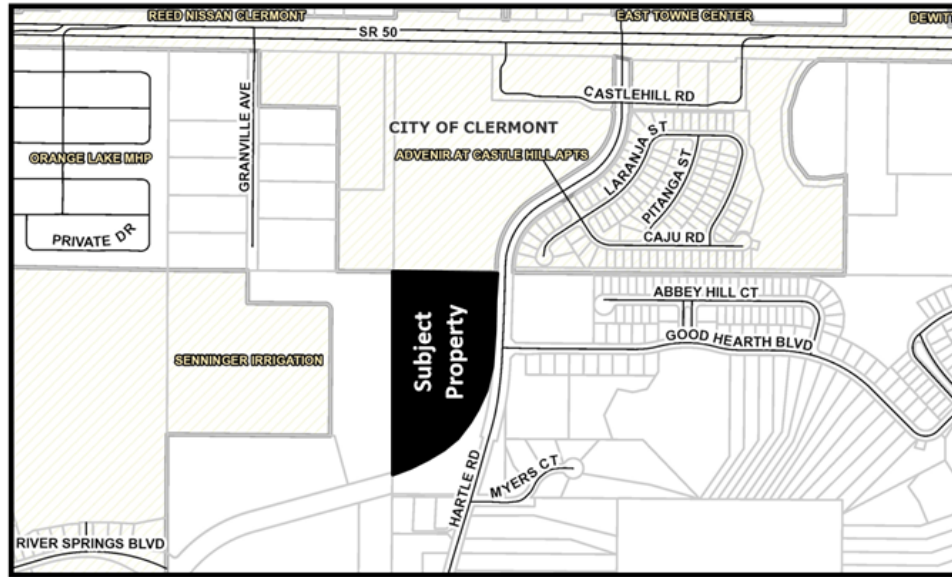
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6. Land Uses and Specific Conditions

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

CITY OF CLERMONT
ORDINANCE NO. 2019-16

Location map:



CITY OF CLERMONT ORDINANCE NO. 2019-16

Close up of Conceptual Development Plan:





CITY OF CLERMONT
ORDINANCE NO. 2019-16

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/26/2019	05/14/2019	\$813.00

LEGAL NOTICE

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

ORDINANCE NO. 2019-16

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

LOCATION:

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

LEGAL DESCRIPTION

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

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

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

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

ALSO LESS AND EXCEPT ORB 4561,

PG 1260

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

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

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

PARCEL "B"

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

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

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/26/2019	05/14/2019	\$813.00

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

Council on Tuesday, May 28, 2019 at 6:30 p.m. for final enactment. All meetings will be held at City Hall, located at 685 W. Montrose Street. This Ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10086060
March 26, 2019 &
May 14, 2019

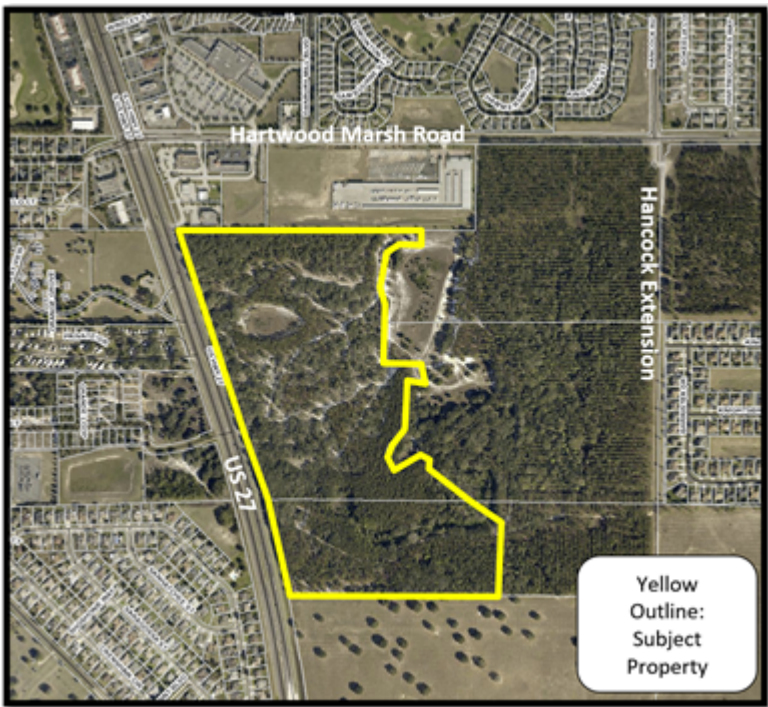
Alternate Key 1648157

From: UE Urban Estate
To: PUD Planned Unit Development

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

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

AGENDA ITEM

Meeting Date	
Tuesday, August 27, 2019	
Agenda Item Name	
Ordinance No. 2019-29 <i>Transmittal</i> <i>Hartwood Properties CPA</i>	
Requested Action	
Recommend transmittal of Ordinance 2019-29.	
Staff Report	
The owner, Hartwood Properties LLC, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category of Master Planned Development. The subject site is 80 +/- acres in size. The property is 1/4 mile south of Hartwood Marsh Road, east of US Hwy 27. A portion of the property has been historically used for agricultural purposes.  Yellow Outline: Subject Property	
The owner applied to the City in 2012 for an annexation, a large-scale comprehensive plan amendment and a rezoning. At that time, the owner requested a future land use of commercial on a portion of the property, 16 +/- acres, and High Density Residential on the remaining 64 +/- acres. The property was annexed into the City on November of 2012, however; the future land use and rezoning was tabled due to the pending Wellness Way Sector Plan. At the December 10, 2013 City Council meeting, the Council denied the final adoption to change the future land use and rezoning. The applicant has modified the plans since this time and has reapplied.	
The amendment application is associated with a Planned Unit Development (PUD) rezoning that has been filed with	

the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in October 2019.

The current Future Land Use designation is Lake County's Regional Office. Lake County's Comprehensive Plan describes the Regional Office Category.

Policy I-1.3.6 Regional Office Future Land Use Category

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. 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. A floor area ratio of up to a maximum 3.0 will be allowed.

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

A comparison between the existing Regional Office Future Land Use and the proposed Master Planned Development Category is listed below that was provide by the applicant. Staff concurs with the analysis.

Table 3 shows the change in development potential between the existing and proposed FLUM amendment. The proposed FLUM amendment would slightly decrease the potential residential development and dramatically decrease the potential non-residential development. Thus, there would be no increased impact from what was previously allowed under the Lake County FLU of Regional Office.

Table 3. Net Maximum Development Potential

Future Land Use	Residential Units	Non-Residential sf
Existing FLUM	967	9,671,627
Proposed FLUM	965	875,665
Net Increase (Decrease)	(2)	(8,795,962)

The applicant has requested a rezoning to a Planned Unit Development with up to 600 multi-family dwelling units and up to 120,500 square feet of commercial uses. The PUD will be considered by City Council during

the adoption phase of the Comprehensive Plan Amendment to ensure the project is capped at the proposed development intensity.

The subject property is located entirely within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.

Since the project is located within the City's JPA and ISBA boundary, the City can provide adequate public facilities and services, and the proposed Master Planned Development land use is similar to the existing Regional Office, it is logical to support this future land use amendment. The project incorporates residential, commercial, retail, and office uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Therefore, staff supports the applicant's request for a change to Master Planned Development.

Additional Analysis

Fiscal Impact Summary

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

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|--|
| 1. | 2019-29 Hartwood Properties CPA | 2019-29 Hartwood Properties CPA.DOC |
| 2. | Hartwood letter | Hartwood letter.docx |
| 3. | Hartwood Properties Map | Hartwood Properties Map.pdf |
| 4. | site plan | site plan.pdf |
| 5. | transmittal docs | transmittal docs.pdf |
| 6. | Lake Co School App & Affidavit | Lake Co School App & Affidavit.pdf |
| 7. | App & Affidavits | App & Affidavits.pdf |
| 8. | CPA AD Hartwood Properties MPD Master Planned Development | CPA AD Hartwood Properties MPD Master Planned Development.docx |



CITY OF CLERMONT
ORDINANCE NO. 2019-29

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Parcel 1: From E 1/4 cor run S 0-25-15 W along E line of SE 1/4 26 ft, Thence N 89-42-0 W 999.95 ft, N 0-18-0 E 26 ft to N line of SE 1/4, N 89-42-0 W along N line of SE 1/4 315.4 ft to NW cor of NE 1/4 of SE 1/4, S 0-20-29 W along W line of NE 1/4 of SE 1/4 644.48 ft to NE cor of S 1/2 of NW 1/4 of SE 1/4, N 89-36-25 W 382.81 ft along N line of S 1/2 of NW 1/4 of SE 1/4 for pob, run S 0-23-35 W 86.68 ft, S 87-41-33 W 82.14 ft, S 80-48-18 W 53.28 ft, S 74-46-16 W 40.33 ft, S 60-09-01 W 42.42 ft, S 44-07-53 W 55.81 ft, S 16-35-39 W 43.95 ft, S 09-45-40 W 49.13 ft, S 02-11-09 W 52.9 ft, S 07-19-12 W 66.15 ft, S 15-51-21 W 43.08 ft, S 30-34-13 E 20.75 ft, S 46-57-10 E 23.08 ft, S 25-48-53 E 31.53 ft, S 10-32-32 E 40.47 ft, S 06-51-20 W 199.46 ft, S 02-32-14 E 197.47 ft, S 45-06-17 E 26.84 ft, S 85-12-21 E 36.97 ft, N 79-46-13 E 30.52 ft, S 88-48-33 E 90.46 ft, S 73-14-47 E 36.84 ft, S 46-19-25 E 35.85 ft, S 32-23-58 E 72 ft



CITY OF CLERMONT
ORDINANCE NO. 2019-29

to the point of curvature of a curve concave NW'ly having a radius of 25 ft & a chord bearing of S 41-37-57 w, run SW'ly along arc of curve thru central angle of 148-03-50 a dist of 64.61 ft to the pt of tangency, N 64-20-08 W 25.4 ft, N 76-04-07 W 30.37 ft, S 68-05-38 W 28.33 ft, S 36-16-47 W 24.84 ft, S 14-54-49 w 44.67 ft, S 03-11-49 W 54.97 ft, S 02-36-01 E 121.76 ft, S 06-27-57 W 101.43 ft, S 20-42-07 W 56.29 ft, S 43-55-27 W 43.91 ft, S 61-30-08 W 44.26 ft, S 28-56-59 W 43.34 ft, S 16-05-04 W 33.97 ft, S 04-17-39 W 27.39 ft, S 21-01-30 E 101.88 ft, S 56-24-53 E 10.66 ft, S 77-06-37 E 14.04 ft, N 70-14-29 E 16.3 ft, N 55-07-08 E 65.04 ft, N 66-47-05 E 81.79 ft, N 25-50-57 E 30.74 ft, N 72-14-43 E 23.58 ft, S 79-19-14 E 22.5 ft, S 57-16-34 E 38.82 ft, S 31-04-08 E 24.54 ft, S 06-26-42 E 28.59 ft, S 18-55-15 W 15.13 ft, S 50-15-49 E to S line of sec, run w'ly along S line of sec to e r/w line of us hwy 27, run NW along E r/w line of us hwy 27 to N line of SW 1/4 of NE 1/4 of SW 1/4, run E'ly along N line of S 1/2 of NE 1/4 of SW 1/4 & N line of S 1/2 of NW 1/4 of SE 1/4 to pob orb 621 pg 51 orb 774 pgs 2445 2447 orb 1427 pg 722 orb 1511 pg 1588 orb 3788 pg 45.

Parcel ID: 09-23-26-000400000600

Parcel 2: From NE cor of sec run S 0-26-49 W 662.26 ft to SE cor of N 1/2 of NE 1/4 of NE 1/4, N 89-32-02 W 1121.46 ft for pob, run N 0-27-58 E 529.08 ft, N 50-15-49 W to N line of sec, W along said N line to E'ly r/w line of us hwy 27, SE'ly along said E'ly r/w line to S line of N 1/2 of N 1/2 of NE 1/4, run E'ly along said S line of N 1/2 of N 1/2 of NE 1/4 to pob orb 1511 pg 1588 orb 3788 pg 45.

Parcel ID: 16-23-26-000100000800

Site contains 80.4 +/- acres.

LOCATION

1/4 mile south of Hartwood Marsh Road, East of US 27
(Alternate Keys 1412251, 3853085)

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

SECTION 2.

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

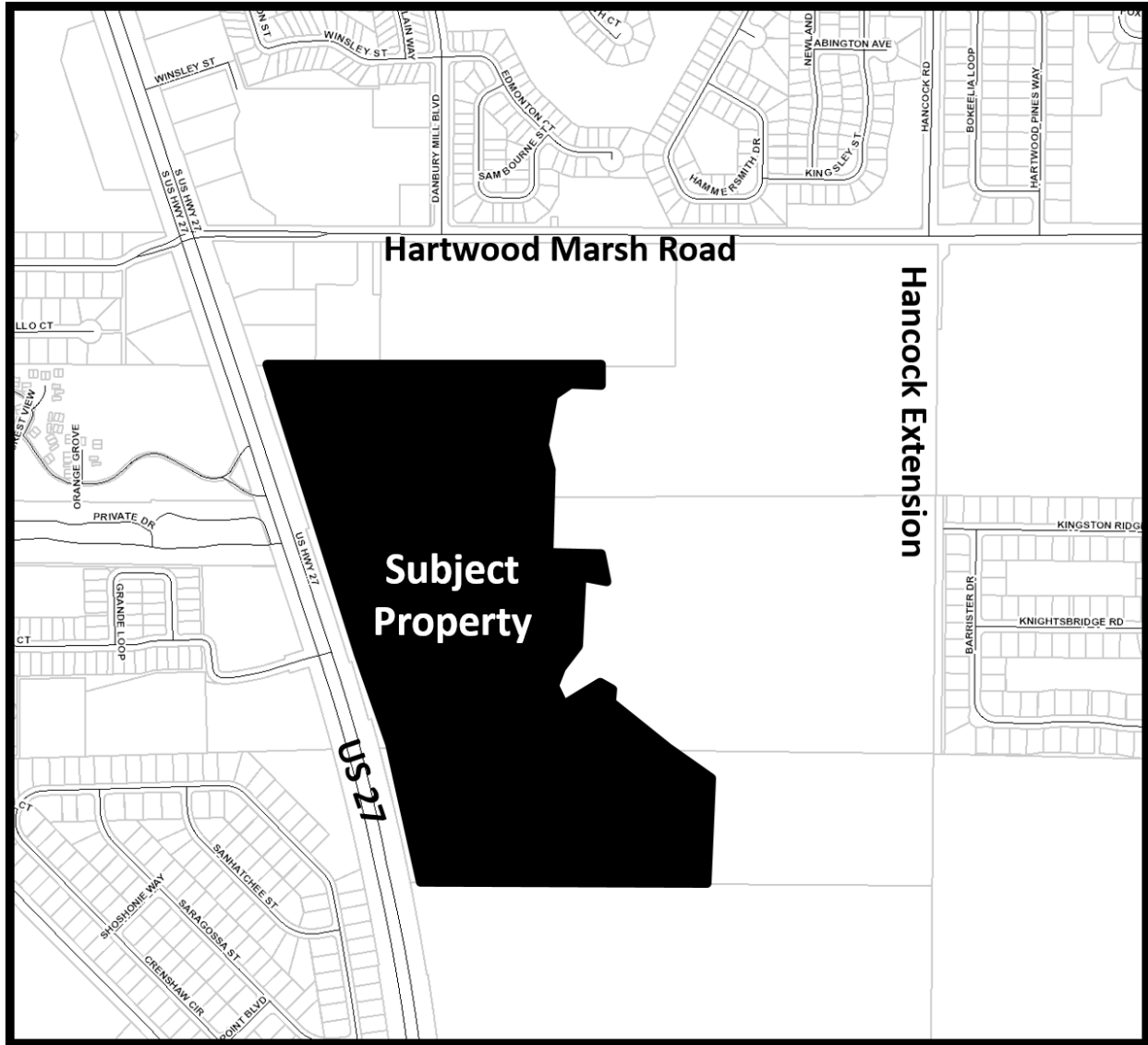
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-29

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of October, 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



July 18, 2019

Attn: John E. Kruse, Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, Florida 34711

Mr. Kruse:

As discussed, we would like to proceed with the Master Planned Development Future Land Use Designation for Hartwood Marsh. Please let me know if you have any questions or need any additional information.

With kind regards,

A handwritten signature in blue ink, appearing to read 'George M. Kramer'.

George M. Kramer, AICP, LEED AP, Area Manager

Exhibit - Location Map –Hartwood Properties

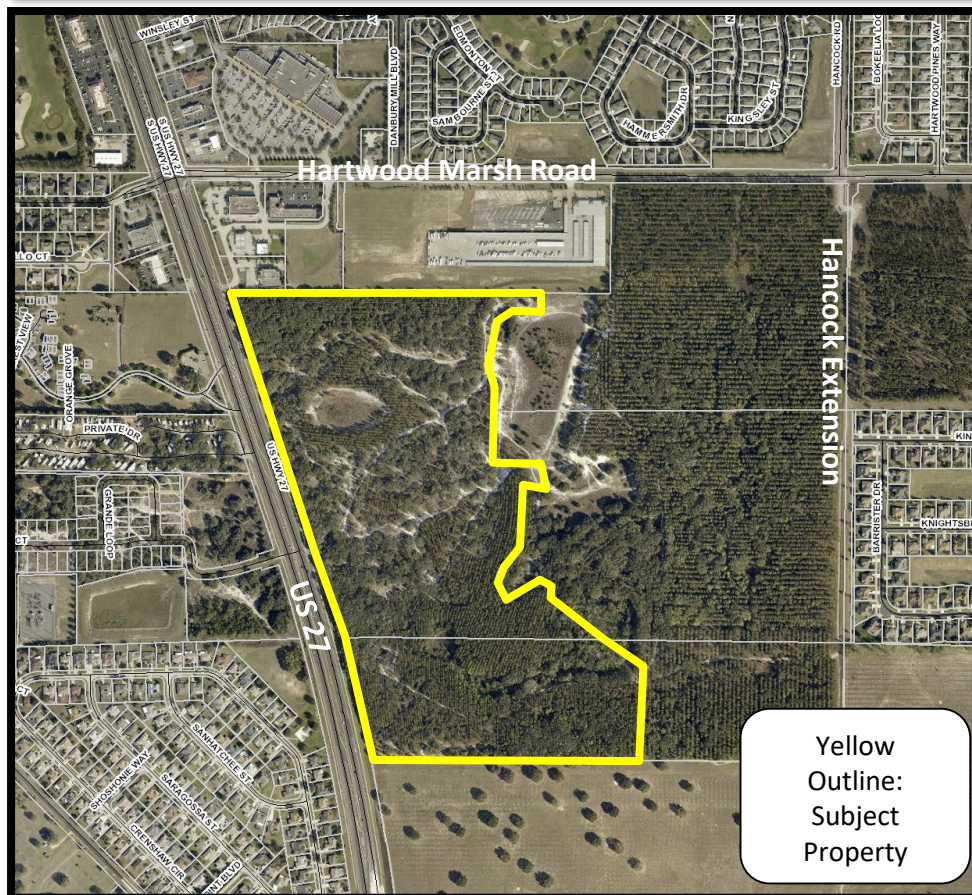


Exhibit – Future Land Use –Hartwood Properties

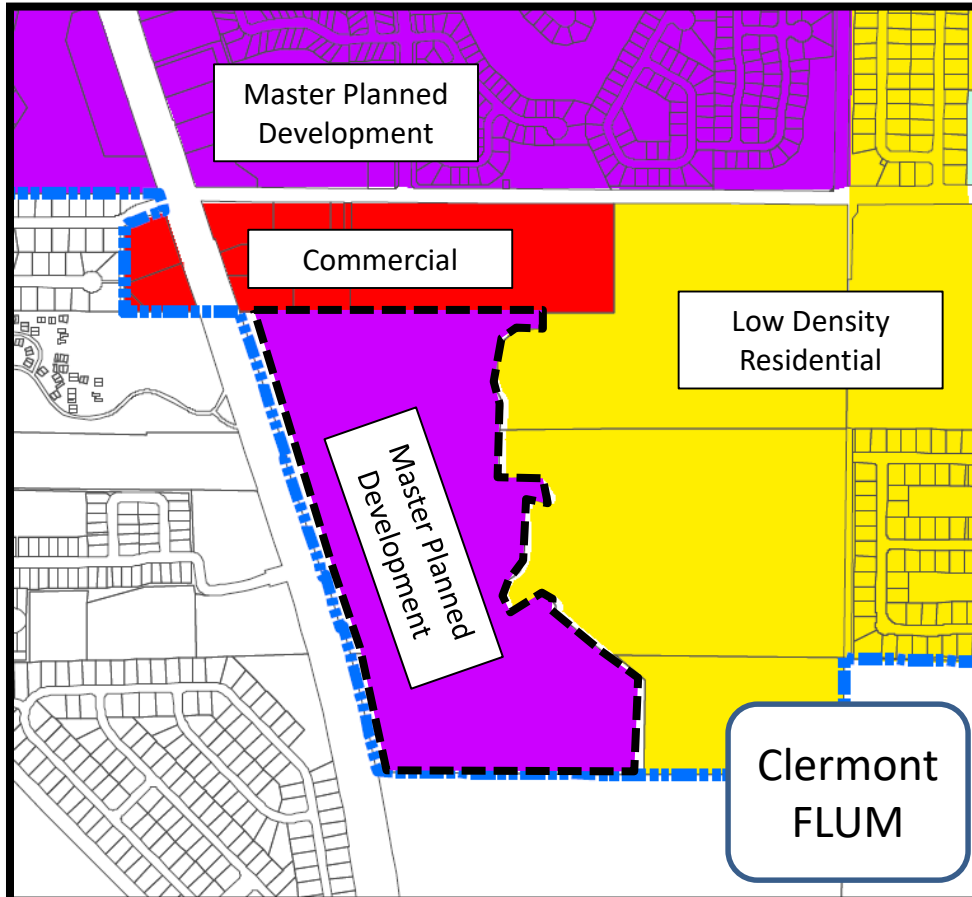
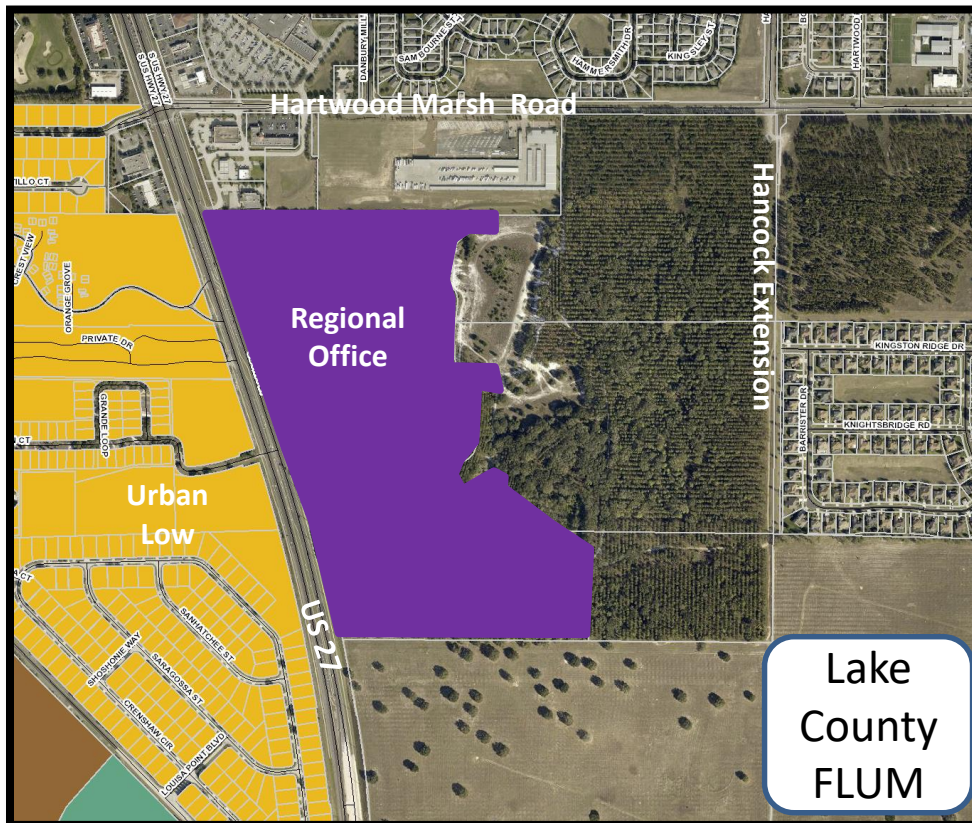
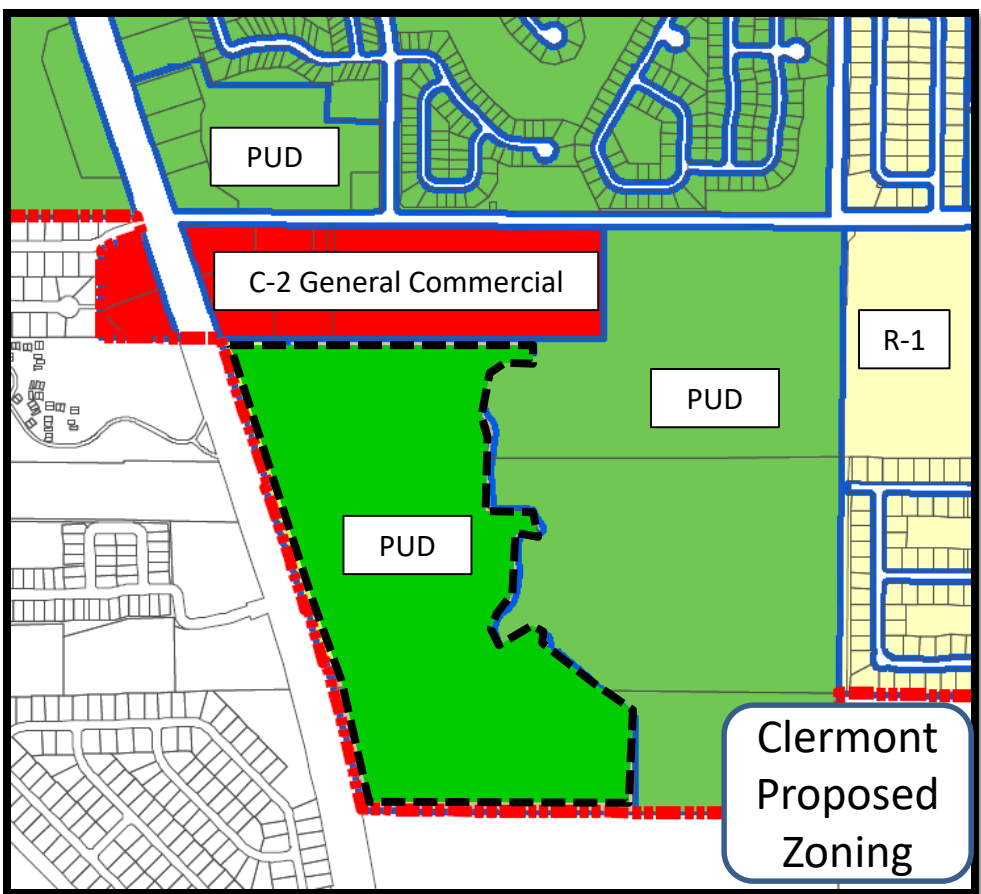
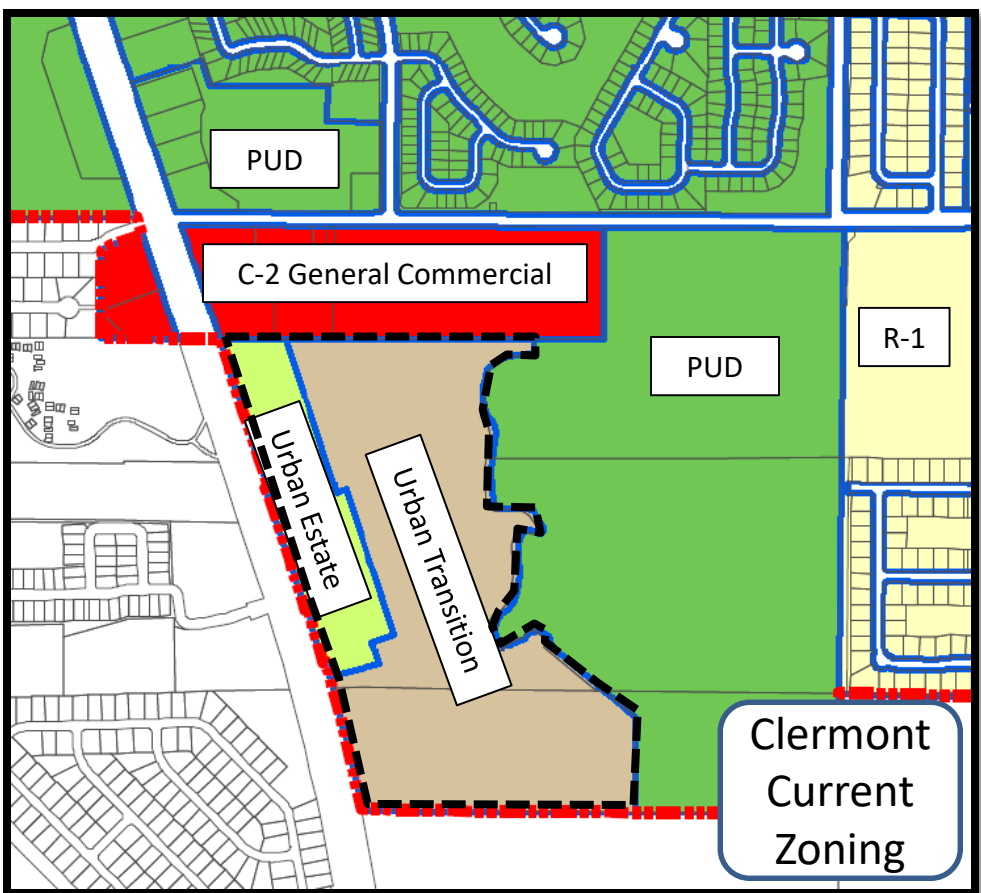


Exhibit - Zoning Map –Hartwood Properties





1615 EDGEWATER DRIVE, STE 200.
ORLANDO, FLORIDA 32804
T 407.975.1273
F 407.975.1278
www.srneinc.com

LOCATION MAP

PARCEL ID: 09-23-26-000400000600 & 16-23-26-000100000800
SITE ADDRESS: SOUTH HWY 27
CLERMONT FL 34711
SITE ACREAGE: 80.41 AC (3,502,359 FT²)
EXISTING ZONING: UT - URBAN TRANSITION

PROPOSED FUTURE LAND USE: MASTER PLAN DEVELOPMENT

ADJACENT ZONING:
NORTH: PUD - PLANNED UNIT DEVELOPMENT
SOUTH: CFD - COMMUNITY FACILITY DISTRICT
EAST: R-6 - URBAN RESIDENTIAL
WEST: UE - URBAN ESTATE LOW DENSITY RESIDENTIAL

PROPOSED USE: COMMERCIAL / MULTIFAMILY

ADJACENT LAND USE:
NORTH: COMMERCIAL
SOUTH: US HIGHWAY 27 ROW
EAST: WELLNESS WAY 1
WEST: WELLNESS WAY 1

MAXIMUM FLOOR AREA RATIO: 0.25

PROPOSED FAR:
IMPERVIOUS SURFACE RATIO (ISR): 80%

OPEN SPACE: 20%

PERMITTED USES: C-1 ZONING DISTRICT

MAXIMUM BUILDING HEIGHT: 55 FEET

SETBACKS (C-1 ZONING DISTRICT)
FRONT: 50 FEET (FROM US 27)
 25 FEET (FROM OTHER STREETS)
SIDE: 50 FEET (FROM US 27)
 25 FEET (FROM OTHER STREETS)
 12 FEET INTERIOR SIDE YARD
REAR: 50 FEET (FROM US 27)
 25 FEET

PROPOSED COMMERCIAL AREA: 120,500 SQ.FT.

*MINIMUM OF 25 FEET FROM ESTABLISHED HIGH-WATER MARKS.
MINIMUM REQUIRED PARKING PER SECTION 98-14 OF THE LDC.

MAXIMUM DENSITY: 12 UNITS PER ACRE

PROPOSED DENSITY:
IMPERVIOUS SURFACE RATIO (ISR): 70%

OPEN SPACE: 30%

PERMITTED USES: MULTI-FAMILY RESIDENTIAL DEVELOPMENT, INCLUDING APARTMENTS, TOWNHOMES, AND CONDOMINIUMS, EXCEEDING 12 DWELLING UNITS.

MAXIMUM BUILDING HEIGHT: 55 FEET

SETBACKS (C-1 ZONING DISTRICT)
FRONT: 50 FEET (FROM US 27)
 25 FEET (FROM OTHER STREETS)
SIDE: 50 FEET (FROM US 27)
 25 FEET (FROM OTHER STREETS)
 15 FEET INTERIOR SIDE YARD
REAR: 50 FEET (FROM US 27)
 25 FEET

PROPOSED RESIDENTIAL UNITS: 600 UNITS

*MINIMUM OF 25 FEET FROM ESTABLISHED HIGH-WATER MARK
MINIMUM REQUIRED PARKING PER SECTION 98-14 OF THE LDC.

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period				PM Peak Period				Total	
				In		Out		In		Out			
				%	Trips	%	Trips	%	Trips	%	Trips		
Low-Rise Housing	220	600DU	4,495	23%	60	77%	202	262	63%	183	37%	108	291
Shopping Center	820	120.5KSF	6,825	62%	70	38%	43	113	48%	300	52%	324	624
Subtotal			11,320		130		245		375		483		432
Internal Capture			566		3		3	6		108		108	216
Pass-By			2,128		23		14	36		65		73	139
Total			8,626		104		228		333		310		560



A horizontal graphic scale bar with tick marks at 0, 150, 300, and 600. The text "GRAPHIC SCALE" is centered below the bar, and "(IN FEET)" is at the right end.

PROJECT NUMBER
527118065

DRAWING NUMBER
C1.1

DRAWING NAME

SITE DEVELOPMENT
PLAN



Future Land Use Amendment and Rezoning Application

HARTWOOD MARSH

PREPARED FOR | Floribra Properties, LLC

PREPARED BY | S & ME, Inc.

MAY 2019



INTRODUCTION

The purpose of this narrative is to supplement applications to amend the future land use (FLU) and rezone two parcels located approximately 660 feet south of the southeast corner of the intersection of US Highway 27 and Hartwood Marsh Road. For the purposes of this document, these parcels are collectively referred to as the Hartwood Marsh property, whose combined area is approximately 80 acres.

The subject parcels of this application were annexed into the City of Clermont in 2013. However, they have yet to receive a City Future Land Use designation. Previously, when under Lake County's jurisdiction, the parcels were designated on the County's Future Land Use Map as Regional Office. In order to provide its past context and compatibility, the Regional Office description from Lake County's Comprehensive Plan 2030, Policy I-1.3.6, is provided below:

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. The maximum floor area ratio (FAR) is 3.0 and a maximum density of 1 dwelling per 10,000 square feet of commercial space.

The subject parcels are also located directly adjacent to Lake County's Wellness Way, which is a long term economic development focused planned area aimed to encourage fiscally efficient, well-balanced development patterns, and leverage existing resources through mixed-use communities.

The City of Clermont has a similar goal in the Future Land Use Element of its Comprehensive Plan. Goal 1 is stated below:

Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

Furthermore, Objective 1.1 of this Goal explicitly calls for the discouragement of urban sprawl. This request seeks to advance this objective via a Future Land Use Map (FLUM) amendment and rezoning. To achieve a mixed use development along US 27 with high density residential and commercial/retail and officer uses, this application proposes to change the future land use designation to Commercial on the City's future land use map. Below is Objective 1.9 from the City Comprehensive Plan, which describes the intent of the Commercial designation.

The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. The maximum floor area ratio (FAR) is 0.25 with a maximum density of 12 dwelling units per acre.

This would be similar to the previous Regional Office FLU designation under Lake County and comparable to the Wellness Well designations of the properties near-by. The proposed change to Commercial future land use designation would allow an increase in density and options for commercial, office, and residential

development in the area. The proposed FLUM amendment and rezoning are important to allow the creation of a mixed-use environment, as identified in Objective 1.9, and to foster smart growth along a major corridor, as identified in Objective 1.11 in the Comprehensive Plan. The Hartwood Marsh property is proposed as a Planned Unit Development, allowing for a mixture of land uses that promotes a more sustainable growth pattern.

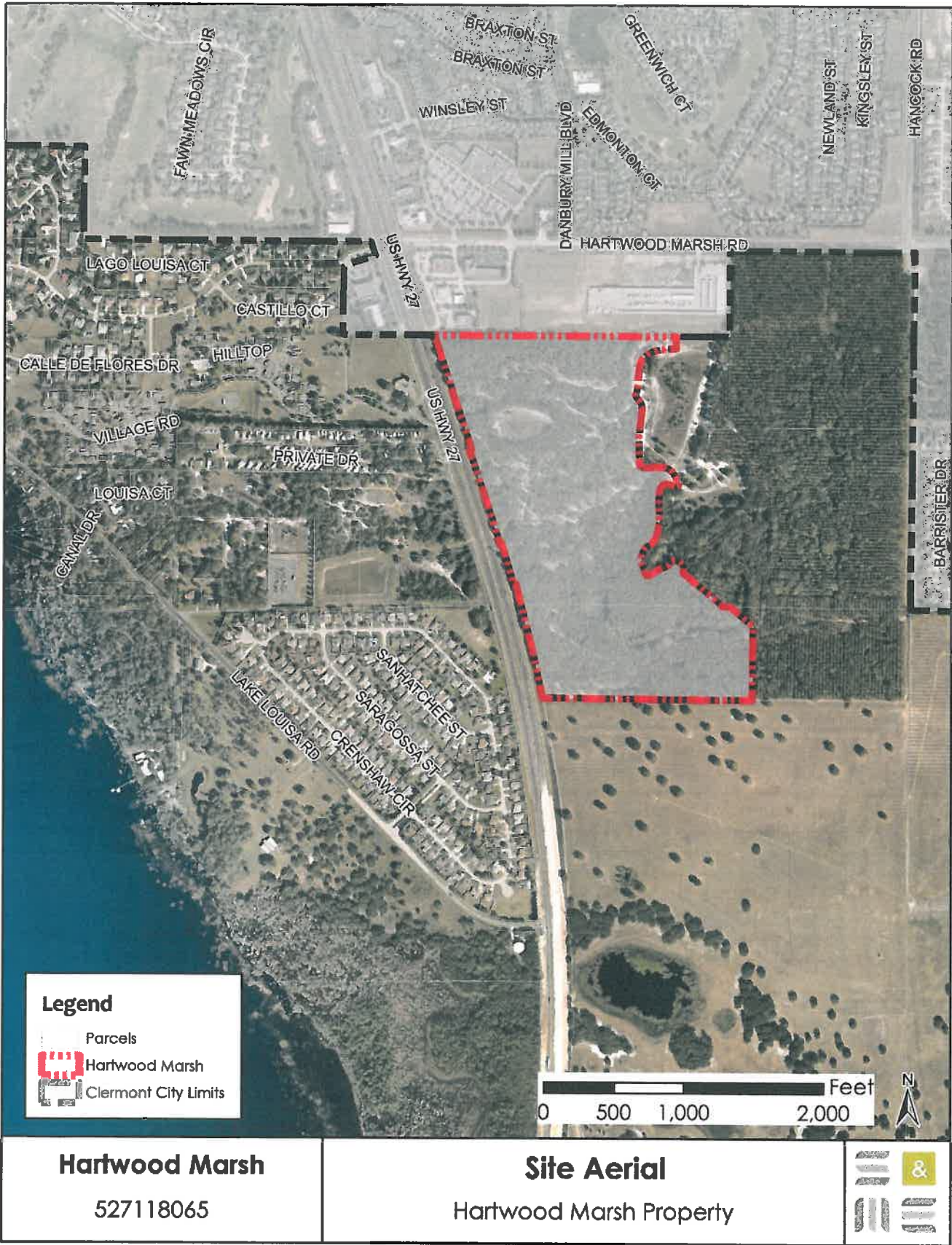
SITE INFORMATION

The project site consists of two parcels (09-23-26-000400000600, 16-23-26-000100000800) totaling approximately 80 acres, located at the southern end of Clermont's city limits near the intersection of US-27 and Hartwood Marsh Road, shown in **Figures 1 and 2**. The property is surrounded by mixed commercial development to the north and agricultural/undeveloped land to the east and south. However, the area is changing and expected to grow with a surge of recent development activity proximate to the Hartwood Marsh site.

Figure 1. Vicinity Map of Project Site

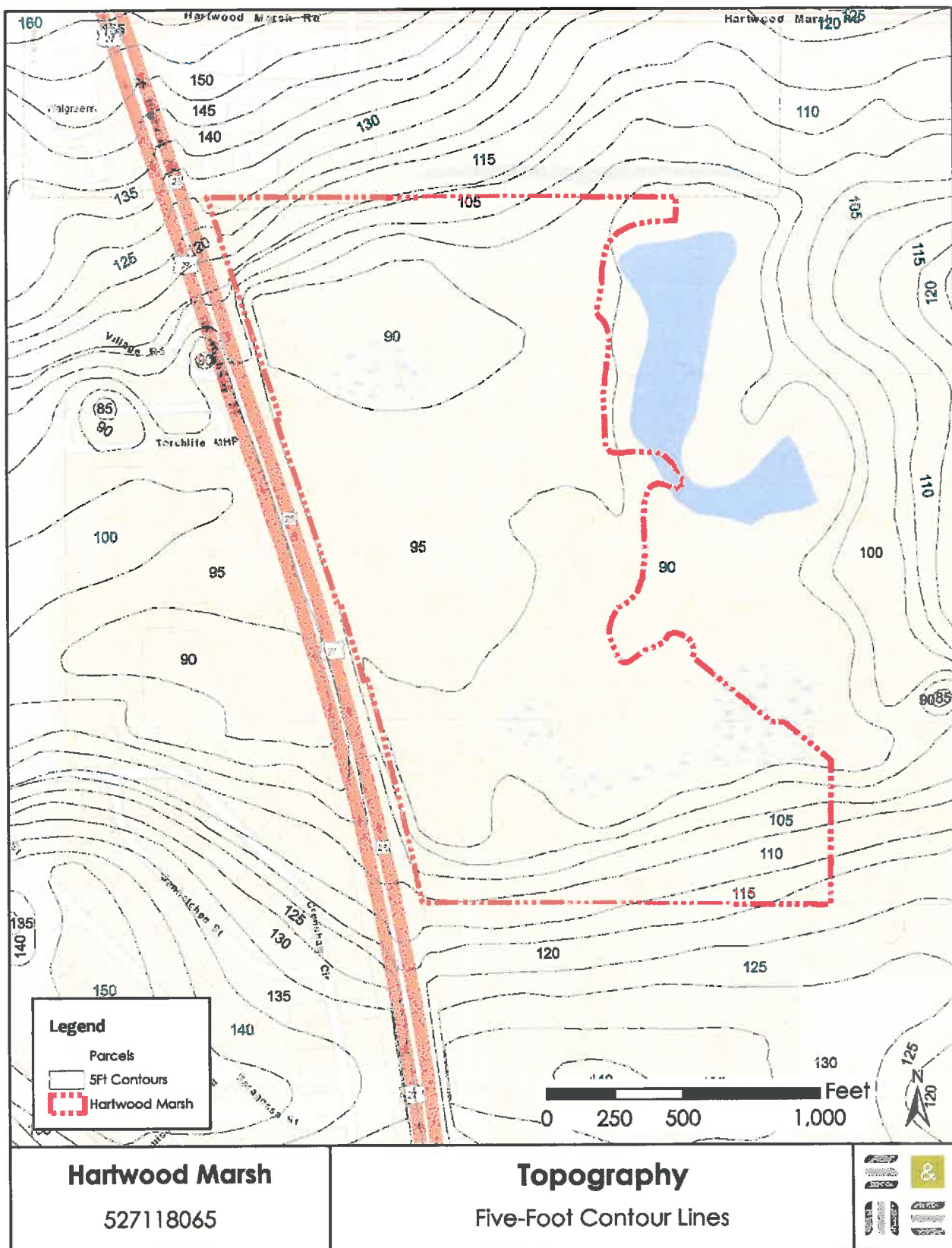


Figure 2. Aerial Location Map of Project Site



ENVIRONMENTAL MAP SERIES

Figure 3. Topography Map



Below is a map showing the floodplains of the site, based on a Letter of Map Revision (LOMR) from 2011.

Figure 4. Floodplain Map

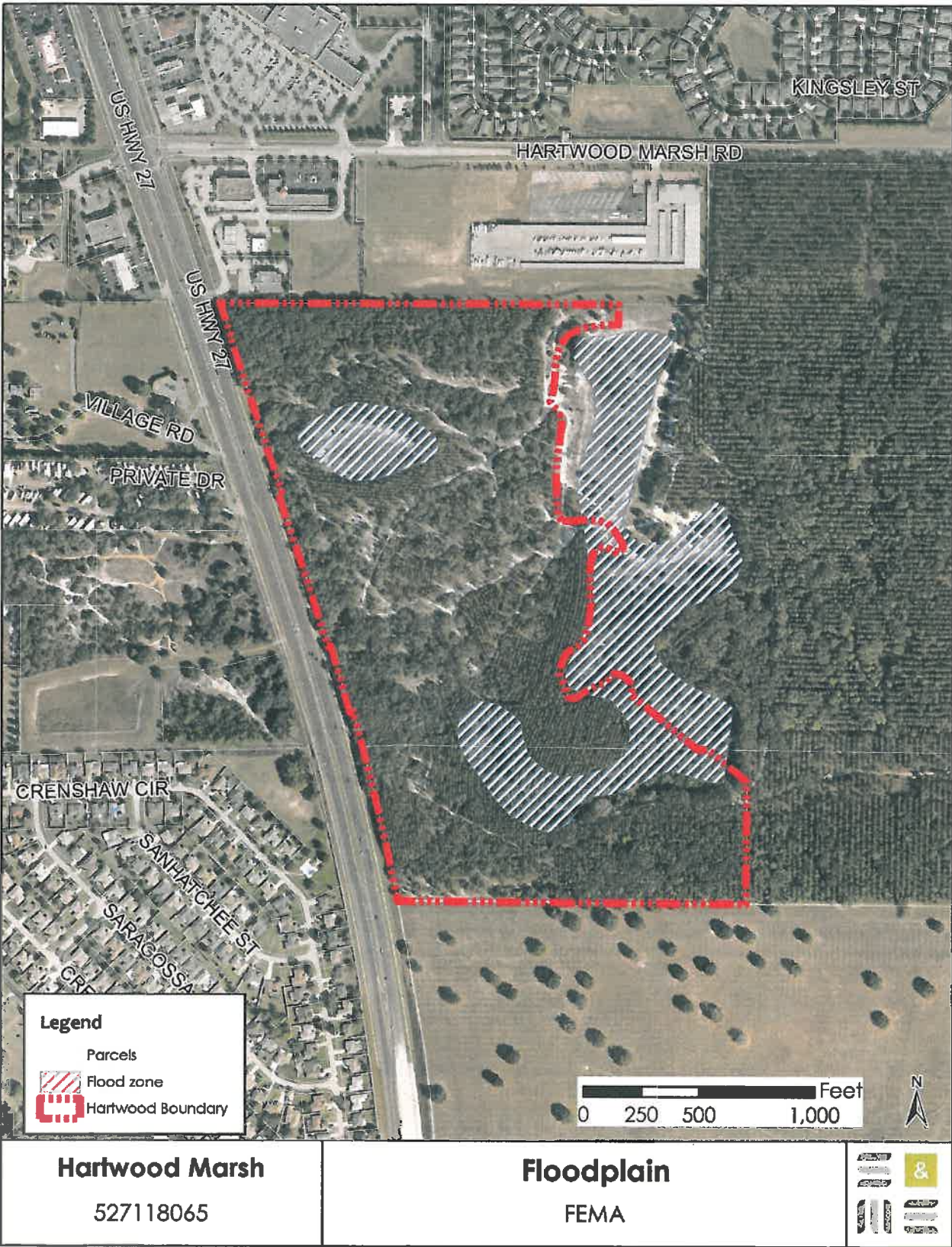


Figure 5. Wetlands Map

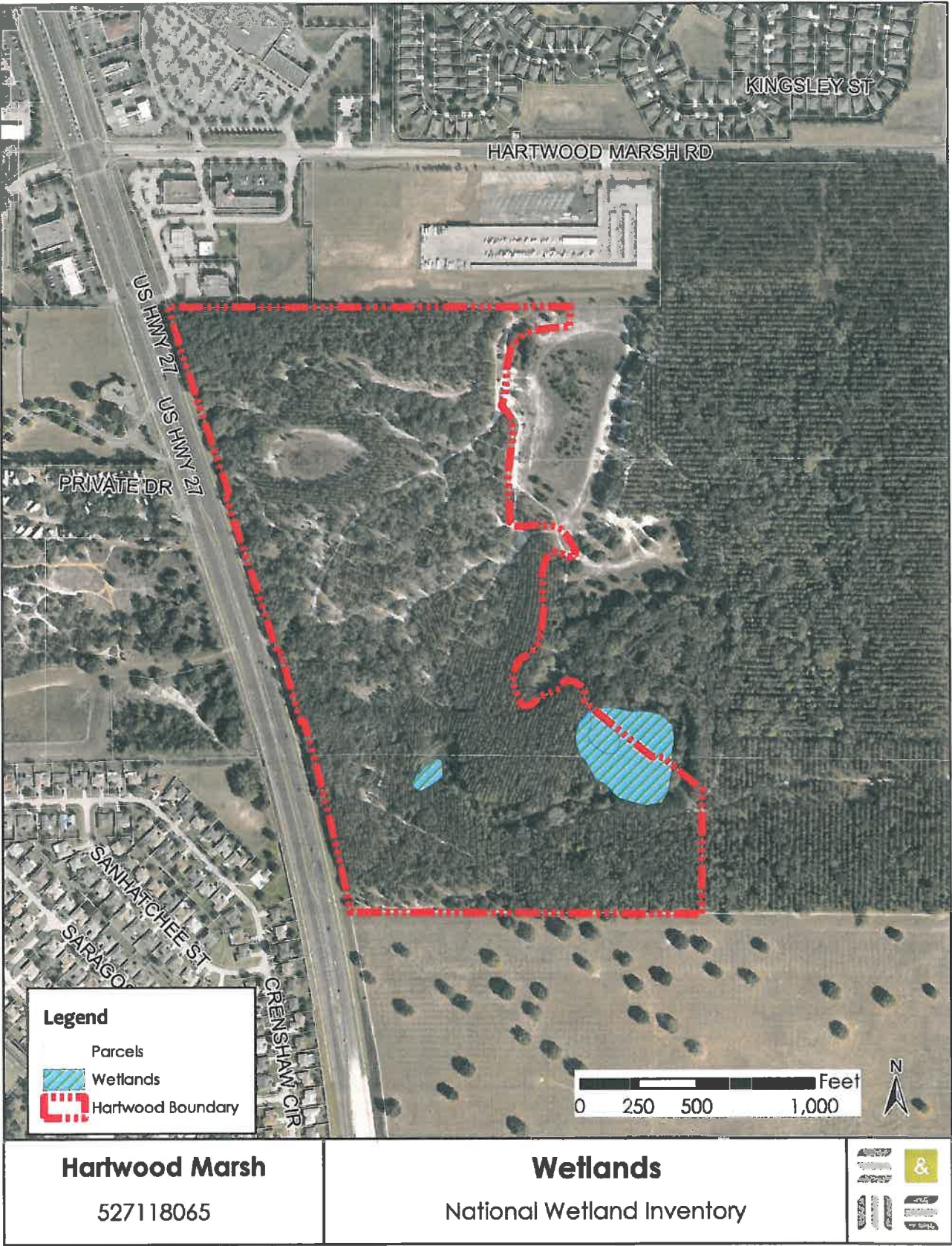


Figure 6. Water Bodies Map

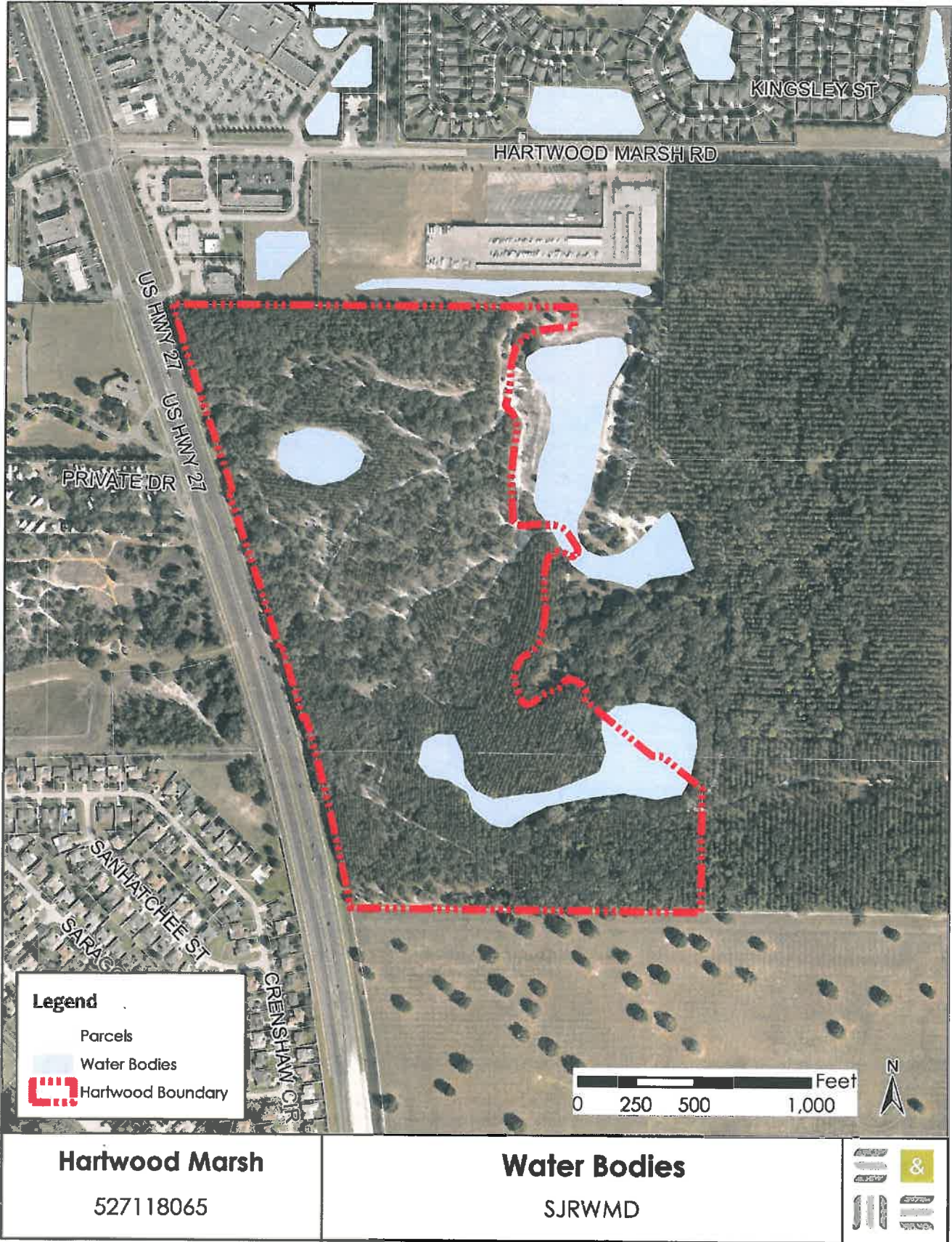
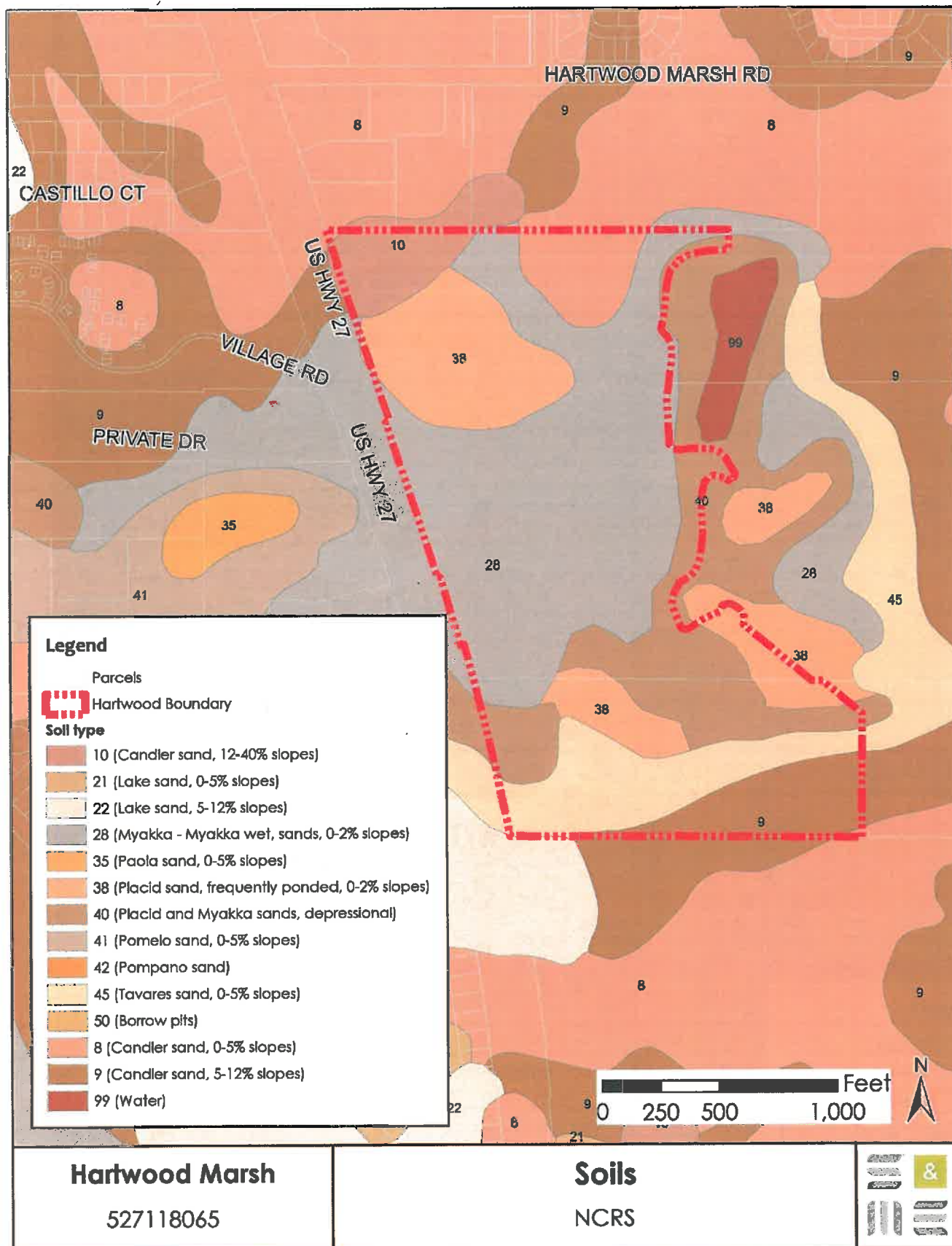


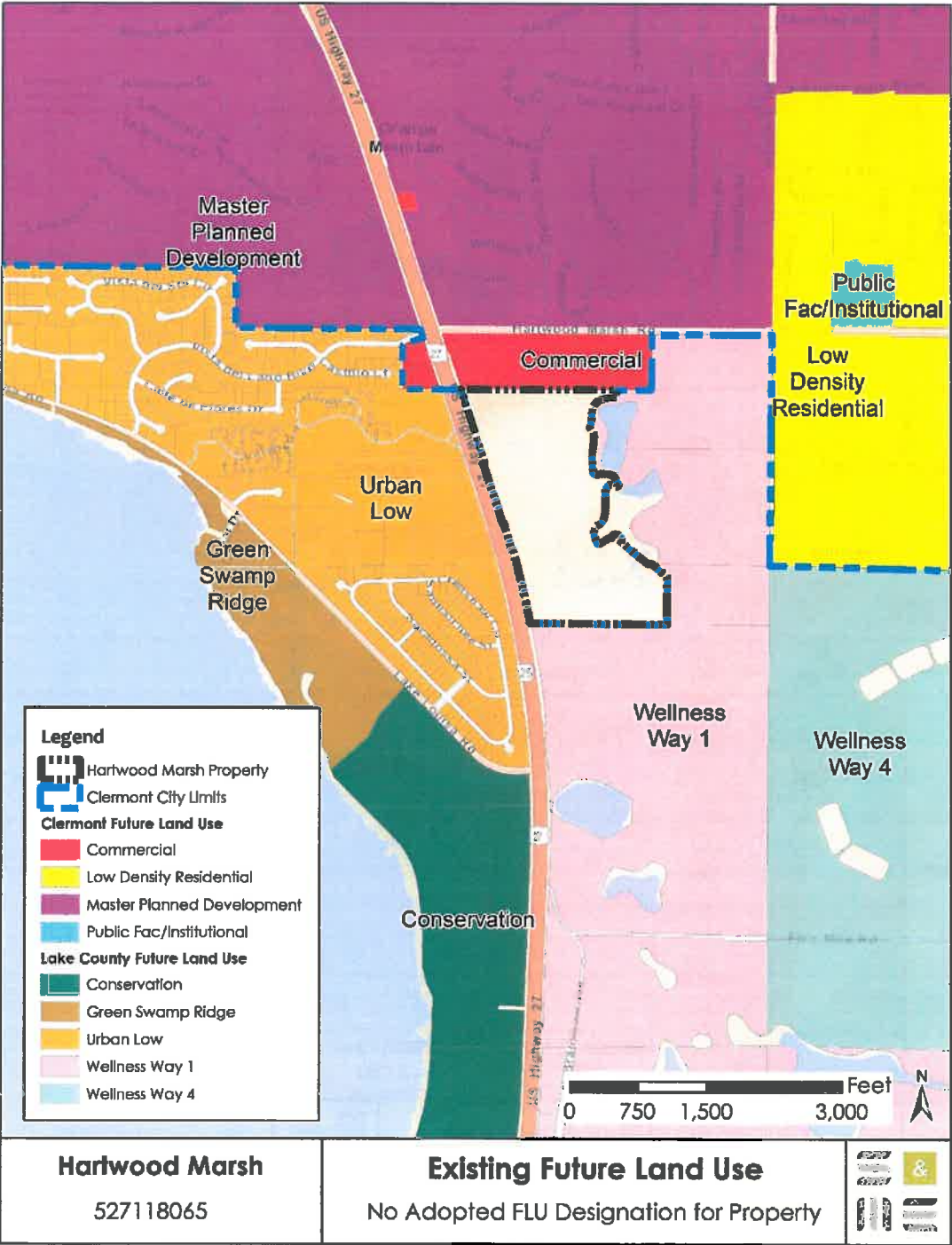
Figure 7. Soils Map



EXISTING FUTURE LAND USE

As shown in **Figure 8**, the parcels have no existing Future Land Use designation, as they were recently annexed in 2013. As stated previously, the parcels were previously designated Regional Office under Lake County and are adjacent to Lake County’s Wellness Way Sector Area. The current lack of designation prevents any guided development, especially to meet the mixed-use and smart growth objectives laid out in the comprehensive plan.

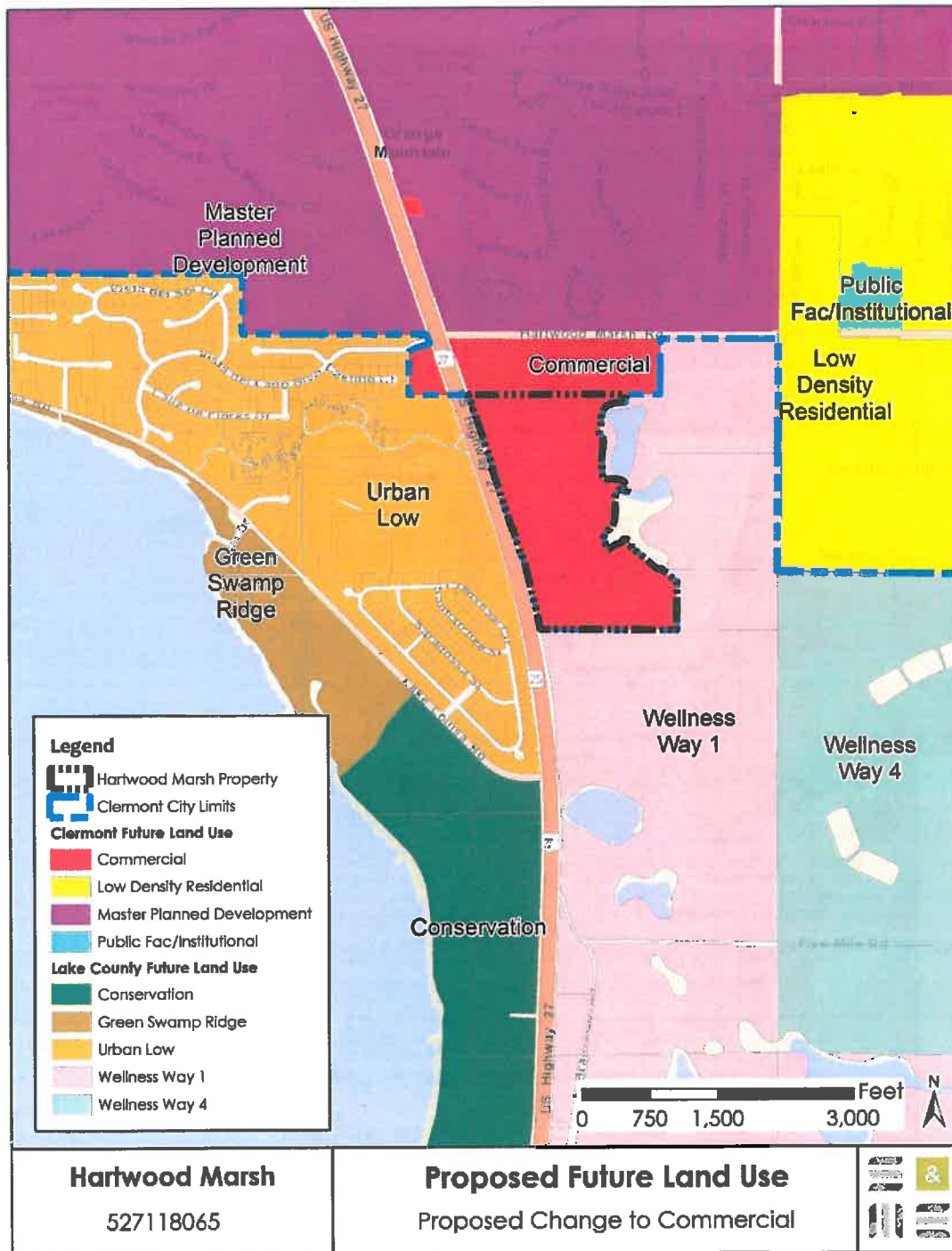
Figure 8. Existing Future Land Use Map



REQUESTED FLUM AMENDMENT

The proposed Future Land Use Map amendment application is to change the future land use designation from no designation to Commercial, which is compatible with Clermont's adjacent Commercial parcels and Lake County's adjacent Wellness Way 1 parcels, as shown in **Figure 9**. This amendment would provide an opportunity for the development of commercial and office buildings, as well as residential units.

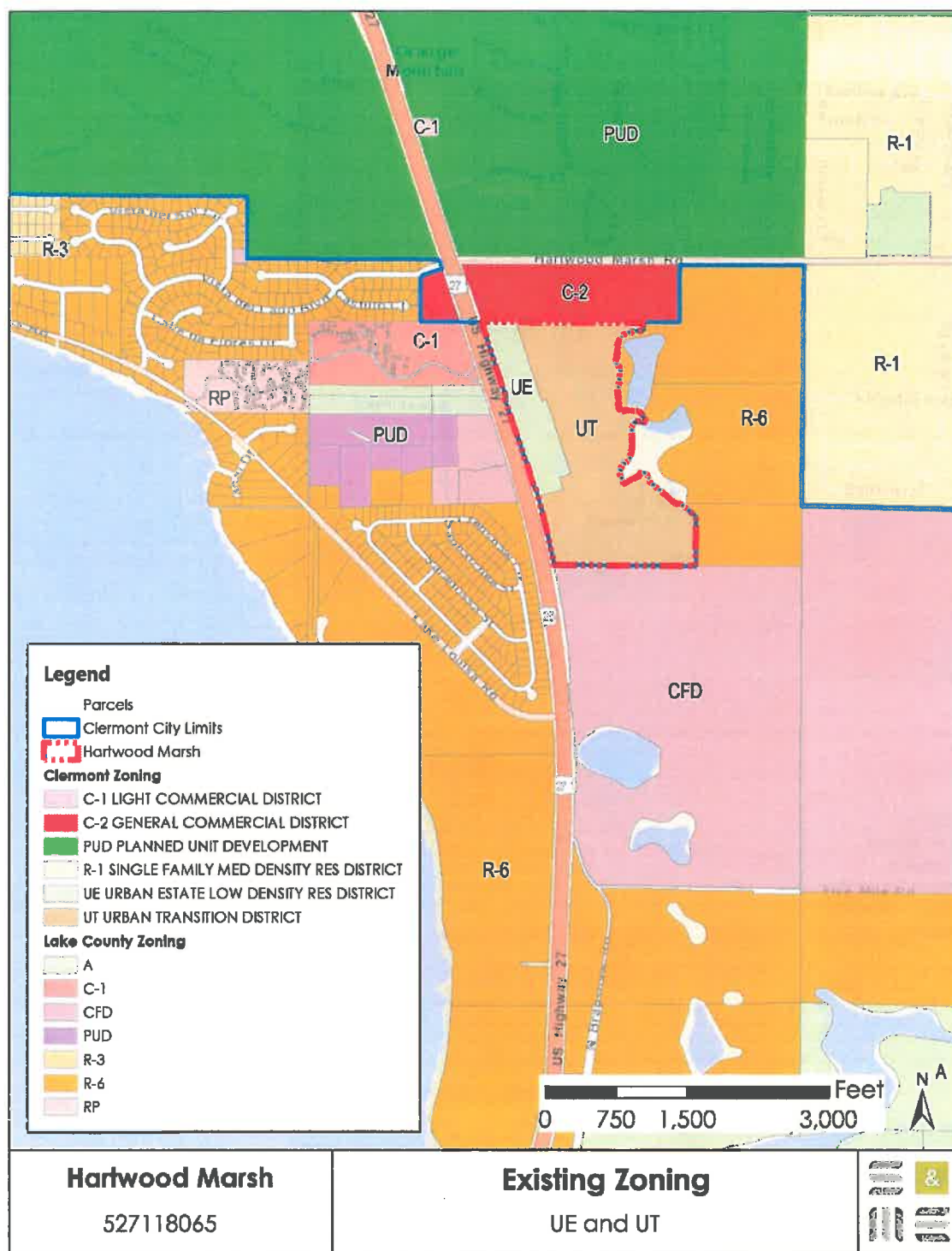
Figure 9. Proposed Future Land Use Map



ZONING

As shown in **Figure 10**, the parcels are currently zoned as Urban Transition District (UT) and Urban Estate Low Density Residential District (UE).

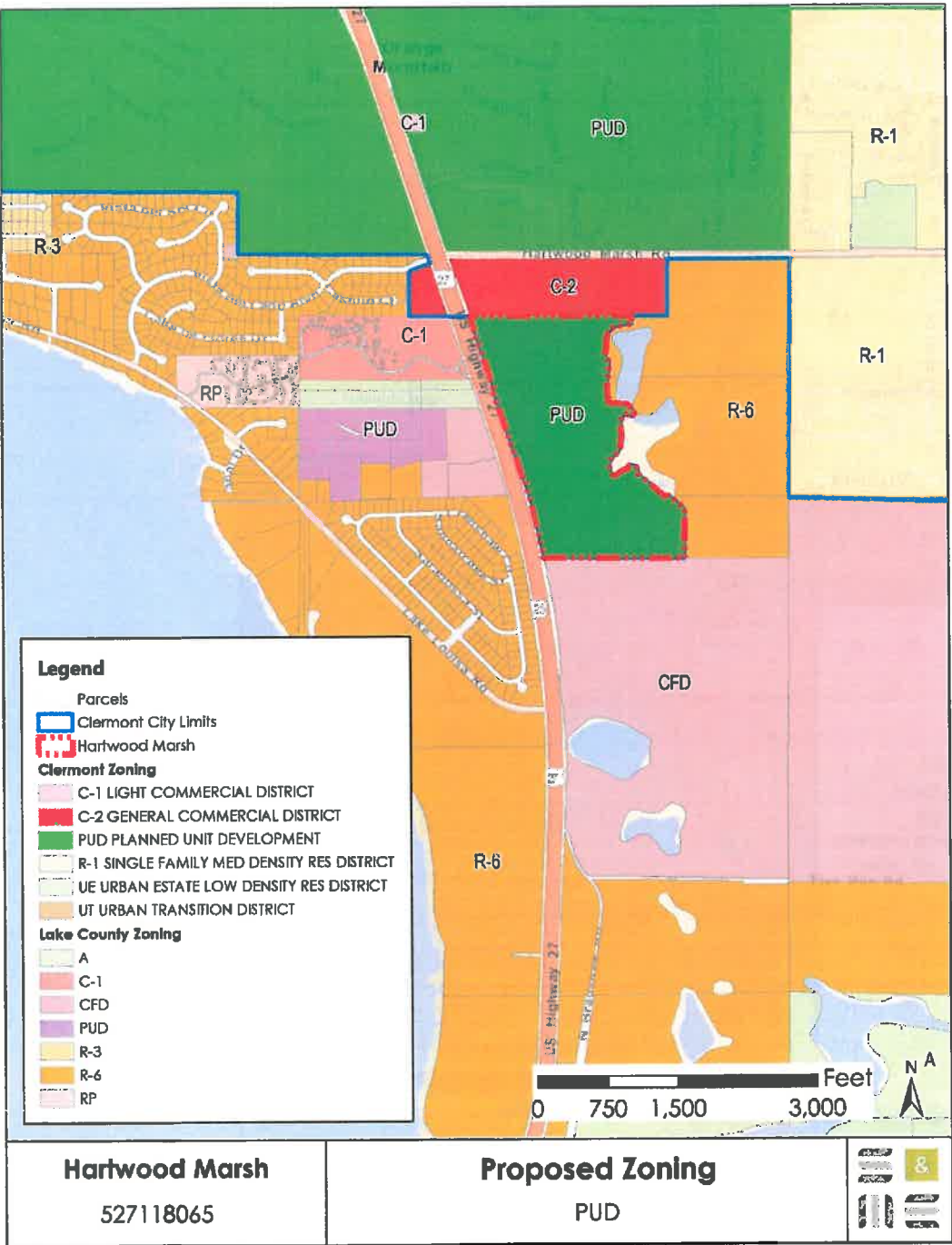
Figure 10. Existing Zoning Map



REQUESTED REZONING

We request that these sites be rezoned to PUD, as such would allow the uses and flexibility needed to develop a mixed-use area. This mixed use development would integrate with both the commercial and residential development in the surrounding area. **Figure 11** includes the proposed amendment to the City's Zoning map.

Figure 11. Proposed Zoning Map



FLUM AMENDMENT IMPACT ASSESSMENTS

As shown in **Table 1**, the previous Future Land Use under Lake County allowed up to 9,671,627 square feet of commercial development given a 3.0 Floor Area Ratio (FAR) and 967 dwelling units. This accounts for the fact that wetlands and water bodies are excluded from net developable acres. The proposed Future Land Use with the City of Clermont, as shown in **Table 2**, would allow up to 12 dwelling units per gross acre and a maximum FAR of 0.25.

Table 1. Existing Future Land Use-None*

Future Land Use	Net Buildable Acres	FAR/Density	Maximum Development
Regional Office [previously under Lake County]	74.01	3.0 FAR 1 Multi-family du/10,000 sf of commercial	9,671,627 sf non-residential 967 dwelling units

*The previous future land use for these parcels was Regional Office under Lake County. It has not received a designation since being annexed into the City of Clermont.

Table 2. Proposed Future Land Use-Commercial

Future Land Use	Gross Acres	FAR/Density	Maximum Development
Commercial	80.41	0.25 12 du/ac	875,665 sf non-residential 965 dwelling units

Table 3 shows the change in development potential between the existing and proposed FLUM amendment. The proposed FLUM amendment would slightly decrease the potential residential development and dramatically decrease the potential non-residential development. Thus, there would be no increased impact from what was previously allowed under the Lake County FLU of Regional Office.

Table 3. Net Maximum Development Potential

Future Land Use	Residential Units	Non-Residential sf
Existing FLUM	967	9,671,627
Proposed FLUM	965	875,665
Net Increase (Decrease)	(2)	(8,795,962)

Transportation

Table 4 below shows current traffic conditions on surrounding road segments within one miles of the site. All segments operate at an adequate level of service (LOS).

Table 4. Level of Service and AADT for Surrounding Roads in 2017 (1 mile radius)

Roadway	Segment	# of Lanes	Area Type	LOS Std.	AADT	Svc. Vol. @ Std.	PM Pk HR Total	PK Hr/Pk Dir	Current LOS
US HWY 27 (SR 25)	Green Cove Blvd to Lake Louisa Rd	4	Urban	E	26,500	1,870	2,385	1,288	C
	Lake Louisa Rd to project site	6	Urban	E	25,500	2,820	2,295	1,239	C
	Project site to Hartwood Marsh Rd	6	Urban	E	25,500	2,820	2,295	1,239	C
	Hartwood Marsh Rd to Johns Lake Rd	6	Urban	E	36,000	2,820	3,240	1,750	C
Hartwood Marsh Rd	US-27 to Hancock Rd	2	Urban	E	14,932	884	1,282	841	E
	Hancock Rd to Flat Lake Rd	2	Urban	E	14,798	884	1,533	853	E
Hancock Rd	Hartwood Marsh Rd to Johns Lake Rd	2	Urban	E	2,281	884	200	110	C
Lake Louisa Rd	E Lake Louisa Rd to US-27	2	Urban	E	13,332	884	1,143	584	D

Using standard ITE generation rates, the maximum amount of total daily and PM peak trips were projected and summarized in **Table 5**, for both the existing and proposed future land uses. **Table 6** compares the projected maximum total trips between the existing and proposed future land uses. With the proposed FLUM amendment, there would be a substantial reduction in potential trips compared to the existing FLU.

Table 5. Trip Generation from Existing and Proposed FLUM Amendments

Future Land Use	Land Use (ITE Code)	Residential (Units)	Non-Res (sf)	Average Daily Trips	PM Peak Hr Trips
Existing FLUM	Commercial (820)	-	9,671,627	134,636	16,010
	Residential: Multifamily (220)	967	-	7,270	445
Proposed FLUM	Commercial (820)	-	875,665	26,291	2,707
	Residential: Multifamily (220)	965	-	7,255	444

Table 6. Existing and Proposed Future Land Use Traffic Impact Comparison

Future Land Use	Average Daily Trips	PM Peak Hour Trips
Existing FLUM	141,906	16,455
Proposed FLUM	33,546	3,151
Net	-108,360	-13,304

Water and Sewer

The proposed FLUM amendment decreases the potential water and sewer demand by approximately 72,650 and 47,148 gallons per day, respectively shown in **Tables 7** and **8**. The City of Clermont provides both water and sewer to the subject property, as shown in **Figure 12**, and the applicant is committed to working with the City to ensure that adequate capacity exists prior to development.

Table 7. Existing and Proposed Water and Sewer Demand

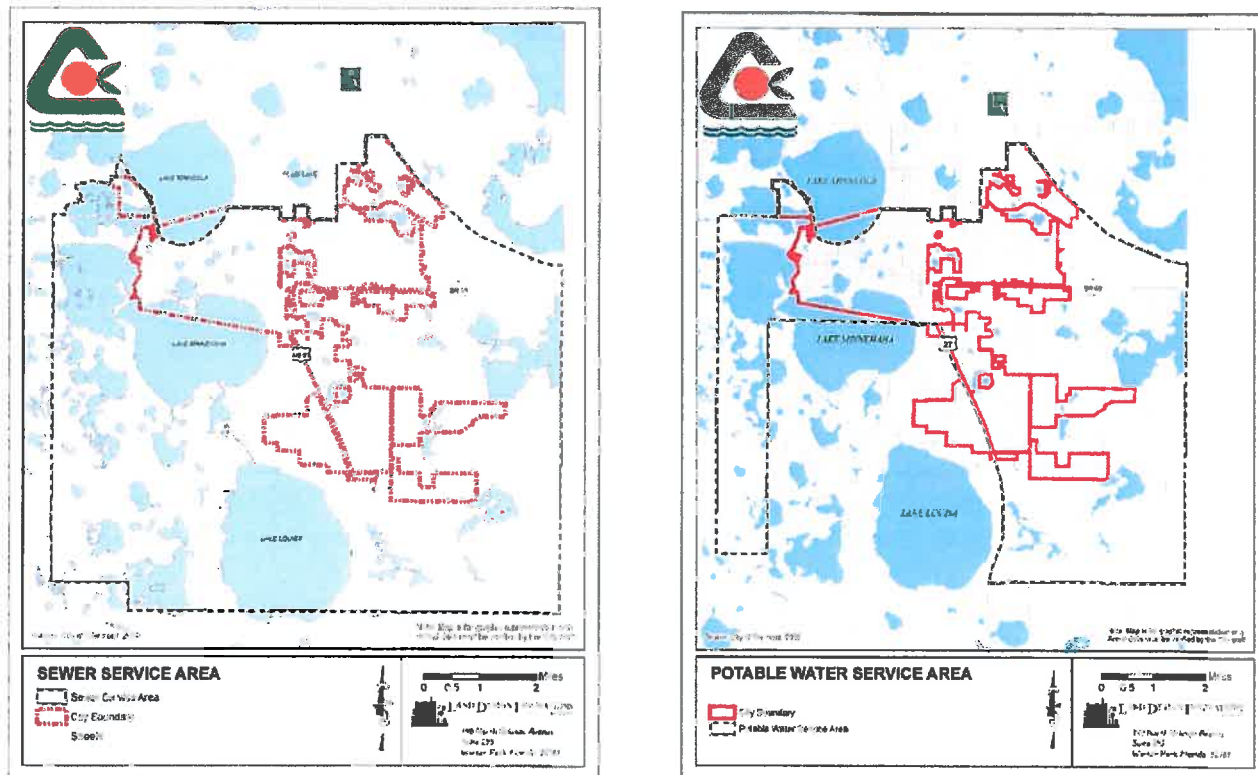
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	967	9,671,627	492,044	31,916	523,960
	Sewer	70	0.0033	967	9,671,627	186,179	31,916	218,095
Proposed FLUM	Water	185	0.0033	965	875,665	490,842	2,890	493,732
	Sewer	70	0.0033	965	875,665	185,724	2,890	188,614

¹Residential demand calculation based on 2.75 persons per household (Source: US Census Bureau, City of Clermont, 2012-2016)

Table 8. Net Existing and Proposed Water and Sewer Demand

Service	Existing FLUM	Proposed FLUM	Net gallons/day
Potable Water	523,960	493,732	-30,229
Sewer	218,095	188,614	-29,481

Figure 12. Clermont Water Service Area



Schools

Prior to Preliminary Plat approval, the applicant will be required to apply to Lake County Public Schools for a Formal Capacity Determination and address any potential deficits in school capacity. However, this narrative provides preliminary estimates. Because the proposed FLU would reduce the potential dwelling units by 2, the potential student enrollment would drop, albeit marginally. **Table 9** shows the most recent student generation rates, as adopted by the Lake County Public Schools. **Table 10** shows the implication on potential student generation, both for existing and proposed future land uses. **Table 11** compares potential enrollment (PE), for both the current and proposed FLU, to current enrollment and capacity for the elementary, middle, and high school that serve the subject properties. Current enrollment for all three schools exceeds existing capacity. While development under either FLU would add even more students, the growth would be mitigated, albeit marginally, under the proposed FLU. Notably, another K-8 school in Four Corners is already planned to open in 2021, which would provide relief. Nonetheless, the applicant is committed to working with the City of Clermont and the Lake County School Board to assure adequate capacity is in place and/or excess capacity can be mitigated.

Table 9. Student Generation Rates (SGR), 2017

	SGR ES	SGR MS	SGR HS	SGR Total
Single Family	0.152	0.074	0.102	0.328
Multi Family	0.143	0.063	0.077	0.283
Mobile Home	0.097	0.047	0.062	0.206

Source: Lake County Public Schools, 2017 School Concurrency Management Report

Table 10. Existing and Proposed Future Land Use Student Generation Comparison

	Use	Units	Students			
			ES	MS	HS	Total
Existing	Multi-family	967	138.3	60.9	74.5	273.7
Proposed	Multi-family	965	138.0	60.8	74.3	273.1
Net	Multi-family	-2	-0.3	-0.1	-0.2	-0.6

Table 11. Lake County School Capacity, 2017

School	Existing Capacity	Current Enrollment	Existing FLU Potential Enrollment (PE)	Existing FLU PE Percent of Capacity	Proposed FLU Potential Enrollment (PE)	Proposed FLU Potential Enrollment (PE)	Difference in Percents
Lost Lake Elementary	986	1,056	1,194.3	121.17%	1,194.0	121.14%	-0.03%
Windy Hill Middle	1,149	1,397	1,457.9	126.89%	1,457.8	126.88%	-0.01%
East Ridge High	2,242	2,393	2,467.5	110.08%	2,467.3	110.07%	-0.01%
Total	4,376	4,846	5,119.7	116.99%	5,119.1	116.98%	-0.01%

*The 2017 Concurrency Report from the Lake County Public Schools shows the capacity of all three schools. However, the capacity for Lost Lake Elementary and East Ridge High are aggregated with other schools. To estimate the individual school's capacity, the total capacity for its group was divided by the number of schools in its group.

POTENTIAL CONCEPT DESIGN

In order to better illustrate the proposed FLUM amendment and rezoning of this property, a conceptual design displaying the mixed use nature of it is shown in **Figure 13**. This design offers one mixed use development scenario in order to depict potential uses, densities, and intensities of development. It does not reflect an intended development to be constructed.

The concept design shows 100,000 square feet of commercial uses, storm water and greenspace amenities, and 600 multi-family residential dwelling units. Ultimately, this concept design is intended to show that the parcels would be well-suited for a mixed-use development and could accommodate a large amount of commercial and multi-family residential resources.

CONCLUSION

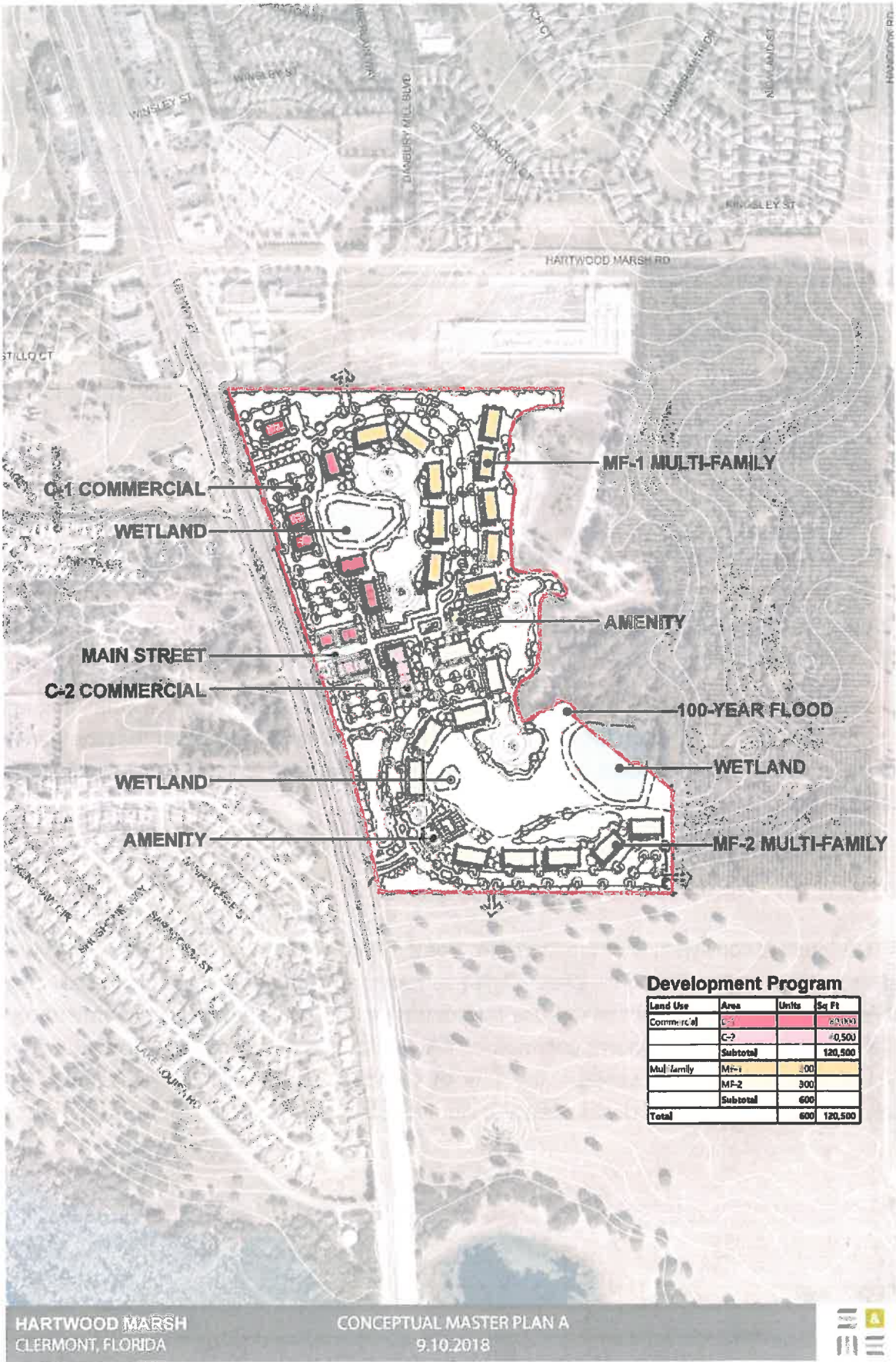
The proposed FLUM amendment is consistent with the Clermont Comprehensive Plan and will advance the vision of high-quality, mixed-use development. The site's proximity to surrounding residential and commercial areas makes this property an ideal location for a vibrant mixed-use community center. The proposed FLUM amendment and rezoning action is also compatible with adjacent commercial, residential, and mixed-use land uses. Rezoning and changing the FLU of this property will position the City of Clermont to achieve desirable mixed-use development, ultimately creating a commercial destination and vibrant community for both visitors and residents of Clermont.

APPENDIX

Wetlands/floodplain/topo map

Soils map

Figure 13. Conceptual Design





**Lake County School District
School Concurrency Application
& Service Provider Form**

Growth Planning Dept.
201 West Burleigh
Blvd.
Tavares, FL 32778
(352) 253-6690
Fax: (352) 253-6691

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (✓) type of application (one only):

☐ Concurrency Capacity Reservation (site plan, subdivision, plat) ☐ Exemption ☐ Amendment ☐ Equivalency
☒ Adequate School Facilities Determination (Comp Plan, Zoning) ☐ Letter of No Impact ☐ Time Extension

Fees: Concurrency Capacity Reservation ≤ 90 DU (\$800) ≥ 91 DU (\$1000);
Adequate School Facilities Determination (\$500)
Amendment (\$500); Adequacy (\$500); Time Extension (\$300)

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and consent form or agent authorization

Project Name: (please include AKA's) Hartwood Marsh
Municipality: City of Clermont
Parcel Identification Number (PIN): 09-23-26-0004-000-00600; 16-23-26-0001-000-00800
Alternate Keys: 1412251; 3853085
Location / Address Of Subject Property: US-27, 700' south of Hartwood Marsh Rd, east edge

DEVELOPMENT REQUEST:

Project Data	Type and Number of Units
Recently Annexed: ☒ or N	Single Family
Project Acreage: 80.41	Multi-Family 600
Total Number of Units: 600	Mobile Home
Will the Project be Phased? ¹ (Y/N): Y	Age Restricted (Adults Only) ²
Concurrency Service Area (CSA): 14	

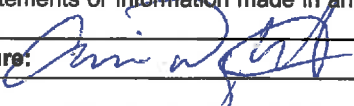
¹ If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

² A Restrictive Covenant is required for age-restricted communities.

OWNERSHIP/AGENT INFORMATION: NOTE: If an agent, please include an agent authorization/consent form

Owner's Name: Hartwood Properties LLC	
Agent's Name: Chris Dougherty, S&ME, Inc.	
Mailing Address: 1615 Edgewater Dr. Suite 200, Orlando, FL 32803	
Telephone Number: 407-975-1273	Fax Number: 407-975-1278
Contact Email Address: cdougherty@smeinc.com	

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature: 	Date: 5/2/19
--	--------------

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	Petition/Project Number:
Reviewed By:	Reviewers Title:

Government Representative Signature:	Date:
--------------------------------------	-------

PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received:	Case Number:
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	Date:



AGENT AUTHORIZATION

Before me, the undersigned authority, personally appeared Holly Collins, VP
and has authorized S&ME, Inc. to act as its agent to represent them in
obtaining the necessary approvals from the Lake County School Board regarding School
Concurrency and any other similar items that may arise dealing with property owned by
Hartwood Properties, LLC in Lake County, Florida.

Holly Collins Affiant (Owner's Signature)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of May, 2019

By Holly Collins who is personally known to me or has
produced _____ as identification and who did ___ or did not ___ take an oath.

Gennives Brown
Notary Public (signature)

(SEAL)

My Commission expires



GENNIVES BROWN
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

COMP1905-0002



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 6, 2019

FEE: \$2,325.00

Project Name (if applicable): Hartwood Marsh Mixed Use PD

Applicant: S&ME

Contact Person: Chris Dougherty

Address: 1615 Edgewater Drive, Suite 200

City: Orlando State: FL Zip: 32804

Phone: 407-975-1273 Fax: 407-975-1278

E-Mail: cdougherty@smeinc.com

OWNER: Hartwood Properties LLC

Address: P.O. Box 617138

City: Orlando State: FL Zip: 32861

Phone: 407-370-9100 Fax: _____

E-Mail: _____

General Location: Along the east side of US 27, due south of Hartwood Marsh Road by approximately 680 feet.

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): _____

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

Existing (Actual) Land Use: Vacant

Existing Zoning: Urban Transition and Urban Estate

Existing Future Land Use: N/A

Proposed Future Land Use: Commercial

Type of development proposed: Mixed-use with multi-family and general retail/commercial along US 27.

Att# 1412251



Proposed density (dwelling units/acre) or intensity: FLU density: 12 du/acre. FAR: 0.25

Proposed Zoning District: Planned Unit Development

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

See attached

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Chris Dougherty, S&ME, Inc., who being

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

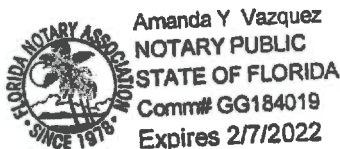
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 None to Master Planned Development 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.

Chris Dougherty
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 6th day of May, 2019.



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

My Commission Expires: 2/7/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE ORANGE

Before me, the undersigned authority personally appeared Holly Collins, Vice Pres. of Hartwood Properties, LLC, 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 None to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed S&ME, Inc. 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.

Holly Collins
Affiant - Applicant Name (print)

X Holly Collins
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 13th day of May, 2019.

X Gennives Brown
Notary Public, State of Florida at Large

My Commission Expires: _____



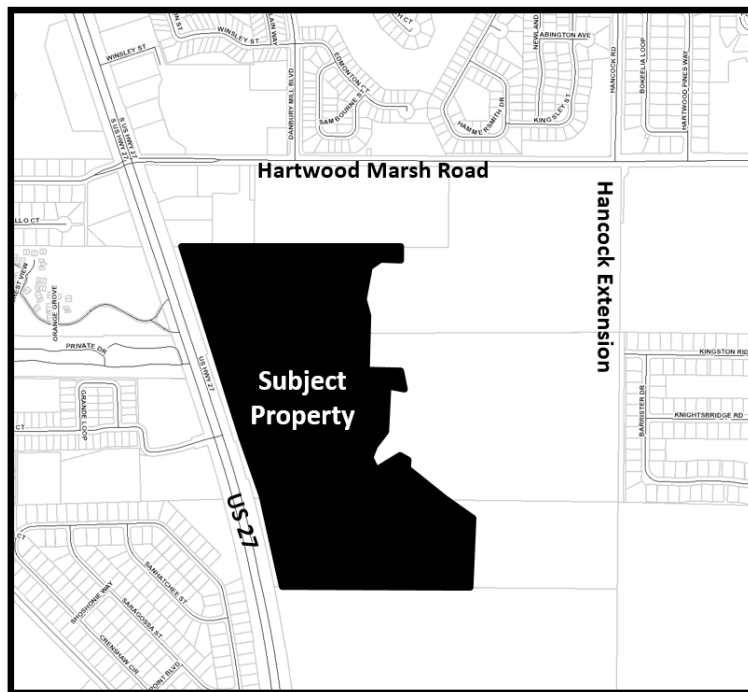
GENNIVES BROWN
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-29

The City of Clermont will hold public hearings on Tuesday, August 6, 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, August 13, 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 City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, October 22, 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:

1/4 mile south of Hartwood Marsh Road, East of US 27
Alternate Keys 1412251, 3853085
80.4 +/- Acres

Ordinance #2019-29:

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

Daily Commercial
July 22 and October 7, 2019

AGENDA ITEM

Meeting Date	
Tuesday, August 27, 2019	
Agenda Item Name	
Ordinance No. 2019-32 <i>Transmittal</i> <i>Bradshaw North CPA</i>	
Requested Action	
Recommend transmittal of Ordinance 2019-32.	

Staff Report	
The owner, BLR-Shell Pond/Floribra-Shell Pond, has requested an amendment to the Future Land Use Map to designate the property with a future land use category of Commercial. The subject site is 16.7 +/- acres in size. The property is located northeast of the intersection of US Hwy 27 and Schofield Road. This request is being heard concurrently with requests for annexation and a rezoning to C-2 General Commercial. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). A portion of the property has been historically used for agricultural purposes.	



The current Future Land Use designation in Lake County is Wellness Way 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

Future Land Categories	Use	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Town Center		6.00 (d.u)	25.00 (d.u)	0.30	2.00
Wellness Way 1		3.00 (d.u)	20.00 (d.u)	0.25	2.00
Wellness Way 2		2.50 (d.u)	15.00 (d.u)	0.20	2.00
Wellness Way 3		2.00 (d.u)	10.00 (d.u)	0.15	2.00
Wellness Way 4		0.00	0.00	N/A	N/A

The applicant desires to develop the property for commercial uses, which include a 140-room hotel with up to 32,800 square feet of commercial uses. The City's Commercial Future Land Use allows up to 0.25 Floor Area Ratio (FAR) and up to 12 units per acre, under Policy 1.9.2. This is comparable to what is permissible under Wellness Way 1 in Lake County.

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, it is not in conflict with the City's Comprehensive Plan, and the property can be developed in a similar fashion under Lake County's Wellness Way 1. Therefore; staff recommends approval of the large-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way 1 to the City's Commercial.

Additional Analysis	
----------------------------	--

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

Exhibits Attached (copies of original agreements)	
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1.	2019-32 Bradshaw North CPA	2019-32 Bradshaw North CPA.DOC
2.	Bradshaw North Maps	Bradshaw North Maps.pdf
3.	location map	location map.pdf
4.	transmittal doc	transmittal doc.pdf
5.	App & affidavits	App & affidavits.pdf
6.	Ord 2019-32 Legal Ad Proof	Ord 2019-32 Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-32

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Parcel 1: That part of land lying between US Hwy 27 & Bradshaw Rd & N of the following described line: from N 1/4 cor of sec run S 01-24-28 E 706.60 ft, S 86-06-56 E 150.17 ft for POB, cont S 86-06-56 E 228.09 ft to the point of terminus ORB 1569 Pgs 1160 1169 ORB 3788 Pg 48.

Parcel ID: 21-23-26-000100000600



CITY OF CLERMONT
ORDINANCE NO. 2019-32

Parcel 2: N 1/2 of sec lying E'ly of US Hwy 25 & W'ly of Bradshaw Rd r/w & lying S of following described line: from N 1/4 cor run S 01deg 24min 28sec E 706.60 ft, S 86deg 06min 56sec E 150.17 ft for POB, cont S 86deg 06min 56sec E 228.09 ft to the point of terminus ORB 2051 Pg 1403.

Parcel ID: 21-23-26-000100000100

Site contains 16.7 +/- acres.

LOCATION

Northeast of the US 27 & Schofield Road Intersection, East of US 27
(Alternate Keys 1594511, 3853224)

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY-1
TO CITY OF CLERMONT: COMMERCIAL

SECTION 2.

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

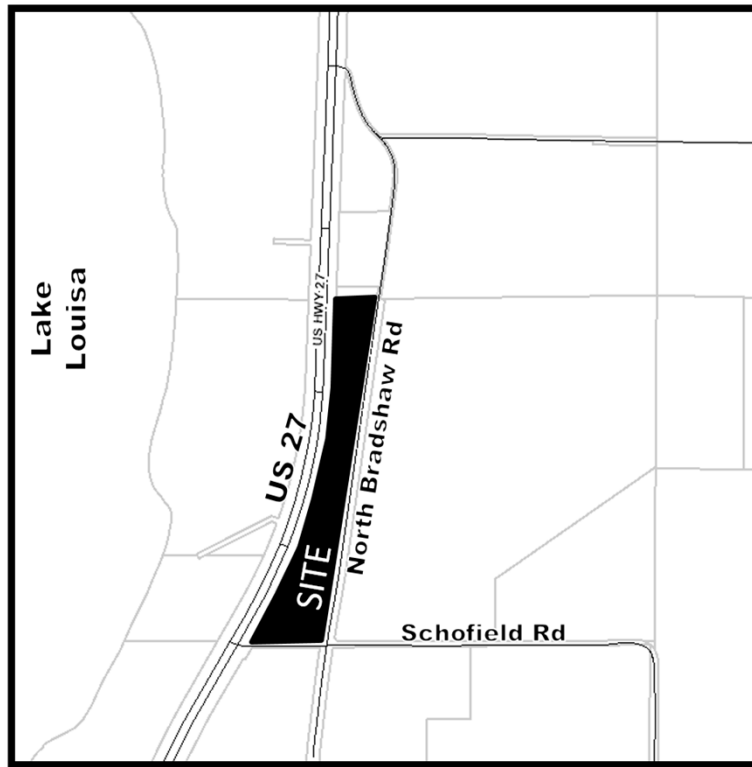
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-32

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of October, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

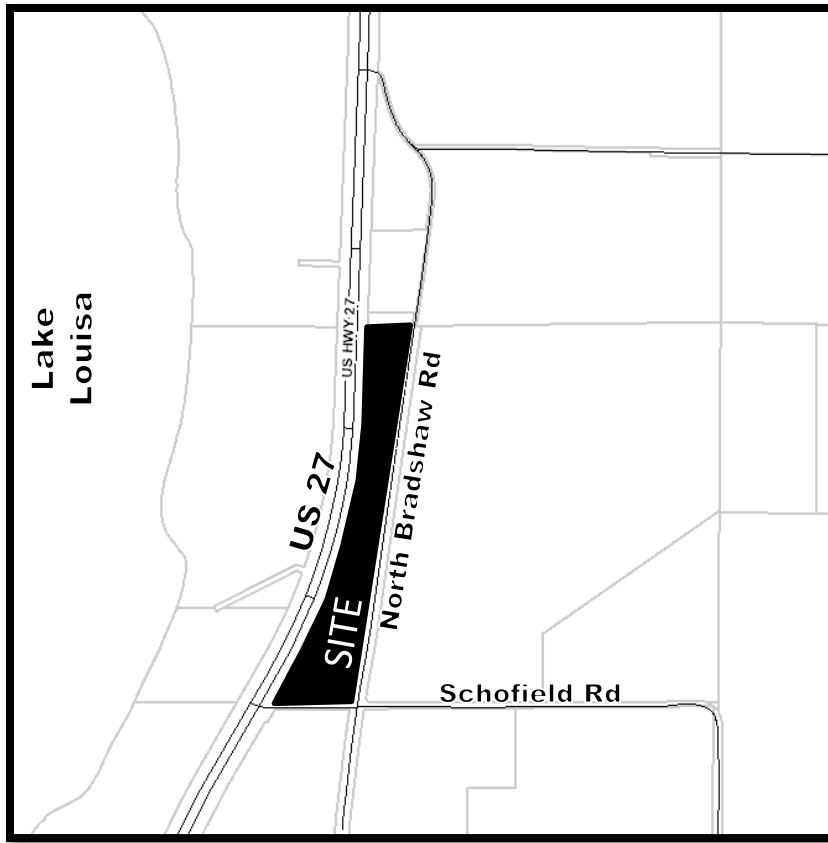
ATTEST:

Tracy Ackroyd Howe, City Clerk

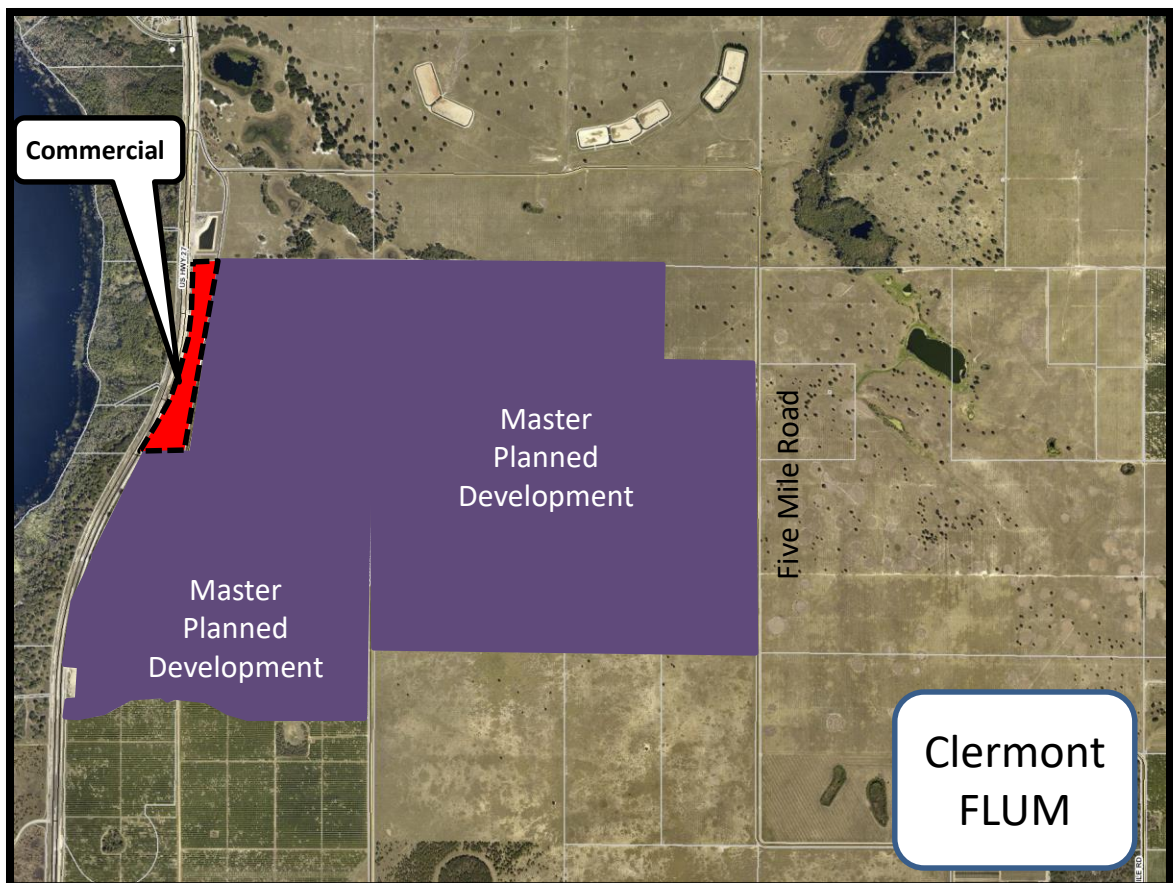
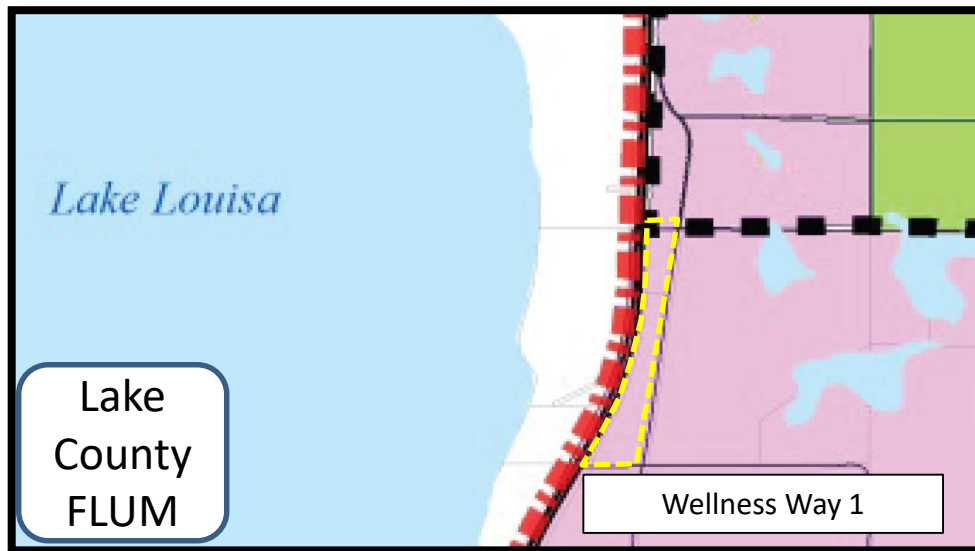
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

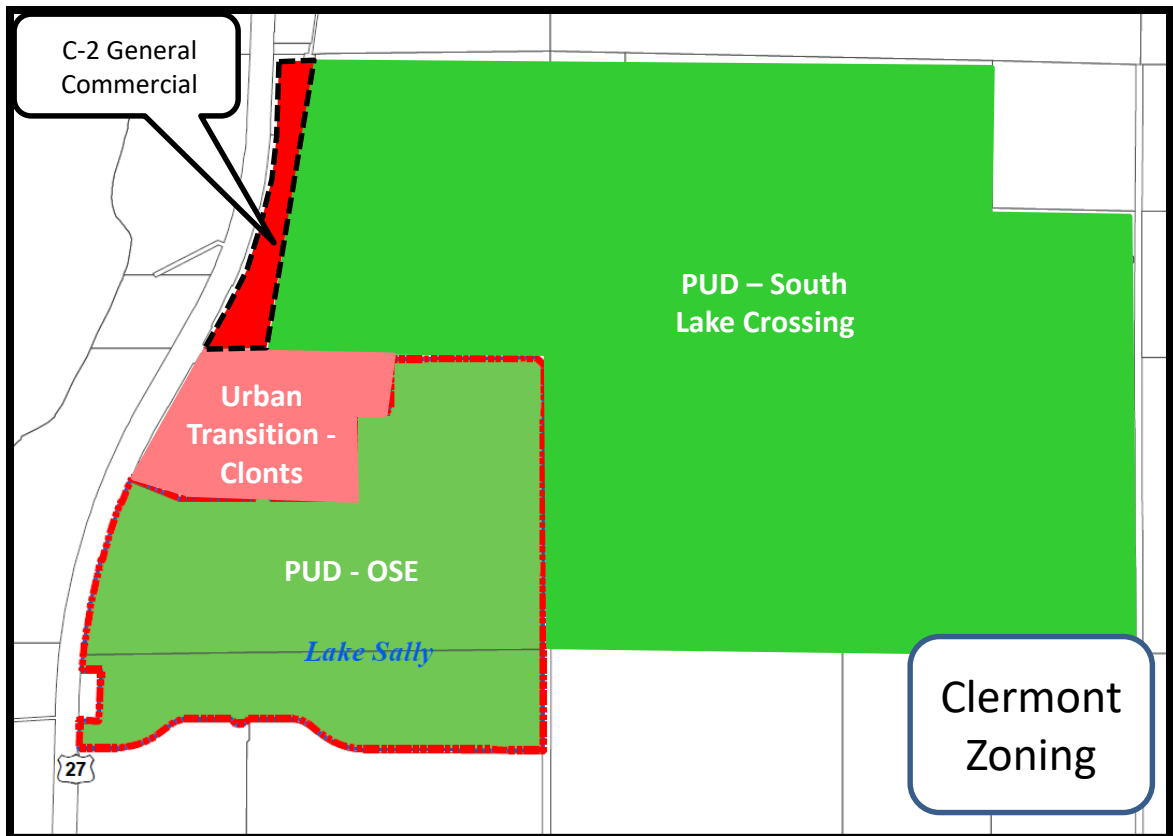
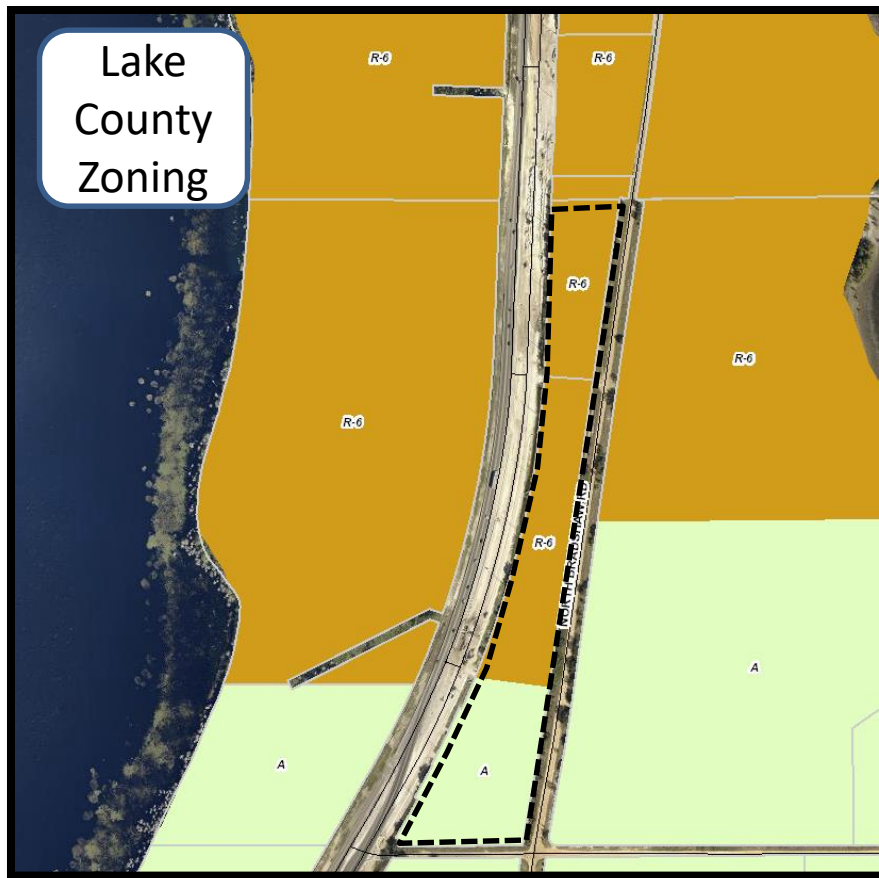
Exhibit - Location Map – Bradshaw North Property



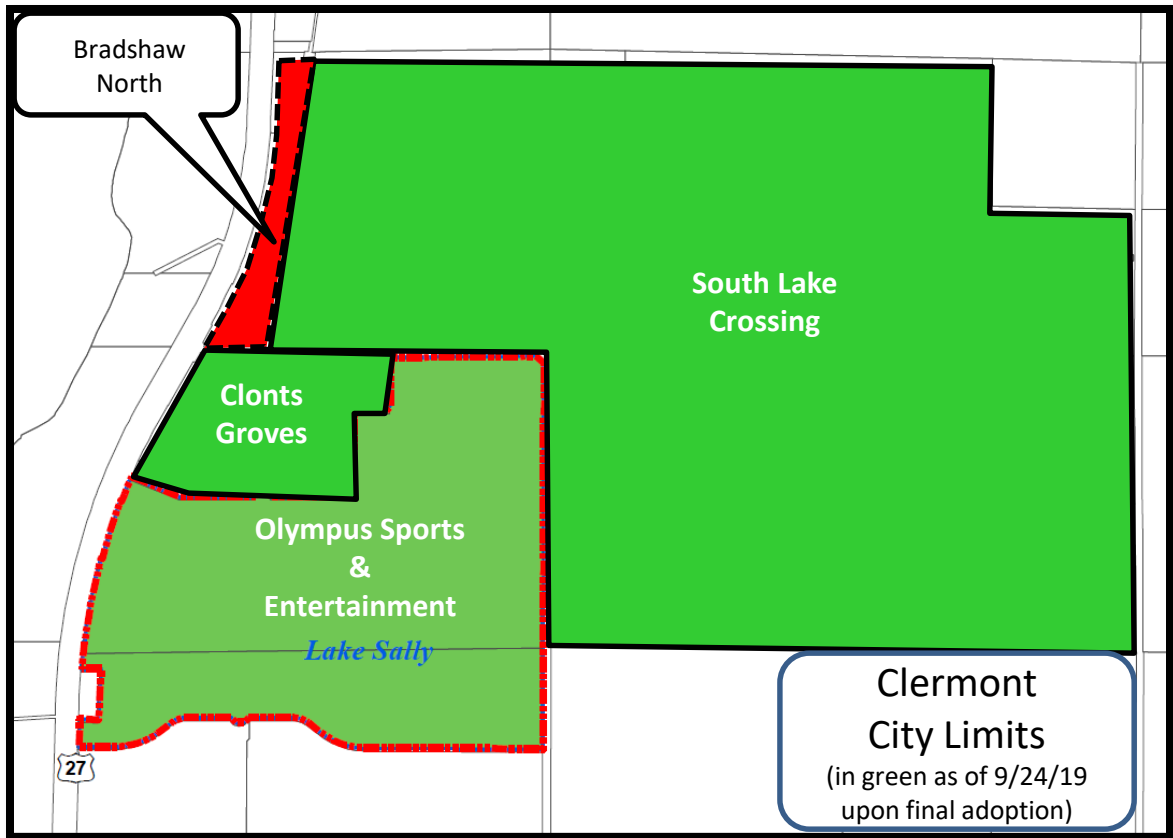
Future Land Use Map–Bradshaw North Property



Zoning Map—Bradshaw North Property



City Limits Map – Wellness Way





Annexation, Future Land Use Amendment, and Rezoning Application

BRADSHAW NORTH

PREPARED FOR | Floribra Properties, LLC

PREPARED BY | S & ME, Inc.

MAY 2019



INTRODUCTION

This narrative supplements applications to annex, change the Future Land Use (FLU) of, and rezone two parcels located in unincorporated Lake County along the east side US 27, which is referred to as the Bradshaw North property.. This property comprises approximately 16.7 acres and is within the City's Interlocal Service Boundary Agreement Area (ISBA). The property is also located in the northwestern section of the Wellness Way Service Area (WWSA) of unincorporated Lake County. However, to maximize the potential of the undeveloped property, we are requesting annexation into the City of Clermont, followed by a Future Land Use Map (FLUM) amendment and rezoning. This change would allow the City of Clermont to further the goals of its comprehensive plan.

The property is currently located within Wellness Way, as shown in **Figure 1**. The following paragraphs describe the objectives and policies laid out in the County's Comprehensive Plan, established in 2015:

The South Lake Sector Planning Area, or Wellness Way, has been recognized as an area for significant potential economic development in southeast Lake County. The Area consists of 15,481 acres in Southeast Lake County, south of State Road 50 and East of US-Highway 27.

Most of the area was previously zoned for agricultural uses. The Wellness Way Area is intended to encourage economic development, fiscally efficient and well-balanced development patterns, and leverage existing resources.

The Sector Area maps show the Wellness Way Area divided into five zones, each decreasing in intensity and density, based on the anticipated development pattern: Town Center, Wellness Way 1, Wellness Way 2, Wellness Way 3, and Wellness Way 4. These zones are intended to depict the desired density and intensity of development, form, and open space networks within the area. Figure 1 shows the Wellness Way Area Plan Map and Future Land Use (FLU) designations.

This vision is consistent with the goals and objectives of the City of Clermont's Comprehensive Plan, established in 2009. Goal 1 in the Future Land Use Element of this Plan is stated below:

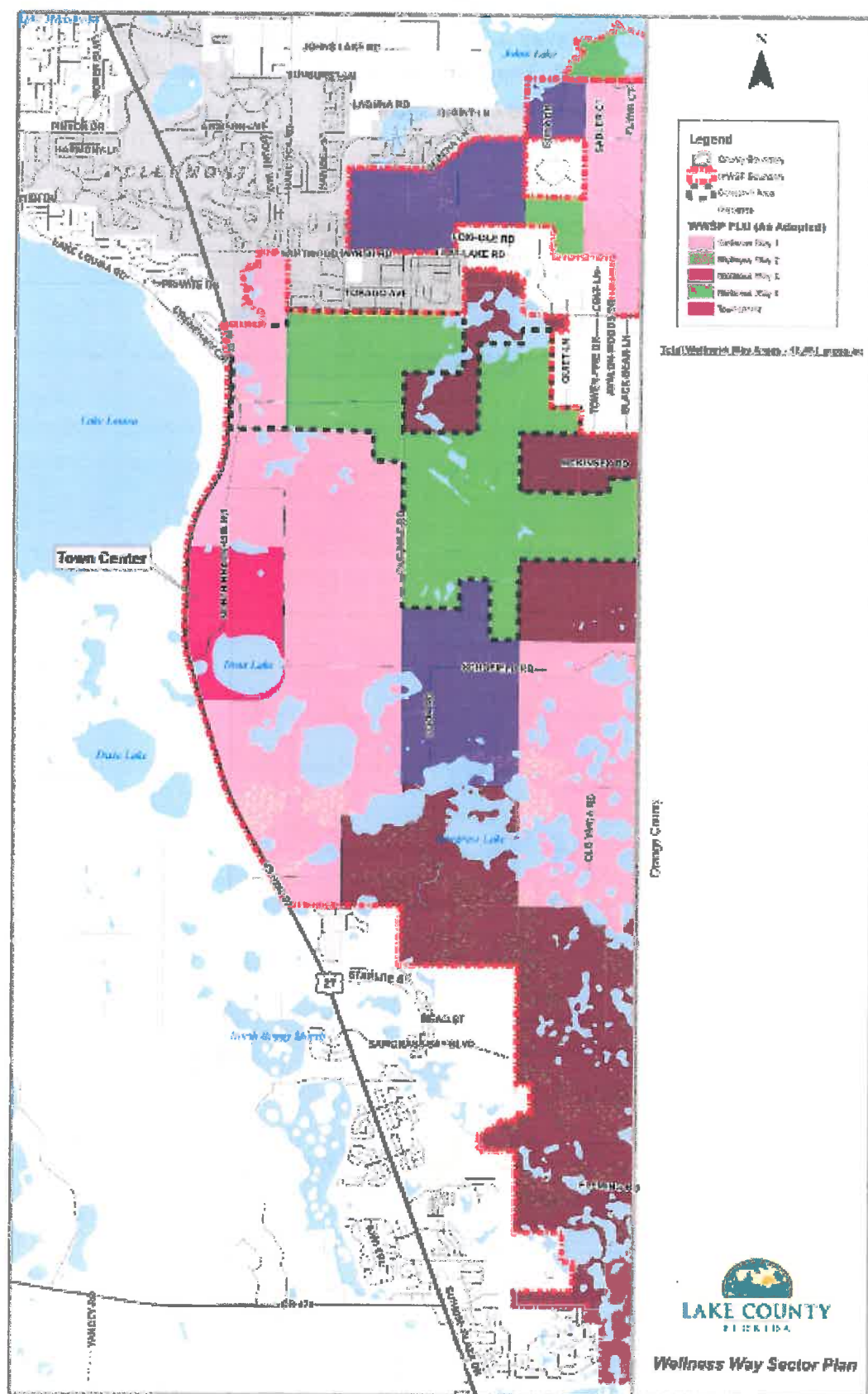
Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

In consideration of this goal, along with the location and shape of the property, we seek to have the future land use of the property changed to Commercial, as defined by the City of Clermont. Objective 1.9 of the the Future Land Use Element of the City's Comprehensive Plan describes the goal of the Commercial Land Use category as follows:

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

Because the Commercial FLU allows a mixture of land uses, it is generally consistent with the goals of the Wellness Way Plan and the City's Comprehensive Plan. Due to the frontage along US 27 and the shape of the property, the Commercial designation

Figure 1. Wellness Way Area Map



SITE INFORMATION

The project site consists of two parcels (21-23-26-000100000100, 21-23-26-000100000600) totaling approximately 16.7 acres, located between US Highway 27 and North Bradshaw Road, and bordered by Schofield Rd to the south, shown in **Figures 2 and 3**. They also are located within the City of Clermont's Interlocal Service Boundary Agreement area (ISBA), as shown in **Figure 4**.

Figure 2. Vicinity Map of Project Site

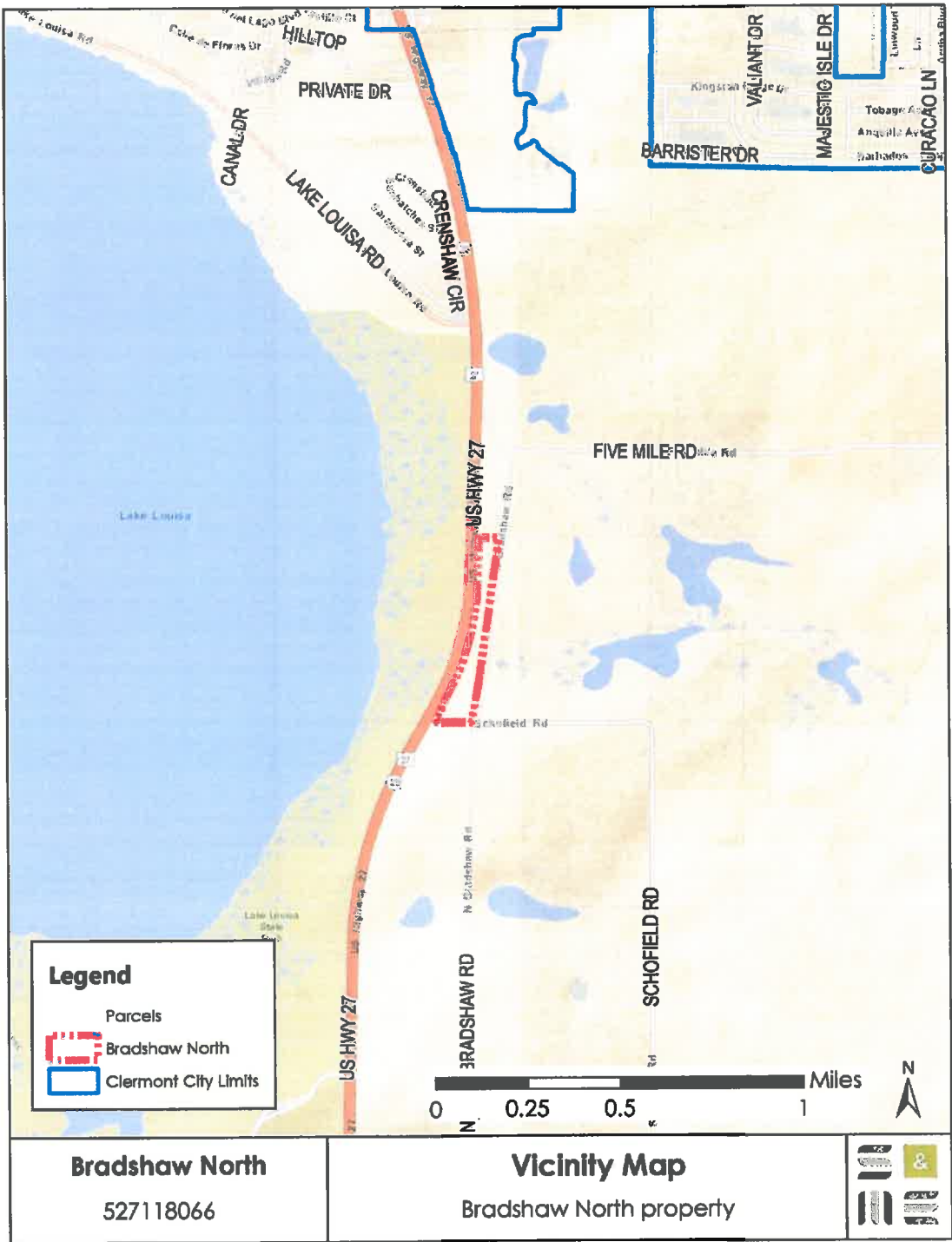


Figure 3. Aerial Location Map of Project Site





Figure 5. Topography Map

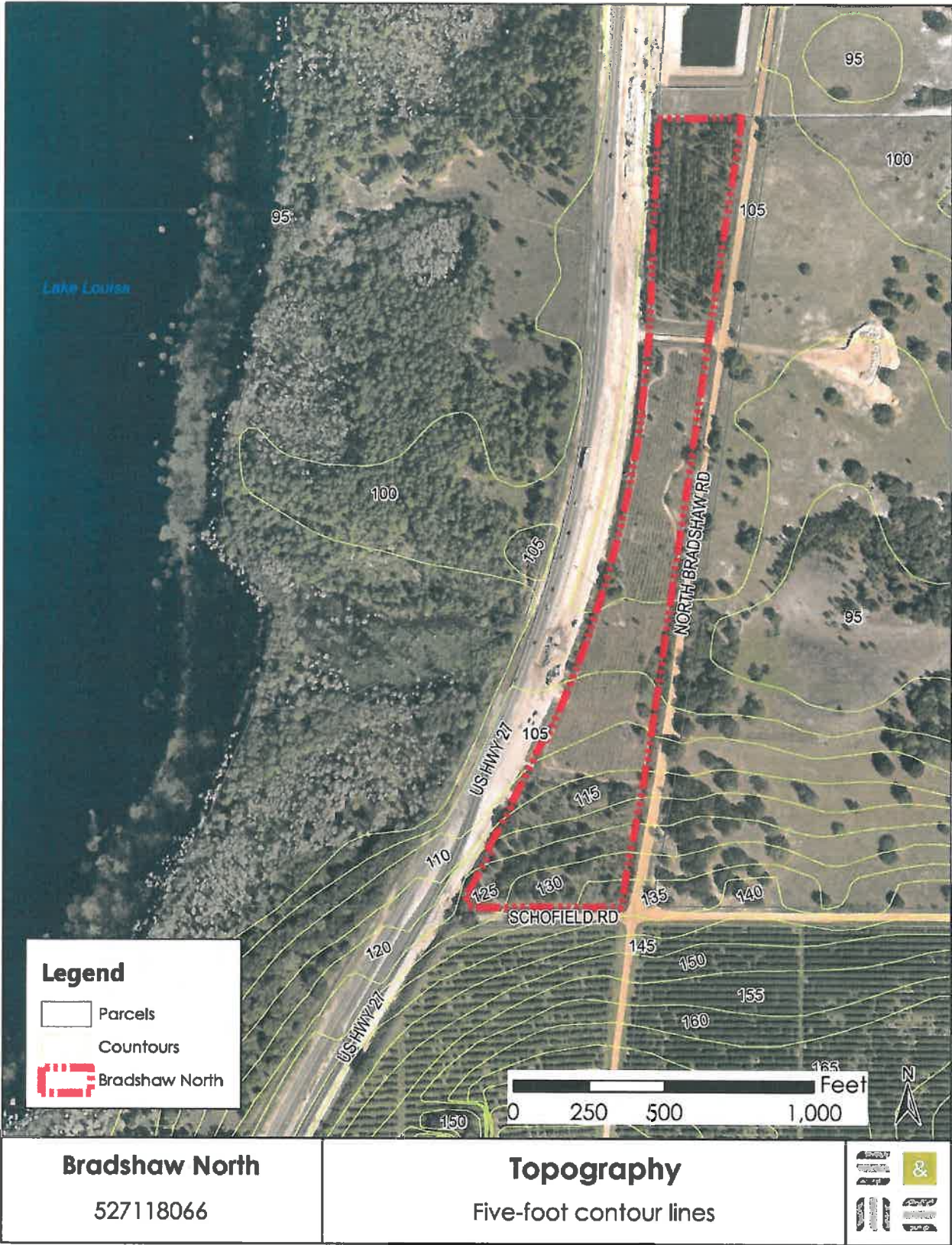


Figure 6. Floodplain Map

While floodplains surround the site on both the east and west sides, no floodplains are present on the site.

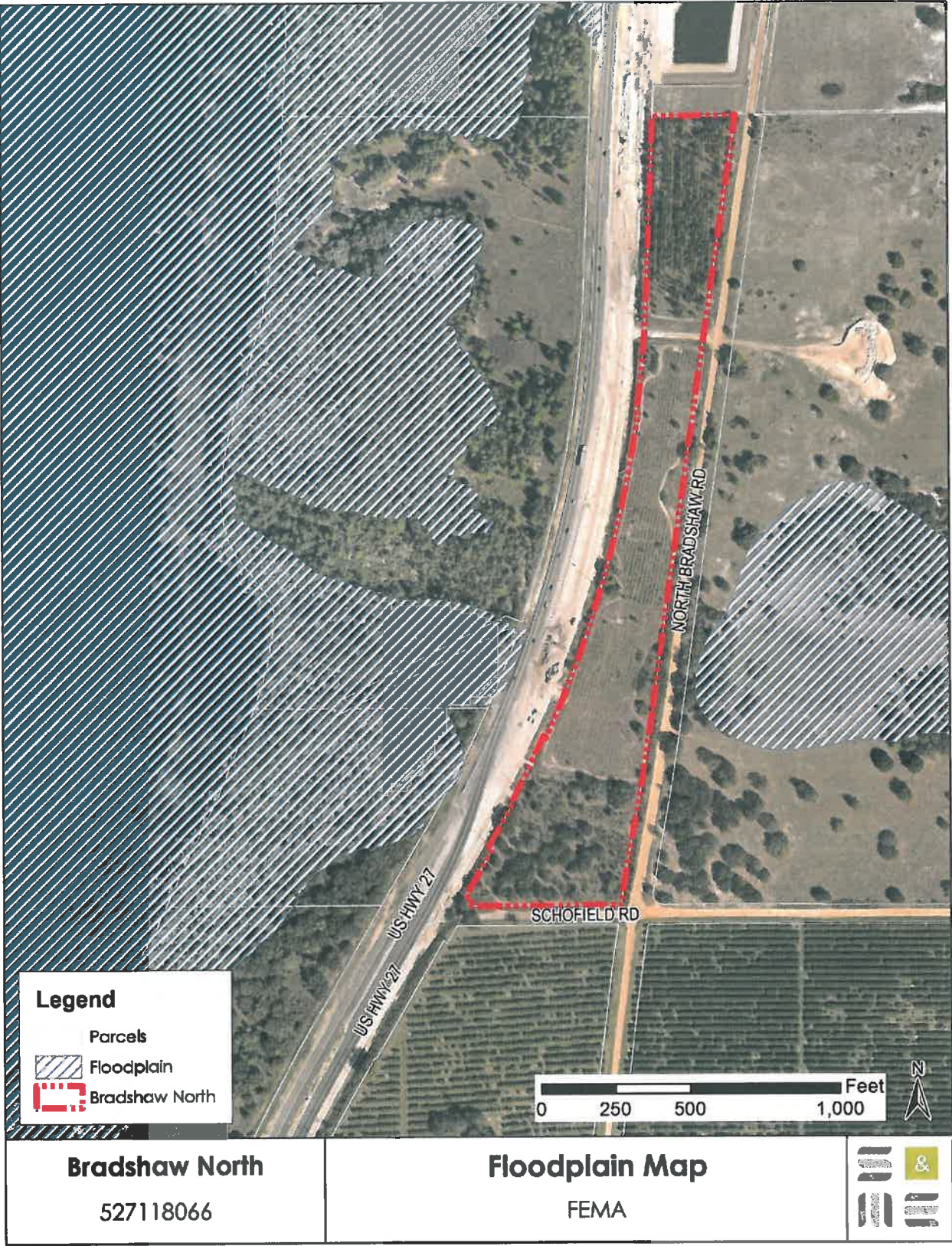


Figure 7. Wetlands Map

While wetlands exist nearby, no wetlands are present on the site.

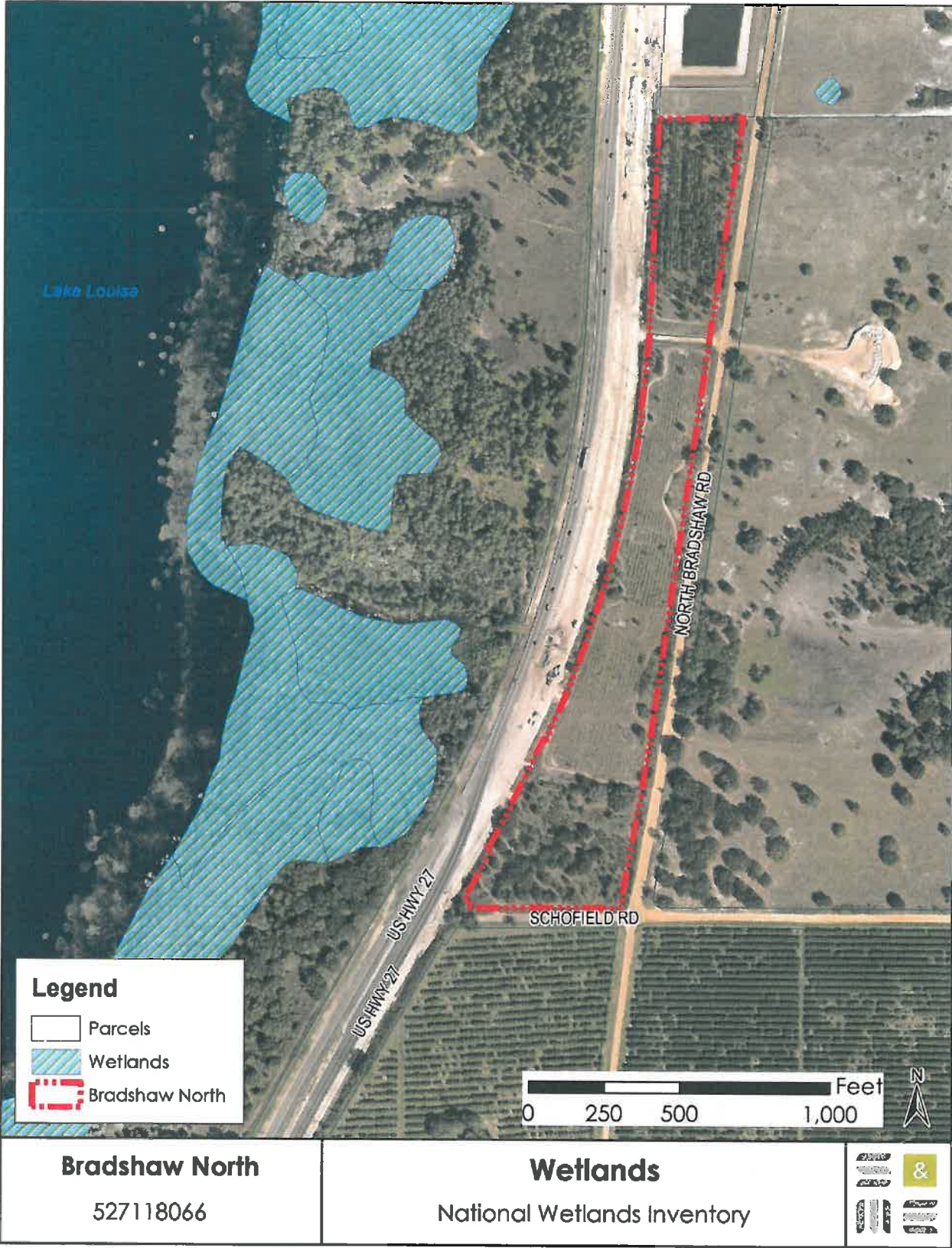


Figure 8. Water Bodies Map

The property is directly east of Lake Louisa, and a swamp marsh exists to the east of the property. However, no water body exists on the site.

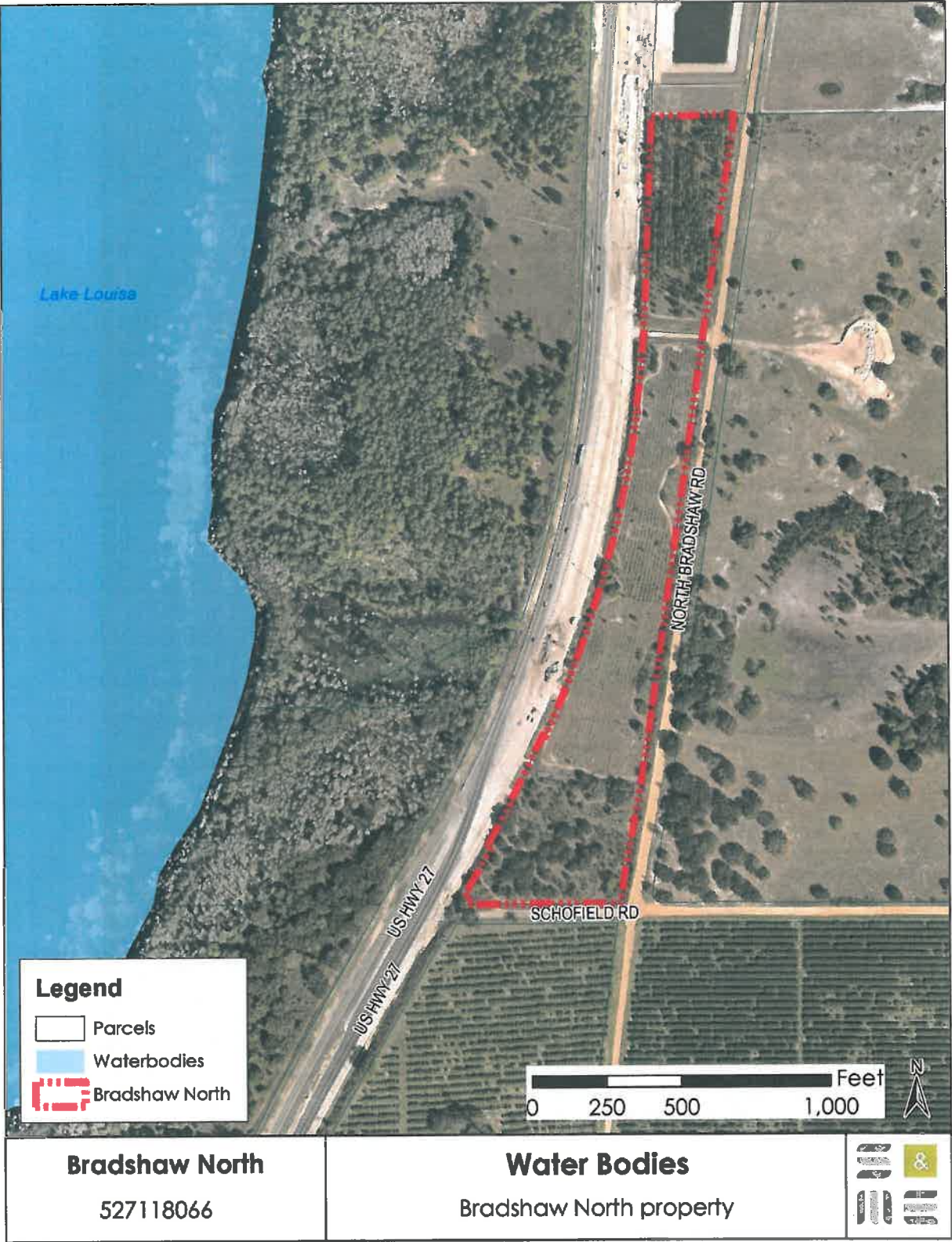
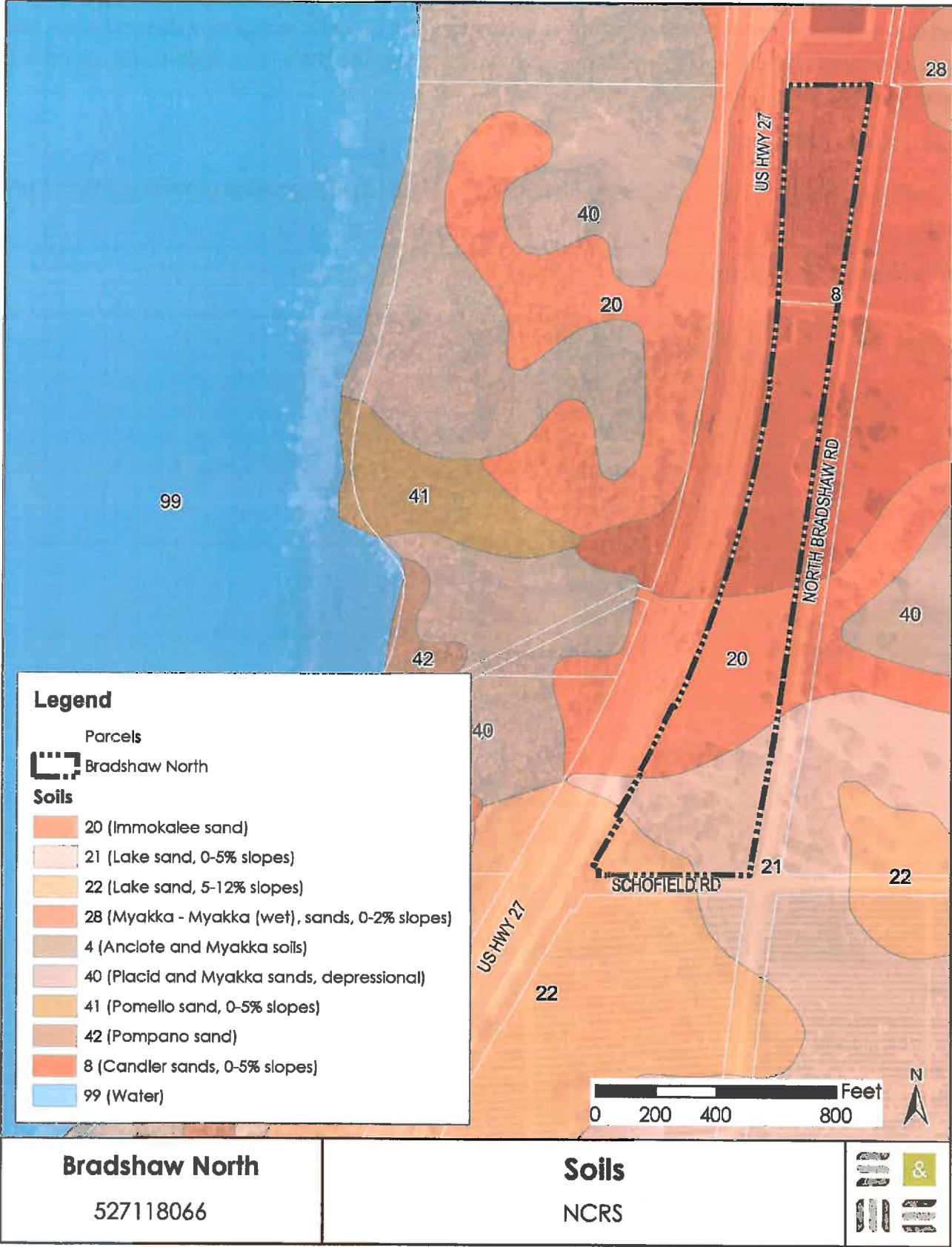


Figure 9. Soils Map



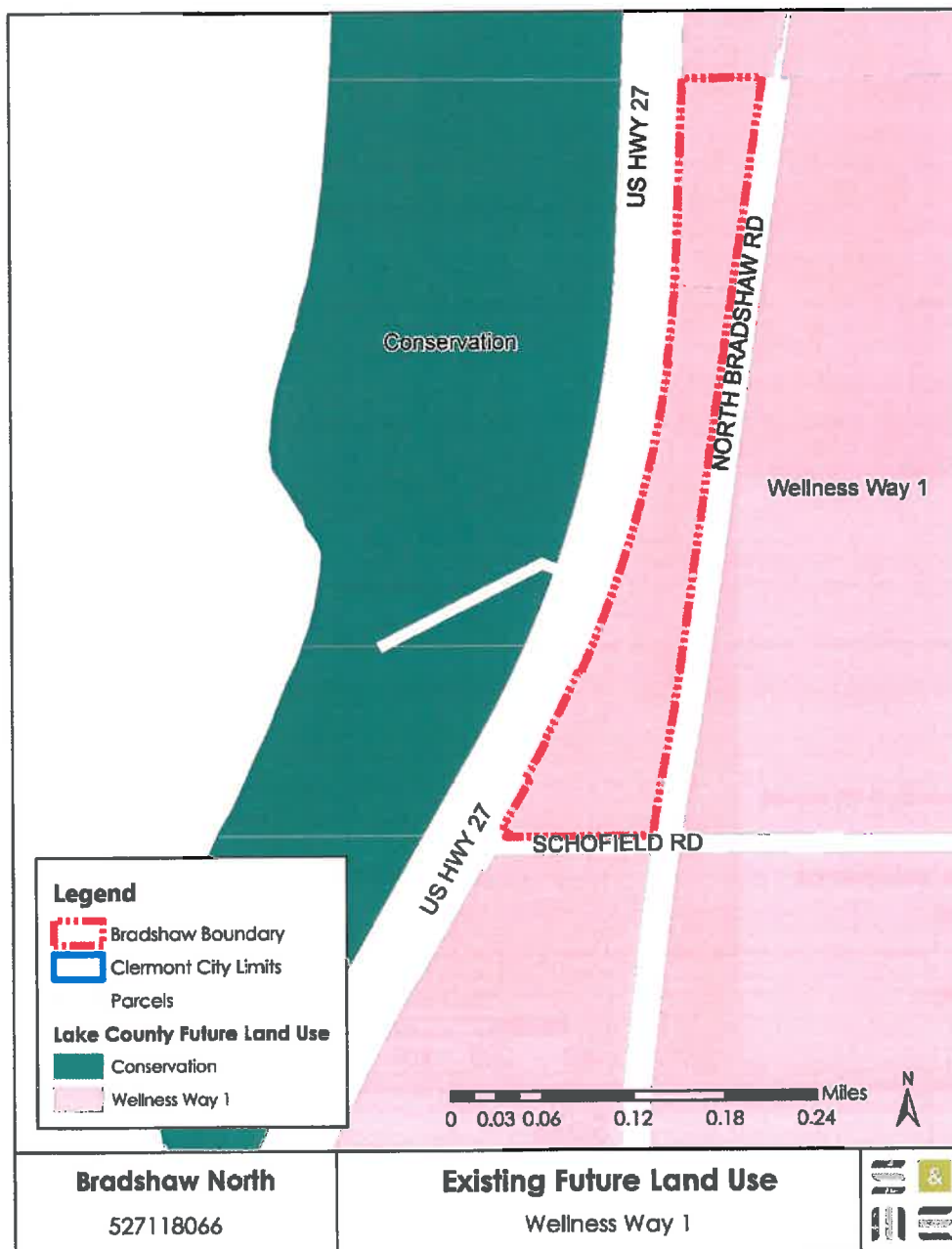
ANNEXATION REQUEST

These parcels are a logical annexation for the City of Clermont because they are located within the ISBA, Water, and Sewer service areas. By annexing these properties, the City of Clermont can benefit from having high-quality commercial and possibly residential properties along US-HWY 27, a high-traffic corridor that can create access to activity in this area.

EXISTING FUTURE LAND USE

As shown in **Figure 10**, these parcels have an existing Future Land Use designation of Wellness Way 1 under Lake County.

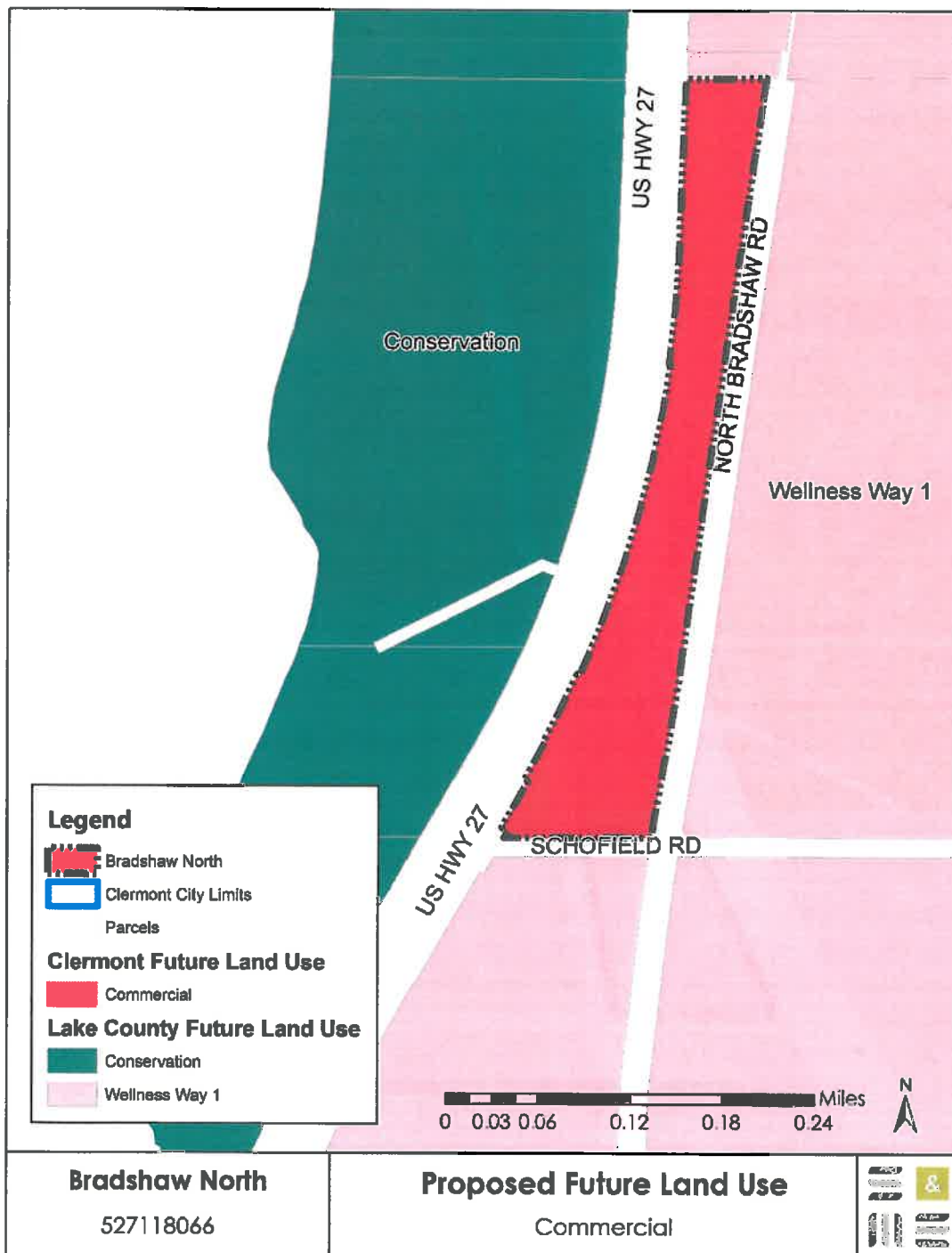
Figure 10. Existing Future Land Use Map



REQUESTED FLUM AMENDMENT

This application recommends the subject parcels be re-designated as Commercial, as shown in **Figure 11**. This amendment would provide the opportunity for the development of medium-intensity commercial buildings that could include retail and residential uses. Because of the mixture of uses, this amendment would be consistent with the City of Clermont's smart growth goals and be compatible with the surrounding mixed-use development that is planned to take place in Wellness Way.

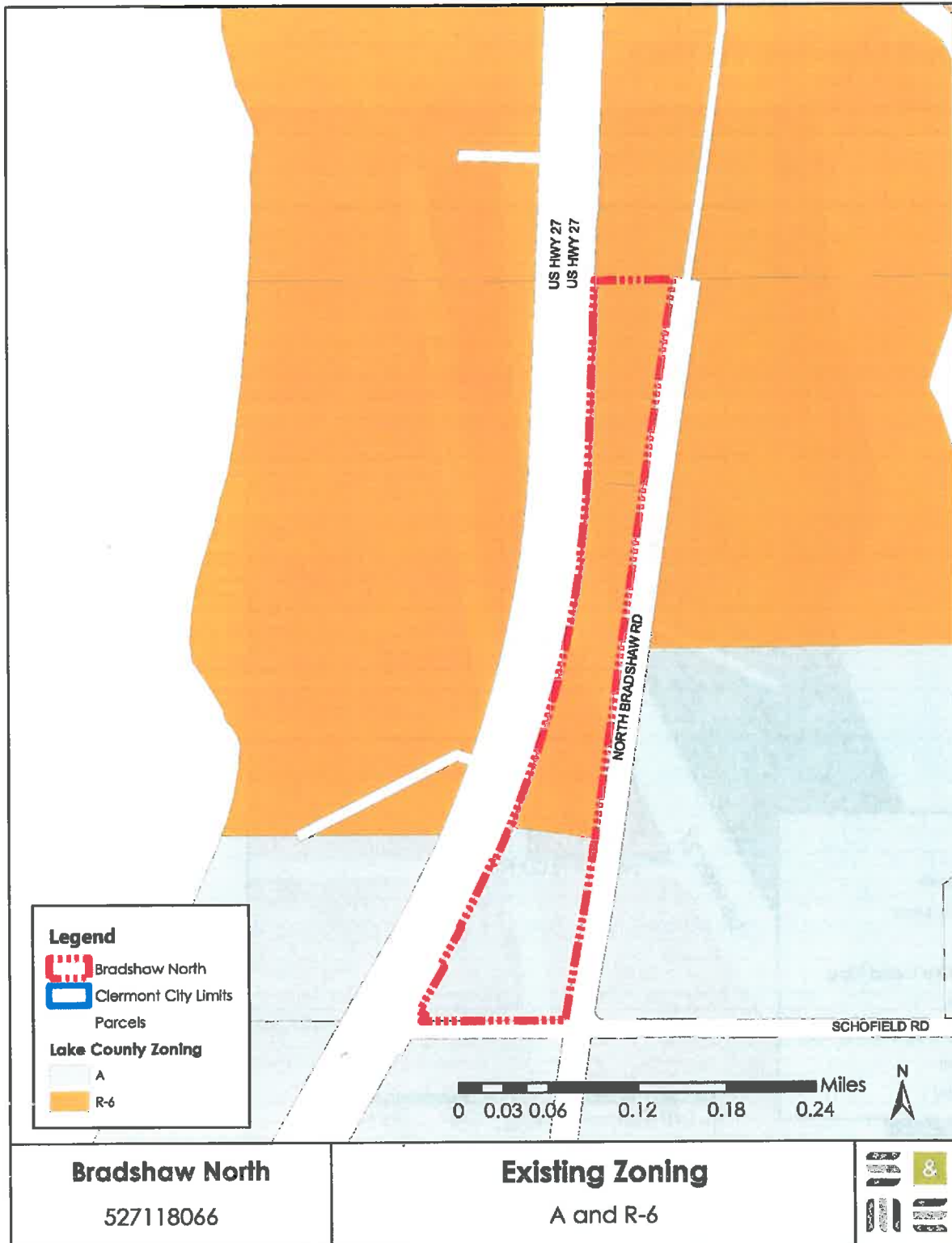
Figure 11. Proposed Future Land Use Map



ZONING

As shown in **Figure 12**, these parcels are currently zoned as Urban Residential District (R-6) and (A) Agriculture under Lake County.

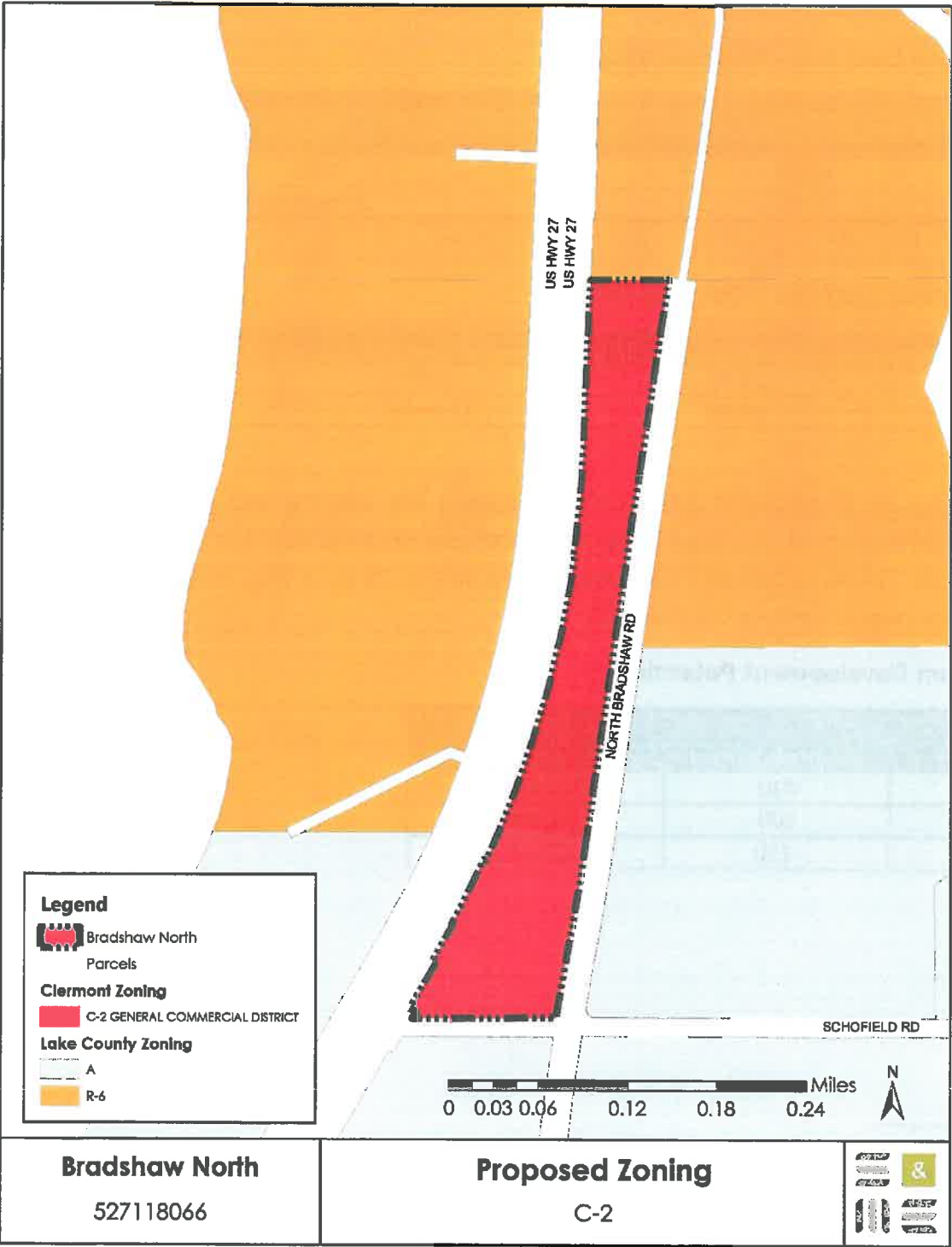
Figure 12. Existing Zoning Map



REQUESTED REZONING

This application recommends these sites be rezoned to C-2, which allows the uses needed to develop a Commercial area. The proposed rezoning to C-2 would position the subject properties to become a commercial hub for the area and integrate into the planned development that will occur in Wellness Way. **Figure 13** includes the proposed amendment to the City’s Zoning map.

Figure 13. Proposed Zoning Map



FLUM AMENDMENT IMPACT ASSESSMENTS

The existing Lake County Future Land Use of Wellness Way 1 has a maximum residential density of 20 dwelling units (du) per net buildable acre and a maximum non-residential intensity of a 2.0 floor area ratio (FAR), per Policy 1-8.2.1.2¹. For Wellness Way, a *net buildable acre* is defined as the gross acreage minus acreage from wetlands, water bodies, and required open space. For the Bradshaw North property, there is only the open space requirement to subtract, which is 30%. The proposed Clermont Future Land Use would allow up to 12 dwelling units per acre and a maximum FAR of 0.25, all based on gross acreage. Development density and intensity calculations for the existing and proposed FLU's are shown in **Tables 1 and 2**.

Table 1. Existing Future Land Use – Wellness Way 1

Use	Gross Acres	Net Buildable Acres (NBA)	FAR/Density	Max development
Non-Residential	16.70	11.69	2.00	1,018,436 sf
Residential	16.70		20 du/NBA	410 du

Table 2. Proposed Future Land Use – Commercial

Use	Site Acres	FAR/Density	Max development
Non-Residential	16.70	0.25	181,863 sf
Residential	16.70	12 du/ac	200 du

Table 3 shows the change in potential development between the existing and proposed FLU's. The proposed FLUM amendment would significantly decrease potential development both with residential and non-residential land uses. The reduction with residential would be slightly more than half, whereas with non-residential, the reduction would be by more than 80%.

Table 3. Net Maximum Development Potential

Future Land Use	Residential Units	Non-Residential Square Feet
Existing FLU	410	1,018,436
Proposed FLU	200	181,863
Net	-210	-836,573

¹ Its preceding policy, 1-8.2.1.1, lists a maximum residential capacity of 1.85 du per net acre. However, this appears inconsistent with Policy 1-8.2.1.2, which lists the minimum density of 3.0 du per net buildable acre. Notably, the term *net acre* differs from *net buildable acre* in that it includes required open space. However, even when accounting for this denominator difference, the maximum capacity from 1-8.2.1.1 falls below the minimum density in 1-8.2.1.2. Considering this inconsistency, we simply apply the maximum density allowed in Policy 1-8.2.1.2.

Transportation

Table 4 below shows current traffic conditions on surrounding major road segments within 1 mile of the site.

Table 4. Level of Service and AADT for Surrounding Roads in 2017

Roadway	Segment	# of Lanes	Area Type	LOS Std.	AADT	Svc. Vol. @ Std.	PM Pk HR Total	PK Hr/Pk Dir	Current LOS
US HWY 27 (SR 25)	Green Cove Blvd to project site	4	Urban	E	26,500	1,870	2,385	1,288	C
	Project site to Lake Louisa Rd.	4	Urban	E	26,500	1,870	2,385	1,288	C
	Lake Louisa Rd to Hartwood Marsh Rd	6	Urban	E	25,500	2,820	2,295	1,239	C
Lake Louisa Rd	Hammock Ridge Rd to US-27	2	Urban	E	3,775	884	325	180	C

Using standard ITE generation rates, the maximum amount of total daily and PM peak trips were projected and summarized in **Table 5**, for both the existing and proposed future land uses. The current Lake County FLU of Wellness Way 1 encourages a mixture of land uses. Thus, the maximum non-residential square footage was divided evenly between four uses, and the maximum dwelling units was divided evenly between single family and multi-family. **Table 6** then compares the projected maximum total trips between the existing and proposed future land uses. With the proposed FLUM amendment, both daily and PM peak hour trips would be reduced by more than half.

Table 5. Existing and Proposed Future Land Use Traffic Impacts

Future Land Use	Land Use (ITE Code)	Residential (Units)	Non-Res (sf)	Average Daily Trips	PM Peak Hr Trips
Existing FLUM	Commercial (820)	-	254,609*	11,350	1,085
	Office (710)	-	254,609*	2,627	277
	Industrial (110)	-	254,609*	1,263	160
	Public/Institutional (520)	-	254,609*	4,970	349
	Residential: Single Family (210)	205	-	2,013	150
	Residential: Multifamily (220)	205	-	1,509	94
Proposed FLUM	Commercial (820)	-	181,863	9,029	846
	Residential: Multifamily (220)	200	-	1,471	109

Table 6. Existing and Proposed Future Land Use Traffic Impact Comparison

Future Land Use	Average Daily Trips	PM Peak Hour Trips
Existing FLUM	23,732	2,115
Proposed FLUM	10,500	955
Net	-13,232	-1,160

Water and Sewer

The proposed FLUM amendment may increase potential water and sewer demand by approximately 100,622 and 38,222 gallons per day, respectively shown in **Tables 7** and **8**. The City of Clermont provides both water and sewer to the subject property, as shown in **Figure 14**, and the applicant is committed to working with the City to ensure that adequate capacity exists prior to development.

Table 7. Existing and Proposed Water and Sewer Demand

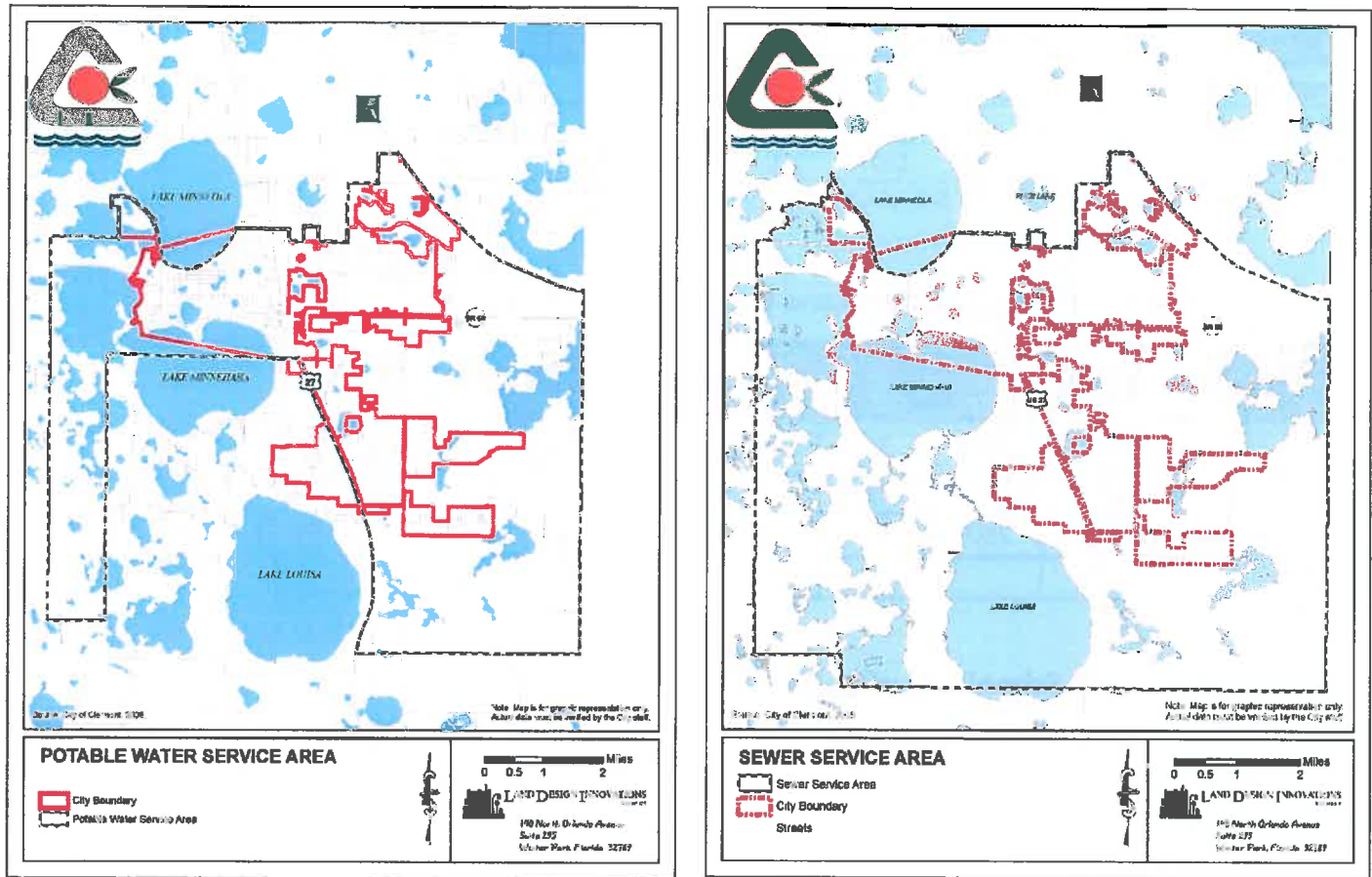
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	410	1,018,436	208,573	3,361	211,934
	Sewer	70	0.0033	410	1,018,436	78,919	3,361	82,280
Proposed FLUM	Water	185	0.0033	200	181,863	101,954	600	102,554
	Sewer	70	0.0033	200	181,863	38,577	600	39,117

¹Residential demand calculation based on 2.75 persons per household (Source: US Census Bureau, City of Clermont, 2012-2016)

Table 8. Net Existing and Proposed Water and Sewer Demand

Service	Existing FLUM	Proposed FLUM	Net gallons/day
Potable Water	211,934	102,554	-109,380
Sewer	82,280	39,177	-43,103

Figure 14. Clermont Water and Sewer Service Area



Schools

Prior to Preliminary Development Plat approval, the applicant will be required to apply to Lake County Public Schools for a Formal Capacity Determination and address any potential deficits in school capacity. However, this narrative provides preliminary estimates. Because the proposed future land use would reduce the potential developed units by more than half, the resulting potential school enrollment would reduce by almost 70. **Table 9** shows the most recent student generation rates, as adopted by the Lake County Public Schools. **Table 10** shows the implication on potential student generation, both for existing and proposed future land uses. **Table 11** compares potential enrollment (PE), for both the current and proposed FLU, to current enrollment and capacity for the elementary, middle, and high school that serve the subject properties. Current enrollment for all three schools exceeds existing capacity. While development under either FLU would add even more students, the growth would be mitigated under the proposed FLU. Notably, another K-8 school in Four Corners is already planned to open in 2021, which would provide relief. Nonetheless, the applicant is committed to working with the City of Clermont and the Lake County School Board to assure adequate capacity is in place and/or excess capacity can be mitigated.

Table 9. Student Generation Rates (SGR), 2017

	SGR Total	SGR ES	SGR MS	SGR HS
Single Family	0.328	0.152	0.074	0.102
Multi Family	0.283	0.143	0.063	0.077
Mobile Home	0.206	0.097	0.047	0.062

Source: Lake County Public Schools, 2017 School Concurrency Management Report

Table 10. Existing and Proposed Future Land Use Student Generation

	Use	Units	Students			
			ES	MS	HS	Total
Existing	Single Family	205	31	15	21	67
	Multi-family	205	29	13	16	58
Proposed	Multi-family	200	29	13	15	57
Net			-32	-15	-21	-69

Table 11. Lake County School Capacity, 2017

School	Existing Capacity	Current Enrollment	Existing FLU PE	Existing FLU PE Percent of Capacity	Proposed FLU PE	Proposed FLU PE Percent of Capacity	Difference in Percents
Lost Lake Elementary	986*	1,056	1,116	113%	1,085	110%	-3%
Windy Hill Middle	1,149	1,397	1,425	124%	1,410	123%	-1%
East Ridge High	2,242*	2,393	2,430	108%	2,408	107%	-1%
Total	4,376	4,846	4,971	114%	4,903	112%	-2%

*The 2017 Concurrency Report from the Lake County Public Schools shows the capacity of all three schools. However, the capacity for Lost Lake Elementary and East Ridge High are aggregated with other schools. To estimate the individual school's capacity, the total capacity for its group was divided by the number of schools in its group.

POTENTIAL CONCEPT DESIGN

In order to illustrate the effects of the proposed FLUM amendment and rezoning of these parcels, the applicant has prepared a purely conceptual design of the potential of this site under the proposed Future Land Use designation and zoning, shown in **Figure 10**. This design simply offers one development scenario in order to depict potential uses, densities, and intensities of development. It does not reflect an intended development to be constructed.

The concept design shows 32,800 square feet of commercial uses, a storm water retention pond onsite, as well as a potential hotel with 140 units. In the C-2 zone, a hotel would only be allowed with a conditional use permit. Ultimately, this concept design is intended to show that the parcels would be well-suited for commercial development and could accommodate a relatively large amount of space for commercial resources, even on a narrow parcel.

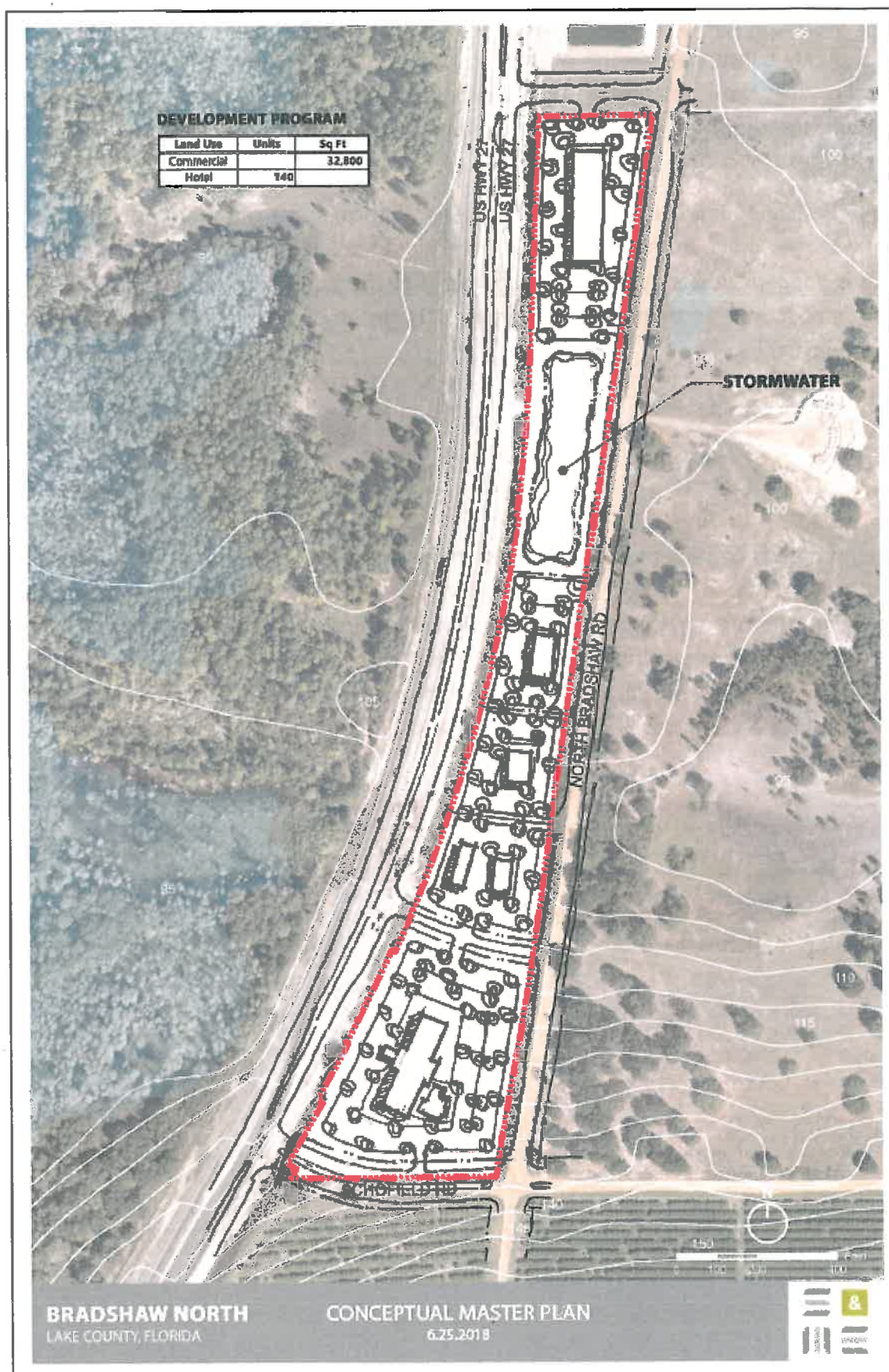
CONCLUSION

The proposed FLUM amendment is consistent with the Clermont Comprehensive Plan and will advance the vision of smart growth and commercial growth along US HWY 27. The site's proximity to surrounding residential areas makes this property an ideal location for a vibrant commercial hub. The proposed FLUM amendment and rezoning action is also compatible with the adjacent mixed-use land uses. Annexing, rezoning and changing the FLU of this property will position the City to achieve desirable commercial development, ultimately creating a commercial destination for visitors and residents from Clermont and throughout Central Florida.

APPENDIX MAPS

Soils; topo; utility; wetlands; roads; schools; floodplain

Figure 10. Conceptual Design





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 6, 2019

FEE: \$2,325.00

Project Name (if applicable): Bradshaw North

Applicant: S&ME

Contact Person: Chris Dougherty

Address: 1615 Edgewater Drive, Suite 200

City: Orlando State: FL Zip: 32804

Phone: 407-975-1273 Fax: 407-975-1278

E-Mail: cdougherty@smeinc.com

OWNER: BLR - Shell Pond LLC

Address: P.O. Box 617138

City: Orlando State: FL Zip: 32861

Phone: 407-370-9100 Fax: _____

E-Mail: _____

General Location: 8635 U.S. Highway 27, Clermont, FL 34711
Bordered by N Bradshaw Rd to the east and Schofield Rd to the south.

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): 16.7 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: R-6; A

Existing Future Land Use: Wellness Way 1

Proposed Future Land Use: Commercial

Type of development proposed: Commercial retail; hotel



Proposed density (dwelling units/acre) or intensity: 12 du/acre and FAR 0.25

Proposed Zoning District: C-2

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).

See attached

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

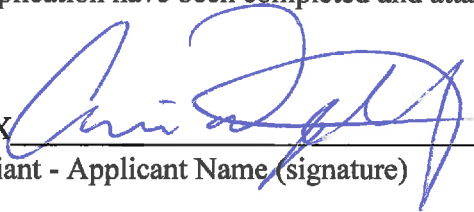
Before me, the undersigned authority personally appeared

Chris Dougherty, S&ME, Inc., 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 None to Master Planned Development 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.

Chris Dougherty
Affiant - Applicant Name (print)

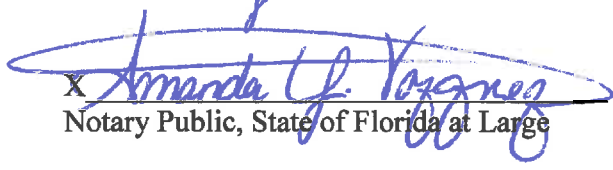
X 
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10th day of May, 2019.



Amanda Y Vazquez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184019
Expires 2/7/2022

X 
Notary Public, State of Florida at Large

My Commission Expires: 2/7/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ **ORANGE**

Before me, the undersigned authority personally appeared

Holly Collins, Vice President of Floribra-Shell Pond, LLC and BLR-Shell Pond, LLC, 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 None to Master Planned Development _____ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed S&ME, Inc. 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.

Holly Collins
Affiant - Applicant Name (print)

X Holly Collins
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 13th day of May, 2019.

X Gennives Brown
Notary Public, State of Florida at Large

My Commission Expires: _____



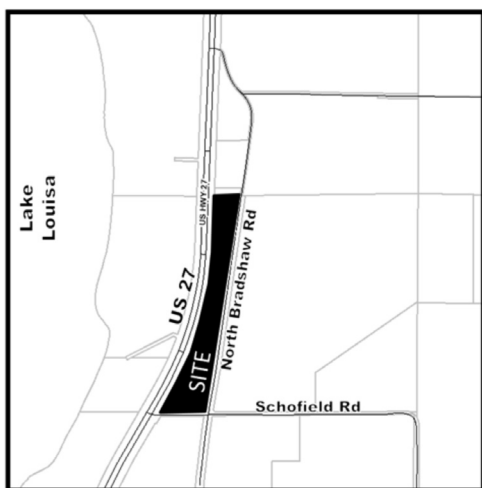
GENNIVES BROWN
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-32

The City of Clermont will hold public hearings on Tuesday, August 6, 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, August 13, 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 Wellness Way 1 to City of Clermont Commercial.

The City of Clermont will hold a public hearing on Tuesday, October 22, 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:

Northeast of the US 27 & Schofield Road Intersection, East of US 27
Alternate Keys 1594511, 3853224
16.7 +/- Acres

Ordinance #2019-32:

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, August 27, 2019

Agenda Item Name

Ordinance No. 2019-31 *Introduction*
Bradshaw North Annexation

Requested Action

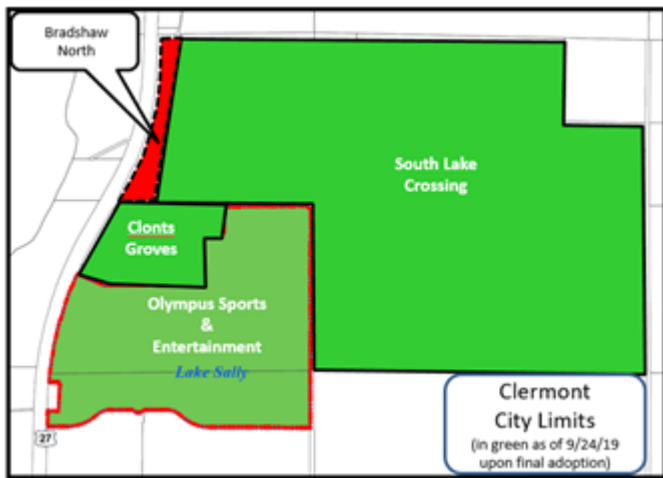
Recommend approval of Ordinance 2019-31.

Staff Report

The owner, BLR-Shell Pond/Floribra-Shell Pond, is requesting voluntary annexation of the subject property by adjacency to the City limits. The property, approximately 16.7 acres, is located northeast of the intersection of US Hwy 27 and Schofield Road. The adjacency to the City limits would be to the south, Clonts Groves, and to the east, South Lake Crossing. This request is being heard concurrently with a request for a Large-Scale Comprehensive Plan Amendment and a rezoning to C-2 General Commercial. The property has been historically used for agricultural uses.



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 project, in which the City can fully serve. The subject property will be contiguous to the City limits once the final annexation hearing is completed for the South Lake Crossing project and the Clonts Groves project. These hearing are scheduled for September 24, 2019.



The related request for a comprehensive plan amendment would change the future land use from Lake County’s Wellness Way Area Plan 1 designation to the City’s Commercial. The annexation would assign the default zoning in the City to Urban Transition. The applicant is requesting a rezoning to C-2 General Commercial uses as well. The proposed uses include a 140 room hotel with up to 32,800 square feet of commercial uses.

The proposed annexation is consistent with the City’s plans for municipal expansion south to include portions of the Wellness Way area. The City and County are working closely to coordinate master infrastructure and job creation efforts in the area. The Central Florida Expressway authority is also conducting preliminary studies for a new expressway corridor that would connect US 27 in Lake County to SR 429 in Orange County. 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. 2019-31 Bradshaw North ANN	2019-31 Bradshaw North ANN.DOC	
2. Bradshaw North Maps	Bradshaw North Maps.pdf	
3. App	App.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-31

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

Parcel 1: That part of land lying between US Hwy 27 & Bradshaw Rd & N of the following described line: from N 1/4 cor of sec run S 01-24-28 E 706.60 ft, S 86-06-56 E 150.17 ft for POB, cont S 86-06-56 E 228.09 ft to the point of terminus ORB 1569 Pgs 1160 1169 ORB 3788 Pg 48.

Parcel ID: 21-23-26-000100000600

Parcel 2: N 1/2 of sec lying E'ly of US Hwy 25 & W'ly of Bradshaw Rd r/w & lying S of following described line: from N 1/4 cor run S 01deg 24min 28sec E 706.60 ft, S 86deg 06min 56sec E 150.17 ft for POB, cont S 86deg 06min 56sec E 228.09 ft to the point of terminus ORB 2051 Pg 1403.

Parcel ID: 21-23-26-000100000100

Site contains 16.7 +/- acres.



CITY OF CLERMONT
ORDINANCE NO. 2019-31

LOCATION

Northeast of the US 27 & Schofield Road Intersection, East of US 27
(Alternate Keys 1594511, 3853224)

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

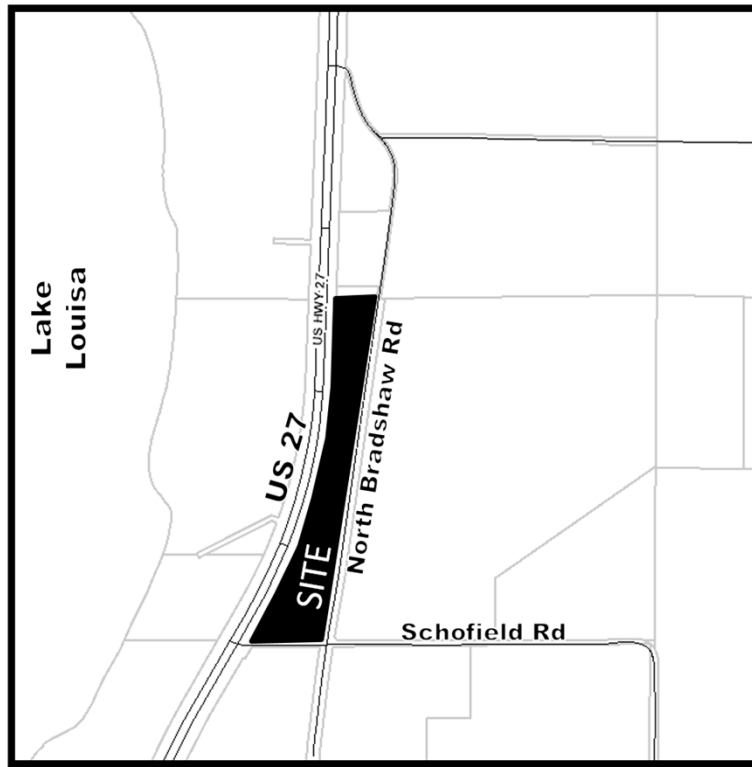
SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-31

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 22nd day of October, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

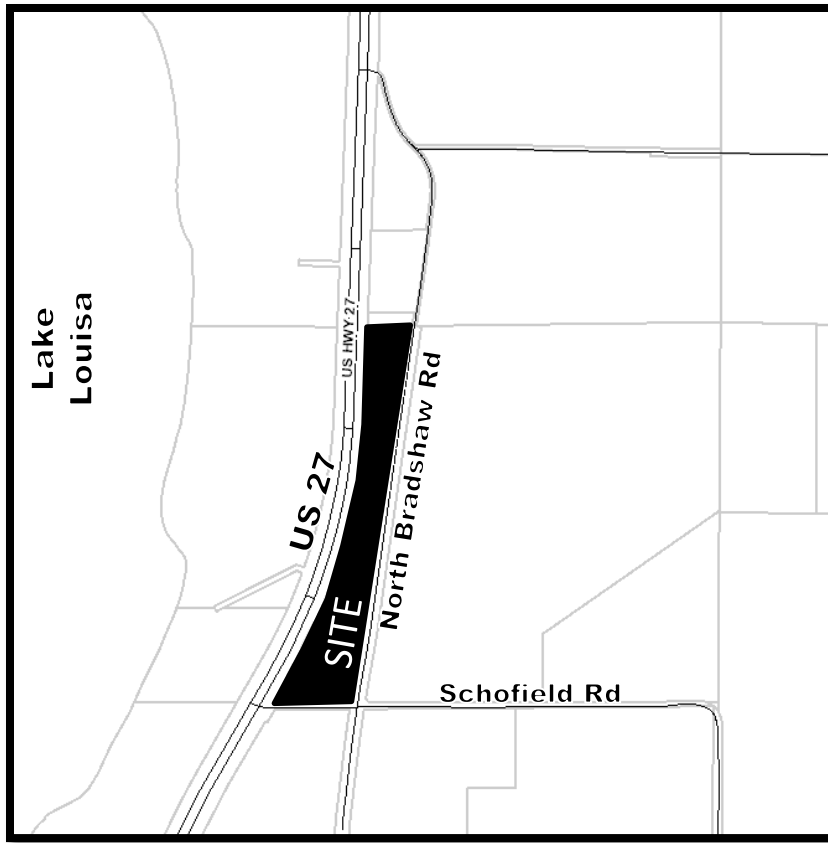
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

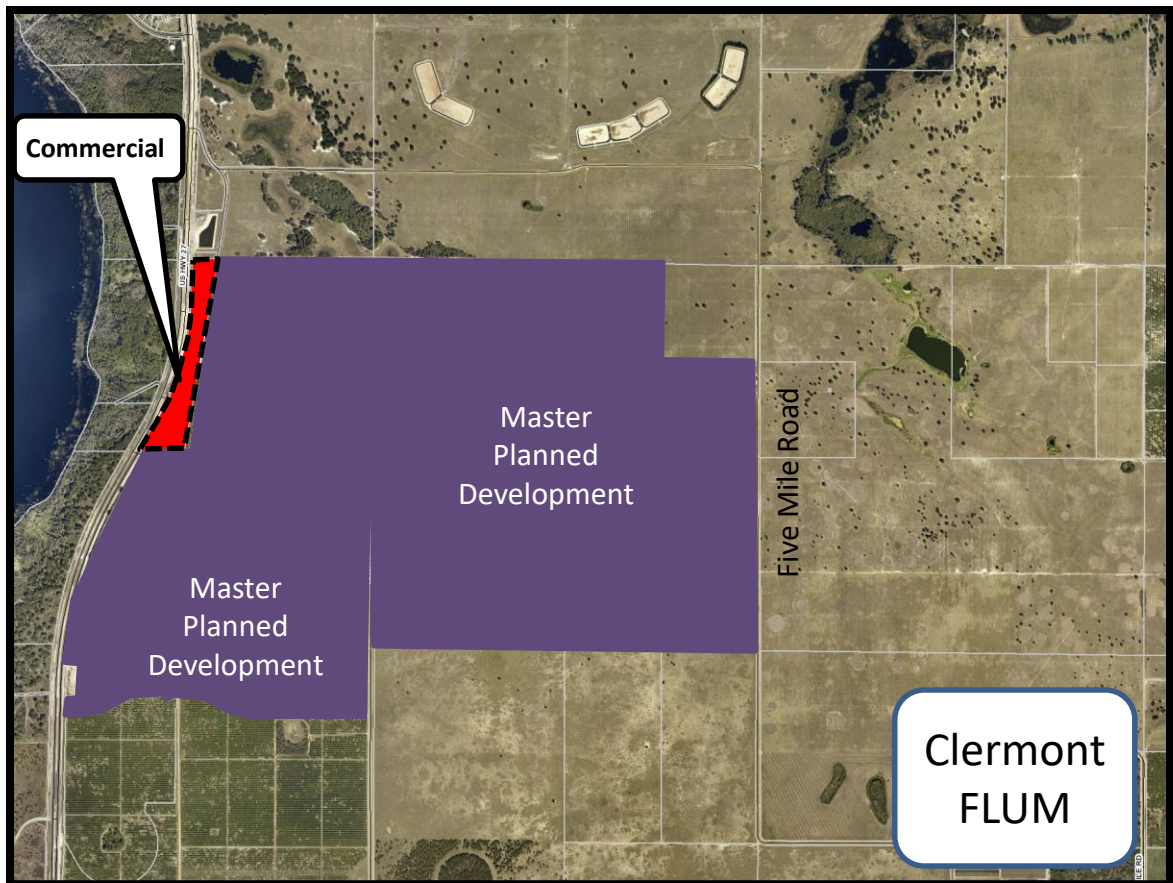
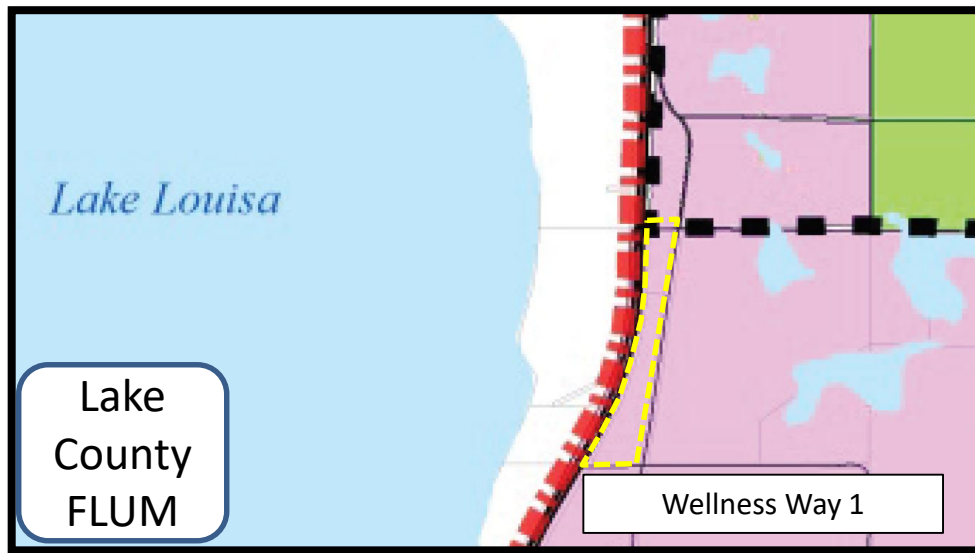
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

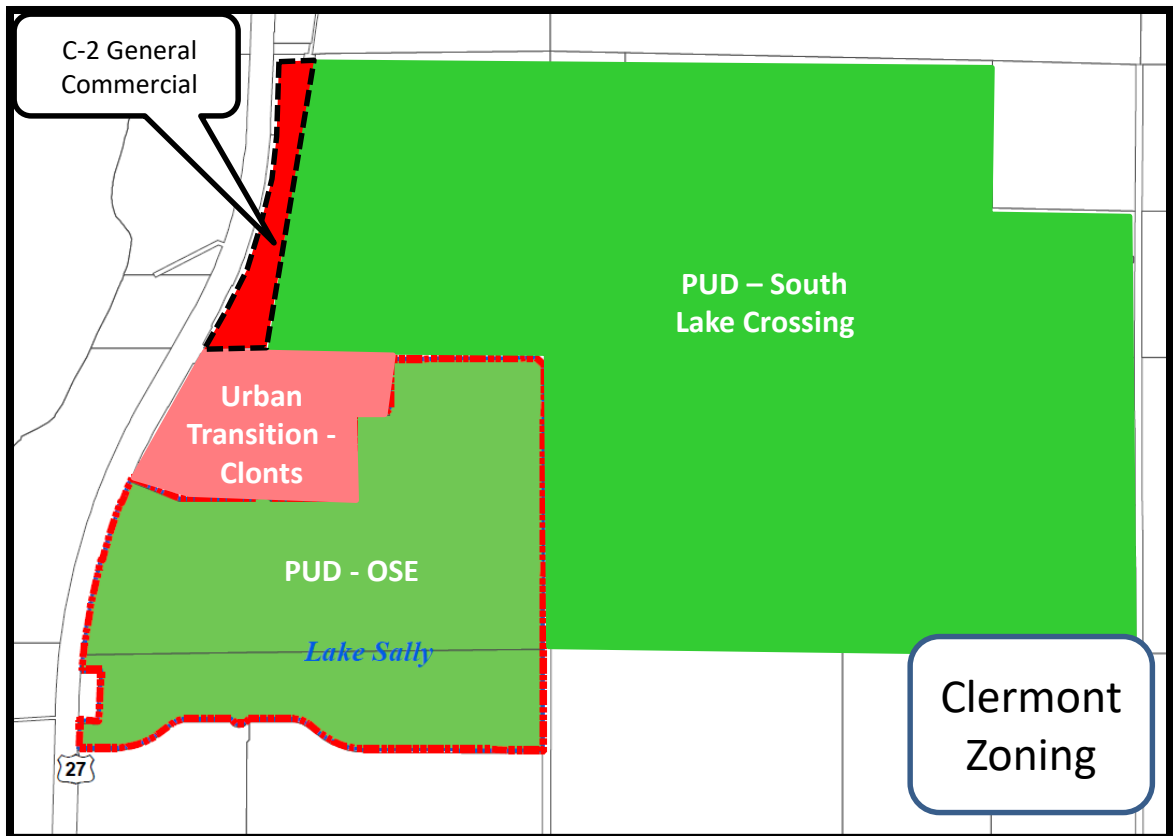
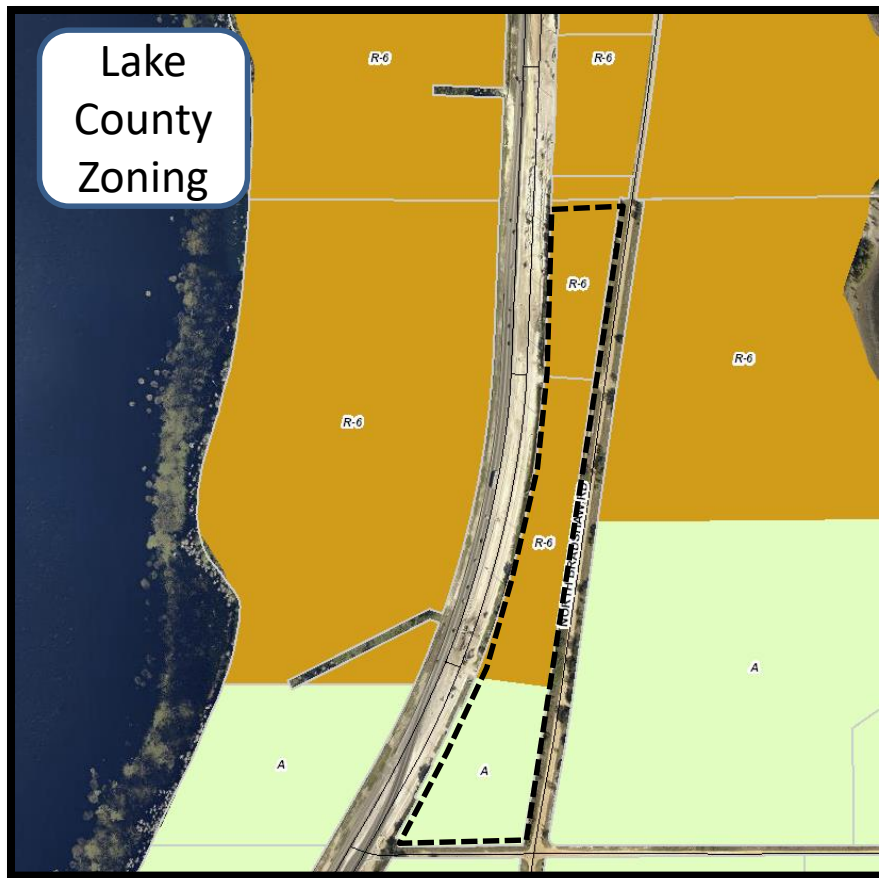
Exhibit - Location Map – Bradshaw North Property



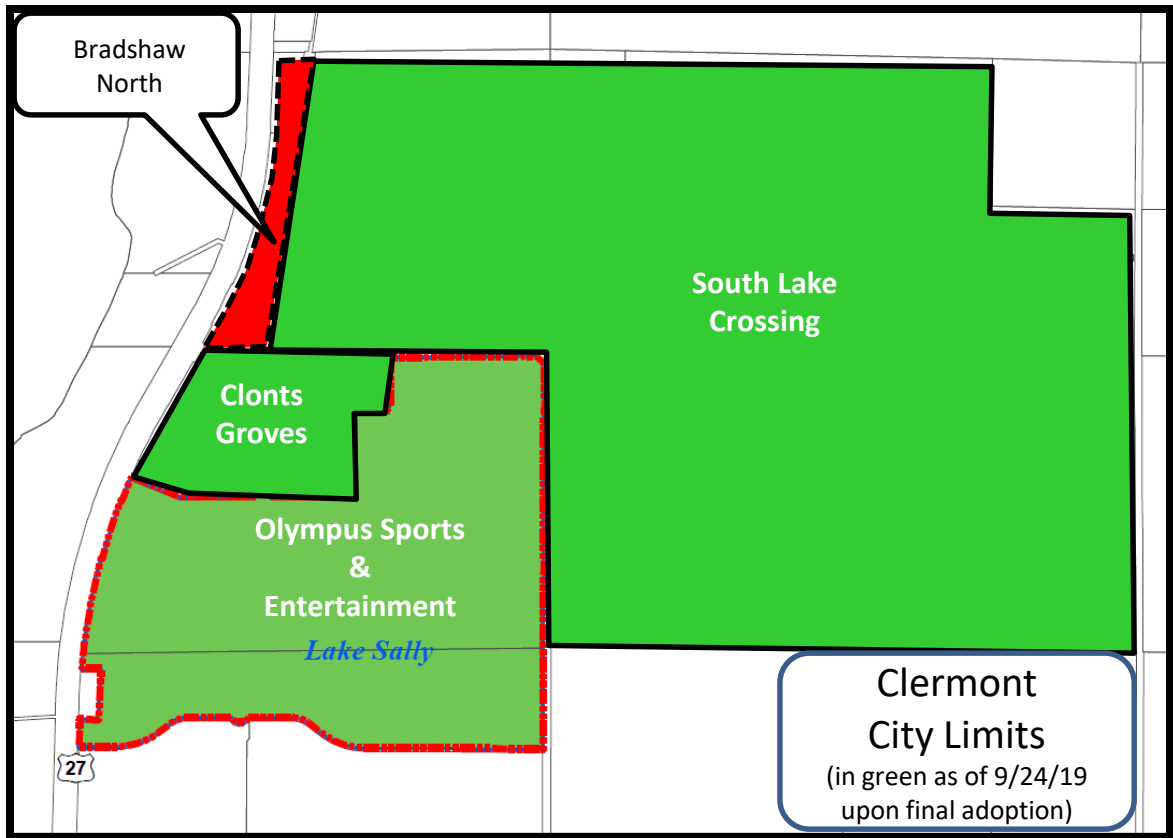
Future Land Use Map–Bradshaw North Property



Zoning Map—Bradshaw North Property



City Limits Map – Wellness Way





ANEX1905-0001



APPLICATION & PETITION

DATE: May 6, 2019

FEE: \$155.⁰⁰
+ cost of advertising

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

PROJECT NAME (if applicable): Bradshaw North

APPLICANT: Chris Dougherty, S&ME

Address: 1615 Edgewater Drive, Suite 200

City: Orlando State: FL Zip: 32804

Phone: 407-975-1273 Fax: 407-975-1278

Applicant is: Owner: ☐ Agent: ☒ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: BLR - Shell Pond LLC; Floribra - Shell Pond LLC

Address: P.O. Box 617138

City: Orlando State: FL Zip: 32861

Phone: 407-370-9100 Fax:

AGENT NAME (Affidavit required):

Address:

City: State: Zip:

Phone: Fax:

E-Mail:

Property address and/or general location: 8635 US Highway 27, Clermont, FL 34711
Bordered by N Bradshaw Rd to the east and Schofield Rd to the south

Area of property: 12.73 +/- acres, and/or +/- sq. ft.

The property is PRESENTLY used for: Vacant

The property is PROPOSED to be used for: Commercial retail and hotel



Existing Lake County Land Use* : Wellness Way 1

Existing Lake County Zoning* : R-6 and A

*** 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: N/A

State the reason or basis for this request: See narrative

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

Section _____, Township _____, Range _____

See attached

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2019		
Agenda Item Name		
Resolution No. 2019-19R <i>Action Gator Tire</i>		
Requested Action		
Recommend approval of Resolution No. 2019-19R.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CUP RES 2019-19R	CUP RES 2019-19R.pdf	
2. Location Map	Location Map.pdf	
3. concept plan	concept plan.pdf	
4. elevations	elevations.pdf	
5. application	application.pdf	
6. Legal AD	Legal AD.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2019-19R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TIRE STORE WITH EIGHT SERVICE BAYS IN PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 6, 2019 recommended approval of this Conditional Use Permit to allow for a tire store with eight service bays, at the following location:

LOCATION:

Action Gator Tire Store at Hammock Ridge
Vacant parcel on the north side of Hammock Ridge Road and US Highway 27
Alternate Key 3913718

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 a tire store and auto services facility in the Planned Unit Development Zoning District, with C-1 permitted uses, the subject parcel is part of the Tuscan Village Planned Unit Development Master Plan (Resolution No. 1532) also known as The Shoppes at Hammock Ridge;

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

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

This application for a Conditional Use Permit to allow for a tire store and with eight automotive service bays in the Planned Unit Development 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.



CITY OF CLERMONT
RESOLUTION NO. 2019-19R

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.

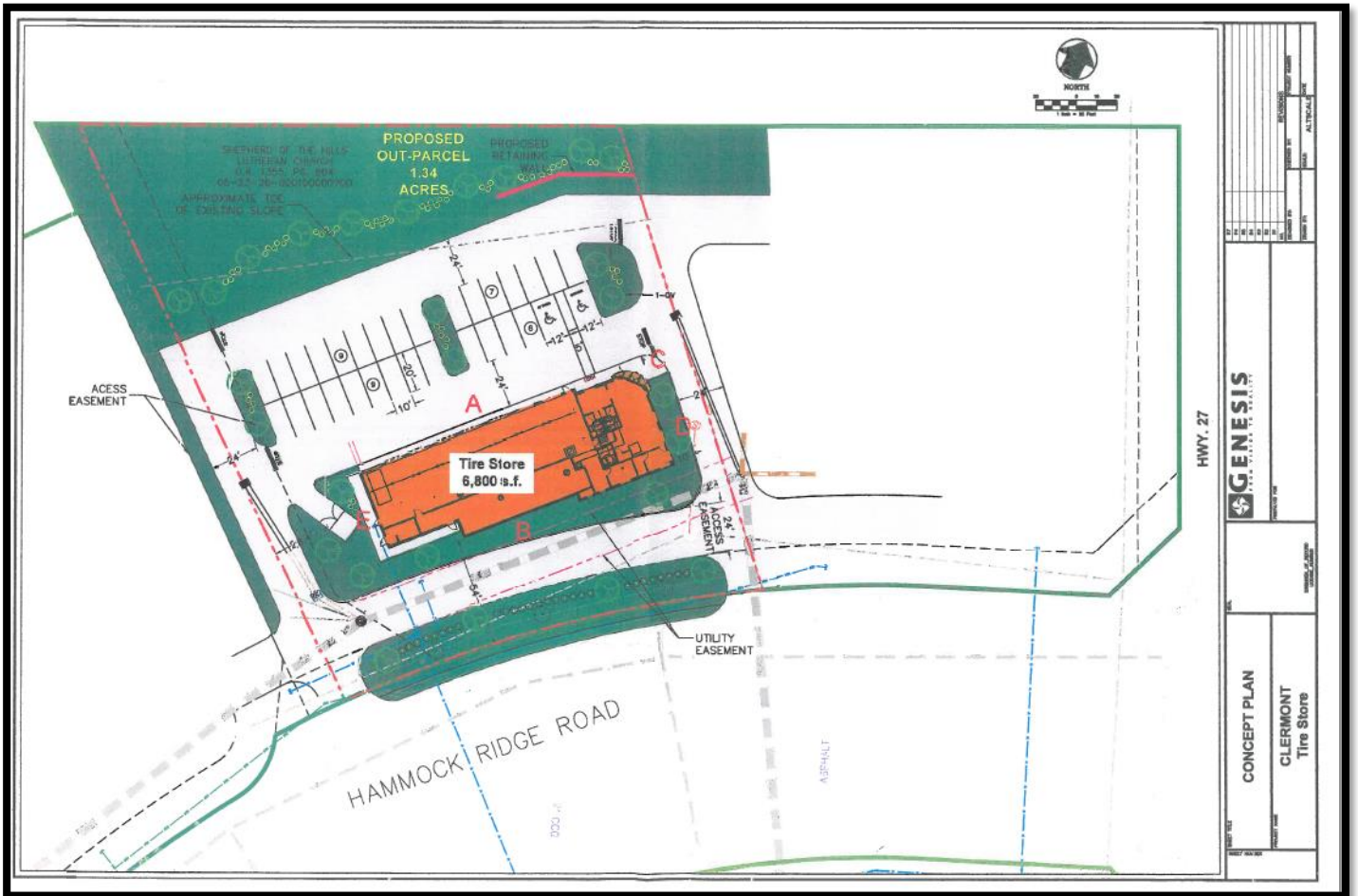


CITY OF CLERMONT
RESOLUTION NO. 2019-19R

SECTION 2. Land Uses and Specific Conditions:

1. This Conditional Use Permit is for a 6,800 square feet tire store with eight (8) service bays located in the Tuscany Village Planned Unit Development Master Plan (Resolution No. 1532), also known as The Shoppes at Hammock Ridge. The Planned Unit Development allows C-1 Light Commercial permitted uses.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan (Exhibit A) prepared by Genesis Engineering. 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-1 Light Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage of any tires will be allowed. Any tire 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.

Exhibit A – Preliminary Conceptual Site Plan





CITY OF CLERMONT
RESOLUTION NO. 2019-19R

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

CITY OF CLERMONT

Gail L. Ash, Mayor

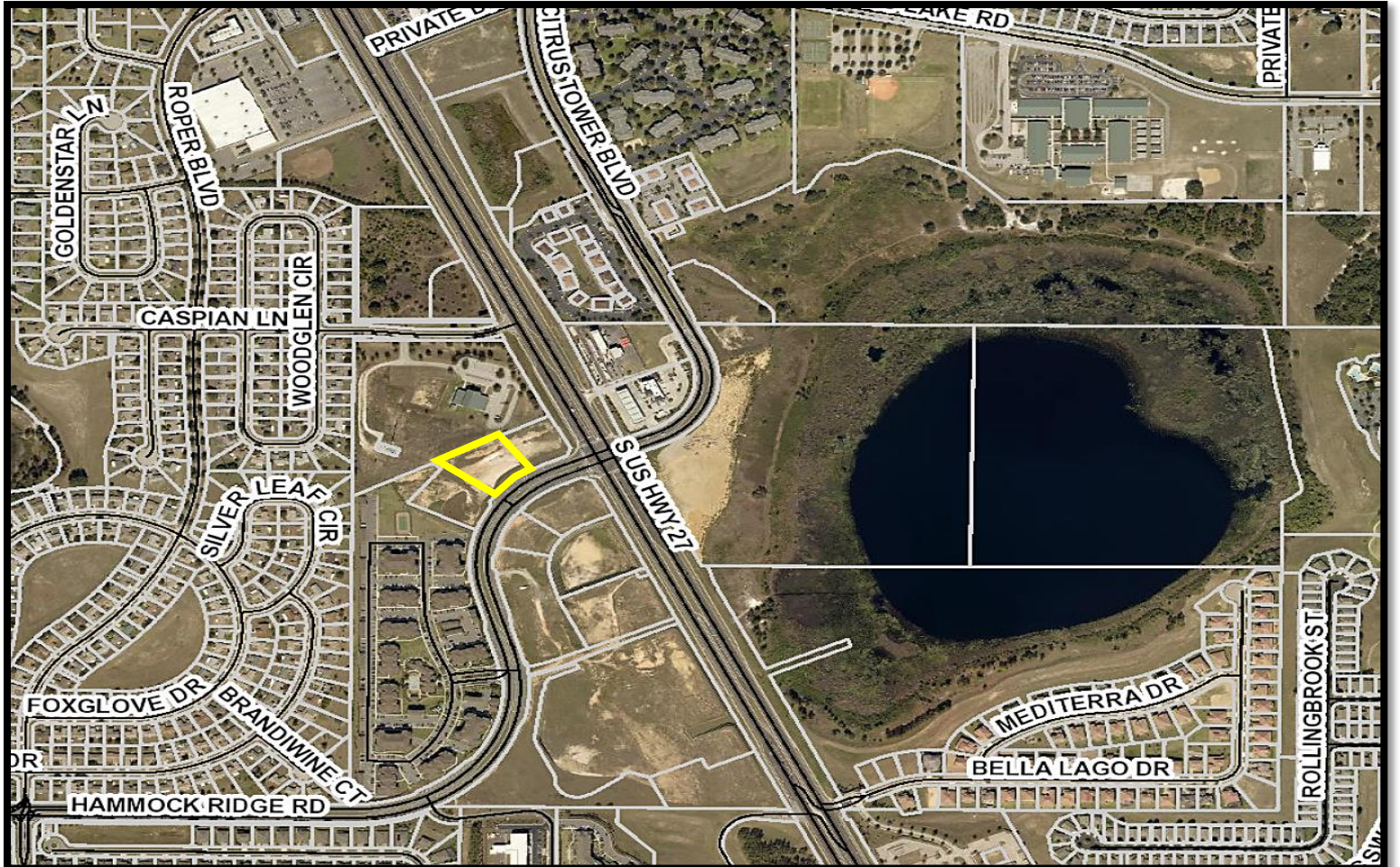
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

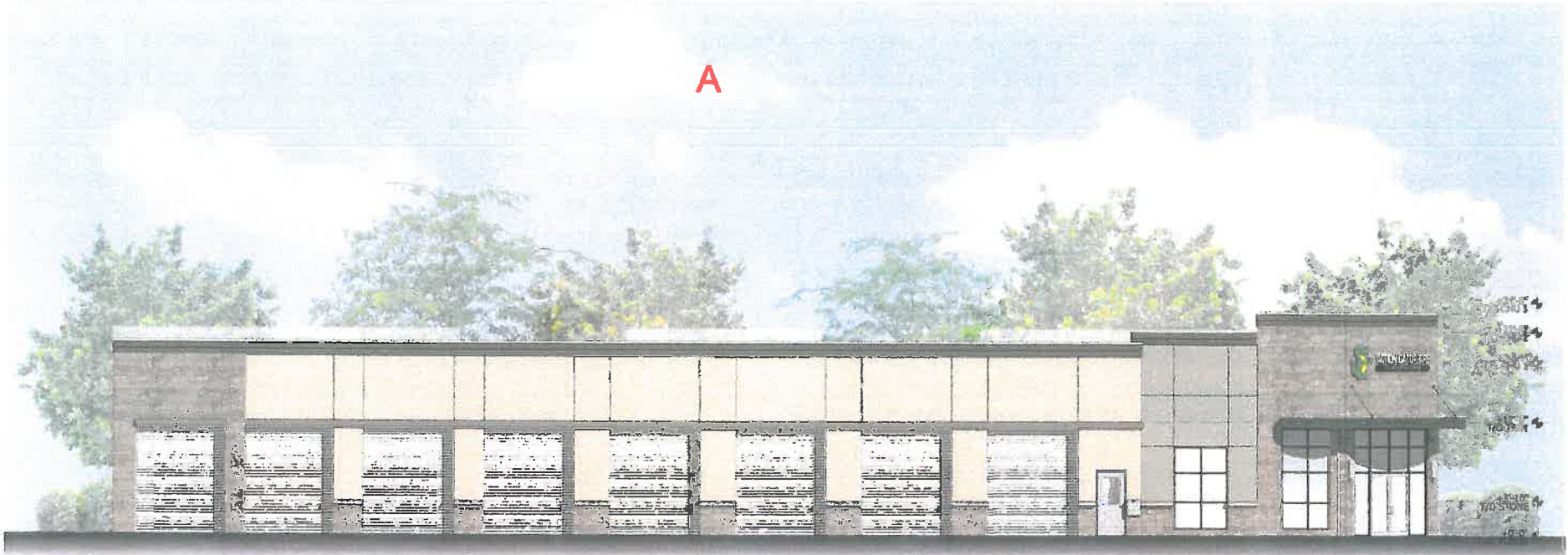
Daniel F. Mantzaris, City Attorney

Location Map

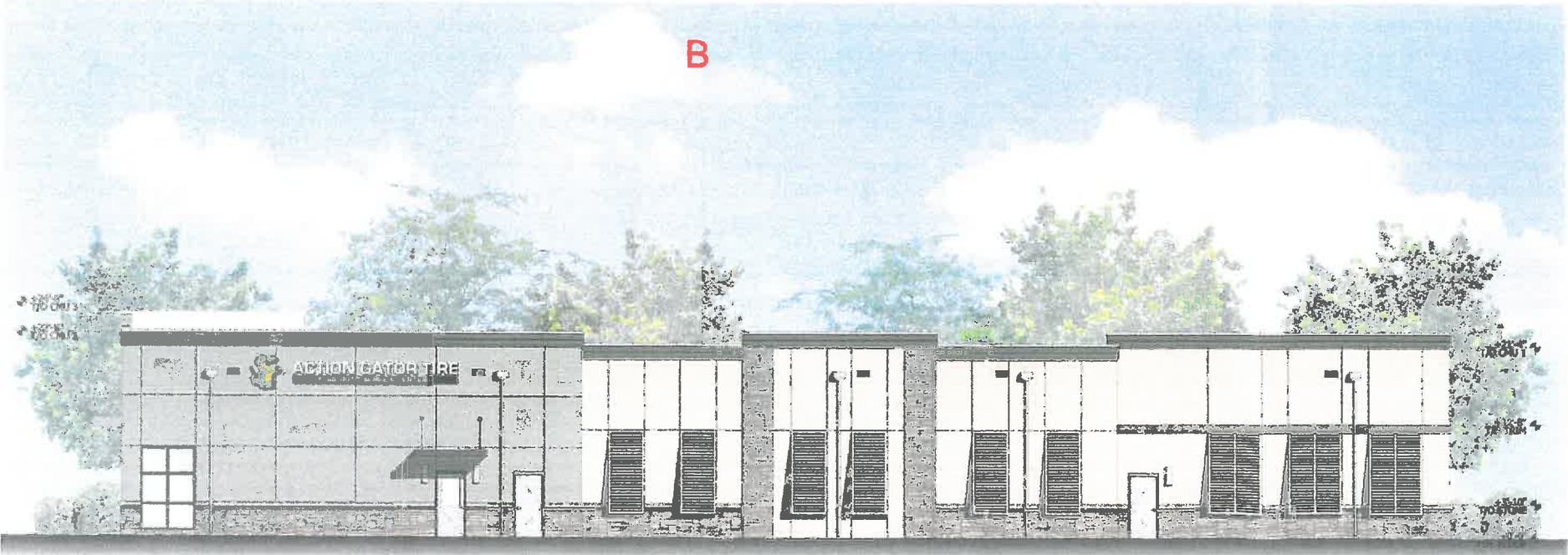


COLOR SWATCHES

			
SW 6148 Wool Skin	SW 6192 Coastal Plain	SW 6151 Quiver Tan	SW 6153 Protégé Bronze



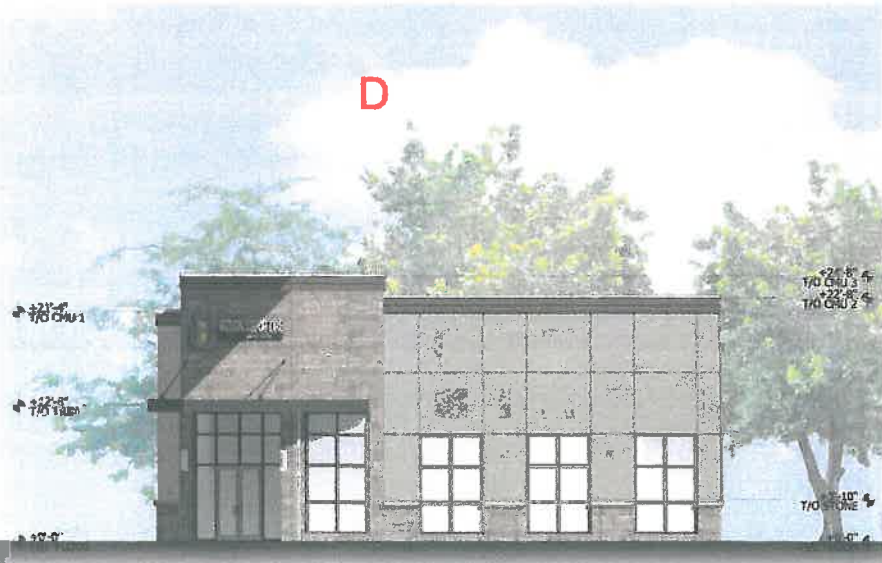
FRONT ELEVATION



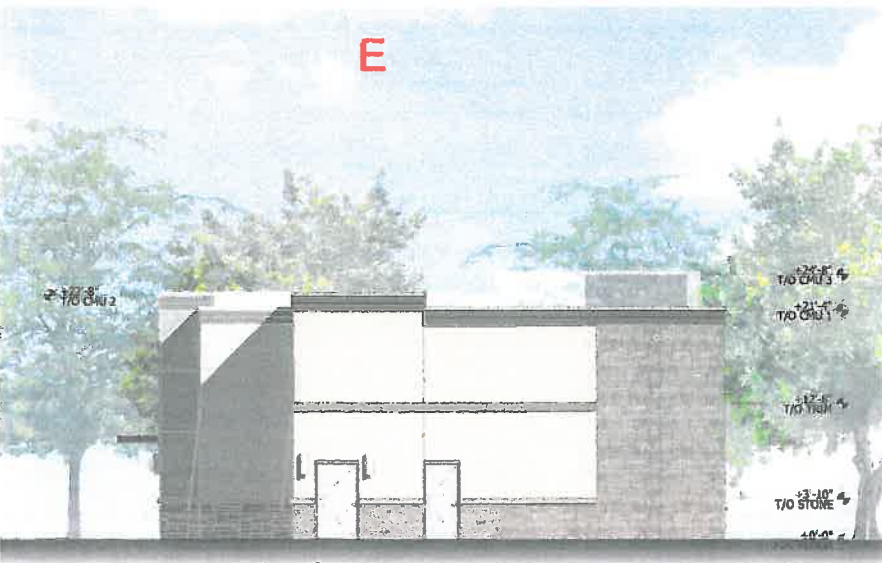
BACK ELEVATION (HAMMOCK RIDGE ROAD)



ENTRY



SIDE ELEVATION



SIDE ELEVATION

SCOTT +
CORMIA

ARCHITECTURE + INTERIORS



ACTION GATOR TIRE
CLERMONT, FLORIDA
MAY, 2019

Cup 1906-0003



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: _____

FEE: \$845.00

PROJECT NAME (if applicable): Action Gator Tire Store at Hammock Ridge

APPLICANT: RRB Partners

CONTACT PERSON: Beau Blackerby

Address: 155 S Court Avenue Unit 1503

City: Orlando State: FL Zip: 32801

Phone: 850-766-1599 Fax: _____

E-Mail: beaublackerby@gmail.com

OWNER: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: TBD

General Location: One lot west of Hwy-27 on north side of Hammock Ridge Road.

Att #3913718

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Vacant

Zoning (City verification required): PUD

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: 10089463
Phone: (352) 241-7331
Date: 07/23/19
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 l	07/30/2019	08/20/2019	\$173.52

LEGAL NOTICE

Daily Commercial

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a tire store with eight service bays in the Planned Unit Development Zoning District, Section 122-311, at the following location:

Ad No: 10089463
July 30, 2019 &
August 20, 2019

LOCATION

Vacant parcel located on the northwest corner of Highway 27 and the north side of Hammock Ridge Road
(Alternate Key - 3913718)

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, August 6, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 27, 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

Payment Info	
Ad Price	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2019		
Agenda Item Name		
Variance Request <i>Action Gator Tire</i>		
Requested Action		
Recommend approval of variance request.		
Staff Report		
The applicant, is requesting a variance to allow for a reduction of eight (8) parking spaces instead of the required number of 38 spaces by the Land Development Code, Section 98-14. The vacant parcel is zoned Planned Unit Development with C-1 Light Commercial uses. The subject property is located at the north side of Hammock Ridge Road and US Highway 27. The applicant is proposing construction of a 6,800 square foot tire store and service center with eight service bays. The applicant has indicated that the current business location of this store on Highway 50 will be closed and relocated to this store. The Land Development Code requires 38 parking spaces for this development, the development as designed is proposing 30 parking spaces, which leaves a parking deficient of eight (8) spaces. In addition to the requested variance, the applicant is also requesting a Conditional Use Permit that will be heard concurrently with the variance request. The intent of the Land Development Code, Section 98-14 is to ensure and implement an efficient, safe and balanced traffic management and circulation system that provide ample parking for local businesses and patrons. The proposed development as designed usually service customers at different times of the day and many customers make appointments to ensure timely services for their vehicles. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Staff has reviewed the application as submitted and finds the application does 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-Hammock Ridge Action Gator Tire Store	New 86-174 Review Criteria-Hammock Ridge Action Gator Tire Store.pdf
2.	Location Map	Location Map.pdf

3.	concept plan	concept plan.pdf
4.	application	application.pdf
5.	ACTION GATOR TIRE VARIANCE AD	ACTION GATOR TIRE VARIANCE AD.pdf

Action Gator Tire Store Variance at Hammock Ridge

The requirements for a variance are as follows:

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

FINDINGS:

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

Staff comments: *The requested variance should not negatively impact the adjacent property owners or citizens of Clermont.*

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 will allow reasonable use of the property from the historic business performance and parking requirements of other stores located in the greater Orlando area.*

Staff comments: *The property zoning is Planned Unit Development (PUD) with C-1 Light Commercial permitted uses. The variance request is not out of character with other properties in the same zoning district.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *The project will be developed in strict compliance with the City’s regulations and staff’s recommendations.*

Staff comments: *The variance request will not further any city objective and other properties with this type of use have been granted a similar variance.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *The granting of the variance is consistent with the City’s Comprehensive Plan and meets the intent of the Land Development Regulations.*

Staff comments: *Granting of the requested variance is consistent with the City’s Comprehensive Plan.*

Positive finding

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

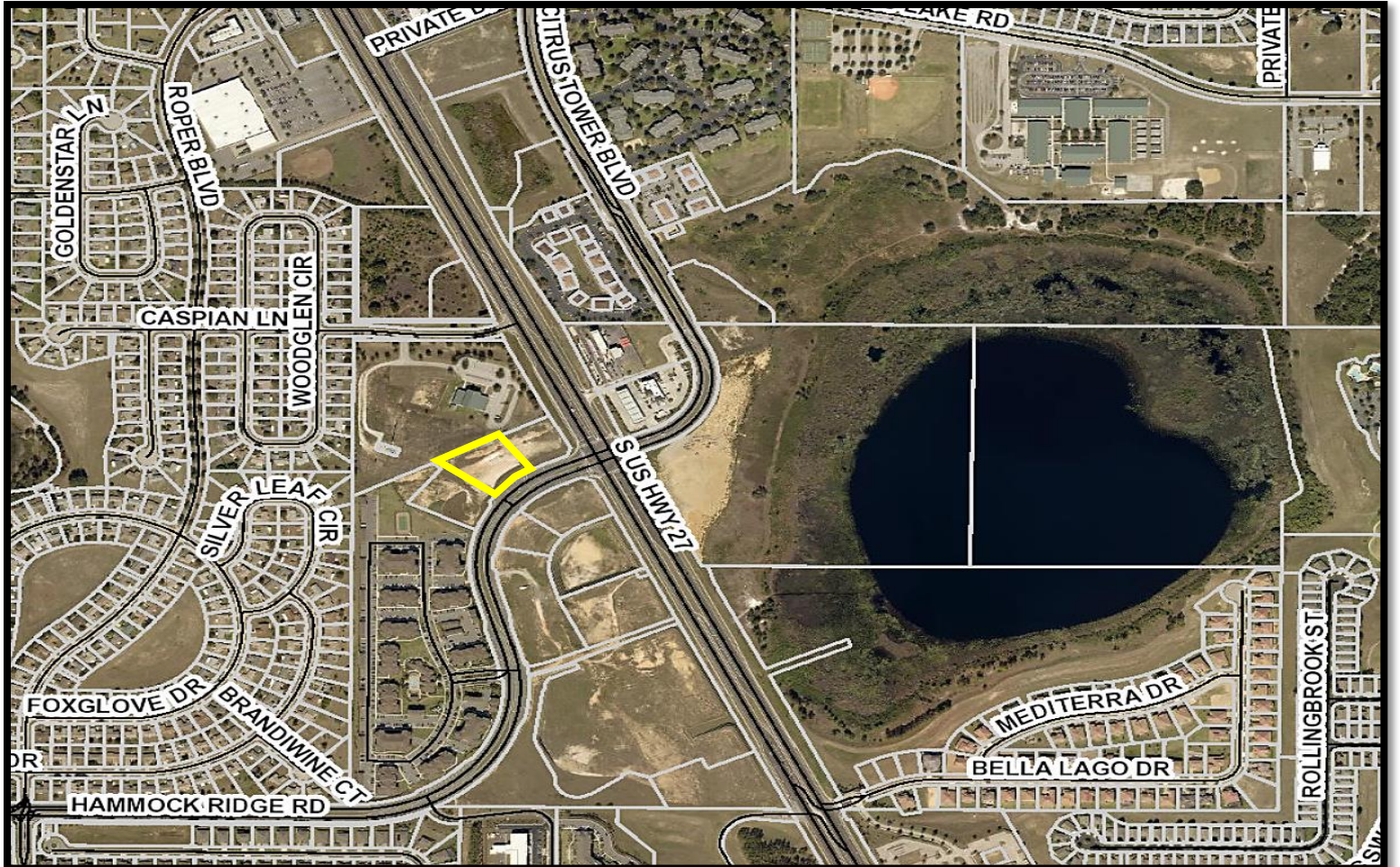
Applicant response: *The variance is the minimum for reasonable use for the operation of the proposed tire store.*

Staff comments: *The variance request is the minimum to allow reasonable use of the land.*

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





CITY OF CLERMONT
VARIANCE
Application

DATE: _____

FEE: \$ 600⁰⁰

PROJECT NAME (if applicable): Action Gator Tire Store at Hammock Ridge

APPLICANT: RRB Partners

CONTACT PERSON: Beau Blackerby

Address: 155 South Court Avenue, Suite 1503

City: Orlando State: FL Zip: 32801

Phone: 850-766-1599 Fax: _____

E-Mail: beaublackerby@gmail.com

OWNER: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: TBD

General Location: One lot west of Highway 27 on the north side of Hammock Ridge Road.

Alt #3913718

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Vacant



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:
98-14 (Parking Code)

What are you proposing to do that would require a variance and why? Construct a 6,800 s.f.
tire store that requires 28 parking spaces

How does the Code create a hardship? The code requires 4 per bay plus 1 per employee which would require a
minimum of 36 parking spaces. Action Gator owns a number of stores in the area and the historic use shows the
need for a maximum of only 28 spaces, and does not need to pave the additional area. We request a
minimum of 28 spaces to be allowed for the proposed use.

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

Variance requested – subject and code section: 98-14 (Parking Code)

Sec. 86-174. Review criteria and findings.

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

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

Granting the variance will not cause or allow interference with adjacent property by reducing
the ammount of impervious pavement.



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

The variance will allow a reasonable use of the property from the historic business performance and parking requirements of other stores located in the greater Orlando area.

CITY OF CLERMONT

VARIANCE

Application

Page 3

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

The project will be developed in strict compliance with the City's Regulations and staff's recommendations.

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

The granting of the variance is consistent with the City's Comprehensive Plan and meets the intent of the Land Development Regulations.

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

The variance is the minimum for reasonable use for the operation of the proposed tire store.



**CITY OF CLERMONT
VARIANCE**

Application
Page 4

Robert Blackerby
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Shoppers at Dunwoody Ridge, LLC
By: T. D. Gammack, Manager
Owner Name (print)

x [Signature]
Owner Name (signature)
M. J. Gammack
Manager

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

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

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10089508
Phone: (352) 241-7331
Date: 07/25/19
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	08/20/2019	08/20/2019	\$109.11

LEGAL NOTICE

Ad No: 10089508
August 20, 2019

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a reduction to the number of parking spaces instead of the requirements of the Land Development Code, Section 98-14, at the following location:

LOCATION:

Action Gator Tire Store at Hammock Ridge
Vacant parcel on the north side of Hammock Ridge Road, and US Highway 27
(Alternate Key - 3913718)

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, August 27, 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 needing assistance to participate in any of these proceedings should contact the City Clerk's office at 352-241-7330, 48 hours in advance of the public hearing.

Tracy Ackroyd, MMC
City Clerk

Payment Info	
Ad Price	\$109.11
Tax	\$0.00
Sub Total	\$109.11
Prepaid Amount	\$0.00
Balance Due	\$109.11



AGENDA ITEM

Meeting Date

Tuesday, August 27, 2019

Agenda Item Name

Utility Agreement
Oak Properties LLC -Clermont 111 RES

Requested Action

Staff Report

The applicant, Oak Properties LLC, is requesting water and sewer services for a 288 unit multi-family project located on vacant property north of SR 50, east of CR 455. The proposed multi-family project has received their site entitlements through Lake County and is requesting utility services to commence construction. The agreement is for commercial utility flow/demand for water at 44,352 gpd and sewer is 44,352 gpd, based on an annual average.



Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Oak Properties - Clermont 111 RES	Oak Properties - Clermont 111 RES.docx	

UTILITY SERVICE AGREEMENT FOR WATER & WASTEWATER

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and Oak Properties, LLC and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting service for a Multi-family Residential Project (Clermont 111 RES) with up to 288 units, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the property, OWNER is to extend water and sewer lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide water and sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development.
- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall

provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.

- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the CITY.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The existing utilities along State Road 50 must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.9 The utilities in the commercial property shall be privately owned and maintained, but shall be constructed to City standards.
- 1.10 Irrigation shall be provided by private well until such time that reuse water is available.
- 1.11 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.12 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.13 The OWNER and CITY shall agree on the cost difference, which will be the responsibility of the CITY, prior to commencement of construction.
- 1.14 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water and sewer lines and appurtenances, both on site and off site, required to serve the Property, with reimbursement for the difference in costs as determined in Section 1.12 and 1.13 from the CITY in the form of Impact Fee Credits.
- 1.15 The Impact Fee Credits shall be established subject to Sections 1.12 and 1.13 and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
- 1.16 Impact Fee Credits may not be transferred outside of the Property described on Exhibit "A" but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.
- 1.17 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.

- 1.18 The City may require a looped system to provide reliability and redundancy to the property.
- 1.19 The point of sewer connection shall be coordinated with the existing utilities on the south side of State Road 50. The applicant will own and maintain the off-site force main from the private lift station to the existing gravity sewer system located on the south side of State Road 50.
- 1.20 Any fencing within public view, (including retention ponds), must be ornamental metal with complementing structural columns, as approved by the City's Site Review Committee. No chain link shall be used in public view areas.
- 1.21 Parking of any vehicles outside the paved parking areas, or in any landscape buffers shall not be permitted.
- 1.22 The OWNER must coordinate with Lake County and the Metropolitan Planning Organization (MPO) for compliance with Transportation Concurrency, and the Transportation Concurrency Management System (TCMS).
- 1.23 The development shall be in substantial compliance with the Dimension Plans shown in Exhibit "C". Major changes as determined by the Clermont Site Review Committee may require an amendment to this Agreement.
- 1.24 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.
- 1.25 The Agreement shall be for commercial utility flow/demand for a Multi-family Residential Project (Clermont 111 RES) with up to 288 units, with water at 44,352 gallons per day (gpd) and sewer at 44,352 gpd, based on an annual average.

Section 2. DEVELOPMENT STANDARDS

- (a) The project shall be developed according to City standards, unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- (b) The project shall be developed in substantial accordance with the Planned Development Plan, dated June 2019, by Madden, Moorhead & Stokes, Inc.
- (c) The project shall be developed according to the City of Clermont Sign Code, Section 102.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole

discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a *Notice of Encumbrance to Annex* Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

Oak Properties, LLC
7 Penn Plaza, Suite 618
New York, New York 10001

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this _____ day of _____, 2019.

CITY OF CLERMONT

ATTEST:

Gail L. Ash, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

OWNER: Oak Properties, LLC

Signature Title: _____

Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Owner: Oak Properties, LLC – Clermont 111 RES

A PORTION OF TRACTS 3, 4, AND 14 OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND A PORTION OF TRACTS 61 AND 62 OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 11, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK (LB 721) MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°46'45" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, A DISTANCE OF 33.00 FEET TO A 1/2" REBAR & CAP (LB 7996) MARKING THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 455 (RIGHT-OF-WAY WIDTH VARIES) AND BEING THE POINT OF BEGINNING; THENCE, LEAVING SAID NORTH LINE, NORTH 00°36'35" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 195.41 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°46'45" EAST, A DISTANCE OF 1296.29 FEET TO THE EAST LINE OF SAID TRACT 62 OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23; THENCE SOUTH 00°56'24" WEST, ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 195.42 FEET TO A 5/8" REBAR & CAP (LB 6723) ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26; THENCE CONTINUE SOUTH 00°56'24" WEST, ALONG THE EAST LINE OF SAID TRACT 3 AND TRACT 14 OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, A DISTANCE OF 960.55 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 (RIGHT-OF-WAY WIDTH VARIES); THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING (5) CALLS: (1) NORTH 88°38'08" WEST, A DISTANCE OF 100.41 FEET TO A 5/8" REBAR & CAP (LB 4641); (2) SOUTH 00°52'56" WEST, A DISTANCE OF 208.02 FEET TO A 5/8" REBAR & CAP (LB 4641); (3) NORTH 89°06'41" WEST, A DISTANCE OF 443.99 FEET TO A 1/2" REBAR & CAP (LB 7996); (4) NORTH 00°58'48" EAST, A DISTANCE OF 38.00 FEET TO A 5/8" REBAR & CAP (LB 4641); (5) NORTH 89°02'31" WEST, A DISTANCE OF 41.98 FEET TO A 5/8" REBAR & CAP (LB 2108); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°27'02" EAST, A DISTANCE OF 879.26 FEET TO A 5/8" REBAR & CAP (LB 2108); THENCE NORTH 89°48'27" WEST, A DISTANCE OF 700.05 FEET TO A NAIL & DISK (LB 7833) ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 455; THENCE NORTH 00°36'35" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 243.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 30 FOOT WIDE UNNAMED ROAD LYING 15 FEET NORTH OF TRACTS 3 AND 4 OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 52 AND LYING 15 FEET SOUTH OF TRACTS 61 AND 62 OF LAKE HIGHLANDS SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 4, PAGE 11, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOTAL PARCEL, INCLUDING THE 30 FOOT WIDE UNNAMED ROAD, CONTAINS 1,089,128.35 SQUARE FEET (25.00 ACRES) MORE OR LESS.

TOTAL PARCEL, LESS AND EXCEPT THE 30 FOOT WIDE UNNAMED ROAD, CONTAINS 1,050,273.56

SQUARE FEET (24.11 ACRES) MORE OR LESS.

EXHIBIT “B”

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this ____ day of _____, 2019, between **Oak Properties, LLC**, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT, FLORIDA**, A Municipal Corporation, Grantee*:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor’s property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors’ heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor’s heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit “A”

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor’s hand and seal the day and year first above written.

PROPERTY OWNER(S):

WITNESSES (Two required):

Oak Properties, LLC

Witnesses

By: _____
Signature

Type or print name

1. _____
Signature

Type or print name

By: _____
Signature

Type or print name

2. _____
Signature

Type or print name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2019, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney, City of Clermont, Florida 34712

EXHIBIT "C"

DIMENSION PLAN

Oak Properties, LLC – Clermont 111 RES

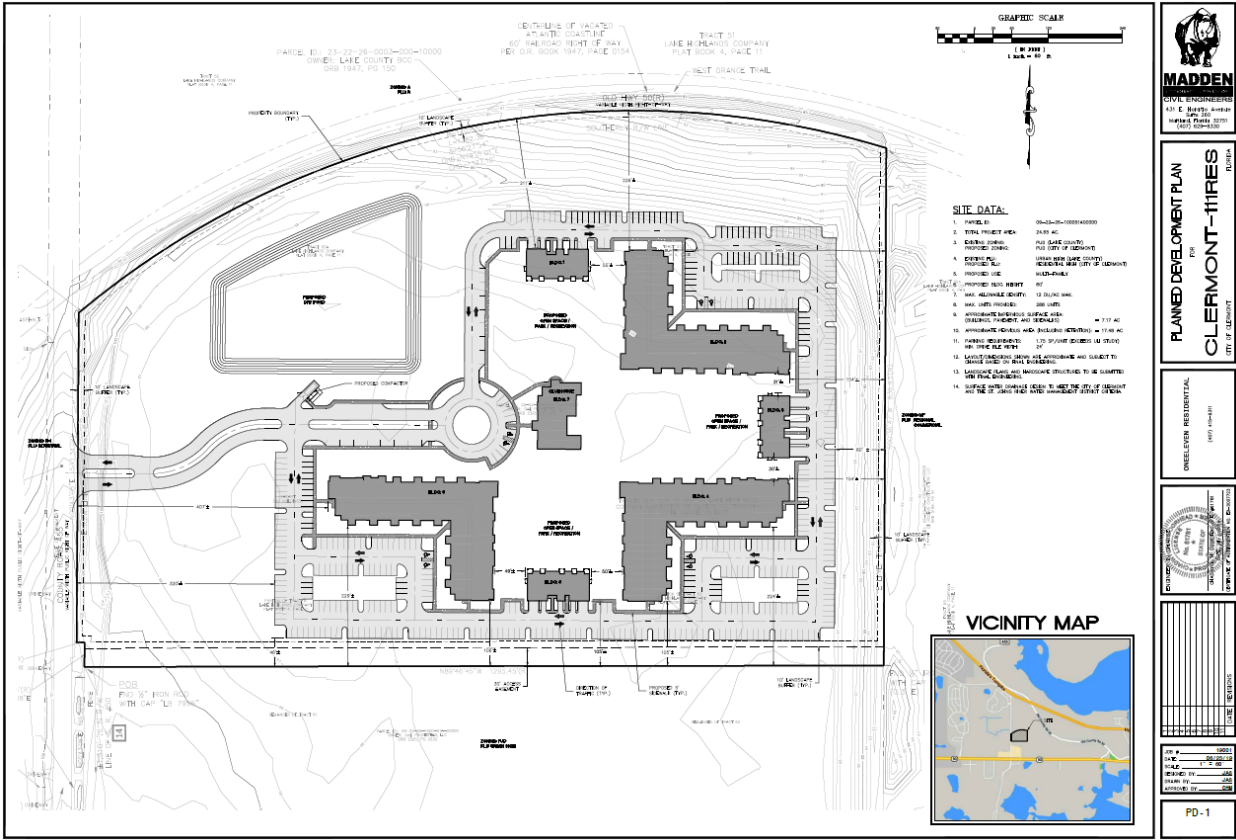


EXHIBIT "D"

LOCATION MAP

Oak Properties, LLC – Clermont 111 RES

Aerial view:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, August 27, 2019								
Agenda Item Name								
Ordinance No. 2019-39 <i>Introduction</i>								
Requested Action								
Staff Report								
Based on the direction of the City Council at the August 13, 2019 meeting, attached is a 6-month moratorium on multi-family units. This will allow staff time to review the city's Land Development Code to determine and consider revisions to the code to address more effective regulations to promote and protect the public health, safety and welfare.								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"> <tr> <td>1.</td> <td>Ordinance No. 2019-39</td> <td>2019-39 Moratorium on Apartments.doc</td> </tr> <tr> <td>2.</td> <td>Legal Ad</td> <td>Ord 2019-39 Moratorium on Apartments.docx</td> </tr> </table>			1.	Ordinance No. 2019-39	2019-39 Moratorium on Apartments.doc	2.	Legal Ad	Ord 2019-39 Moratorium on Apartments.docx
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2.	Legal Ad	Ord 2019-39 Moratorium on Apartments.docx						



CITY OF CLERMONT
ORDINANCE NO. 2019-39

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, IMPOSING A TEMPORARY MORATORIUM FOR ONE HUNDRED AND EIGHTY (180) DAYS ON THE ACCEPTANCE OF ANY APPLICATION FOR AND/OR THE ISSUANCE OF ANY PERMIT, CONDITIONAL USE APPROVAL, SITE PLAN APPROVAL, AND ANY OTHER OFFICIAL ACTION OF THE CITY OF CLERMONT HAVING THE EFFECT OF PERMITTING OR ALLOWING DEVELOPMENT AND/OR CONSTRUCTION OF ANY MULTI-FAMILY DEVELOPMENT; EXCLUDING WITH CONDITIONS SUCH APPLICATIONS SUBMITTED PRIOR TO AUGUST 27, 2019 OR APPROVALS FOR THE CONTINUANCE OF AN EXISTING MULTI-FAMILY DEVELOPMENT; THE TEMPORARY MORATORIUM SHALL APPLY TO ALL REAL PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CLERMONT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of Clermont, Florida, a municipal corporation, enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the State has the power to enact legislation concerning any subject matter upon which the State Legislature may act, except when expressly prohibited by law; and

WHEREAS, the appropriate regulation and permitting of land uses in the City is vital to the public's health, safety, morals and welfare as deficient or inadequate regulations can lead to public harm; and

WHEREAS, the City Council of the City of Clermont has noted the rapid development of multi-family development and the consequential growing demands upon city services; and

WHEREAS, a comprehensive review is required to study the impact of multi-family development on transportation, public safety, adequacy of public facilities, recreation and open space, the accessibility for emergency and public service vehicular traffic, the adequacy of drainage facilities, and the impact on the availability of water and wastewater facilities; and

WHEREAS, the City requires time to review, consider, modify, process for adoption, and implement regulations pertaining to multifamily development and to evaluate the extent that the existing city codes and regulations are effectively implementing the City's Comprehensive Plan; and



CITY OF CLERMONT
ORDINANCE NO. 2019-39

WHEREAS, the purpose hereof, is to enable the City to undertake a thorough analysis of the Comprehensive Plan and the residential development regulations for multi-family development, including, but not limited to the impact of said development on parks, recreation and open space, the availability of infrastructure and accessibility of emergency and public service vehicular traffic, the availability of housing, public safety and public facilities.

WHEREAS, the City Council, after holding a public hearing, finds that it is appropriate to impose a temporary moratorium for a period of one hundred and eighty (180) days on the acceptance of applications and/or the issuance of any permit, conditional use approval, site plan approval, or any other official action of the City having the effect of permitting or allowing development and/or construction of any multi-family use; and

WHEREAS, a public hearing was held pursuant to the required published notice at which hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.

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

SECTION 1. Purpose and Legislative Findings

The above recitals are hereby adopted as the legislative purpose of this Ordinance and as the City Council's legislative findings.

SECTION 2. Temporary Moratorium Upon the Acceptance of Applications and/or Issuance of Any Permit, Conditional Use Approval, Site Plan Approval, or Any Other Official Action of the City Having the Effect of Permitting or Allowing Development and/or Construction of Any Multi-Family Development

(a) For purposes of this Ordinance, *Multi-Family Development* shall mean a building or structure designed or used for residential occupancy by three or more families.

(b) All activities relating to the acceptance, review and action upon any permit, conditional use approval, site plan approval, or any other official action of the City having the effect of permitting or allowing development and/or construction of any multi-family development are temporarily suspended in order for the City of Clermont, through its officials and staff, to have adequate time and opportunity to conduct a thorough analysis of the Comprehensive Plan and the residential development regulations for multi-family development, including, but not limited to the impact of said development on parks, recreation and open space, the availability of infrastructure and accessibility of emergency and public service vehicular traffic, the availability of housing, public safety and public facilities.

(c) During the time the temporary moratorium is in effect, the City will accept no applications for permit or development of any multi-family development and except as exempted below no such activities shall be permissible within the City.



CITY OF CLERMONT
ORDINANCE NO. 2019-39

SECTION 3. Imposition of Moratorium

(a) The temporary moratorium set forth in this Ordinance shall take effect immediately upon the effective date of this Ordinance and shall terminate one hundred and eighty (180) days after said effective date. The City will accept no applications or act on pending applications which are subject to the moratorium until the moratorium has expired.

(b) The City Council may extend the temporary moratorium established in this ordinance one (1) time for a period not to exceed ninety (90) days upon a finding by the City Council set forth in the ordinance that the problems giving rise to the need for the temporary moratorium established herein continue to exist and that reasonable progress is being made in carrying out a specific and prompt plan of corrective legislative action, but that additional time is reasonably needed to adequately address the issues facing the City.

SECTION 4. Applicability and Exemptions

Nothing herein shall be interpreted to cause a suspension or termination of any multi-family development that exists as of the effective date or has submitted a complete application as determined and accepted by the City on or before August 27, 2019 for approval of any permit, conditional use approval, site plan approval, or any other official action of the City having the effect of permitting or allowing development and/or construction of any multi-family development. Furthermore, this moratorium shall not apply to any application for a building permit or other approval for the renovation, repair or restoration of any existing multi-family development, provided that said application is not increasing the square footage of any existing structure or structures.

SECTION 5. Penalties

Violations of this ordinance are punishable as provided by Section 1-15 of the Clermont City Code or by any other method as provided by law,

SECTION 6. Expiration of Temporary Moratorium

The temporary moratorium imposed by Sections 2 and 3 of this Ordinance shall expire as set forth above or upon the effective date of an Ordinance repealing this Ordinance after the City Council has considered any amendments to existing city codes and regulations related to multi-family development, whichever is earlier.

SECTION 7. Severability

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



CITY OF CLERMONT
ORDINANCE NO. 2019-39

SECTION 8. Conflict

All codes and ordinances of the City in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 9. Effective Date

This Ordinance shall be published as provided by law and shall become law and shall take effect on the date of its Second Reading and Final Passage.

First Reading this 27th day of August, 2019.

Second Reading this 10th day of September, 2019.



CITY OF CLERMONT
ORDINANCE NO. 2019-39

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of September, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2019-39

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, IMPOSING A TEMPORARY MORATORIUM FOR ONE HUNDRED AND EIGHTY (180) DAYS ON THE ACCEPTANCE OF ANY APPLICATION FOR AND/OR THE ISSUANCE OF ANY PERMIT, CONDITIONAL USE APPROVAL, SITE PLAN APPROVAL, AND ANY OTHER OFFICIAL ACTION OF THE CITY OF CLERMONT HAVING THE EFFECT OF PERMITTING OR ALLOWING DEVELOPMENT AND/OR CONSTRUCTION OF ANY MULTI-FAMILY DEVELOPMENT; EXCLUDING WITH CONDITIONS SUCH APPLICATIONS SUBMITTED PRIOR TO AUGUST 27, 2019 OR APPROVALS FOR THE CONTINUANCE OF AN EXISTING MULTI-FAMILY DEVELOPMENT; THE TEMPORARY MORATORIUM SHALL APPLY TO ALL REAL PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CLERMONT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, September 10, 2019 at 6:30 p.m. for final enactment.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
August 27, 2019