



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, December 10, 2019**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

FY 2019 Quarter 4 Budget

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 November 12, 2019 and November 19, 2019 Council Meeting minutes.

Item No. 2 - 2020 Council Meeting Calendar

Consider approval of the 2020 City Council Meeting calendar.

Item No. 3 - Surplus Request

Consider declaring end of life inventory as surplus from Information Technology, Human Resources and Parks & Recreation, and dispose of in accordance with the Purchasing Policy.

Item No. 4 - Contract Award

Consider request to piggyback the City of St. Petersburg purchase agreement with National Water Main Cleaning Company to provide maintenance services, sanitary sewer cleaning in the estimated budget amount of \$150,000.

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| Item No. 5 - Contract Award | Consider request to piggyback the City of Zephyrhills contract with RCM Utilities, Inc. to provide Water & Wastewater Miscellaneous Construction/Maintenance Services in the estimated budget amount of \$150,000. |
| Item No. 6 - Terminate Contract | Consider contract termination between the City of Clermont and Providence Construction & Development Company in the lump sum amount of \$1,289,000. |
| Item No. 7 - Single/Sole Source Purchase and Budget Amendment | Consider purchase from DECCAN International to acquire an Apparatus Deployment Analysis Module (ADAM) software for the Fire Department and budget amendment to the General and Fire Impact Funds in the amount of \$45,730. |
| Item No. 8 - Event, Road Closure, and Sign Request | Consider Martin Luther King, Jr. Day event, with road closures (parade), and signs placed on City property on January 20, 2020 at McKinney Park and continue to Waterfront Park. |
| Item No. 9 - Resolution No. 2019-36R | Consider approval of Resolution No. 2019-36R to amend the FY 2020 budget. |

UNFINISHED BUSINESS

- | | |
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| Item No. 10 - Ordinance No. 2019-27 <i>Final Advent Health</i> | Consider rezoning for a medical health park campus on 7.5+/- acres located on the southeast corner of SR 50 and Citrus Tower Blvd. |
| Item No. 11 - Ordinance No. 2019-29 <i>Final Hartwood Properties CPA</i> | Consider changing 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. |

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Item No. 12 - Ordinance No. 2019-30 *Final*
Hartwood Properties

Consider rezoning 80+/- acres located 1/4 mile south of Hartwood Marsh Road, east of US Hwy 27 for a Planned Unit Development consisting of C-2 General Commercial uses.

Item No. 13 - Ordinance No. 2019-31 *Final*
Bradshaw North

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

Item No. 14 - Ordinance No. 2019-32 *Final*
Bradshaw North CPA

Consider changing 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.

Item No. 15 - Ordinance No. 2019-33 *Final*
Bradshaw North

Consider rezoning 16 +/- acres located northeast of the US Hwy 27 and Schofield Road intersection from Urban Transition to C-2 General Commercial.

Item No. 16 - Ordinance No. 2019-42 *Final*
Rocky Mount Commercial Ph 2

Consider voluntary annexation of 10.8 +/- acres from Lake County Regional Commercial to City Commercial for vacant property located along Hooks Street between Ford of Clermont and Dicks Sporting Goods.

Item No. 17 - Ordinance No. 2019-43 *Final*
Rocky Mount Commercial Ph 2 CPA

Consider large-scale Comprehensive Plan Amendment for 10.8 +/- acres from Lake County Regional Commercial to City Commercial for vacant property located along Hooks Street between Ford of Clermont and Dicks Sporting Goods.

Item No. 18 - Ordinance No. 2019-44 *Final*
Rocky Mount Commercial Ph 2

Consider rezoning 10.8 acres +/- from Urban Estate to C-2 General Commercial for property fronting on Hooks Street between Ford of Clermont and Dicks Sporting Goods.

Item No. 19 - Ordinance No. 2019-46 *Final*
Hancock Commons Apartments

Consider allowing 281 multi-family units on a 16.499 acre parcel northeast of the Hooks Street and Hancock Road intersection.

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Item No. 20 - Ordinance No. 2019-48 *Final*
Olympus Sports and Entertainment

Consider establishing Olympus as a
Community Development District.

NEW BUSINESS

Item No. 21 - Board Appointments

Consider Police Pension Board, Fire
Pension Board, Planning & Zoning
Commission and outside agency
appointments.

Item No. 22 - Ordinance No. 2020-01 *Introduction*
Karma Housing

Consider rezoning from C-1 Light
Commercial to Planned Unit
Development for vacant property located
at the corner of State Road 50 and East
Avenue.

Item No. 23 - Ordinance No. 2020-02 *Introduction*
Victory Pointe

Consider ordinance to amend (Ordinance
2018-25) Planned Unit Development for
vacant parcel located northwest of the
intersection of Montrose Street and 10th
Street.

ADJOURN

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 12, 2019

The City Council met in a regular meeting on Tuesday, November 12, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Mullins. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Carlos Aviles gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Bonnie McGuire Courage Award

Sandie Stacy, Beta Theta Philanthropic Director, presented the Bonnie McGuire Courage Award to two Clermont Police Officers, Officer Colon and Officer Rogers, for courageously helping those in need as well as for outstanding and courageous work.

Police Chief Broadway stated Officer Rogers is leaving the City to work for the Orlando Police Department. In her nine years, she has made significant contributions. Chief Broadway thanked Officer Rogers and presented her with a plaque for years of dedicated service.

City Manager Gray thanked Officer Rogers for her work in making the City a safe place.

Jennifer Pierce, Fire Marshall of the Year

Fire Chief Ezell recognized Jennifer Pierce for receiving the Fire Marshall of the Year for the State of Florida. Fire Marshall Pierce stated she appreciated the support from City Manager Gray and all of the City Departments.

City Manager Gray stated Fire Marshall Pierce does a proactive job and he appreciates all the work she does.

Mayor Ash congratulated and thanked Fire Marshal Pierce.

PUBLIC COMMENTS

Officer David Colon stated some of the City of Clermont Police Officers created a 501C to help widows, homeless people, and various similar situations the police encounter on the road. On December 20, there is an event called Heroes and Helpers which uses funds from the 501C, the gift from the Bonnie McGuire Courage Award, and the help of Target and McDonald's to shop for children for Christmas.

Mayor Ash thanked Officer Colon for all of his effort and work.

Mary Kimmell, 3288 White Blossom Lane, thanked the City for the Senior Center at the Arts and Recreation Center and employee Sandra Ramdass for her work and help. Ms. Kimmell expressed concern for a lack of handicapped parking and the need for a larger room to play bingo at the Arts and Recreation Center as well as concern for the need of a traffic signal at the corner of Sunburst Lane and Hancock Road.

City Manager Gray stated he will address with City staff the concerns regarding the parking and larger room. Sunburst Lane is a county road and the City has put in a request to Lake County for a traffic signal but Lake County stated one is not warranted at that location. Lake County is conducting a traffic study and recommended a three way stop and dedicated turn lane for Sunburst Lane which should be coming up this calendar year.

Alex Linzy, 570 E. Highland Avenue, requested to be placed on the invocation list for future meetings.

City of Clermont
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REGULAR COUNCIL MEETING
November 12, 2019

REPORTS

City Manager Gray reported tonight's meeting is Council Member Mullins' last official meeting and City Manager Gray thanked him for his service. The council meeting scheduled for November 26 was moved to November 19 where the oath of office for seats 2 and 4 will be given. Light Up Clermont is on December 6 and December 7.

City Manager Gray stated Items No. 14, 15, and 16 will need to be moved to December 10, 2019 and Item No. 25 will be moved to January 28, 2020.

Item No. 14 – Ordinance No. 2019-30, *Final, Hartwood Properties*

City Clerk Howe read Ordinance No. 2019-30 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. 2019-30 to December 10, 2019; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 15 – Ordinance No. 2019-31, *Final, Bradshaw North*

City Clerk Howe read Ordinance No. 2019-31 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. 2019-31 to December 10, 2019; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 16 – Ordinance No. 2019-33, *Final, Bradshaw North*

City Clerk Howe read Ordinance No. 2019-33 aloud by title only.

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

Council Member Bates moved to table Ordinance No. 2019-33 to December 10, 2019; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 24 – Ordinance No. 2020-03, *Introduction, CarMax*

City Clerk Howe read Ordinance No. 2020-03 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.

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Council Member Bates moved to table Ordinance No. 2020-03 to January 28, 2020; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 25 – Ordinance No. 2020-04, Transmittal, Carmax CPA

City Clerk Howe read Ordinance No. 2020-04 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. 2020-04 to January 28, 2020; seconded by Council Member Mullins. The motion passed with all members present voting aye.

City Attorney Mantzaris – No report.

Council Member Bates thanked Council Member Mullins for his service and stated he was proud of the Youth Council for their accomplishments.

Council Member Mullins thanked the City for allowing him to serve the remaining term of Seat 2. He attended the ribbon cutting on Friday for the Kehlor Building. The Candy Cane Lane event is this weekend.

Council Member Brishke thanked Council Member Mullins for stepping in and stated it was great working with him.

Council Member Travis reported she attended the Taste of South Lake where the City won the best decorated booth. She attended the Metropolitan Planning Organization meeting at Lady Lake where they stated they will be changing the venue for future meetings to Leesburg. At the Metropolitan Planning Organization meeting a Resolution was passed allotting Groveland \$7.6 million in right-of-way funding for State Road 50 which will help the City of Clermont with the trail. The Metropolitan Planning Organization is asking for the local cities to create a Christmas wish list which will tell the story and description of the City's desired project. The City of Clermont's project is Hartwood Marsh Road. City staff will need to present the project by end of year.

Mayor Ash reported on October 30, she was at the Sun creek Brewery to celebrate a new beer called Champions Lager making use of the City's motto, Choice of Champions. On November 6, she attended the grand opening of Hope Barton's new Art Gallery on Lake Avenue. On November 8, she attended the Veterans Day celebration at Lost Lake Elementary. On November 11, she was at the Waterfront Pavilion for a special program acknowledging the 101st anniversary of the signing of the armistice ending World War I.

CONSENT AGENDA

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 12, 2019

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| Item No. 1 – Meeting Minutes | Consider approval of October 22, 2019 Council Meeting minutes. |
| Item No. 2 – Surplus Request | Consider declaring end of life inventory as surplus from the departments of: Public Works, Finance, Development Services, Information Technology, and Environmental Services, and dispose of in accordance with the Purchasing Policy. |
| Item No. 3 – Revised Pay and Classification Schedule and Budget Amendment | Consider approval of a revised Pay and Classification Schedule and budget amendment to all funds in the amount of \$255,766. |
| Item No. 4 – Collective Bargaining Agreement | Consider agreement approval with the International Association of Firefighters, AFL-CIO, Clermont Professional Firefighters Local 4350. |
| Item No. 5 – Bid Award and Budget Amendment | Consider awarding bid to Mack Concrete Industries, Inc. to provide construction of Sunburst WTP screening wall in the amount of \$321,779 and a budget amendment to the water fund for the same amount. |
| Item No. 6 – Piggyback Contract | Recommend request to piggyback Florida Sheriff's Association contract with Bozard Ford and Garber Ford to purchase vehicles in the total budgeted amount of \$242,775. |
| Item No. 7 – Piggyback Contract | Consider approval to piggyback the Florida Sheriffs Association contract with Futch's Tractor Depot, Inc. to purchase vehicles in the total budgeted amount of \$53,066.56. |
| Item No. 8 – Contract Approval | Consider approval of the Stormwater Master Plan Update proposal from Tetra Tech in the budgeted amount of \$88,837.00. |
| Item No. 9 – Contract Award | Consider awarding contract to Charles Abbott Associates, Inc.; Joe Payne, Inc.; Absolute Civil Engineering Solutions, LLC.; and M.T. Causley, LLC for commercial and residential building inspection and plans review services. |
| Item No. 10 – Contract Award | Consider awarding contract to Tetra Tech, Inc. to provide engineering design services for the water reclamation facility expansion in the negotiated budgeted amount of \$1,174,467. |
| Item No. 11 – Resolution No. 2019-29R | Consider approval of revised Purchasing Policy. |

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Item No. 12 – Resolution No. 2019-31R Consider approval of revised Property Control Policy.

Item No. 13 – Resolution No. 2019-35R Consider approval of resolution to amend the FY 2019 Budget.

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

NEW BUSINESS

Item No. 17 – Conditional Use Permit Discussion

Development Services Director Henschel stated Mason's Ridge was a development approved by the City Council in August of 2016 under Resolution No. 2016-30. The development is for 102 multi-family fee-simple town homes. Shortly after grading the site, installing utilities, and retaining walls the developer became absent from the site. Code Enforcement began receiving complaints in regards to the lack of maintenance of the site. After starting a case, the developer cleared the over growth from the right-of-way. In November of 2018, Code Enforcement received complaints in regards to the lack of maintenance and was taken to the Special Magistrate hearing in January of 2019 where the property was found to be in violation and a fine of \$250 per day after January 31, 2019 was ordered. In May of 2019, a lien was recorded against the property for \$27,500. The property remained in violation until July of 2019 and accrued a total lien amount of \$43,250. In September of 2019, another code enforcement case was started and as a result, the developer started clearing the overgrowth.

City Manager Gray stated the item was placed on the agenda tonight to provide the Council a status and to answer any questions the Council may have.

Development Services Director Henschel presented recent photos to the City Council.

Joshua High, CPA and advisor for ALP, 17500 Deer Island Circle, Winter Garden stated ALP is currently updating the Market Feasibility Analysis and the Cost Feasibility Analysis. Both will be completed at the end of the first quarter of 2020. The decision regarding timing of the vertical construction will be made immediately after Market Feasibility Analysis and Cost Feasibility Analysis is completed. Mr. High stated ALP was not aware of any code enforcement fines.

City Manager Gray stated the property owner was notified and there were many discussions between the property owner and City staff.

City Attorney Mantzaris stated Special Magistrate notices are sent to the property owner directly. The property is scheduled to go on the Special Magistrate agenda for next week in regards to authorization to foreclose. The Conditional Use Permit is currently before the Council due to being in violation of the mandated time period for construction to begin and continue progress over two years from the date the Conditional Use Permit was granted. The next step would be to take the Conditional Use Permit before the Planning and Zoning Commission to revoke the Conditional Use Permit which would cause the applicant to go through the application process all over again.

Mr. High stated the project is \$3 million into its \$20 million budget.

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Council Member Travis expressed concern with two years of complaints from citizens regarding the appearance of the lot.

Mr. High stated five of the building pads of the project have begun construction.

Council Member Travis expressed concern with the lack of continuous progress on the project.

City Attorney Mantzaris stated the matter will not resolve tonight as this is a two-step process. The matter will go before the Planning and Zoning Commission and then return to Council for final action. This matter was placed on tonight's agenda to provide an update to the Council.

Mayor Ash recommended to start with the revoking process immediately.

Item No. 18 – Joint Planning Area (JPA) Review

City Manager Gray stated the Joint Planning Area allows for the City Council to provide comments to the County on upcoming projects located within the designated area.

Development Services Director Henschel stated staff is requesting comments from the City Council to present to Lake County planning staff regarding a Joint Planning Area review. The Islamic Center of Clermont is a proposed 7.5-acre expansion project located in the Clermont Joint Planning Area and the Interlocal Service Boundary Area. The property is located at 15020 Johns Lake Road and is proposing an expansion to include a 30,000 square foot assisted living facility, a 3,000 square foot community service center, and a 12,000 square foot worship facility. Staff was notified by Lake County of a change to the initial 125 bed assisted living facility request to 75 bed assisted living facility. Staff expressed concerns about the added traffic load to Hancock Road. The final rezoning hearing will occur on November 19, 2019 before the Lake County Board of County Commissioners. Staff requested comments from the City Council to provide to Lake County Planning and Zoning and Lake County Board of County Commissioners.

Sizaad Khan, applicant, stated the current attendance is approximately 30 to 40 on Fridays and even fewer throughout the week. The building is divided into segments with service areas being utilized at different times.

Mayor Ash opened the Public Hearing.

Marion Ringwood, 1808 Nature Cove Lane, suggested for the Council to recommend the installation of a turning lane in their comments to the County.

Mayor Ash closed the Public Hearing.

Council Member Mullins inquired about the outparcel and the vacant land. Mr. Khan replied the outparcel belongs to a different owner and the vacant land will be used for drainage and not for future growth.

Council Member Bates inquired about the different proposed buildings for the site. Mr. Khan provided an overview of the purposes for each building.

Mayor Ash expressed concern with traffic on Sunburst Lane. Mr. Khan expressed support for traffic concerns for Hancock Road but clarified the times the property will be in use will be before sunrise and after sunset except for Fridays when they meet at 1:30pm.

Council Member Travis expressed support for the project to wait until the road project is complete.

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Mayor Ash suggested the applicant build the phases as the road is improved to handle the larger traffic load. Mr. Khan expressed support for building in phases based on the allowable traffic load.

City Manager Gray stated the City Council can add their comments for road improvements into their recommendation to Lake County as well as phasing the project. The project is under Lake County's jurisdiction so Lake County will make the final decision.

Mr. Khan stated they understand the concerns with the traffic and they are making efforts to help with the traffic flow by providing land for a future right-of-way lane and by blocking the entrance from Hartwood Marsh Road.

City Manager Gray clarified the City Council's comments to Lake County are to phase the project and to express concerns with traffic.

Item No. 19 – Ordinance No. 2019-06, *Introduction, South Lake Crossing PUD*

City Clerk Howe read Ordinance No. 2019-06 aloud by title only.

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

Council Member Bates moved to introduce Ordinance No. 2019-06; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 20 – Ordinance No. 2019-28, *Introduction, Vacation Rentals*

City Clerk Howe read Ordinance No. 2019-28 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 122 Zoning, Article V Supplementary Districts, Section 360 Vacation Rental Permit Regulations; providing for codification; severability; effective date; and publication.

City Manager Gray asked for the City Council to allow for discussion of this item to avoid having to schedule a separate workshop to discuss the matter.

Development Services Henschel presented the proposed ordinance for short term vacation rentals. The City of Clermont does not currently have any regulations with regards to short term rentals. The proposed Ordinance will provide regulations and conditions for a Vacation Rental Permit Program to allow short term vacation rentals for non-occupied residential home, the whole house, rentals with proper management and compliance with permit requirements. City Manager Gray passed out the summary of the proposed ordinance which Development Services Director Henschel reviewed with the City Council.

City Attorney Mantzaris clarified the Ordinance will only allow for the entire house to be rented and not portions of the house. If portions of the houses are rented out to different families, the use of the property would change to a multi-family unit which is prohibited under the City's zoning code in most areas.

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Mayor Ash expressed concern about rental periods. City Attorney Mantzaris stated the proposed Ordinance is being drafted to address a specific issue of houses being purchased for the sole purpose to rent the house on a short term basis. This Ordinance is not meant to address long term rentals or intermittent occupancy of the homeowner. The intent is to provide restrictions in order to protect the neighbors.

City Manager Gray stated the purpose of discussing the ordinance at tonight's meeting is to obtain direction to see how the Council would like to move forward.

Council Member Travis inquired about inspections of the property. City Manager Gray stated City staff would conduct the inspections.

Council Member Mullins inquired about restrictions on roommates. City Attorney Mantzaris stated the proposed Ordinance will not affect roommates or people renting out rooms for an extended period of time.

Council Member Mullins moved to introduce Ordinance No. 2019-28; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 21 – Ordinance No. 2019-44, *Introduction, Rocky Mount Commercial Ph2*

City Clerk Howe read Ordinance No. 2019-44 aloud by title only.

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

Council Member Bates moved to introduce Ordinance No. 2019-44; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 22 – Ordinance No. 2019-46, *Introduction, Hancock Commons Apartments*

City Clerk Howe read Ordinance No. 2019-46 aloud by title only.

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

Council Member Bates moved to introduce Ordinance No. 2019-46; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 23 – Ordinance No. 2019-47, *Introduction, Heritage Square Distillery*

City Clerk Howe read Ordinance No. 2019-47 aloud by title only.

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

Council Member Bates moved to introduce Ordinance No. 2019-47; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:06pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 19, 2019

The City Council met in a regular meeting on Tuesday, November 19, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Purvis. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Father Bob Webster gave the invocation followed by the Pledge of Allegiance.

ELECTION RESULTS

City Clerk Howe presented the November 5, 2019 election results for Seat 2 and Seat 4 for acceptance. Jim Purvis received 1,815 votes and Joe Gustafson received 1,146 votes for Seat 2. Heidi Brishke received 1,661 votes and Ebo Entsuah received 1,230 votes for Seat 4. Charter Amendment 1 received 2,698 “yes” votes and 322 “no” votes. Charter Amendment 2 received 2,785 “yes” votes and 223 “no” votes.

Council Member Bates moved to approve election results; seconded by Council Member Brishke. The motion passed with all members present voting aye.

OATH OF OFFICE

City Clerk Howe administered the Oath of Office to Jim Purvis for Seat 2, and Heidi Brishke for Seat 4 for a two-year term.

SELECTION OF MAYOR PRO TEM

Council Member Bates nominated Council Member Travis; seconded by Council Member Brishke. The motion passed with all members present voting aye.

PROCLAMATION

City Clerk Howe read the National American Indian Heritage Month proclamation aloud. Mayor Ash presented the proclamation to Susan DeHart with the Daughters of the American Revolution.

PRESENTATIONS

Florida Festival Events Association Award

Suzanne Neve, CEO of Florida Festival Events Association, presented two awards to the City of Clermont and the City’s Parks and Recreation Department. The first place award for multi-agency event was awarded to the City’s Sips and Salsa and second place for promotional mailer was awarded to the City’s Light Up Clermont event.

City Manager Gray introduced Parks and Recreation Director Scott Davidoff, Program Manager Maritza Rivera and Parks and Recreation Supervisor Jennifer Stills to accept the awards on behalf of the City.

East Avenue Complete Streets

City Manager Gray stated the City applied for a grant for the East Avenue Complete Streets and received it. The City plans to re-do East Avenue to ensure the street is pedestrian, bike and car friendly.

Jamie Krzeminski, HDR Engineering, developed concepts for East Avenue and reviewed the projects purpose and background, outreach summary, and Complete Streets Concept for East Avenue. It will provide a safe, comfortable, and welcoming environment to meet multimodal travel needs for all users of East Avenue. The public voted for Concept 3 which was the two-way median path.

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City Manager Gray stated staff will review the results of the study and have the matter return with estimates to the City Council in the spring to decide how the City should proceed.

PUBLIC COMMENTS

Charlene Forth, 969 W. Desoto Street, inquired about the court case with Danielle Page and inquired about the amount spent. City Manager Gray stated staff would get the information and will follow the direction of the Council. Mrs. Forth requested for the end results to be available by the next Council Meeting.

REPORTS

City Manager Gray welcomed Council Member Purvis to the City Council. City Hall will be closed November 28 and 29 for the Thanksgiving holiday. The workshop in January will be during the day in the week of January 20. The workshop will be advertised. Lake County denied the Islamic Church of Clermont Conditional Use Permit. Commissioner Parks discussed the widening Hancock Road and directed Lake County staff to get a proposal.

Maritza Rivera, Parks and Recreation, reported Light Up Clermont theme this year is Holiday in Paradise. The event will take place on Friday, December 6, 2019 at 5:30pm with the Mayor lighting the tree at 6:30pm. There will be live music, stilt walkers and performers. On Saturday, December 7, 2019, there will be a hometown parade which will start at 10:00am.

City Manager Gray reported the evening of December 7, 2019, there will be carols by Monteverde Academy at the Arts and Recreation Center at 5:00pm and again at 8:00pm.

City Attorney Mantzaris welcomed and congratulated Council Member Purvis.

Council Member Bates congratulated Council Member Brishke and Council Member Purvis and reported the State of the County will take place on December 3, 2019 at 9:00am in the Lake County Chambers.

Council Member Purvis thanked all who came tonight to witness his swearing in and pledged to serve to the best of his abilities.

Council Member Brishke thanked everyone for their votes in the election and looks forward to serving her second term. On Friday, November 15, she attended the Chamber breakfast and the feature presentation by South Lake Pain Institute on the benefits of CBD oil.

Council Member Travis reported on Friday, she attended the ribbon cutting for the Kehlor Building. She attended a meeting on the trail system by Lake 100 where the City was showcased as a model for future trails. Today, she met with Bike Florida along with Communications Director Deen. Over the weekend, she attended the Horrible 100 where she saw almost 2,000 participants and complimented staff for their work with the event.

Mayor Ash reported she attended the ribbon cutting for the Kehlor Building.

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 – Event and Road Closure Request

Consider approving the Mega Food Truck Rally with road closures January 11, 2020 from 12:00 PM to 10:00 PM.

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

NEW BUSINESS

Item No. 2 – Ordinance No. 2019-04, *Final, South Lake Crossing*

City Clerk Howe read Ordinance No. 2019-04 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.

Item No. 3 – Ordinance No. 2019-05, *Final, South Lake Crossing*

City Clerk Howe read Ordinance No. 2019-05 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; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

Item No. 4 – Ordinance No. 2019-06, *Final, South Lake Crossing PUD*

City Clerk Howe read Ordinance No. 2019-06 aloud by title only.

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

Planning Manager Kruse presented all three ordinances together. The applicant is requesting voluntary annexation of the subject property by adjacency to the City limits. The property has historically been for agricultural uses. The property is located within the Interlocal Service Boundary Agreement and the Joint Planning Area. The applicant is requesting city services in which the City can fully serve. Staff recommended approval of the annexation request. The applicant 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 Council transmitted the land use change to the State reviewing agencies on July 9, 2019 and received five responses. Three of the responses had “no comment” and the other two provided comments. One comment from the Lake County School Board expressed concern over student capacity and available school sites in the South Lake County area. The project may need to participate in proportionate share mitigation prior to moving forward. The other comment came from the Florida Department of Transportation that indicated US 27 is a constrained six-lane roadway with no additional capacity improvements planned or expected. The two comments have been addressed through conditions in the Planned Unit Development Ordinance, particularly the transportation impact fee credit agreement for the roadway network. Staff recommended approval of the applicant’s request for a change to the Master Planned Development.

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The applicant is requesting a rezoning to a mixed use Planned Unit Development consisting of 1,850 residential units, 300,000 square feet of commercial uses, and 500,000 square feet of office uses on 743 +/- acres in the Wellness Way area. The residential developer, Lennar, is planning on developing duplexes, townhomes and detached single family homes. All of the residential development is arranged on the east of the Hancock Road extension. Two Neighborhood Centers are being planned adjacent to the residential uses that consist of primarily C-1 Light Commercial uses that complement the residential uses. The remaining non-residential portion of the project, commercial and office uses, will primarily be located on the western portion of the site between Hancock Road extension and US Highway 27. Included in this area is a 15-acre charter school site and one and a half acre civic use site. staff recommends approval. The staff supported requested waivers for the project were read aloud and reviewed. The additional requested waivers which were not supported by staff were read aloud and reviewed. The developer has included open space in the form of usable parks, playgrounds, tot lots, community gardens, and pedestrian trails around storm water ponds. In addition, a 10-acre amenity center is being set aside for the residential component. The developer has agreed to enter into a Transportation Impact Fee Credit Agreement with Lake County and the City of Clermont. Staff recommends approval of Ordinance No. 2019-06 with one additional change.

Dan O'Keefe, real estate attorney, representative for South Lake Crossings, stated this project was transmitted to the State in July and is working with the City and the County staff to address any concerns. This project provides residential uses, commercial uses, and school use.

Erica Hughes, with VHB Civil Engineer, provided an overview of the project and reviewed the Wellness Way Master Plan map. The Wellness Way Area will provide the final portion of the east west connection between 429 and Orange County. The proposed Planned Unit Development is designed to be pedestrian friendly providing multiuse trails throughout the development and connecting parks throughout the development.

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

City Manager Gray stated City staff has been working with the property owner for over two years. This will be the southernmost point the City will annex at this point. There are only a few other Wellness Way projects which will annex into the City with the other projects staying within the County. The project has included a roadway network into their Planned Unit Development which will help connect to the 429 and US 27. This project also includes a part of extending Hancock Road and County Road 455.

Council Member Bates expressed support for the project and requested clarification about Wellness Way. City Manager Gray stated it will go from US 27 east to Orange County and connect to the 429. The Orange County side has started alignment for the east west connection.

Council Member Bates inquired about Hancock Road. City Manager Gray replied Hancock Road is being designed as a four lane road.

Council Member Bates inquired about the proposed charter school. Ms. Hughes replied the charter school is being worked on but it is not final.

Mayor Ash inquired about waivers not supported by staff . City Manager Gray replied the right-of-way will comply with City standards and the signage will return to Council for approval.

Council Member Brishke inquired about cut and fill. John Powell, with VHB Civil Engineering, identified the areas which they are proposing to cut and fill. Both areas are less than 10 percent of the site.

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Council Member Brishke asked if the matter will return to Council. City Manager Gray stated this is the final hearing for the residential side unless they want to change anything. However, the commercial pieces will return to Council as they come in.

Council Member Brishke expressed support for keeping the hills and expressed concern for proper tree sizes. City Manager Gray replied the City's requirement of 60 foot right-of-ways help to address the problem of oversized trees placed in the landscaping. Staff has worked with the applicant to ensure the correct trees are used.

Council Member Travis expressed concern for only one school site for the project area. Attorney O'Keefe stated the School Board has indicated they have the capacity to service the area without the proposed school site. They did provide a comment about future school capacity which the applicant has addressed with the proposed school site. City Manager Gray clarified the applicant will have to meet school concurrency to be permitted and before they build the homes.

Council Member Purvis inquired about age restricted neighborhoods. Attorney O'Keefe replied there are no age restrictions to the proposed neighborhoods.

Council Member Purvis expressed concerns for small parks in the development. Ms. Hughes clarified the development will also have the large open green space, which is labelled as pond on the map, to utilize along with the indicated park space.

Council Member Travis moved to approve Ordinance No. 2019-04; seconded by Council Member Bates. The motion passed 5 to 0 with a roll call vote.

Council Member Travis moved to approve Ordinance No. 2019-05; seconded by Council Member Bates. The motion passed 5 to 0 with a roll call vote.

Council Member Travis moved to approve Ordinance No. 2019-06 as amended; seconded by Council Member Brishke. The motion passed 5 to 0 with a roll call vote.

Item No. 5 – Ordinance No. 2019-47, *Final, Heritage Square Distillery*

City Clerk Howe read Ordinance No. 2019-47 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.

Development Services Director Henschel presented the applicant's request for a zoning change to Planned Unit Development to allow for the development of a distillery with a tasting room, restaurants and retail shops. The development of the property will promote and encourage more retail and mixed uses business opportunities in the area. Planned Unit Development zoning will allow the developer more flexibility to create a Master Development Plan for the property via waivers. The seven requested waivers were read aloud and reviewed. Staff recommended approval of applicant's request for a zoning change to Planned Unit Development. Proposed renderings were shown to the Council.

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Jimmy Crawford, Attorney and representative for the applicant, congratulated Council Member Purvis. The same developer that is developing 55 West will also be developing the proposed project. The project partner, Nationwide Craft Distillery, operate seven craft distilleries in other parts of the Country and won Craft Distilleries of the US Award six years in a row. Proposed concepts of the project were shown and reviewed. There will be two walls of six-foot maximum each and only where the wall transitions from the shorter wall to the taller wall is where an up to a ten-foot wall will be needed to help mesh the two six-foot walls. The applicant is asking for a shared parking variance as the code requires parking per square footage for each building causing an over parking requirement. Lake County was concerned with 12th Street and requested the main entrance be located centrally between Desoto and 12th Street. The applicant is going to dedicate and construct a turning lane into the project. Attorney Crawford reviewed the Conceptual Site Plan with the Council.

Mayor Ash opened the Public Hearing.

Charlene Forth, 939 W. Desoto Street, expressed concern for the neighbors on West Desoto and suggested a left turn only lane onto West Desoto due to the residential area. Mrs. Forth requested additional time to speak.

Council Member Purvis requested clarification on the time limit. City Attorney Mantzaris clarified the majority of the Council controls how the meeting is run. The Mayor is given the responsibility of presiding officer which is responsive to the majority of the Council. The only single member of the Council who can direct how the meeting proceeds is the Mayor. Other than that, a majority of the Council could direct the meeting.

Council Member Purvis requested an extension of the time limit.

Mayor Ash stated the time limit has been the standard for the past five years.

Council Member Bates and Council Member Brishke agreed to allow an additional minute to the member of the public.

Charlene Forth, 939 W. Desoto Street, showed images of a car accident and requested an exit on Desoto Street to go left on 12th Street.

Libby Hanna, 1251 Fran Mar Court, expressed a concern with parking.

Dave Yaeger, 1026 Braewood Drive, expressed opposition to the three-minute time limit.

Bill Delaney, 10312 Lake Minneola Shores, inquired about products to be sold at the distillery.

Mayor Ash closed the Public Hearing.

Attorney Crawford stated the applicant is providing a left turn lane to encourage traffic to turn left. However, the traffic engineers at Lake County and City Staff decided it was not a good idea to prohibit right turns. The connection from the property to downtown is important. The applicant agrees to prohibit street parking if the City would like to suggest such restrictions.

Development Services Director Henschel explained the City's code requires a certain amount of parking spaces per square footage of building space. Shared parking allows the different building spaces to share parking spaces when calculating the parking spaces needed per square footage. Attorney Crawford stated shared parking has been allowed before when you have a shopping plaza with multiple stores and buildings.

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Council Member Bates inquired about handicapped parking. Rick McCoy, 644 West Avenue, stated the project is required to have one handicap space for every 25 parking spaces which totaled 8 spaces in the front. Council Member Bates asked for the applicant to look at having additional handicapped spaces. Attorney Crawford stated they would be willing to look into adding more handicapped spaces but it may lower their total parking spaces, which they are required to have and may need an additional approval.

Council Member Bates inquired about truck traffic. Mr. McCoy stated the concept was to attempt to keep truck traffic separate. The industrial zoning will require for Juniata to become a truck route no matter what business goes into the property.

Council Member Bates expressed concern for the signage shown. Attorney Crawford stated the images showed were artistic renderings but all signage used when building the property will meet City standards.

Council Member Brishke expressed concern with the amount for employee parking and adequate connection between buildings as well as inquired if there are any future plans for City approved monument signs and the proposed length of retaining wall. Attorney Crawford stated what is shown is not enough but with the nine foot spaces rather than the allowed 10 foot spaces at the back of the property would allow for adequate employee parking. The applicant is planning monument signs but only signs that meet city standards. Mr. McCoy stated there is a 20-foot landscape buffer along Highway 50 which will be split in half by a retaining wall. Towards the end, the property will need to be flattened out and may require an additional height for the retaining wall but the maximum height would be no more than 10 feet. Within the 20-foot buffer, there will be landscaping to hide the wall. The service area in the back of the property will be for the deliveries for the truck.

Attorney Crawford clarified the bottling and distillery will have six or seven employees each who will only be working during the day. The bar and restaurant employees will be more of an evening use. There is currently a verbal agreement with the church for overflow parking. Father Bob from the Blessed Sacrament Catholic Church wrote an email of support for the project.

Council Member Purvis expressed support for the project and inquired about the size of the delivery trucks. Mr. McCoy replied the delivery trucks would be semi-trucks with the anticipated deliveries being made once a day. Tom Kovach clarified that most of the deliveries will be made during the afternoon hours during off peak hours.

Council Member Purvis expressed concern about the time of day deliveries will be made and the routes the trucks will take after they make their delivery. Attorney Crawford suggested to direct truck drivers through signage to exit the property. City Attorney Mantzaris stated the Council could include that requirement in the motion.

Council Member Purvis suggested making Desoto Street a restricted traffic street. Council Member Travis expressed concern with cutting people off from downtown. City Attorney Mantzaris stated restricting the traffic on Desoto Street is beyond the scope of the request before the Council. The Council can put restrictions on the proposed project. Attorney Crawford stated the applicant would be willing to place a sign indicating no right turns for the delivery trucks.

Council Member Purvis inquired about hours of operation. Mr. Kovach stated they are envisioning shopping, retail, restaurant, and distillery uses for this property. The Distillery is the anchor tenant but other businesses are welcome to open there, such as a bakery could go there which may have normal day hours. If retail businesses decide to go in, then they may have hours that keep them open throughout the day.

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Council Member Travis moved to approve Ordinance No. 2019-47; seconded Council Member Brishke.

City Attorney Mantzaris inquired if Council would like to address the issue of parking and restriction on egress on Desoto during their motion. If the Council would like for the applicant to increase their handicap parking spaces, that will force them not to meet the requirement on the number of parking spaces which can be addressed in the motion to approve the Ordinance if the Council wishes to do so.

Attorney Crawford stated they could add two additional handicap spaces but would leave them short on overall parking spaces. City Attorney Mantzaris suggested for Council to change item number six of the ordinance to add “and include a minimum of 194 non-handicap and 8 handicap spaces. In the event the project can be developed with additional handicap spaces, resulting in a reduction of the number of the non-handicap spaces, an amendment to this Conditional Use Permit shall not be required.”

City Attorney Mantzaris suggested amending section 14 to add “at a minimum, the project shall include and maintain signage that will prohibit truck traffic egress East on Desoto Street.”

Council Member Travis moved to approve Ordinance No. 2019-47 with two proposed additional conditions; seconded by Council Member Bates. The motion passed 5 to 0 with a roll call vote.

NEW BUSINESS

Item No. 6 – Resolution No. 2019-30R

City Clerk Howe read Resolution No. 2019-30R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, amending the Parks and Recreation Fee Schedule; repealing all prior Resolutions in conflict herewith and providing an effective date.

Parks and Recreation Director Davidoff presented an overview of Lake County Boat Ramps, Orange County Boat Ramps, and the Clermont Boat Ramp. The fees between the different boat ramps were compared. The City currently charges \$5.00 daily rate and \$35.00 annual pass for City residents. The old boat ramp had a total of 77 spaces and the new boat ramp will have a total of 100 spaces. Staff recommended keeping the fees the same for use of the parking lot and boat ramp. Payment will be made via credit card at two self-service parking kiosks. City Manager Gray clarified City residents can still purchase an annual pass.

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

Council Member Brishke inquired about payment options. Parks and Recreation Director Davidoff replied the kiosks are only credit card based.

Council Member Bates moved to approve Resolution 2019-30R; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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Item No. 7 – Ordinance No. 2019-48, *Introduction, Olympus Community Development District*

City Clerk Howe read Ordinance No. 2019-48 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Florida, establishing, on the proposed property known as Olympus and further described herein, and recognizing, the Community Development District, created and chartered by Uniform General Law, the Uniform Community Development District Act of Florida, Chapter 190, Florida Statutes (2001 and hereafter); acknowledging the uniform district charter expressed in Sections 190.006-190.041, Florida Statutes, and as referenced and provided by Section 190.004(4), Florida Statutes, and confirmed by Section 189.4031(d), Florida Statutes; establishing the district (on the property proposed in this petition) and designating the initial members of the district board of supervisors; and, designating the proposed land area within which the district may manage and finance its basic infrastructure, systems, facilities, services, improvements and projects; providing for severability and effective date.

Council Member Bates moved to introduce Ordinance No. 2019-48; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 9:07pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 10, 2019			
Agenda Item Name			
2020 Council Meeting Calendar			
Requested Action			
Staff Report			
The 2020 meeting calendar includes the regularly scheduled Council meetings on the 2nd and 4th Tuesday of each month. The 2nd meeting December is requested to be cancelled due to the week of Christmas holiday. The calendar also includes monthly workshops, budget workshops and budget public hearings.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	2020 Council Calendar	2020 Council Calendar.pdf	

2020 COUNCIL MEETING CALENDAR

JANUARY	DATE
Regular Council Meeting	Tuesday, January 14, 2020
Workshop	Tuesday, January 21, 2020
Regular Council Meeting	Tuesday, January 28, 2020
FEBRUARY	DATE
Regular Council Meeting	Tuesday, February 11, 2020
Workshop	Tuesday, February 18, 2020
Regular Council Meeting	Tuesday, February 25, 2020
MARCH	DATE
Regular Council Meeting	Tuesday, March 10, 2020
Workshop	Tuesday, March 17, 2020
Regular Council Meeting	Tuesday, March 24, 2020
APRIL	DATE
Regular Council Meeting	Tuesday, April 14, 2020
Workshop	Tuesday, April 21, 2020
Regular Council Meeting	Tuesday, April 28, 2020
MAY	DATE
Regular Council Meeting	Tuesday, May 12, 2020
Workshop	Friday, June 19, 2020
Regular Council Meeting	Tuesday, May 26, 2020
JUNE	DATE
Regular Council Meeting	Tuesday, June 09, 2020
Workshop	Tuesday, June 16, 2020
Regular Council Meeting	Tuesday, June 23, 2020
JULY	DATE
Regular Council Meeting	Tuesday, July 14, 2020
Budget Workshop	Tuesday, July 21, 2020
Budget Workshop	Wednesday, July 22, 2020
Regular Council Meeting	Tuesday, July 28, 2020
AUGUST	DATE
Regular Council Meeting	Tuesday, August 11, 2020
Workshop	Tuesday, August 18, 2020
Regular Council Meeting	Tuesday, August 25, 2020
SEPTEMBER	DATE
First Budget Public Hearing (tentative)	Thursday, September 03, 2020
Regular Council Meeting	Tuesday, September 08, 2020
Final Budget Public Hearing (tentative)	Thursday, September 17, 2020
Regular Council Meeting	Tuesday, September 22, 2020
OCTOBER	DATE
Regular Council Meeting	Tuesday, October 13, 2020
Workshop	Tuesday, October 20, 2020
Regular Council Meeting	Tuesday, October 27, 2020

2020 COUNCIL MEETING CALENDAR

NOVEMBER	DATE
Regular Council Meeting	Tuesday, November 10, 2020
Workshop	Tuesday, November 17, 2020
Regular Council Meeting	Tuesday, November 24, 2020
DECEMBER	DATE
Regular Council Meeting	Tuesday, December 08, 2020
Workshop	Tuesday, December 15, 2020
CANCEL Regular Council Meeting	Tuesday, December 22, 2020



AGENDA ITEM

Meeting Date																																																	
Tuesday, December 10, 2019																																																	
Agenda Item Name																																																	
Surplus Request																																																	
Requested Action																																																	
Request to approve and declare end of life inventory as surplus from the Information Technology Department, Human Resource Department and the Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.																																																	
Staff Report																																																	
The Purchasing Department, on behalf of the Information Technology, Human Resource, and Parks and Recreation Department, recommends approval of the above action. Information Technology Department <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Dell PowerEdge 2900 Server Tower</td> </tr> </table> Human Resource Department <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Broken Desk</td> </tr> </table> Parks and Recreation Department <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(6)</td> <td>KVA Emergency Lighting Back up Power Supply</td> </tr> <tr> <td>(6)</td> <td>Chairs</td> </tr> <tr> <td>(1)</td> <td>Sony Camera Control Unit</td> </tr> <tr> <td>(1)</td> <td>Silk Corp Camera Stand</td> </tr> <tr> <td>(1)</td> <td>Silk Corp Camera Tripod Stand</td> </tr> <tr> <td>(1)</td> <td>Sony Camera DFX</td> </tr> <tr> <td>(1)</td> <td>Gamma Tripod Camera Stand</td> </tr> <tr> <td>(1)</td> <td>Projector with Lens and Lamps</td> </tr> <tr> <td>(2)</td> <td>Sony Digital Camcorder</td> </tr> <tr> <td>(1)</td> <td>Graphic Q Adapter Clip</td> </tr> <tr> <td>(1)</td> <td>FSR Video Distribution</td> </tr> <tr> <td>(1)</td> <td>VGA Distributor</td> </tr> <tr> <td>(1)</td> <td>Marantz Stereo Cassette Deck</td> </tr> <tr> <td>(1)</td> <td>Strand Lighting Console 200 24/48</td> </tr> <tr> <td>(1)</td> <td>Epson LED Projector</td> </tr> <tr> <td>(5)</td> <td>Light Fixture/Stage Lights</td> </tr> <tr> <td>(1)</td> <td>Brother Printer</td> </tr> <tr> <td>(20)</td> <td>PAR Light Fixture</td> </tr> <tr> <td>(2)</td> <td>ViewSonic Computer Monitor</td> </tr> </table>		Qty.	Property Description	(1)	Dell PowerEdge 2900 Server Tower	Qty.	Property Description	(1)	Broken Desk	Qty.	Property Description	(6)	KVA Emergency Lighting Back up Power Supply	(6)	Chairs	(1)	Sony Camera Control Unit	(1)	Silk Corp Camera Stand	(1)	Silk Corp Camera Tripod Stand	(1)	Sony Camera DFX	(1)	Gamma Tripod Camera Stand	(1)	Projector with Lens and Lamps	(2)	Sony Digital Camcorder	(1)	Graphic Q Adapter Clip	(1)	FSR Video Distribution	(1)	VGA Distributor	(1)	Marantz Stereo Cassette Deck	(1)	Strand Lighting Console 200 24/48	(1)	Epson LED Projector	(5)	Light Fixture/Stage Lights	(1)	Brother Printer	(20)	PAR Light Fixture	(2)	ViewSonic Computer Monitor
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(1) Optoma Projector (1) Adaptic Clip Level Control (1) RGB-HV Distribution Amp (1) FSR Audio Source Selector Compass (1) Panasonic Digital AV Mixer (2) Sony Camera Control Unit		
Additional Analysis		
Fiscal Impact Summary		
Surplus Property is anticipated to be sold for approximately \$5,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Information Technology Disposal Form	Information Technology Disposal Form.pdf
2.	Human Resource Disposal Form	Human Resource Disposal Form.pdf
3.	Parks and Recreation Disposal Forms	Parks and Recreation Disposal Forms.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: HR Property Tag #: CPD 001083
Contact Person: Susan Dauderis Phone: 352 241 7382
Year / Make / Model: unknown Vehicle No. —
Miles / Hours: N/A Serial / VIN: CPD 001083
Description of Property: Desk acquired from old police dept.

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

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

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

Director Signature: S. Dauderis

Date: 11/06/19

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: David Patterson Phone: 352 263-4914
Year / Make / Model: 04/05/01 LIGHTOLIER L1PH416.05 Vehicle No.
Miles / Hours: UNDETERMINED Serial / VIN: B23196/387904
Description of Property 6 KVA EMERGENCY LIGHTING BACK UP POWER SUPPLY, INCLUDES 1 INVERTER

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

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

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

Director Signature: [Signature]

Date: 11/4/19

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/EVENTS Property Tag #:
Contact Person: Alicia Cardarelli Phone: 352-708-5975
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property 6 chairs

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

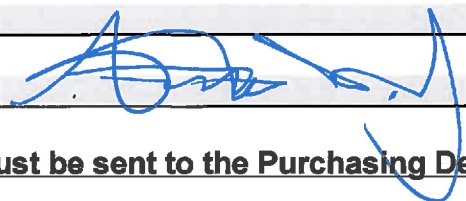
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☐ **OTHER:**

Director Signature: 

Date: 10/31/19

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: Rec / CPAC

Property Tag #: _____

Contact Person: Jonathan Pominville

Phone: 352 708 5902

Year / Make / Model: 2011 LCXS

Vehicle No. _____

Miles / Hours: _____

Serial / VIN: Q44 A1444

Description of Property: Projector With Lenses & Lamp

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature: [Signature]

Date: 11-5-19

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



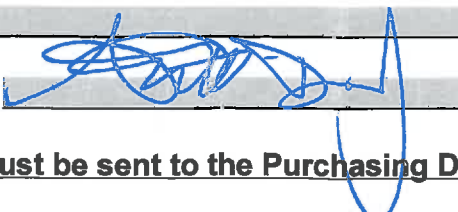
PROPERTY DISPOSAL FORM

Dept. / Division: Rec / CPAC Property Tag #:
Contact Person: Jonathan Pominville Phone: 352 708 5902
Year / Make / Model: DAIWA 08 Cam Vehicle No.
Miles / Hours: Serial / VIN: 206 004
Description of Property: Camera Tripod Stand-SLIK CORP

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:**

Director Signature: 

Date:

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: Rec ICRA Property Tag #: CP000070
Contact Person: Jonathan Pominville Phone: 352 708 5902
Year / Make / Model: EMP 713 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: D5702900962
Description of Property: Epson LCD Projector

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature: [Signature]

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CHC/Rec

Property Tag #:

Contact Person: Jonathan Kornville

Phone: 352 708 5902

Year / Make / Model: ellipsoidal Cat # A061

Vehicle No.

Miles / Hours:

Serial / VIN: E 8345C

Description of Property Light fixture / stage light, ~~off~~ flr 1 5

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature:

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CLAC / Rec Property Tag #: —
Contact Person: Jonathan Romanello Phone: 352 708 5902
Year / Make / Model: Brother TN 420 Vehicle No. —
Miles / Hours: — Serial / VIN: U6 2674C2 N304085
Description of Property: Brother Printer HL 2270 DW

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **OTHER:** _____

Director Signature: [Signature]

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CPA C / Rec

Property Tag #:

Contact Person: Jonathan Pominville

Phone: 352 7085902

Year / Make / Model: PAN source 4 EA Model

Vehicle No.

Miles / Hours: 

Serial / VIN: Fixture 7302

Description of Property PAR Light fixture - 20 of'

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature: 

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed:

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Rec

Property Tag #: —

Contact Person: Jonathan Pomerville

Phone: 352 708 5902

Year / Make / Model: View Sonic V11716

Vehicle No. —

Miles / Hours: —

Serial / VIN: A1UD4Z401076

Description of Property Computer Monitor Viewsonic

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** —

Director Signature: [Signature]

Date: —

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

Date Approved by City Council: —

Agenda Item: —

Method of Disposal: —

Date Disposed: —

Purchasing Director: —

Date: —

Munis Asset Number: —



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Rec Property Tag #:
Contact Person: Jonathan Bonville Phone: 352 7085902
Year / Make / Model: Optoma TX R774 Vehicle No.
Miles / Hours: Serial / VIN: 1031 MH6U210030052
Description of Property Optoma Projector

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:**

Director Signature: 

Date:

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC Rec Property Tag #: —
Contact Person: Jonathan Binnville Phone: 352 708 5902
Year / Make / Model: GraphicQ - GRQ3102S Vehicle No. —
Miles / Hours: — Serial / VIN: GFQ 202 0337 / GRQ 3102S
Description of Property: Adaptive clip Level Control (Clip Guard)

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

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

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☐ **OTHER:** _____

Director Signature: [Signature]

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC/Rec Property Tag #: —
Contact Person: Jonathan Lomerville Phone: 352 708 5902
Year / Make / Model: FSR RGB-4 Vehicle No. —
Miles / Hours: — Serial / VIN: RG 4004 80 704
Description of Property: RGB-MV Distribution Amp

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** _____

Director Signature: [Signature]

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: CMA - Rec

Property Tag #:

Contact Person: Jonathan Pominville

Phone: 352 708 5902

Year / Make / Model: FSR Compass S2

Vehicle No.

Miles / Hours:

Serial / VIN: 144

Description of Property FSR Audio Source Selector Compass S2

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:**

Director Signature: [Signature]

Date:

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC — flec Property Tag #: —
Contact Person: Jonathan Pominville Phone: 352-708-5702
Year / Make / Model: — Vehicle No. —
Miles / Hours: Panasonic Mx 70 Serial / VIN: B4TV A 0009
Description of Property Panasonic Digital AV Mixer

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

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

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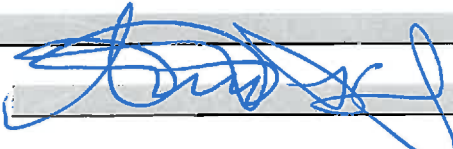
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☐ **OTHER:** —
—

Director Signature: 

Date: —

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

Date Approved by City Council: —

Agenda Item: —

Method of Disposal: —

Date Disposed: —

Purchasing Director: —

Date: —

Munis Asset Number: —



PROPERTY DISPOSAL FORM

Dept. / Division: CPAC / Reg Property Tag #: —
Contact Person: Jonathan Lominville Phone: 352 408 5902
Year / Make / Model: Sony CCD - DSO Vehicle No. —
Miles / Hours: — Serial / VIN: 101 673
Description of Property: Sony Camera Control Unit

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

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

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:** —
—

Director Signature: [Signature]

Date: —

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

Date Approved by City Council: —

Agenda Item: —

Method of Disposal: —

Date Disposed: —

Purchasing Director: —

Date: —

Munis Asset Number: —



PROPERTY DISPOSAL FORM

Dept. / Division: CRAC / REC Property Tag #: —
Contact Person: Jonathan Pomerville Phone: 352 708 5902
Year / Make / Model: Sony CEC D50 Vehicle No. —
Miles / Hours: — Serial / VIN: 101 652
Description of Property: Sony Camera Control Unit

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:** _____

Director Signature: [Signature]

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Contract Award		
Requested Action		
Recommend to approve a piggyback purchase agreement number 228273 from the City of St. Petersburg with National Water Main Company to provide maintenance services, sanitary sewer cleaning.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Purchasing Department sought a contract from the City of St. Petersburg, number 228273, to obtain the services of maintenance services, sanitary sewer cleaning. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 2011-002 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the City of St. Petersburg agreement number 228273. The City of St. Petersburg contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The estimated amount of this contract is \$150,000 and is included in the current year approved budget. Department Account Code: 42535-66305		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	RFI 2011-002	RFI 2011-002.pdf
2.	Bid Tabulation	Bid Tabulation.pdf
3.	City of St. Petersburg Blanket Purchase Agreement	City of St. Petersburg Blanket Purchase Agreement.pdf



REQUEST FOR INFORMATION

Intent to Utilize the City of St. Petersburg Contract for Maintenance Services, Sanitary Sewer Cleaning

CONTACT INFORMATION:	RFI No. 2011-002	ISSUED DATE: November 8, 2019
Marilyn Rodriguez Contracts Coordinator EMAIL: mrodriguez@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>November 18, 2019 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Environmental Services Department

(b) Company Information: National Water Main Cleaning Company

(c) Contract Number and Title: Blanket Purchase Agreement No. 228273 , Maintenance Services, Sanitary Sewer Cleaning

(d) Length of Contract: Contract expires October 31, 2022 with optional two (2) additional one-year renewal.

(e) Product or Service Provided: To provide maintenance services, sanitary sewer cleaning.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.

City of St. Petersburg
Bid Tabulation
Procurement and Supply Management

Line No.	Description	EAU	UOM	Granite Inliner, LLC		EnviroWaste Services Group, Inc.		National Water Main Cleaning Company		Shenandoah General Construction Co.	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
				Sanford, FL Terms: Net 30 Delivery: 24 hours, Emergency		Miami, FL Terms: 2%-10, Net 30 Delivery: 24 hours Emergency		Kearny, NJ Terms: Net 30 Delivery: Upon NTP Issued		Pompano Beach, FL Terms: Net 30 Delivery: 5 Days	
1	Traffic Control including Maintenance of Traffic (MOT) plans for Collectors and Arterials, Pinellas County and FDOT roadways	10	EA	\$200.00	\$2,000.00	\$500.00	\$5,000.00	\$100.00	\$1,000.00	\$250.00	\$2,500.00
2	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with less than 18" inside diam.	10	EA	100.00	1,000.00	750.00	7,500.00	45.00	450.00	200.00	2,000.00
3	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with inside diam. greater than 18" through 24".	10	EA	200.00	2,000.00	750.00	7,500.00	90.00	900.00	300.00	3,000.00
4	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with inside diam. greater than 24" through 42".	10	EA	300.00	3,000.00	0.01	0.10	150.00	1,500.00	400.00	4,000.00
5	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with inside diam. greater than 42" through 60".	10	EA	400.00	4,000.00	0.01	0.10	235.00	2,350.00	500.00	5,000.00
6	Pump Around Pumping Setup for sewer pipes with inside diam. less than 12".	12	EA	0.01	0.12	0.01	0.12	45.00	540.00	400.00	4,800.00
7	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 12" through 21".	10	EA	0.01	0.10	0.01	0.10	45.00	450.00	1,500.00	15,000.00
8	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 21" through 30".	8	EA	0.01	0.08	750.00	6,000.00	90.00	720.00	4,500.00	36,000.00
9	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 30" through 42".	6	EA	0.01	0.06	1,000.00	6,000.00	90.00	540.00	2,500.00	15,000.00
10	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 42" through 60".	2	EA	0.01	0.02	1,500.00	3,000.00	250.00	500.00	5,000.00	10,000.00
11	Pump Around Pumping Operation for sewer pipes with inside diam. less than 12".	12	Day	0.01	0.12	0.01	0.12	225.00	2,700.00	100.00	1,200.00
12	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 12" through 21".	10	Day	0.01	0.10	0.01	0.10	65.00	650.00	500.00	5,000.00
13	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 21" through 30".	8	Day	0.01	0.08	0.01	0.08	100.00	800.00	1,000.00	8,000.00
14	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 30" through 42".	6	Day	0.01	0.06	0.01	0.06	120.00	720.00	1,500.00	9,000.00
15	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 42" through 60".	2	Day	0.01	0.02	0.01	0.02	150.00	300.00	2,500.00	5,000.00
16	Light Cleaning - less than 10% accumulated debris in sewer pipes with less than 8" inside diam.	2,000	LF	2.00	4,000.00	2.00	4,000.00	1.45	2,900.00	1.50	3,000.00
17	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 8".	95,000	LF	2.00	190,000.00	1.45	137,750.00	1.45	137,750.00	1.85	175,750.00
18	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 10".	8,000	LF	2.00	16,000.00	1.80	14,400.00	1.45	11,600.00	2.15	17,200.00
19	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 12".	7,500	LF	2.75	20,625.00	1.90	14,250.00	1.55	11,625.00	2.50	18,750.00
20	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 15".	17,000	LF	3.00	51,000.00	2.00	34,000.00	2.15	36,550.00	3.00	51,000.00
21	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 18".	31,000	LF	3.50	108,500.00	2.50	77,500.00	2.20	68,200.00	4.00	124,000.00

City of St. Petersburg
Bid Tabulation
Procurement and Supply Management

Line No.	Description	EAU	UOM	Granite Inliner, LLC		EnviroWaste Services Group, Inc.		National Water Main Cleaning Company		Shenandoah General Construction Co.	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
				Sanford, FL Terms: Net 30 Delivery: 24 hours, Emergency		Miami, FL Terms: 2%-10, Net 30 Delivery: 24 hours Emergency		Kearny, NJ Terms: Net 30 Delivery: Upon NTP issued		Pompano Beach, FL Terms: Net 30 Delivery: 5 Days	
22	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 21".	12,500	LF	3.50	43,750.00	3.00	37,500.00	2.25	28,125.00	4.25	53,125.00
23	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 24".	20,500	LF	5.00	102,500.00	3.50	71,750.00	2.75	56,375.00	4.50	92,250.00
24	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 27".	5,500	LF	5.00	27,500.00	4.00	22,000.00	3.90	21,450.00	4.65	25,575.00
25	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 30".	26,000	LF	6.00	156,000.00	6.00	156,000.00	5.20	135,200.00	5.50	143,000.00
26	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 36".	21,000	LF	7.00	147,000.00	8.00	168,000.00	6.85	143,850.00	6.25	131,250.00
27	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 42".	11,500	LF	8.00	92,000.00	11.00	126,500.00	7.00	80,500.00	6.75	77,625.00
28	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 48".	13,500	LF	8.50	114,750.00	14.00	189,000.00	8.00	108,000.00	7.50	101,250.00
29	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 54".	30	LF	12.00	360.00	18.00	540.00	10.00	300.00	11.00	330.00
30	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 60".	700	LF	12.00	8,400.00	20.00	14,000.00	10.00	7,000.00	12.00	8,400.00
31	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with less than 8" inside diam.	10	LF	2.50	25.00	3.50	35.00	1.85	18.50	2.00	20.00
32	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 8".	10	LF	2.50	25.00	4.00	40.00	1.65	16.50	2.25	22.50
33	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 10".	10	LF	2.75	27.50	4.75	47.50	6.50	65.00	2.75	27.50
34	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 12".	10	LF	3.00	30.00	5.50	55.00	6.75	67.50	3.20	32.00
35	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 15".	10	LF	4.00	40.00	6.50	65.00	7.80	78.00	3.75	37.50
36	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 18".	10	LF	5.00	50.00	8.00	80.00	12.25	122.50	4.75	47.50
37	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 21".	10	LF	6.00	60.00	9.00	90.00	12.30	123.00	5.25	52.50
38	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 24".	10	LF	6.50	65.00	11.00	110.00	18.45	184.50	7.25	72.50
39	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 27".	10	LF	7.00	70.00	12.00	120.00	18.45	184.50	7.00	70.00
40	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 30".	10	LF	8.00	80.00	14.00	140.00	24.50	245.00	9.00	90.00
41	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 36".	10	LF	10.00	100.00	18.00	180.00	30.75	307.50	10.00	100.00
42	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 42".	10	LF	12.00	120.00	22.00	220.00	43.00	430.00	12.00	120.00
43	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 48".	10	LF	14.00	140.00	26.00	260.00	55.35	553.50	15.00	150.00
44	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 54".	10	LF	15.00	150.00	30.00	300.00	73.75	737.50	18.00	180.00

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				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
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45	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 60".	10	LF	15.00	150.00	35.00	350.00	115.00	1,150.00	20.00	200.00
46	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with less than 8" inside diam.	10	LF	3.00	30.00	4.00	40.00	185.00	1,850.00	2.50	25.00
47	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 8".	10	LF	3.00	30.00	5.50	55.00	2.85	28.50	3.00	30.00
48	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 10".	10	LF	3.00	30.00	6.50	65.00	11.35	113.50	3.75	37.50
49	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 12".	10	LF	4.00	40.00	7.50	75.00	11.80	118.00	4.50	45.00
50	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 15".	10	LF	4.00	40.00	9.00	90.00	13.65	136.50	5.00	50.00
51	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 18".	10	LF	5.00	50.00	11.00	110.00	21.45	214.50	5.00	50.00
52	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 21".	10	LF	6.00	60.00	13.00	130.00	21.50	215.00	6.50	65.00
53	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 24".	10	LF	6.50	65.00	17.00	170.00	32.30	323.00	7.00	70.00
54	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 27".	10	LF	7.00	70.00	20.00	200.00	32.30	323.00	9.00	90.00
55	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 30".	10	LF	8.00	80.00	23.00	230.00	42.85	428.50	12.00	120.00
56	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 36".	10	LF	10.00	100.00	27.00	270.00	53.80	538.00	25.00	250.00
57	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 42".	10	LF	12.00	120.00	30.00	300.00	75.25	752.50	25.00	250.00
58	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 48".	10	LF	14.00	140.00	34.00	340.00	96.85	968.50	30.00	300.00
59	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 54".	10	LF	15.00	150.00	39.00	390.00	130.00	1,300.00	35.00	350.00
60	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 60".	10	LF	15.00	150.00	45.00	450.00	200.00	2,000.00	50.00	500.00
61	Specialty Cleaning in sewer pipes with less than 8" inside diam.	10	LF	30.00	300.00	10.00	100.00	1.50	15.00	15.00	150.00
62	Specialty Cleaning in sewer pipes with inside diam. equal to 8".	100	LF	30.00	3,000.00	15.00	1,500.00	26.50	2,650.00	45.00	4,500.00
63	Specialty Cleaning in sewer pipes with inside diam. equal to 10".	10	LF	30.00	300.00	17.00	170.00	26.50	265.00	45.00	450.00
64	Specialty Cleaning in sewer pipes with inside diam. equal to 12".	10	LF	30.00	300.00	20.00	200.00	26.50	265.00	50.00	500.00
65	Specialty Cleaning in sewer pipes with inside diam. equal to 15".	10	LF	0.01	0.10	24.00	240.00	26.50	265.00	60.00	600.00
66	Specialty Cleaning in sewer pipes with inside diam. equal to 18".	10	LF	0.01	0.10	28.00	280.00	26.50	265.00	70.00	700.00
67	Specialty Cleaning in sewer pipes with inside diam. equal to 21".	10	LF	0.01	0.10	35.00	350.00	26.50	265.00	75.00	750.00
68	Specialty Cleaning in sewer pipes with inside diam. equal to 24".	10	LF	0.01	0.10	40.00	400.00	26.50	265.00	80.00	800.00
69	Specialty Cleaning in sewer pipes with inside diam. equal to 27".	10	LF	0.01	0.10	45.00	450.00	26.50	265.00	80.00	800.00
70	Specialty Cleaning in sewer pipes with inside diam. equal to 30".	10	LF	0.01	0.10	50.00	500.00	26.50	265.00	85.00	850.00
71	Specialty Cleaning in sewer pipes with inside diam. equal to 36".	10	LF	0.01	0.10	55.00	550.00	26.50	265.00	90.00	900.00
72	Specialty Cleaning in sewer pipes with inside diam. equal to 42".	10	LF	0.01	0.10	60.00	600.00	26.50	265.00	150.00	1,500.00
73	Specialty Cleaning in sewer pipes with inside diam. equal to 48".	10	LF	0.01	0.10	65.00	650.00	26.50	265.00	150.00	1,500.00
74	Specialty Cleaning in sewer pipes with inside diam. equal to 54".	10	LF	0.01	0.10	70.00	700.00	26.50	265.00	200.00	2,000.00

City of St. Petersburg
Bid Tabulation
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Line No.	Description	EAU	UOM	Granite Inliner, LLC		EnviroWaste Services Group, Inc.		National Water Main Cleaning Company		Shenandoah General Construction Co.	
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75	Specialty Cleaning in sewer pipes with inside diam. equal to 60".	10	LF	0.01	0.10	80.00	800.00	26.50	265.00	200.00	2,000.00
76	Root Removal in sewer pipes with less than 8" Inside diam.	300	LF	1.00	300.00	0.01	3.00	0.75	225.00	5.00	1,500.00
77	Root Removal in sewer pipes with inside diam. equal to 8".	13,500	LF	1.00	13,500.00	0.01	135.00	0.50	6,750.00	8.00	108,000.00
78	Root Removal in sewer pipes with inside diam. equal to 10".	10	LF	4.00	40.00	6.50	65.00	0.50	5.00	9.00	90.00
79	Root Removal in sewer pipes with inside diam. equal to 12".	10	LF	5.00	50.00	7.50	75.00	0.50	5.00	10.00	100.00
80	Root Removal in sewer pipes with inside diam. equal to 15".	10	LF	6.00	60.00	9.00	90.00	0.75	7.50	11.00	110.00
81	Root Removal in sewer pipes with inside diam. equal to 18".	10	LF	7.00	70.00	11.00	110.00	0.75	7.50	13.00	130.00
82	Root Removal in sewer pipes with inside diam. equal to 21".	10	LF	0.01	0.10	13.00	130.00	2.00	20.00	17.50	175.00
83	Root Removal in sewer pipes with inside diam. equal to 24".	10	LF	0.01	0.10	17.00	170.00	2.00	20.00	18.00	180.00
84	Root Removal in sewer pipes with inside diam. equal to 27".	10	LF	0.01	0.10	20.00	200.00	2.00	20.00	19.00	190.00
85	Root Removal in sewer pipes with inside diam. equal to 30".	10	LF	0.01	0.10	23.00	230.00	2.50	25.00	24.00	240.00
86	Root Removal in sewer pipes with inside diam. equal to 36".	10	LF	0.01	0.10	27.00	270.00	2.50	25.00	27.00	270.00
87	Root Removal in sewer pipes with inside diam. equal to 42".	10	LF	0.01	0.10	30.00	300.00	2.50	25.00	30.00	300.00
88	Root Removal in sewer pipes with inside diam. equal to 48".	10	LF	0.01	0.10	34.00	340.00	2.50	25.00	35.00	350.00
89	Root Removal in sewer pipes with inside diam. equal to 54".	10	LF	0.01	0.10	39.00	390.00	2.50	25.00	45.00	450.00
90	Root Removal in sewer pipes with inside diam. equal to 60".	10	LF	0.01	0.10	45.00	450.00	2.50	25.00	60.00	600.00
91	Descaling Cleaning in sewer pipes with less than 8" inside diam.	10	LF	40.00	400.00	10.00	100.00	10.60	106.00	25.00	250.00
92	Descaling Cleaning in sewer pipes with inside diam. equal to 8".	10	LF	40.00	400.00	15.00	150.00	10.60	106.00	25.00	250.00
93	Descaling Cleaning in sewer pipes with inside diam. equal to 10".	10	LF	40.00	400.00	17.00	170.00	10.60	106.00	25.00	250.00
94	Descaling Cleaning in sewer pipes with inside diam. equal to 12".	10	LF	40.00	400.00	20.00	200.00	10.60	106.00	25.00	250.00
95	Descaling Cleaning in sewer pipes with inside diam. equal to 15".	10	LF	0.01	0.10	24.00	240.00	10.60	106.00	30.00	300.00
96	Descaling Cleaning in sewer pipes with inside diam. equal to 18".	10	LF	0.01	0.10	28.00	280.00	10.60	106.00	35.00	350.00
97	Descaling Cleaning in sewer pipes with inside diam. equal to 21".	10	LF	0.01	0.10	35.00	350.00	10.60	106.00	40.00	400.00
98	Descaling Cleaning in sewer pipes with inside diam. equal to 24".	10	LF	0.01	0.10	40.00	400.00	20.00	200.00	45.00	450.00
99	Descaling Cleaning in sewer pipes with inside diam. equal to 27".	10	LF	0.01	0.10	45.00	450.00	20.00	200.00	50.00	500.00
100	Descaling Cleaning in sewer pipes with inside diam. equal to 30".	10	LF	0.01	0.10	50.00	500.00	26.50	265.00	60.00	600.00
101	Descaling Cleaning in sewer pipes with inside diam. equal to 36".	10	LF	0.01	0.10	55.00	550.00	26.50	265.00	65.00	650.00
102	Descaling Cleaning in sewer pipes with inside diam. equal to 42".	10	LF	0.01	0.10	60.00	600.00	26.50	265.00	75.00	750.00
103	Descaling Cleaning in sewer pipes with inside diam. equal to 48".	10	LF	0.01	0.10	65.00	650.00	26.50	265.00	85.00	850.00
104	Descaling Cleaning in sewer pipes with inside diam. equal to 54".	10	LF	0.01	0.10	70.00	700.00	26.50	265.00	95.00	950.00
105	Descaling Cleaning in sewer pipes with inside diam. equal to 60".	10	LF	0.01	0.10	80.00	800.00	26.50	265.00	100.00	1,000.00
106	Easement Access Additional for sewer pipes with less than 8" inside diam.	1,500	LF	1.00	1,500.00	0.01	15.00	0.50	750.00	0.25	375.00
107	Easement Access Additional for sewer pipes with inside diam. equal to 8".	74,500	LF	1.00	74,500.00	0.01	745.00	0.35	26,075.00	0.50	37,250.00
108	Easement Access Additional for sewer pipes with inside diam. equal to 10".	4,000	LF	1.00	4,000.00	0.01	40.00	0.35	1,400.00	0.75	3,000.00
109	Easement Access Additional for sewer pipes with inside diam. equal to 12".	2,500	LF	1.00	2,500.00	0.01	25.00	0.35	875.00	1.00	2,500.00
110	Easement Access Additional for sewer pipes with inside diam. equal to 15".	500	LF	0.01	5.00	0.01	5.00	0.50	250.00	1.00	500.00
111	Easement Access Additional for sewer pipes with inside diam. equal to 18".	1,000	LF	0.01	10.00	0.01	10.00	0.50	500.00	1.00	1,000.00
112	Easement Access Additional for sewer pipes with inside diam. equal to 21".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	2.00	20.00

City of St. Petersburg
Bid Tabulation
Procurement and Supply Management

Line No.	Description	EAU	UOM	Granite Inliner, LLC		EnviroWaste Services Group, Inc.		National Water Main Cleaning Company		Shenandoah General Construction Co.	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
				Sanford, FL Terms: Net 30 Delivery: 24 hours, Emergency		Miami, FL Terms: 2%-10, Net 30 Delivery: 24 hours Emergency		Kearny, NJ Terms: Net 30 Delivery: Upon NTP Issued		Pompano Beach, FL Terms: Net 30 Delivery: 5 Days	
113	Easement Access Additional for sewer pipes with inside diam. equal to 24".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	2.00	20.00
114	Easement Access Additional for sewer pipes with inside diam. equal to 27".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	2.00	20.00
115	Easement Access Additional for sewer pipes with inside diam. equal to 30".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	3.00	30.00
116	Easement Access Additional for sewer pipes with inside diam. equal to 36".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	3.00	30.00
117	Easement Access Additional for sewer pipes with inside diam. equal to 42".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	3.00	30.00
118	Easement Access Additional for sewer pipes with inside diam. equal to 48".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	3.00	30.00
119	Easement Access Additional for sewer pipes with inside diam. equal to 54".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	8.00	80.00
120	Easement Access Additional for sewer pipes with inside diam. equal to 60".	10	LF	0.01	0.10	10.00	100.00	3.60	36.00	10.00	100.00
121	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. less than 18".	12	EA	350.00	4,200.00	200.00	2,400.00	90.00	1,080.00	1,500.00	18,000.00
122	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. equal to 18" but less than 30".	12	EA	650.00	7,800.00	350.00	4,200.00	275.00	3,300.00	2,500.00	30,000.00
123	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. equal to 30" but less than 42".	12	EA	800.00	9,600.00	500.00	6,000.00	375.00	4,500.00	3,000.00	36,000.00
124	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. equal to or greater than 42".	8	EA	1,200.00	9,600.00	800.00	6,400.00	495.00	3,960.00	4,000.00	32,000.00
Subtotal:				\$1,229,912.26		\$1,144,526.30		\$936,204.00		\$1,450,929.50	
SBE Discount:				0		0		0		0	
2%/10, Net 30 Discount:				0		22,890.53		0		0	
Total:				\$1,229,912.26		\$1,121,635.77		\$936,204.00		\$1,450,929.50	



CSP BPA FORM

City of St. Petersburg
BLANKET PURCHASE AGREEMENT

PURCHASE ORDER NO	REVISION	DATE
228273	0	25-OCT-2019
This Purchase Order No must appear on all invoices, packing lists and correspondence related to this order.		

SHIP TO:
Requesting Department Saint Petersburg, FL 33701 United States

VENDOR:	VENDOR NO: 131115
National Water Main Cleaning Company 1806 Newark Turnpike Kearny, NJ 07032	

BILL TO:
FINANCE DEPARTMENT ACCOUNTS PAYABLE CITY OF ST PETERSBURG PO BOX 1257 Saint Petersburg, FL 33731 United States

Description: Maintenance Services, Sanitary Sewer Cleaning
Effective: 01-NOV-2019
End Date: 31-OCT-2022
Buyer/Phone: Neal Jones / 727-892-5297
Email: Neal.Jones@stpete.org
Vendor/Phone: Irnesa Okanovic / (973) 483-3200
Ship Via: Best Way
Freight Terms: Prepaid
Terms: NET 30
FOB: FOB Destination
Agreed Amount: \$3,750,000.00

Supplier Notes: This BPA covers sanitary sewer cleaning effective November 1, 2019 through October 31, 2022 with one, two-year renewal option. The amount of all releases shall not exceed \$3,750,000 and no individual release shall exceed \$49,999. Incorporated into this BPA: your Bid No. 9853 dated 8/15/19; Agreement and Scope of Service. This BPA supersedes BPA No. 202134 dated 6/30/17.

LINE	DESCRIPTION	UOM	UNIT PRICE
1	Traffic Control including Maintenance of Traffic (MOT) plans for Collectors and Arterials, Pinellas County and FDOT roadways	EACH	100.00
2	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with less than 18" inside diam.	EACH	45.00
3	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with inside diam. greater than 18" through 24".	EACH	90.00
4	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with inside diam. greater than 24" through 42".	EACH	150.00

City of St. Petersburg Blanket Purchase Agreement 228273

LINE	DESCRIPTION	UOM	UNIT PRICE
5	Temporary Setting Removable Pipe Plugs and Dewatering for CCTV Inspection - for sewer pipes with inside diam. greater than 42" through 60".	EACH	235.00
6	Pump Around Pumping Setup for sewer pipes with inside diam. less than 12".	EACH	45.00
7	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 12" through 21".	EACH	45.00
8	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 21" through 30".	EACH	90.00
9	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 30" through 42".	EACH	90.00
10	Pump Around Pumping Setup for sewer pipes with inside diam. larger than 42" through 60".	EACH	250.00
11	Pump Around Pumping Operation for sewer pipes with inside diam. less than 12".	DAY	225.00
12	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 12" through 21".	DAY	65.00
13	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 21" through 30".	DAY	100.00
14	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 30" through 42".	DAY	120.00
15	Pump Around Pumping Operation for sewer pipes with inside diam. larger than 42" through 60".	LINEAR FOOT	150.00
16	Light Cleaning - less than 10% accumulated debris in sewer pipes with less than 8" inside diam.	LINEAR FOOT	1.45
17	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 8".	LINEAR FOOT	1.45
18	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 10".	LINEAR FOOT	1.45

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LINE	DESCRIPTION	UOM	UNIT PRICE
19	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 12".	LINEAR FOOT	1.55
20	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 15".	LINEAR FOOT	2.15
21	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 18".	LINEAR FOOT	2.20
22	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 21".	LINEAR FOOT	2.25
23	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 24".	LINEAR FOOT	2.75
24	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 27".	LINEAR FOOT	3.90
25	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 30".	LINEAR FOOT	5.20
26	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 36".	LINEAR FOOT	6.85
27	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 42".	LINEAR FOOT	7.00
28	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 48".	LINEAR FOOT	8.00
29	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 54".	LINEAR FOOT	10.00
30	Light Cleaning - less than 10% accumulated debris in sewer pipes with an inside diam. equal to 60".	LINEAR FOOT	10.00
31	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with less than 8" inside diam.	LINEAR FOOT	1.85
32	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 8".	LINEAR FOOT	1.65

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LINE	DESCRIPTION	UOM	UNIT PRICE
33	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 10".	LINEAR FOOT	6.50
34	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 12".	LINEAR FOOT	6.75
35	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 15".	LINEAR FOOT	7.80
36	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 18".	LINEAR FOOT	12.25
37	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 21".	LINEAR FOOT	12.30
38	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 24".	LINEAR FOOT	18.45
39	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 27".	LINEAR FOOT	18.45
40	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 30".	LINEAR FOOT	24.50
41	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 36".	LINEAR FOOT	30.75
42	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 42".	LINEAR FOOT	43.00
43	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 48".	LINEAR FOOT	55.35
44	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 54".	LINEAR FOOT	73.75
45	Medium Cleaning - 10% or more but less than 30% accumulated debris in sewer pipes with inside diam. equal to 60".	LINEAR FOOT	115.00
46	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with less than 8" inside diam.	LINEAR FOOT	185.00

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LINE	DESCRIPTION	UOM	UNIT PRICE
47	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 8".	LINEAR FOOT	2.85
48	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 10".	LINEAR FOOT	11.35
49	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 12".	LINEAR FOOT	11.80
50	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 15".	LINEAR FOOT	13.65
51	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 18".	LINEAR FOOT	21.45
52	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 21".	LINEAR FOOT	21.50
53	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 24".	LINEAR FOOT	32.30
54	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 27".	LINEAR FOOT	32.30
55	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 30".	LINEAR FOOT	42.85
56	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 36".	LINEAR FOOT	53.80
57	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 42".	LINEAR FOOT	75.25
58	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 48".	LINEAR FOOT	96.85
59	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 54".	LINEAR FOOT	130.00
60	Heavy Cleaning - 30% or more accumulated debris in sewer pipes with inside diam. equal to 60".	LINEAR FOOT	200.00

City of St. Petersburg Blanket Purchase Agreement 228273

LINE	DESCRIPTION	UOM	UNIT PRICE
61	Specialty Cleaning in sewer pipes with less than 8" inside diam.	LINEAR FOOT	1.50
62	Specialty Cleaning in sewer pipes with inside diam. equal to 8".	LINEAR FOOT	26.50
63	Specialty Cleaning in sewer pipes with inside diam. equal to 10".	LINEAR FOOT	26.50
64	Specialty Cleaning in sewer pipes with inside diam. equal to 12".	LINEAR FOOT	26.50
65	Specialty Cleaning in sewer pipes with inside diam. equal to 15".	LINEAR FOOT	26.50
66	Specialty Cleaning in sewer pipes with inside diam. equal to 18".	LINEAR FOOT	26.50
67	Specialty Cleaning in sewer pipes with inside diam. equal to 21".	LINEAR FOOT	26.50
68	Specialty Cleaning in sewer pipes with inside diam. equal to 24".	LINEAR FOOT	26.50
69	Specialty Cleaning in sewer pipes with inside diam. equal to 27".	LINEAR FOOT	26.50
70	Specialty Cleaning in sewer pipes with inside diam. equal to 30".	LINEAR FOOT	26.50
71	Specialty Cleaning in sewer pipes with inside diam. equal to 36".	LINEAR FOOT	26.50
72	Specialty Cleaning in sewer pipes with inside diam. equal to 42".	LINEAR FOOT	26.50
73	Specialty Cleaning in sewer pipes with inside diam. equal to 48".	LINEAR FOOT	26.50
74	Specialty Cleaning in sewer pipes with inside diam. equal to 54".	LINEAR FOOT	26.50
75	Specialty Cleaning in sewer pipes with inside diam. equal to 60".	LINEAR FOOT	26.50
76	Root Removal in sewer pipes with less than 8" inside diam.	LINEAR FOOT	0.75
77	Root Removal in sewer pipes with inside diam. equal to 8".	LINEAR FOOT	0.50
78	Root Removal in sewer pipes with inside diam. equal to 10".	LINEAR FOOT	0.50

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LINE	DESCRIPTION	UOM	UNIT PRICE
79	Root Removal in sewer pipes with inside diam. equal to 12".	LINEAR FOOT	0.50
80	Root Removal in sewer pipes with inside diam. equal to 15".	LINEAR FOOT	0.75
81	Root Removal in sewer pipes with inside diam. equal to 18".	LINEAR FOOT	0.75
82	Root Removal in sewer pipes with inside diam. equal to 21".	LINEAR FOOT	2.00
83	Root Removal in sewer pipes with inside diam. equal to 24".	LINEAR FOOT	2.00
84	Root Removal in sewer pipes with inside diam. equal to 27".	LINEAR FOOT	2.00
85	Root Removal in sewer pipes with inside diam. equal to 30".	LINEAR FOOT	2.50
86	Root Removal in sewer pipes with inside diam. equal to 36".	LINEAR FOOT	2.50
87	Root Removal in sewer pipes with inside diam. equal to 42".	LINEAR FOOT	2.50
88	Root Removal in sewer pipes with inside diam. equal to 48".	LINEAR FOOT	2.50
89	Root Removal in sewer pipes with inside diam. equal to 54".	LINEAR FOOT	2.50
90	Root Removal in sewer pipes with inside diam. equal to 60".	LINEAR FOOT	2.50
91	Descaling Cleaning in sewer pipes with less than 8" inside diam.	LINEAR FOOT	10.60
92	Descaling Cleaning in sewer pipes with inside diam. equal to 8".	LINEAR FOOT	10.60
93	Descaling Cleaning in sewer pipes with inside diam. equal to 10".	LINEAR FOOT	10.60
94	Descaling Cleaning in sewer pipes with inside diam. equal to 12".	LINEAR FOOT	10.60
95	Descaling Cleaning in sewer pipes with inside diam. equal to 15".	LINEAR FOOT	10.60
96	Descaling Cleaning in sewer pipes with inside diam. equal to 18".	LINEAR FOOT	10.60

City of St. Petersburg Blanket Purchase Agreement 228273

LINE	DESCRIPTION	UOM	UNIT PRICE
97	Descaling Cleaning in sewer pipes with inside diam. equal to 21".	LINEAR FOOT	10.60
98	Descaling Cleaning in sewer pipes with inside diam. equal to 24".	LINEAR FOOT	20.00
99	Descaling Cleaning in sewer pipes with inside diam. equal to 27".	LINEAR FOOT	20.00
100	Descaling Cleaning in sewer pipes with inside diam. equal to 30".	LINEAR FOOT	26.50
101	Descaling Cleaning in sewer pipes with inside diam. equal to 36".	LINEAR FOOT	26.50
102	Descaling Cleaning in sewer pipes with inside diam. equal to 42".	LINEAR FOOT	26.50
103	Descaling Cleaning in sewer pipes with inside diam. equal to 48".	LINEAR FOOT	26.50
104	Descaling Cleaning in sewer pipes with inside diam. equal to 54".	LINEAR FOOT	26.50
105	Descaling Cleaning in sewer pipes with inside diam. equal to 60".	LINEAR FOOT	26.50
106	Easement Access Additional for sewer pipes with less than 8" inside diam.	LINEAR FOOT	0.50
107	Easement Access Additional for sewer pipes with inside diam. equal to 8".	LINEAR FOOT	0.35
108	Easement Access Additional for sewer pipes with inside diam. equal to 10".	LINEAR FOOT	0.35
109	Easement Access Additional for sewer pipes with inside diam. equal to 12".	LINEAR FOOT	0.35
110	Easement Access Additional for sewer pipes with inside diam. equal to 15".	LINEAR FOOT	0.50
111	Easement Access Additional for sewer pipes with inside diam. equal to 18".	LINEAR FOOT	0.50
112	Easement Access Additional for sewer pipes with inside diam. equal to 21".	LINEAR FOOT	3.60
113	Easement Access Additional for sewer pipes with inside diam. equal to 24".	LINEAR FOOT	3.60
114	Easement Access Additional for sewer pipes with inside diam. equal to 27".	LINEAR FOOT	3.60

City of St. Petersburg Blanket Purchase Agreement 228273

LINE	DESCRIPTION	UOM	UNIT PRICE
115	Easement Access Additional for sewer pipes with inside diam. equal to 30".	LINEAR FOOT	3.60
116	Easement Access Additional for sewer pipes with inside diam. equal to 36".	LINEAR FOOT	3.60
117	Easement Access Additional for sewer pipes with inside diam. equal to 42".	LINEAR FOOT	3.60
118	Easement Access Additional for sewer pipes with inside diam. equal to 48".	LINEAR FOOT	3.60
119	Easement Access Additional for sewer pipes with inside diam. equal to 54".	LINEAR FOOT	3.60
120	Easement Access Additional for sewer pipes with inside diam. equal to 60".	LINEAR FOOT	3.60
121	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. less than 18".	LINEAR FOOT	90.00
122	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. equal to 18" but less than 30".	LINEAR FOOT	275.00
123	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. equal to 30" but less than 42".	LINEAR FOOT	375.00
124	Annulus Sealing/Grouting at manhole connection for sewer pipes with inside diam. equal to or greater than 42".	LINEAR FOOT	495.00

State Sales Tax Exemption Number 85-8012740154C-1

Federal Employer ID Number 58-000424

Louis Moore

Procurement Director

City of St. Petersburg Blanket Purchase Agreement 228273

Acceptance and Acknowledgement:

Please log in to the [iSupplier Portal](#) and acknowledge acceptance of the terms and conditions of this agreement and all change notices.

Once logged in, follow the steps outlined below to acknowledge this purchase order:

1. Click on 'Orders' tab
2. Select 'Purchase Orders to Acknowledge' from the View Menu
3. Select the specific purchase order
4. Click the 'Acknowledge' button
5. Select 'Accept Entire Order'
6. On next screen, click 'Submit'

If login information is unknown or difficulties are experienced please [contact](#) Registration@stpete.org for assistance.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Contract Award		
Requested Action		
Recommend to approve a piggyback contract number RFP 35-19-01 from the City of Zephyrhills with RCM Utilities, Inc. to provide Water & Wastewater Miscellaneous Construction / Maintenance Services.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Purchasing Department sought a contract from the City of Zephyrhills contract number RFP 35-19-01, to obtain the services of water and wastewater miscellaneous construction / maintenance services. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 2011-001 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the City of Zephyrhills contract number RFP 35-19-01. The City of Zephyrhills contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The estimated amount of this contract is \$150,000 and is included in the current year approved budget. Department Account Code: 41533-66401		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2011-001	RFI 2011-001.pdf	
2. City of Zephyrhills Agreement	City of Zephyrhills Agreement.pdf	



REQUEST FOR INFORMATION

Intent to Utilize the City of Zephyrhills Contract for Water & Wastewater Miscellaneous Construction/Maintenance Services

CONTACT INFORMATION:	RFI No. 2011-001	ISSUED DATE: November 8, 2019
Marilyn Rodriguez Contracts Coordinator EMAIL: mrodriguez@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>November 18, 2019 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Environmental Services Department

(b) Company Information: RCM Utilities

(c) Contract Number and Title: RFP 35-19-01, Water & Wastewater Miscellaneous Construction/
Maintenance Services

(d) Length of Contract: Contract expires August 12, 2022 with optional three (3) additional one-year renewal.

(e) Product or Service Provided: To provide water & wastewater miscellaneous construction/maintenance services.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.

CITY OF ZEPHYRHILLS

Water & Wastewater Miscellaneous Construction/Maintenance Services

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 12th day of August, 2019 by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation, having its principal office at 5335 8th Street, Zephyrhills, FL 33542 ("City") and **RCM Utilities**, a corporation organized and authorized to do business in the State of Florida, having its principal office at **100 West Mills Avenue, Eustis, FL 32726** ("Contractor"). The City and Contractor shall collectively be referred to as the "Parties", and each may individually be referred to as a "Party".

ARTICLE 1 – RECITALS

1.1 The recitals are true and correct and are hereby incorporated into and made a part of this Agreement.

ARTICLE 2 – CONTRACT DOCUMENTS

2.1 The following documents, collectively referred to as the "Contract Documents", are incorporated into and made part of this Agreement:

2.1.1 RFP 35-19-01, Water & Wastewater Construction/Maintenance Services "Exhibit A";

2.1.2 Contractor's response to Item 2.1.1, attached hereto as "Exhibit B";

ARTICLE 3 – TERM OF AGREEMENT

 3.1 Subject to authorized adjustments, the Term of this Agreement shall have an initial term of three (3) years with an option to renew for an additional three (3) year term..

3.2 When, in the opinion of the City, reasonable grounds for uncertainty exist with respect to the Contractor's ability to perform Services or any portion thereof, the City may request that the Contractor, within a reasonable time frame set forth in the City's request, provide adequate assurances to the City in writing, of Contractor's ability to perform in accordance with terms of this Agreement. In the event that the Contractor fails to provide the City the requested assurances within the prescribed time frame, the City may treat such failure as a repudiation or breach of the Agreement, and resort to any remedy for breach provided for in this Agreement or at law.

ARTICLE 4 – COMPENSATION

4.1 Compensation for services shall be as per outlined in Contractors response their response, attached as Exhibit B. The City would prefer payment made via City's credit card.

ARTICLE 5 – SCOPE OF SERVICES

5.1 Contractor shall provide all labor, supervision, materials, equipment, tools, services, monitoring and expertise necessary for the completion of Services, in accordance with the specifications, terms and conditions contained in the Contract Documents. Contractor shall perform the Services in accordance with that degree of care and skill ordinarily exercised by reputable members of its profession.

5.2 This contract has been enhanced to include other City services as required, i.e., storm water or other related public works projects as awarded by the City Council.

5.3 Contractor represents and warrants to the City that: (i) Contractor possesses all qualifications, licenses and expertise required for the provision of Services, with personnel fully licensed by the State of Florida; (ii) Contractor is not delinquent in the payment of any sums due the City, including payment of permit fees, local business taxes, or in the performance of any obligations to the City; (iii) All personnel assigned to perform work shall be, at all times during the term hereof, fully qualified and trained to perform the tasks assigned to each; (iv) the Services will be performed in the manner and at such times and locations as described by the City for the budgeted amount; and (v) The person executing this Agreement on behalf of the Contractor is duly authorized to execute same and fully bind Contractor as a party to this Agreement.

5.4 Contractor agrees and understands that: (i) any and all subcontractors used by Contractor shall be paid by Contractor and not paid directly by the City; and (ii) any and all liabilities regarding payment to, or use of subcontractors for any of the work related to this Agreement, shall be borne solely by Contractor.

5.5 Contractor warrants that any and all work, materials, services or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result, will be supplied by the Contractor at its own cost, whether or not specifically called for.

5.6 The Services shall be completed by the Contractor to the satisfaction of the City. The City shall make decisions on all claims regarding interpretation of the Agreement and on all other matters relating to the execution, progress and quality of the Services.

ARTICIAL 6 – CITY’S TERMINATION RIGHTS

6.1 The City shall have the right to terminate this Agreement, in its sole discretion at any time, with or without cause, upon fifteen (15) days written notice to Contractor. In such event, the City shall pay Contractor compensation for Services rendered prior to the effective date of termination. The City shall not be liable to Contractor for any additional compensation, or for any consequential or incidental damages.

ARTICLE 7 – INDEPENDENT CONTRACTOR

7.1 Contractor has been procured and is being engaged by the City as an independent contractor, and not as an agent or employee of the City. Accordingly, Contractor shall not attain, not be entitled to, any rights or benefits under the Ordinances of the City, nor any rights generally afforded classified or unclassified employees of the City.

Contractor further understands that Florida workers' compensation benefits available to employees of the City, are not available to Contractor. Therefore, Contractor agrees to provide workers' compensation insurance for any employee or agent of Contractor rendering services to the City under this Agreement.

ARTICLE 8 – CONFLICTS OF INTEREST

8.1 The Contractor represents and warrants to the City that it has not employed or retained any person or company employed by the City to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person any fee, commission, percentage, brokerage fee, or gift of any kind contingent upon or in connection with, the award of this Agreement.

8.2 Contractor covenants that no person under its employ who presently exercises any functions or responsibilities on behalf of the City in connection with this Agreement has any personal financial interest, directly or indirectly with Contractor. Contractor further covenants that, in the performance of this Agreement, no person having such conflicting interest shall be employed.

ARTICLE 9 – DEFAULT

9.1 If Contractor fails to comply with any term or condition of this Agreement, or fails to perform any of its obligation hereunder, then Contractor shall be in default. The City shall have the right to terminate this Agreement, in the event Contractor fails to cure a default within ten (10) business days after receiving Notice of Default. Contractor understands and agrees that termination of this Agreement under this section shall not release Contractor from any obligations accruing prior to the effective date of termination.

ARTICLE 10 – NOTICES

10.1 All notices, demands, correspondence and communication between the City and Contractor shall be deemed sufficiently given under the terms of this Agreement when delivered by personal service, faxed, or dispatched by mail or certified mail, addressed as follows:

To CONTRACTOR:

RCM Utilities
100 West Mills Avenue
Eustis, FL 32726

To CITY:

City of Zephyrhills
ATTN: City Manager
5335 8th Street
Zephyrhills, Florida 33542

And,

City of Zephyrhills
ATTN: City Attorney
5335 8th Street
Zephyrhills, Florida 33542

10.2 Either Party may at any time designate a different address and/or contact person by giving notice as provided above to the other Party. Such notices shall be deemed given upon receipt by the addressee.

10.3 In the event there is a change of address and the moving Party fails to provide notice to the other Party, then notice sent as provided in this Article shall constitute adequate notice.

ARTICLE 11 – PUBLIC RECORDS

11.1 IF THE CONSULTANT/CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-780-0000, EXT. 3543 OR CITYCLERK@CI.ZEPHYRHILLS.FL.US OR CITY CLERK, CITY OF ZEPHYRHILLS, 5335 EIGHTH STREET, ZEPHYRHILLS, FLORIDA 33542.

ARTICLE 12 – INDEMNIFICATION

12.1 Contractor/Vendor shall defend, indemnify and hold harmless the City of Zephyrhills and all of the City of Zephyrhills's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of Contractor/Vendor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. *Contractor/Vendor* recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the City of Zephyrhills when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the City of Zephyrhills in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Contractor/Vendor of its liability and obligation to

defend, hold harmless and indemnify the City of Zephyrhills as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

ARTICLE 13 – INSURANCE

Insurance. Contractor/Vendor shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$ 1,000,000 (this could be \$2,000,000 depending on the amount of the contract) Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City of Zephyrhills as a named, additional insured, as well as furnishing the City of Zephyrhills with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverages procured by Contractor/Vendor as required herein shall be considered, and Contractor/Vendor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City of Zephyrhills, and that any other insurance, or self-insurance available to the City of Zephyrhills shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Contractor/Vendor as required herein.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

Builders' Risk — If this Contract includes: (1) construction of a new above-ground structure or structures, or (2) any addition(s), improvement(s), alteration(s), or repair(s), to an existing above-ground structure or structures, or (3) the installation of machinery or equipment into an existing structure or structures, the Contractor shall provide, in a policy acceptable to the City, "all risk" (i.e. Special Form) property insurance on any such construction, additions, machinery or equipment. The amount of the insurance shall be no less than the estimated replacement value at the time of the City's final acceptance of such new structures, addition(s), improvement(s), alteration(s), repair(s), machinery or equipment. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City shall remain in full effect until final acceptance by the City. In addition, the City, the Professional, and the Contractor's subcontractors of any tier, shall be additional insureds on this policy. The insurance shall include a deductible no greater than one percent (1%) of the Contract amount, or \$25,000, whichever is smaller, for which the Contractor shall be responsible. The risk of loss whether insured or not shall remain with the Contractor until final acceptance. Upon request, Contractor shall furnish to the City complete copies of the insurance policy.

ARTICLE 14 – FORCE MAJEURE

14.1 A “Force Majeure Event” shall mean an act of God, act of governmental body or military authority, fire, explosion, power failure, flood, storm, hurricane, sink hole, other natural disasters, epidemic, riot or civil disturbance, war or terrorism, sabotage, insurrection, blockade, or embargo. In the event that either Party is delayed in the performance of any act or obligation pursuant to or required by the Agreement by reason of a Force Majeure Even, the tme for required completion of such act or obligation shall be extended by the number of days equal to the total number of days, if any, that such Party is actually delayed by such Force Majeure Event.

The Party seeking delay in performance shall give notice to the other Party specifying the anticipated duration of the delay, and if such delay shall extend beyond the duration specified in such notice, additional notice shall be repeated no less than monthly so long as such delay due to a Force Majeure Event continues. Any Party seeking delay in performance due to a Force Majeure Event shall use its best efforts to rectify any condition causing such delay and shall cooperate with the other Party to overcome any delay that has resulted.

ARTICLE 15 – MISCELLANEOUS PROVISIONS

15.1 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

15.2 All representations, indemnifications, warranties and guarantees made in, required by, or given in accordance with this Agreement, as well as all continuing obligations indicated in the Contract Documents, shall survive final payment, completion and acceptance of the Services and termination or completion of the Agreement.

15.3 Should any provision, paragraph, sentence, word or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida, such provision, paragraph, sentence, word, or phrase shall be deemed modified to the extent necessary in order to confirm with such laws, or if not modifiable, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect or limitation of its use.

15.4 Services shall not be subcontracted, transferred, conveyed, or assigned under this Agreement in whole or in part to any other person, firm or corporation without the prior written consent of the City.

15.5 The City is exempt from Federal Excise and State taxes. The applicable tax exemption number or certificate shall be made available upon request.

15.6 This Agreement constitutes the sole and entire agreement between the Parties. No modification or amendments hereto shall be binding on either Party unless in writing and signed by both Parties.

15.7 This Agreement shall be construed and enforced according to the laws of the State of Florida. Venue in any proceedings between the Parties shall be in Pasco County, Florida.

15.8 The City reserves the right to audit the records of the Contractor covered by this Agreement at any time during the provision of Services and for a period of three (3) years after final payment is made under this Agreement.

15.9 The Contractor agrees that it shall not discriminate as to race, sex, color, creed, national origin, or disability, in connection with its performance under this Agreement.

15.10 The professional services to be provided by Contractor pursuant to this Agreement shall be non-exclusive, and nothing herein shall preclude the City from engaging other firms to perform Services.

15.11 This Agreement shall be binding upon the Parties herein, their heirs, executors, legal representatives, successors and assigns.

15.12 The Contractor agrees to comply with and observe all applicable federal, state, and local laws, rules, regulations, codes and ordinances, as they may be amended from time to time.

15.13 All other terms and conditions set forth in the Contract Documents which have not been modified by this Agreement, shall remain in full force and effect.

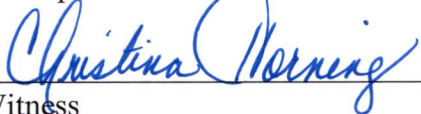
15.14 In the event of any dispute arising under or related to this Agreement, the prevailing Party shall be entitled to recover all actual attorney fees, costs and expenses incurred by it in connection with that dispute and/or the enforcement of this Agreement, including all such actual attorney fees, costs and expenses at all judicial levels, including appeal, until such dispute is resolved with finality.

15.15 This Agreement may be executed in two or more counterparts, each of which shall constitute an original but all of which, when taken together, shall constitute one and the same Agreement.

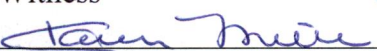
IN WITNESS WHEREOF, the parties have executed this agreement on the day written above.

Signed, Sealed and Delivered

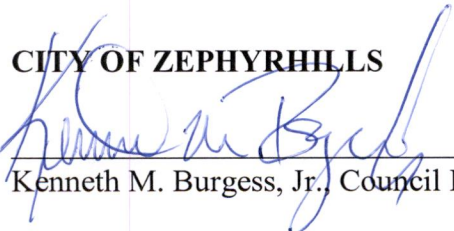
In the presence of:



Witness



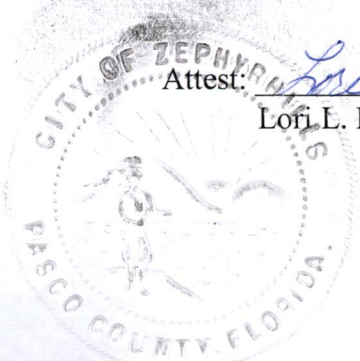
Witness

CITY OF ZEPHYRHILLS


Kenneth M. Burgess, Jr., Council President

Attest: 

Lori L. Hillman, City Clerk



Signed, Sealed and Delivered
In the presence of:

John C. Riggs
Witness John C. Riggs
Melissa Moss
Witness Melissa Moss

RCM UTILITIES

By: Christopher R. Creech
Name: Christopher R. Creech
Title: Manager

Exhibit A



REQUEST FOR PROPOSAL

Response Acknowledgement

SUBMIT BID RESPONSE TO:

CITY OF ZEPHYRHILLS
ATTN: PURCHASING DEPT
5335 8TH STREET
ZEPHYRHILLS, FL 33542

PURCHASING AGENT: Karen Miller

Phone: 813-780-0000 x3536

Email: Purchasing1@ci.zephyrhills.fl.us

AN EQUAL OPPORTUNITY EMPLOYER

FLORIDA TAX EXEMPT

#85-8012740166C-4

FEDERAL IDENTIFICATION NUMBER

#59-6000455

BID/PROPOSAL DOCUMENTS MAY BE OBTAINED AT:

BidNet Direct, <https://www.bidnetdirect.com/>

City of Zephyrhills-City Hall-Purchasing, 5335 8th Street, Zephyrhills, Florida 33542

BID/PROPOSAL NUMBER	DISTRIBUTION DATE	BID/PROPOSAL TITLE	BID/PROPOSAL RESPONSES OPENING DATE/TIME
35-19-01	June 21, 2019	Water & Wastewater Misc Construction/Maintenance Services	Friday -July 26, 2019 - 3 PM

PRE CONFERENCE DATE/TIME/LOCATION ☒ Strongly Recommended ☐ None

DATE: Friday - June 28, 2019

TIME: 10:00 AM

City of Zephyrhills City Hall Council Chambers, 5335 8th Street, Zephyrhills, FL

RESPONSES RECEIVED AFTER ABOVE
DATE AND TIME
WILL NOT BE ACCEPTED

VENDOR MUST COMPLETE THE BELOW AREAS AND RETURN FORM, NOTARIZED. FORM IS REQUIRED.

RESPONDER'S NAME/ADDRESS:

If returning as a "NO" state reason:

TELEPHONE NUMBER:

EMAIL ADDRESS:

I certify this Response is made without prior understanding, agreement, or connections with any corporation, firm or person submitting a Response for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to all conditions of this Bid/Proposal and certify that I am authorized to sign this Response for the company. In submitting a Response to the City of Zephyrhills the Responder offers and agrees that if this Response is accepted, the Company will convey, sell, assign or transfer to the City of Zephyrhills all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Zephyrhills. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Company.

FEDERAL EMPLOYER ID NUMBER OR SS NUMBER:

AUTHORIZED SIGNATURE

PRINTED NAME/TITLE

THIS FORM MUST BE NOTARIZED BELOW

Sworn to and subscribed to me this ____ day of _____, 2019

Personally known: ☐ Or produced identification: ☐

Type of ID: _____

Notary Signature

State

My commission expires: _____

AFFIX NOTARY STAMP BELOW

BONDS

THE CITY OF ZEPHYRHILLS RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, TO WAIVE INFORMALITIES, AND TO ACCEPT ALL OR ANY PART OF ANY RESPONSE/PROPOSAL AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY UNLESS OTHERWISE NOTED, PAYMENT OF GOODS OR SERVICES PROVIDED AS A RESULT OF THIS SOLICITATION WILL BE MADE PER FLORIDA STATUTE. ALL VENDORS MUST SUBMIT A COMPLETED W-9 FORM.

Labor/Equipment Rates Form

RFP 35-19-01 Water & Wastewater Misc Construction/Maintenance Services

LABOR and EQUIPMENT RATES	RATES	
	WORKING HOURS	AFTER HOURS
Supervisor	\$50.00	\$75.00
Foreman	\$75.00	\$113.00
Helper - Labor Only	\$35.00	\$53.00
Helper with Truck/Trailer	\$50.00	\$75.00
Backflow Technician	\$40.00	\$60.00
Other: (EXPLAIN)		
Please provide when after hours would apply	Anytime outside Mon - Fri 7am - 5 pm	

EQUIPMENT RATES	SET UP FEE	HOURLY	DAILY	WEEKLY	MONTHLY	OWNED or RENTED	
						O	R
Mini Excavator with Operator	\$150.00	\$80.00	\$800.00	\$2,400.00	\$9,600.00	O	
Back Hoe with Operator	\$250.00	\$125.00	\$1,250.00	\$6,250.00	\$25,000.00		R
Vac Truck - 2 Man Crew	\$250.00	\$280.00	\$2,800.00	\$14,000.00	\$56,000.00		R
CCTV Camera Trailer with Operator	\$250.00	\$175.00	\$1,750.00	\$8,750.00	\$35,000.00		R
Tractor with Bucket with Operator	\$250.00	\$125.00	\$1,250.00	\$6,250.00	\$25,000.00	O	
4" Sewage Bypass Pump with Hoses	\$250.00	\$40.00	\$250.00	\$650.00	\$2,600.00		R
Bypass Pump Fuel Additional	\$4.50 per gallon						
1500 Gallon Temporary Hydro Tank							
3000 Gallon Temporary Hydro Tank							
10000 Gallon Temporary Hydro Tank							
Aerator for Ground Storage Tank							
13000 Watt Generator	\$250.00	\$40.00	\$170.00	\$850.00	\$3,400.00		R
Infiltrator MH Leak Stop Plus Labor	\$150.00	\$25.00	\$150.00	\$750.00	\$3,000.00	O	
Portable Concrete Mixer with Crew							
Metal Fabrication/Welding Lead Man	\$150.00	\$75.00	\$750.00	\$3,750.00	\$15,000.00	O	
Metal Fabrication/Weider	\$150.00	\$65.00	\$650.00	\$3,250.00	\$13,000.00	O	
Sand Blast Trailer Rig with Crew	\$250.00	\$295.00	\$2,950.00	\$14,750.00	\$59,000.00		R
Sand Blasting Sand	\$5.00 per 50 lb bag						
Compactor with Operator	\$150.00	\$100.00	\$1,000.00	\$5,000.00	\$20,000.00	O	
Air Compressor Road Bore	\$250.00	\$125.00	\$1,250.00	\$6,250.00	\$25,000.00	O	
OTHER RATES	% MARK UP						
Materials Purchased for Specific Job	25%						
Materials from Stock	25%						
Subcontract Labor	20%						
Performance and Payment Bond	Cost 2%						

Company Name: RCM Utilities, LLC

Authorized Signature/Date: Christopher R. Creech 07/26/2019

RFP 35-19-01 WATER & WASTEWATER
Misc Construction/Maintenance Services
Christopher R. Creech Manager



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Terminate Contract		
Requested Action		
Recommend approval to terminate a contract between the City of Clermont and Providence Construction & Development Company.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The City Council approved a contract with Providence Construction & Development Company on September 10, 2019 to provide expansion of East Side Water Reclamation (ESWR) facility ribs rerate for the Environmental Services Department. The total cost of the project is \$1,289,000. The contractor has not received a Notice to Proceed and no work has begun. Section XVI (16) of the Contract, allows the City to terminate the contract at any time by written notice to the contractor, whether or not the contractor is in default. See attached contract number 2019-67. Staff is recommending to terminate the contract due to a change of direction in the project. A new bid solicitation will be issued in the near future with a revised scope of work.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact from termination of contract.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-67 Agreement	2019-67 Agreement.pdf

CONTRACTOR AGREEMENT

THIS AGREEMENT, is made and entered into this 10 day of September 2019, by and between the CITY OF CLERMONT, FLORIDA, a municipal corporation under the laws of the State of Florida whose address is: 685 W. Montrose Street, Clermont, Florida, (hereinafter referred to as "OWNER"), and Providence Construction & Development Company, whose address is: 150 East 1st Street, Apopka, FL 32703, (hereinafter referred to as "CONTRACTOR").

WITNESSETH: That the parties hereto, for the consideration hereinafter set forth, mutually agree as follows:

SECTION I – SCOPE OF WORK

The CONTRACTOR shall furnish all labor, materials, equipment, machinery, tools, apparatus and transportation and perform all of the work described in the specifications entitled:

RFB NO. 19-050 titled Expansion of East Side Water Reclamation Facility Ribs Rerate,

as prepared by OWNER and its agents shall do everything required by this Contract and the other Contract Documents contained in the specifications, which are a part of these Documents.

SECTION II – THE CONTRACT SUM

The OWNER shall pay to the CONTRACTOR, for the faithful performance of the Contract, in lawful tender of the United States, and subject to addition and deductions as provided in the Contract Documents, the Price Schedule, attached hereto and incorporated herein as Exhibit "A". The total contract sum shall not exceed ONE MILLION TWO HUNDRED EIGHTY-NINE THOUSAND DOLLARS AND 00/100 CENTS (\$1,289,000.00).

SECTION III – COMMENCEMENT AND COMPLETION OF WORK

1) The CONTRACTOR shall commence work within ten (10) calendar days after receipt of (i) Notice to Proceed, (ii) Purchase Order and (iii) receipt of all permits required to perform the work, and the CONTRACTOR will substantially complete the same within ONE HUNDRED SEVENTY (170) calendar days, unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS. Substantial Completion as provided herein shall be the day the project or designated portion thereof is certified by the OWNER's Architect/Engineer as sufficiently complete, in accordance with the Contract Documents, so the OWNER can occupy or utilize the work or designated portion thereof for the use for which it is intended. Final Completion shall be THIRTY (30) calendar days thereafter.

- 2) The CONTRACTOR shall prosecute the work with faithfulness and diligence.
- 3) The CONTRACTOR further declares he has examined the project site and that from personal knowledge and experience has made sufficient investigations to fully satisfy himself that such site is correct and suitable for the work and he assumes full responsibility therefore. The provisions of this Contract shall control any inconsistent provisions contained in the specifications. All Drawings and Specifications have been read and carefully considered by the CONTRACTOR, who understands the same and agrees to their sufficiency for the work to be done. It is expressly agreed that under no circumstances, conditions or situations shall this Contract be more strongly construed against the OWNER than against the CONTRACTOR and his Surety.

Any ambiguity or uncertainty in the Plans, Drawings or Specifications shall be interpreted and construed by the OWNER's designated Project Manager after consultation with the Project Architect, and the OWNER's Project Manager's decision shall be final and binding upon all parties, provided the OWNER agrees.

It is distinctly understood and agreed that the passing, approval and/or acceptance of any part of the work or material by the OWNER or by any agent or representative as in compliance with the terms of this Contract and/or of the Drawings, Plans and Specifications covering said work shall not operate as a waiver by the OWNER of strict compliance with the terms of this Contract and/or the Drawings and Specifications covering said work; and the OWNER may require the CONTRACTOR and/or his Surety to repair, replace, restore and/or make to comply strictly and in all things with this Contract and the Drawings and Specifications any and all of said work and/or materials which within a period of one year from and after the date of the passing, approval, and or acceptance of any such work or material, are found to be defective or to fail and in any way to comply with this Contract or with the Drawings and Specifications. This provision shall not apply to materials or equipment normally expected to deteriorate or wear out and become subject to normal repair and replacement before their condition is discovered. The CONTRACTOR shall not be required to do normal maintenance work under the guarantee provisions. Failure on the part of the CONTRACTOR and/or his Surety, immediately after Notice to either, to repair or replace any such defective materials and workmanship shall entitle the OWNER, if it sees fit, to replace or repair the same and recover the reasonable cost of such replacement and/or repair from the CONTRACTOR and/or his Surety, who shall in any event be jointly and severally liable to the OWNER for all damages, loss and expense caused to the OWNER by reason of the CONTRACTOR'S breach of this Contract and/or his failure to comply strictly and in all things with this Contract and/or his failure to comply strictly and in all things with this Contract and with the Drawings and Specifications.

- 4) As-built drawings, warranties acceptable to OWNER must be submitted to the OWNER before final payment will be made to the CONTRACTOR.

SECTION IV – AUTHORIZED REPRESENTATIVES

1) Before starting work, CONTRACTOR shall designate a competent, authorized representative acceptable to OWNER to represent and act for CONTRACTOR and shall inform OWNER in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for CONTRACTOR and shall specify any and all limitations of such authority. At the Pre-construction Conference, CONTRACTOR shall provide resumes of key personnel for OWNER's approval. CONTRACTOR shall keep OWNER informed in writing pursuant to the notice requirements provided herein of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the site of work at all times when work is actually in progress.

2) From the time of execution of the Contract, the OWNER shall have the right to remove the CONTRACTOR's representative from the project for inappropriate behavior including, but not limited to, lack of concern for residents, or acting in an unprofessional manner (i.e. argumentative with residents or OWNER's representative and the use of foul language).

3) All notices, determinations, instructions and other communications given to the authorized representatives of the CONTRACTOR shall be binding upon CONTRACTOR. Nothing contained herein shall be construed as modifying the CONTRACTOR's duty of supervision and fiscal management as provided for by Florida law.

4) The OWNER shall designate a Project Manager who will have limited authority to act for the OWNER. The OWNER will notify the CONTRACTOR in writing of the name of such representative(s). Any other City employees are not authorized OWNER representatives and any work performed by the CONTRACTOR without proper written authorization from the Project Manager as approved by OWNER, is performed at the CONTRACTOR's risk, and the City shall have no obligation to compensate the CONTRACTOR for such work.

SECTION V – LAWS AND REGULATIONS

1) CONTRACTOR and its employees and representatives shall at all times comply with all applicable laws, codes, ordinances, statutes, rules or regulations in effect at the time work is performed under this Contract.

2) If, during the term of this Contract, there are any changed or new laws, ordinances or regulations not known or foreseeable at the time of signing this Contract which become effective and which affect the cost or time of performance of the Contract, CONTRACTOR shall immediately notify OWNER in writing and submit detailed documentation of such effect in terms of both time and cost of performing the Contract. Upon concurrence by OWNER as to the effect of such changes, an adjustment in the compensation and/or time of performance will be made, if applicable.

3) If any discrepancy or inconsistency should be discovered between the Contract and any law, ordinance, regulation, order or decree, CONTRACTOR shall immediately report the same in writing to OWNER who will issue such instructions as may be necessary. However, it shall not be grounds for a Change Order that the CONTRACTOR was unaware of or failed to investigate the rules, codes, regulations, statutes, and all ordinances of all applicable governmental agencies having jurisdiction over the Project or the work.

SECTION VI – CODE RELATED INSPECTIONS

The CONTRACTOR recognizes that the City of Clermont is the governing jurisdiction charged with the inspection of improvements to real property for code compliance and the improvements to be made by the CONTRACTOR pursuant to this contract may be subject to inspection by City of Clermont or its agents. The CONTRACTOR agrees that it will not assert, as a City-caused delay or as a defense of any delay on the part of the CONTRACTOR, any good faith action or series of actions on the part of the City or its agents with regard to inspections, including, but not limited to the refusal to accept any portion of the CONTRACTOR's work.

SECTION VII – VALUE ENGINEERING

Contractor may request substitutions of materials, articles, pieces of equipment or any changes that reduce the contract price by making such request to the Project Manager and Project Architect/Engineer in writing. The Project Manager and Project Architect/Engineer will be the sole judge of acceptability, and no substitute will be ordered, installed, used or initiated without Project Manager and Project Architect/Engineer prior written acceptance which will be evidence by a City issued Change Order. However, any substitution accepted by Project Manager and Project Architect/Engineer shall not result in any increase in the contract price or contract time. By making a request for substitution, the Contractor agrees to pay directly to the Project Architect/Engineer fees and charges related to the Project Architect/Engineer review of the request for substitution, whether or not the request for substitution is accepted by the Project Architect/Engineer. The successful respondent also agrees to pay for any additional required design and/or permitting fees necessitated by the proposed changes. Any substitution submitted by the Contractor must meet the form, fit, function and life cycle criteria of the item proposed to be replaced and there must be a net dollar savings including Project Architect/Engineer review fees and charges. If a substitution is approved, the net dollar savings shall be shared equally between the successful respondent and City and shall be processed as a deductive Change Order. The City may require the Contractor to furnish, at their expense, a special performance guarantee or other surety with respect to any substitute approved after award of the contract.

SECTION VIII – PARTIAL AND FINAL PAYMENTS

In accordance with the provisions fully set forth in the Bid Documents and General Conditions, and subject to additions and deductions as provided, the OWNER shall pay the CONTRACTOR as follows:

- 1) CONTRACTOR shall submit a progress payment request by the twentieth (20th) day of each calendar month for work performed during the current calendar month, projected through the 25th. At any time, the OWNER shall have the right as a condition of making a partial payment hereunder, to require CONTRACTOR to submit evidence satisfactory to the OWNER that all payrolls, material bills and other costs incurred by the CONTRACTOR in connection with the subject progress payment request have been paid in full. Upon OWNER's signature accepting the PARTIAL PAYMENT AUTHORIZATION, the OWNER shall make a partial payment to the CONTRACTOR, within thirty (30) calendar days, on the basis of a duly certified and approved estimate by the OWNER and the Architect, for work performed during the preceding calendar month under the Contract. To insure proper performance of the Contract, the OWNER shall retain ten percent (10%) of the amount of each estimate until final completion and acceptance of all work covered by the Contract.
- 2) Upon submission by the CONTRACTOR of evidence satisfactory to the OWNER that all payrolls, material bills and other costs incurred by the CONTRACTOR in connection with the construction of the work have been paid in full, and also, after all guarantees that may be required in the Specifications have been furnished and are found acceptable by the OWNER, final payment on account of this Agreement shall be made within thirty (30) calendar days after completion of all work by the CONTRACTOR covered by this Agreement and acceptance of such work by the OWNER.

ARTICLE IX – LIQUIDATED DAMAGES

- 1) It is mutually agreed that time is of the essence in regard to this Agreement. Therefore, notwithstanding any other provision contained in the Contract Documents, should the CONTRACTOR fail to complete the work within the specified time as set by the Notice to Proceed, or any authorized extension thereof, CONTRACTOR shall pay to OWNER the sum of FIVE HUNDRED DOLLARS (\$500.00) per calendar day as fixed, agreed and liquidated damages for each calendar day elapsing beyond the specified time date for beneficial occupancy (substantial completion) and/or final completion; which sum shall represent the damages sustained by the OWNER, and shall be considered not as a penalty, but in liquidation of damages sustained. Contractor shall pay the liquidated damages amount contained herein. NOTE: Not necessary, this would come out of contract balance. Contractors pay applications would be reduced to cover anticipated liquidated damages.

SECTION X – ADDITIONAL BONDS

It is further mutually agreed between the parties hereto that if, at any time after the execution of this Agreement and the Surety Bonds hereto attached for its faithful performance and payment of labor and materials, the OWNER shall deem the Surety or

Sureties upon such bonds to be unsatisfactory, or if, for any reason, such bonds cease to be adequate to cover the performance and payments of the work, the CONTRACTOR shall, at his expense, and within seven (7) days after receipt of Notice from the OWNER to do so, furnish additional bonds, in such form and amounts, and with such Sureties as shall be satisfactory to the OWNER. In such event, no further payment to the CONTRACTOR shall be deemed due under this Agreement until such new or additional security for the faithful performance and for payment of labor and materials of the work shall be furnished in manner and form satisfactory to the OWNER.

SECTION XI – DISPUTE RESOLUTION - MEDIATION

- 1) Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to voluntary arbitration or the institution of legal or equitable proceedings by either party.
- 2) The OWNER and CONTRACTOR shall endeavor to resolve claims, disputes and other matters in question between them by mediation.
- 3) The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement Agreements in any court having jurisdiction thereof.

SECTION XII – INSURANCE AND INDEMNIFICATION RIDER

- 1) Worker's Compensation Insurance - The CONTRACTOR shall take out and maintain during the life of this Agreement Worker's Compensation Insurance for all his employees connected with the work of this Project and, in case any work is sublet, the CONTRACTOR shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. Such insurance shall comply with the Florida Worker's Compensation Law. In case any class of employees engaged in hazardous work under this contract at the site of the Project is not protected under the Worker's Compensation statute, the CONTRACTOR shall provide adequate insurance, satisfactory to the OWNER, for the protection of employees not otherwise protected.
- 2) Contractor's Public Liability and Property Damage Insurance - The Contractor shall take out and maintain during the life of this Agreement Comprehensive General Liability and Comprehensive Automobile Liability Insurance as shall protect it from claims for damage for personal injury, including accidental death, as well as claims for property damages which may arise from operating under this Agreement whether such operations are by itself or by anyone directly or indirectly employed by it, and the amount of such insurance shall be minimum limits as follows:

- (a) Contractor's Comprehensive General, \$1,000,000 Each
(\$2,000,000 aggregate)

Liability Coverages, Bodily Injury Occurrence, & Property Damage Combined Single Limit

- (b) Automobile Liability Coverages, \$1,000,000 Each
Bodily Injury & Property Damage Occurrence,
Combined Single Limit
- (c) Excess Liability, Umbrella Form \$1,000,000
Each Occurrence, Combined Single Limit
Insurance clause for both BODILY INJURY AND PROPERTY DAMAGE
shall be amended to provide coverage on an occurrence basis.

3) Contractual Liability Work Contracts - The Contractor's Liability Policy shall include Contractual Liability Coverage designed to protect the CONTRACTOR for contractual liabilities assumed by the CONTRACTOR in the performance of this Agreement.

4) Indemnification Rider

- (a) To cover to the fullest extent permitted by law, the CONTRACTOR shall indemnify and hold harmless the OWNER and Booth, Ern, Straughan & Hiott, Inc. and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), and (2) is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right to obligation of indemnity which would otherwise exist as to any party or person described in this Section.
- (b) In any and all claims against the OWNER and Booth, Ern, Straughan & Hiott, Inc. or any of its agents or employees by any employee of the CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligations under this Paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.
- (c) The CONTRACTOR hereby acknowledges receipt of ten dollars and other good and valuable consideration from the OWNER for the indemnification provided herein.

5) Builder's Risk Coverage - The CONTRACTOR shall take out and maintain during the life of this Agreement a "Builder's Risk Policy" completed value form, issued to provide coverages on an "all risk" basis including theft. This coverage shall not be lapsed or canceled because of partial occupancy by the OWNER prior to final acceptance of the Project. The OWNER may elect to take out and maintain this insurance coverage. Should the OWNER purchase said insurance, the insurance policy shall have a deductible for each occurrence of \$5,000.00. The CONTRACTOR shall be responsible for losses up to the amount of the deductible.

SECTION XIII – TAXES

1) CONTRACTOR shall pay all taxes, levies, duties and assessments of every nature that may be applicable to any work under this Contract. The Contract Sum and any agreed variations thereof shall include all taxes imposed by law. CONTRACTOR shall make any and all payroll deductions required by law. CONTRACTOR herein indemnifies and holds the OWNER harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions. Such indemnification shall be in accordance with the terms and conditions of the Indemnification provisions provided herein.

2) OWNER and CONTRACTOR hereby acknowledge that OWNER is a tax-exempt entity. Where applicable, and so directed by the OWNER, the OWNER reserves the right to implement, at its convenience, a tax exemption program to buy selected materials and place the tax savings in line item contingency.

SECTION XIV – SUCCESSORS, ASSIGNS AND ASSIGNMENT

The OWNER and the CONTRACTOR each bind itself, its officers, directors, qualifying agents, partners, successors, assigns and legal representatives to the other party hereto and to the partners, successors, assigns and legal representatives of such other party in respect to all covenants, Agreements and obligations contained in the Contract. It is agreed that the CONTRACTOR shall not assign, transfer, convey or otherwise dispose of the contract or its right, title or interest in or to the same or any part thereof, or allow legal action to be brought in its name for the benefit of others, without previous consent of the OWNER and concurred to by the sureties.

SECTION XV – NOTICES

All notices shall be in writing and sent by United States mail, certified or registered, with return receipt requested and postage prepaid, or by nationally recognized overnight courier service to the address of the party set forth below. Any such notice shall be deemed given when received by the party to whom it is intended.

CONTRACTOR: Providence Construction & Development
Company
150 East 1st Street
Apopka, FL 32703
Attn: Timothy Ray Dennard, President

OWNER: City of Clermont
Attn: Darren Gay, City Manager
685 W. Montrose Street
Clermont, FL 34711

SECTION XVI – OPTIONAL TERMINATION

1) OWNER may, at its option, terminate the Contract, in whole or in part, at any time by written notice thereof to CONTRACTOR, whether or not CONTRACTOR is in default. Upon any such termination, CONTRACTOR hereby waives any claims for damages from the optional termination, including loss of anticipated profits, on account thereof, but as the sole right and remedy of CONTRACTOR, OWNER shall pay CONTRACTOR in accordance with Subparagraphs below, provided, however, that those provisions of the Contract which by their very nature survive final acceptance under the Contract shall remain in full force and effect after such termination.

2) Upon receipt of any such notice, CONTRACTOR and its Surety shall, unless the notice requires otherwise:

- (a) Immediately discontinue work on the date and to the extent specified in the notice;
- (b) Place no further orders or subcontracts for materials, services, or facilities, other than as may be necessary or required for completion of such portion of work under the Contract that is not terminated;
- (c) Promptly make every reasonable effort to obtain cancellation upon terms satisfactory to OWNER of all orders and subcontracts to the extent they relate to the performance of work terminated or assign to OWNER those orders and subcontracts and revoke Agreements specified in such notice;
- (d) Assign all Subcontracts required for performance of this Contract to the OWNER. In anticipation of such a remedy, the CONTRACTOR shall include in all Subcontracts, equipment leases and purchase order, a provision requiring the subcontractor, equipment lessor or supplier, to consent to the assignment of their Subcontract to the OWNER and to agree to the greatest extent possible to cooperate with the OWNER;
- (e) Assist OWNER, as specifically requested in writing, in the maintenance, protection and disposition of property acquired by OWNER under the Contract; and
- (f) Complete performance of any work that is not terminated.

3) Upon any such termination, OWNER will pay to CONTRACTOR an amount determined in accordance with the following (without duplication of any item):

- (a) All amounts due and not previously paid to CONTRACTOR for work completed and accepted in accordance with the Contract prior to such notice, and for work thereafter completed as specified in such notice.
- (b) The reasonable cost of settling and paying claims arising out of the termination of work under subcontracts or orders as provided above.
- (c) The verifiable costs incurred as set forth above.
- (d) Any other reasonable costs which can be verified to be incidental to such termination.

4) The foregoing amounts will include a reasonable sum, under all of the circumstances, as profit for all work satisfactorily performed by CONTRACTOR.

5) CONTRACTOR shall submit within thirty (30) days after receipt of notice of termination, a proposal for an adjustment to the contract price including all incurred costs described herein. OWNER shall review, analyze, and verify such proposal, and negotiate an equitable adjustment, and the Contract shall be amended in writing accordingly.

SECTION XVII – MISCELLANEOUS

- 1) Attorneys' Fees. In the event a suit or action is instituted to enforce or interpret any provision of this Agreement, each party shall bear its own attorney fees.
- 2) Waiver. The waiver by OWNER of breach of any provision of this Agreement shall not be construed or operate as a waiver of any subsequent breach of such provision or of such provision itself and shall in no way affect the enforcement of any other provisions of this Agreement.
- 3) Severability. If any provision of this Agreement or the application thereof to any person or circumstance is to any extent invalid or unenforceable, such provision, or part thereof, shall be deleted or modified in such a manner as to make the Agreement valid and enforceable under applicable law, the remainder of this Agreement and the application of such a provision to other persons or circumstances shall be unaffected, and this Agreement shall be valid and enforceable to the fullest extent permitted by applicable law.
- 4) Amendment. Except for as otherwise provided herein, this Agreement may not be modified or amended except by an Agreement in writing signed by both parties.
- 5) Entire Agreement. This Agreement including the documents incorporated by reference contains the entire understanding of the parties hereto and supersedes all prior and contemporaneous Agreements between the parties with respect to the performance of services by CONTRACTOR.

- 6) Assignment. Except in the event of merger, consolidation, or other change of control pursuant to the sale of all or substantially all of either party's assets, this Agreement is personal to the parties hereto and may not be assigned by CONTRACTOR, in whole or in part, without the prior written consent of city.
- 7) Venue. The parties agree that the sole and exclusive venue for any cause of action arising out of this Agreement shall be Lake County, Florida.
- 8) Applicable Law. This Agreement and any amendments hereto are executed and delivered in the State of Florida and shall be governed, interpreted, construed and enforced in accordance with the laws of the State of Florida.
- 9) Public Records. Contractor expressly understands records associated with this project are public records and agrees to comply with Florida's Public Records law, to include, to:
 - (a) Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.
 - (b) Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in this Florida's Public Records law or as otherwise provided by law.
 - (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
 - (d) Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of CONTRACTOR upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. CONTRACTOR shall use reasonable efforts to provide all records stored electronically to the CITY in a format that is compatible with the information technology systems of the CITY.
 - (e) IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR SHALL CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT CITY CLERK'S OFFICE, (352) 241-7331.

SECTION XVIII – CONTRACT DOCUMENTS

The Contract Documents, as stated in the Instructions to Bidders and herein made a part, are as fully a part of this Contract as if herein repeated.

Document Precedence:

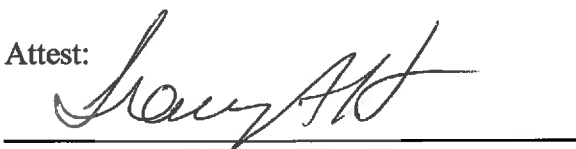
- 1) Contract Agreement
- 2) Plans and Specifications for Expansion of East Side Water Reclamation Facility Ribs Rerate, including all addenda.
- 3) All documents contained in RFB No. 19-050, titled Expansion of East Side Water Reclamation Facility Ribs Rerate and CONTRACTOR's response thereto including proposal guarantee, if any.
- 4) Payment and Performance Bonds

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 10 day of September, 2019.

City of Clermont


Gail L. Ash, Mayor

Attest:


Tracy Ackroyd Howe, City Clerk



Providence Construction & Development Company

By: _____

(Signature)

Timothy A. Denward President

(Name & Title Printed or Typed)

Attest:

Susan Denward

Corporate Secretary

Susan Denward

(Name Printed or Typed)

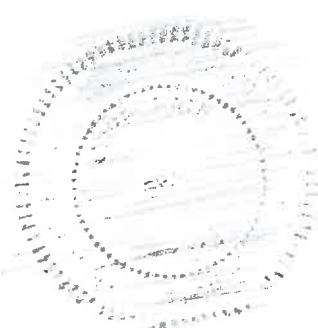


EXHIBIT A

SECTION - C PRICE SCHEDULE

Final Completion Lump Sum Price (as per construction documents)

(Words) One Million, Two Hundred & Eighty Nine Thousand Dollars and Zero Cents

(Figures) \$ 1,289,000.00

Contractor's Days to Substantial Completion: 170 Calendar Days.

Not to exceed: One-Hundred Eight-Three (183) Calendar Days from Notice To Proceed To Substantial Completion. Final Completion Not To Exceed Thirty (30) Calendar Days Thereafter.

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

Respondent Information and Signature	
Company Name (print):	<u>Providence Construction & Development Company</u>
Street Address:	<u>150 East 1st Street, Apopka, FL 32703</u>
Mailing Address (if different):	
Telephone:	<u>321.403.7992</u>
Fax:	<u>321.275.5072</u>
Email:	<u>tdennard@providence-construction.com</u>
Payment Terms:	<u> </u> % <u> </u> days, net
FEIN:	<u>47 - 2455224</u>
Professional License No.:	<u>CUC 1223806</u>
Signature:	<u></u>
Date:	<u>05/31/2019</u>
Print Name:	<u>Timothy Ray Dennard</u>
Title:	<u>President</u>
Does the respondent accept payment using the City's MASTERCARD? ☐ Yes ☒ No	

END OF SECTION - C



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 10, 2019	
Agenda Item Name	
Single/Sole Source Purchase and Budget Amendment	
Requested Action	
Recommend approval of single/sole source purchase from DECCAN International to acquire an Apparatus Deployment Analysis Module (ADAM) software for the Fire Department in the amount of \$45,730 and a budget amendment to the General and Fire Impact Funds in the amount of \$45,730.	
Staff Report	
The Purchasing Department and the Fire Department recommend approval of the above action. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 2011-003 to verify whether the specifications for the commodity specified are non-restrictive and capable of being met by more than one company. The City of Clermont Purchasing Policy provides that a purchase may be made without competition when there is only one source for the required product or service. Therefore a single/sole source purchase is justified if there is only one product of service that can reasonably meet the City's need and there is only one company that can provide such product or service. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. The proposed Apparatus Deployment Analysis Module (ADAM) software is a predictive modeling tool that uses historical CAD data, GIS map data and a rigorous projection algorithm to project the impact of deployment changes on response times and availability. The software analyzes historical Fire Department response data and makes recommendations about the optimal placement of fire stations and response apparatus based on goals and objectives. Understanding the impact that changes to deployment, call volume, road network, jurisdictional boundaries, and other factors will have on response performance provides lasting benefits to the Fire Department and the community. The Purchasing Director with the assistance from the Fire Chief, contacted the software company to negotiate a lower cost on the software. The initial cost of the software was reduced by \$3,825 from \$49,555 to \$45,730. The annual maintenance cost was also reduced by \$765 from the initial \$9,911 to \$9,146 with a three percent (3%) annual increase thereafter. Based on the information above, staff recommends that Council approve the single/sole source purchase. The fiscal impact of \$45,730 is not included in the current year approved budget, therefore a budget amendment is recommended.	
Additional Analysis	

Fiscal Impact Summary		
The current year approved budget does not have funds budgeted for this project. A budget amendment totaling \$45,730.00 split between the Fire Impact Fund in the amount of \$36,584.00 and the General Fund in the amount of \$9,146.00 is recommended. Department Account Code: 16522-66404 \$36,584.00 Department Account Code: 10522-55219 \$ 9,146.00		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2011-003	RFI 2011-003.pdf	
2. ADAM Software Original Quote	ADAM Software Quote.pdf	
3. ADAM Software Revised Quote	ADAM Software Rev ised Quote.pdf	



REQUEST FOR INFORMATION

Justification of Sole Source Acquisition from DECCAN

CONTACT INFORMATION: Ramsey Gross Senior Purchasing Agent EMAIL: rgross@clermontfl.org Phone: (352) 241-7353	RFI No. 2011-003	ISSUED DATE: November 19, 2019
NOTICE OF INTENT TO SOLE SOURCE PURCHASE NOTICE END DATE: <u>December 2, 2019 @ 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>		

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.
Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to verify whether the specifications for the commodity specified below are non-restrictive and capable of being met by more than one company. **This is not an invitation to submit a bid or quote.** This notice will be posted for seven (7) business days.

The City of Clermont Purchasing Policy provides that a purchase may be made without competition when there is only one source for the required supply or service. Therefore a "sole source" purchase is justified if there is only one product or service that can reasonably meet the City's need and there is only one vendor who can provide the product or service.

1 – SOLE SOURCE INFORMATION

- (a) Department: Fire Department
- (b) Company Information: DECCAN
- (c) Product or Service Provided: To provide software application decision support
- (d) Sole Source Justification: No competitive products exists or is available from another vendor.

2 – ACTION TO BE TAKEN

No action is required if you agree the proposed purchase is a valid sole source. If you disagree that the proposed purchase is a valid sole source, please contact the Purchasing Director by email or by mail prior to the “Notice End Date” indicated above to advise whether your company can provide the product or service mentioned above.

Prospective respondents are requested to provide information regarding their ability to provide the product or service described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



September 27, 2019

BARB and DiVa Sole Source Letter

This Sole Source Justification letter is a response to Clermont Fire Department's request for a scientific, industry-vetted software solution to support both long-term strategic planning and real-time tactical decisions.

Clermont Fire Department responds to a variety of medical emergencies 24 hours a day, 365 days a year. Like all public safety agencies, Clermont Fire Department has a critical obligation to offer the best possible service it can within the confines of the available budget.

Clermont Fire Department can save department resources (hundreds of work hours) by automating the process of building and modifying run-cards. By quickly building run-cards based on real/potential changes to an area's field deployment or road network, Clermont Fire Department can be prepared for any emergency realized/imaginable. Automated run-card generation can provide a CAD system backup and can be used for street network quality assurance. Additionally, Clermont Fire Department can save valuable time by utilizing an electronic reference book in the event of a CAD failure or a major disaster. When the CAD system is not functioning and emergency calls are coming in, Clermont Fire Department can quickly and easily determine which units should be dispatched.

Deccan is the Sole Source for Powerful Analytical Solutions

In order to meet the above needs, Clermont Fire Department requires powerful analysis tools. Such tools should have the following characteristics:

1. The analysis should be map-based and enable the user to visualize responses in the form of color-coded maps.
2. The tools should have been in use for over five years across the U.S. by at least five major metropolitan fire departments.
3. The tools should have the ability to generate run-cards on the fly to account for modifications to the street network, perform street network quality assurance, prepare for disasters, and function as a backup CAD in the event of CAD system failure. Specifically, the tools should have the following features:
 - Make immediate changes to run cards in the event of a natural disaster where unexpected street network changes occur due to street closures, collapsed bridges, flooding, etc.; model these changes to rapidly reconfigure run-cards
 - Customizable with special dispatch rules
 - Provide quality assurance tools to identify problems in the street network
 - Export run-cards in CAD-specific formats
 - Introduce continuity between run-card maintenance personnel
 - Enable users to avoid mistakes when making manual run-card adjustments and automatically apply changes 100s of stations/units deep
 - Provide color coded maps for each street or fire box by first due station
4. The tools should have the ability to instantly cross-check AVL recommendations in the event of CAD system failure. The verification tool should include the following features:
 - Time-saving electronic reference book
 - Look up and retrieve essential dispatch run orders



- Robust address verification capabilities
- Area-wide resource pick lists for disaster response
- Road network validation, accounting for one-way streets, dead ends, and road or bridge closures

Currently there is only one tool set — BARB and DiVa by Deccan International (based in San Diego, CA)—that meets the above requirements. Deccan, BARB, and DiVa are described below, followed by a justification of their unique ability to meet the above requirements.

Deccan International

A woman-owned small business, Deccan International is the leading provider of turnkey software solutions and services for public safety strategic and real-time deployment planning. Deccan has pioneered in the development of computer-aided-dispatch analysis software for over 23 years and continues to develop new and enhanced decision-support tools to help fire departments, Emergency Medical Services (EMS), and emergency communication centers operate more efficiently.

Through constant innovation, domain expertise, and strength in operations research, Deccan International provides comprehensive solutions with its unique project management approach and unparalleled client service. Deccan offers its clients a support team focused on customer service. Well qualified Project Managers (PMs), who manage application build projects of all sizes and levels of complexity, comprise the core of the Deccan team. The PMs are supported by expert Operations Research Developers, Software Engineers, and Analysts, professionals that are proficient in supporting EMS clients to help improve operational productivity. In addition, the Deccan team is proud to have ex-public safety personnel on its team who bring in real-world knowledge and experiences.

BARB (Box-area Automated Run-card Builder)

BARB is utilized to rapidly and dynamically generate run-cards to reflect real/potential changes to a department's field deployment or street network. Users are able to easily create new run-cards based on updated deployment scenarios modeling station or unit closures, as well as implement street network modifications to account for street closures, special events, and much more. BARB is a map-based tool that utilizes client GIS data such as street network, speed limits, under/over pass information, station locations, and dispatch grids to perform the needed routing.

BARB easily incorporates and applies complex rules to run orders in order to accommodate the department's dispatching policies. In addition, departments can prepare for major disasters by building run-cards over 1,000 stations or units deep, incorporating mutual/automatic aid and specialty vehicles for a complete regional disaster plan.

DiVa (Dispatch Validator)

DiVa is built on robust run-card based models, capable of evaluating both static run orders (from run-card based CAD) and AVL closest resources to provide dispatchers with a much-required decision-support and verification tool for their day-to-day operations. DiVa's easy map-based, run-card lookup and quick processing speeds makes it an ideal tool for instant cross-verification of dispatch recommendations.

Fast and easy to use, DiVa eliminates the need for dispatchers to refer to unwieldy run-card books to cross-check AVL recommendations. This traditional method is too cumbersome to be effective, especially with high incident ratios or widespread disaster. With DiVa, communication centers have a tool that is fast and easy to use, directly on dispatcher workstations.



Deccan is uniquely positioned to serve Clermont Fire Department

In order for Clermont Fire Department to address its strategic and tactical deployment needs, it needs the best decision support technology available. Deccan is the only company with the industry experience and science-backed tools to adequately support Clermont Fire Department's daily operations as further explained below.

Over 20 Years of Supporting Fire and EMS

In the space of deployment technology for fire departments and EMS agencies, Deccan has had the longest tenure in the industry, having been in business since 1995.

More Agencies Supported

Deccan supports significantly more large metro agencies than any other vendor, with roughly 50% of major North American metro departments, and over 200 client application installations. Over 70 million Americans and 1 in 3 Canadians are served by agencies utilizing Deccan decision-support products.

Deccan Tools Combine Academically-Established Scientific Approaches with Real-World Experience

Deccan's lead developers are unique in that they straddle the academic field of operations research, which involves developing mathematical models and algorithms to address practical needs, and real-world problem solving to support industry decision making. Deccan's head developer, Dr. Raj Nagaraj, worked in academia as an Assistant Professor at the University of Iowa Business School and served in the District of Columbia Fire and EMS Department, Washington, DC. Deccan's development team includes multiple Ph.Ds. in Operations Research.

Highly Customized Solutions

Because of the type of analyses needed to be done by Clermont Fire Department and the myriad considerations and business rules that need to be modeled, an analytical software solution needs to be able to reflect the agency's dispatch practices and its leadership's priorities. Unlike other software products, Deccan builds each application around the specific needs of its clients. It can be quite complicated to configure the tools so that they accurately reflect Clermont Fire Department's operational goals. As such, the tools need data analysts that are knowledgeable of the various ways in which the software solution can be tailored to an agency's dispatch policies. Deccan is only provider in the industry that has a dedicated team of project managers and data analysts whose sole role is to learn an agency's priorities and configure and customize the various settings within the applications so that the agency can focus on tactical decision making and not be burdened with configuration details.

Deccan is the only company positioned to provide the robust analysis solution needed by Clermont Fire Department. Deccan International's BARB and DiVa are the only applications that can meet the above specified unique criteria. Only Deccan International can build, manage, install and maintain these applications. Deccan International's BARB and DiVa are highly proprietary and considered a trade secret of Deccan International. Please let us know if we can provide any additional information.

Warmest Regards,

Latha Nagaraj
President & CEO
Deccan International
858.764.8324



September 27, 2019

ADAM Sole Source Letter

This Sole Source Justification letter is a response to Clermont Fire Department's request for a scientific, industry-vetted software solution to support both short and long-term strategic planning decisions.

Clermont Fire Department responds to a variety of medical emergencies 24 hours a day, 365 days a year. Like all public safety agencies, Clermont Fire Department has a critical obligation to offer the best possible service it can within the confines of the available budget. ADAM by Deccan International (based in San Diego, CA) is the only tool that meets the requirements of Clermont Fire Department's desired solution.

Deccan is the Sole Source for Strategic Planning Deployment Solutions

It is imperative for Clermont Fire Department to evaluate their deployment strategy to ensure proper distribution and optimal utilization of resources. In order to ensure efficient long-term planning, Clermont Fire Department needs powerful, calibrated analysis tools to examine different deployment scenarios and project the corresponding impact on response times and unit workloads. Such tools should have the following characteristics:

1. Enable the user to evaluate the impact on response times and unit workloads of the following changes in response environments:
 - a. Relocating units temporarily or permanently. Where should units be relocated to ensure best coverage?
 - b. Identifying optimal current and/or new station locations. Where should units be posted? Where is the optimal location for a new station that will provide the best impact on response times, allowing the user to constrain analysis to areas that are feasible to place a new station?
 - c. Adding or removing units from deployment. Where should additional resources be placed to ensure best coverage? Or if needing to remove a resource, which unit removal would hurt the least (have the least negative impact on response times)?
 - d. Increasing demand. What impact will a new building development have on response times for different call types?
 - e. Changing dispatch policies. How many of various types of units should be dispatched by type of call? For example, what if only engines are sent on certain types of fire calls?
 - f. Changes in call distributions by call type. For example, what if the department no longer responded to certain types of calls?
 - g. Changes in field intervention procedures. For example, what if a new protocol was added on cardiac incidents requiring 15 more minutes in the field?
2. Enable the user to order optimization analyses on given deployment scenarios for the following needs:
 - a. Given a specified number of units of a given type, which stations should they be assigned to in order to minimize a specified response criterion?
 - b. Given target response times, how many units of a given type are minimally needed and at which cross-street locations should they be located?



3. Scenario projections should reflect actual historical travel time data and not be based simply on posted speed limits listed in the digital street network. The travel times are calculated based on Computer Aided Dispatch (CAD) data.
4. The underlying analyses should account for units not being available at their assigned location while away on calls. As more distant units have to respond to calls when closer units are busy on other calls, the analyses, in turn, should account for degradation in response times. This is particularly important in the busy parts of the service area.
5. The analysis should be map-based and enable the user to visualize response time projections in the form of color-coded maps.
6. The tools should have been in use for over five years across the U.S. by at least five major metropolitan fire departments.

Currently there is only one tool — ADAM by Deccan International (based in San Diego, CA) — that meets the above requirements. Deccan and ADAM are described below, followed by a justification of their unique ability to meet the above requirements.

Deccan International

A woman-owned small business, Deccan International is the leading provider of turnkey software solutions and services for public safety strategic and real-time deployment planning. Deccan has pioneered in the development of computer-aided-dispatch analysis software for over 23 years and continues to develop new and enhanced decision-support tools to help fire departments, Emergency Medical Services (EMS), and emergency communication centers operate more efficiently.

Through constant innovation, domain expertise, and strength in operations research, Deccan International provides comprehensive solutions with its unique project management approach and unparalleled client service. Deccan offers its clients a support team focused on customer service. Well qualified Project Managers (PMs), who manage application build projects of all sizes and levels of complexity, comprise the core of the Deccan team. The PMs are supported by expert Operations Research Developers, Software Engineers, and Analysts, professionals that are proficient in supporting EMS clients to help improve operational productivity. In addition, the Deccan team is proud to have ex-public safety personnel on its team who bring in real-world knowledge and experiences.

ADAM (Apparatus Deployment Analysis Module)

ADAM (Apparatus Deployment Analysis Module) is a Deccan software product used by both major metropolitan and small community fire and EMS operations for strategic planning and deployment analysis. It is a practical, data-based application that combines a unique blend of analytical rigor and industry experience to assist fire departments and EMS agencies in making important administrative decisions.

ADAM provides an easy to understand, ESRI map-based graphical interface along with key performance data that can be used to perform quick analyses and generate results that can be easily understood by budget officials and public groups alike. The tool can be used by fire and EMS agencies to decrease the severity of budget cuts, justify budget increases, evaluate resource relocation, and much more.



Deccan International's flagship product, ADAM, is used to create objective, factual reports and analyses to explain how an agency has been functioning on key performance indicators. In addition, it is used to provide strategic planning solutions and to easily and effectively evaluate the impact of changes in the field via extensive simulation capabilities.

Additionally, ADAM factors unit availability into its calculations to present the projected impacts on availability and number of runs per day for the units in deployment. For example, a user can explore precisely how adding an engine to a busy area can create more balanced field performance. By simulating alternative deployment scenarios in a variety of ways, Clermont Fire Department can make informed deployment decisions directly tied to agency objectives.

A key challenge in modeling fire service and EMS deployment is that incidents occur in random fashion, and unit service times are random. For deployment models to be effective, they need to embrace and account for these random events – that is, if the closest units are not available when incidents occur, then further units have to respond. Deccan's Hypercube model is the only tool in the industry that:

- Uses stochastic, probability models to project the number of runs each individual unit will make and the corresponding impact on response times,
- Accounts for all manner of dispatch assignment schemes, which describe the number and type of resources to be sent on each incident type (i.e., a BLS Ambulance is to be sent to a low priority medical call, or an ALS Ambulance is to be sent to a high priority medical call, etc.), and,
- Projects and accounts for increases in future annual workloads.

Unparalleled Analytical Power of Deccan's Optimizer

When determining ideal station locations, all possible current station location combinations as well as all possible street segment locations must be explored. The magnitude of the calculations involved in this type of analysis is beyond the scale of what can reasonably be accomplished through manual computation.

Deccan's Optimizer is the only tool in the industry that can quickly explore all possible station combinations and street segments in a comprehensive fashion to calculate optimal recommendations. To achieve this performance, Optimizer uses a state-of-the-art model for modeling spatial queues called Hypercube, along with a powerful clustering algorithm used in the logistics research field called Location-allocation problem.

Optimizer's unique engine makes it the only tool available for optimizing fire and EMS resources. Only Optimizer accounts for the uncertainty experienced in fire and EMS services while simultaneously comprehensively exploring all possible deployment alternatives to compose optimal deployments. Optimizer uniquely supports a variety of criteria, including equity, run load balancing, and the tradeoff between geographical coverage versus incidents coverage. Such considerations are vital for Clermont Fire Department in its search for optimally using its scarce resources for maximal service to the public.

Deccan is uniquely positioned to serve Clermont Fire Department

In order for Clermont Fire Department to address its strategic deployment needs, it needs the best decision support technology available. Deccan is the only company with the industry experience and science-backed tools to adequately support Clermont Fire Department's operations as further explained below.



Over 20 Years of Supporting Fire and EMS

In the space of deployment technology for fire departments and EMS agencies, Deccan has had the longest tenure in the industry, having been in business since 1995.

More Agencies Supported

Deccan supports significantly more large metro agencies than any other vendor, with roughly 50% of major North American metro departments, and over 200 client application installations. Over 70 million Americans and 1 in 3 Canadians are served by agencies utilizing Deccan decision-support products.

Deccan Tools Combine Academically-Established Scientific Approaches with Real-World Experience

Deccan's lead developers are unique in that they straddle the academic field of operations research, which involves developing mathematical models and algorithms to address practical needs, and real-world problem solving to support industry decision making. Deccan's head developer, Dr. Raj Nagaraj, worked in academia as an Assistant Professor at the University of Iowa Business School and served in the District of Columbia Fire and EMS Department, Washington, DC. Deccan's development team includes multiple Ph.Ds. in Operations Research.

Highly Customized Solutions

Because of the type of real-time and long-term analyses needed to be done by Clermont Fire Department and the myriad considerations and business rules that need to be modeled, an analytical software solution needs to be able to reflect the agency's deployment practices and its leadership's priorities. Unlike other software products, Deccan builds each application around the specific needs of its clients. It can be quite complicated to configure the tool so that it accurately reflects Clermont Fire Department's operational goals. As such, the tool needs data analysts that are knowledgeable of the various ways in which the software solution can be tailored to an agency's dispatch and coverage policies. Deccan is only provider in the industry that has a dedicated team of project managers and data analysts whose sole role is to learn an agency's priorities and configure and customize the various settings within the application so that the agency can focus on tactical decision making and not be burdened with configuration details.

Deccan International's ADAM is the only application that can meet the above specified unique criteria. Only Deccan International can build, manage, install and maintain this application. Deccan International's ADAM is highly proprietary and considered a trade secret of Deccan International. Please let us know if we can provide any additional information.

Warmest Regards,

Latha Nagaraj
President & CEO
Deccan International
858.764.8324



Quote Number: 20190215-A-T

Cost Proposal for ADAM 2.0 Application

Clermont Fire Department Up to 4 Fire Station Locations ¹	2/15/2019
	Price
Total Price for ADAM 2.0 ² (Includes Configuration, Project Management, Installation, Training ³ , Deccan Conference & Training ⁴ , & User Licenses ⁵)	\$58,300
Discount Applied	-\$18,656

Features	
	Price
CAD Analyst Module	Included
Hypercube Module	Included
Scenario Comparison	Included
Auto Data Updater (Single-User Configuration) ⁶	Included
6-month update frequency for GIS Layers and Incident Data	Included
View Jurisdiction and Partition Area (PDG) Scores	Included
View Incident Scores and Line-ups	Included
Support Time Target Classes and Hazard Levels	Included
Model Alternate Workloads (up to 3)	Included
Model Alternate Street Networks (up to 2)	Included
42 Response Criteria in CAD Analyst & 21 Response Criteria in ADAM	Included
View Performance by Shift and by Call Sources	Included

Maintenance and Support Cost	
	Price
Maintenance and Support Cost for Year 1 (Included in the Total Price below)	\$9,911
Maintenance and Support Cost for Year 2	\$10,208
Maintenance and Support Cost for Year 3	\$10,515
Maintenance and Support Cost for Year 4	\$10,830
Maintenance and Support Cost for Year 5	\$11,155

Total Cost	
	Total Price
Total Cost Payable (ADAM Configuration + Project Management + Installation + Training + Deccan Conference & Training + User Licenses + Features + Maintenance and Support for Year 1)	\$49,555

All prices are quoted in USD.

Quote is valid for 180 days.

Payments made by credit card will be subject to an additional 3% processing fee.

¹Quote is for up to the number fire station and/or post locations noted; if more fire station and/or post locations are included in ADAM build, pricing will differ.

²Esri (ArcGIS Desktop Basic and Network Analyst) are a prerequisite for ADAM. Please note that this quote does NOT include any Esri-related licensing and/or maintenance fees. Please contact Esri directly for these costs if needed.

³Includes one (1) Training by a Deccan Project Manager, for up to four (4) hours, including up to six (6) participants.

⁴Includes the cost for the next Deccan Conference & Training (registration for 2 attendees, 2 hotel rooms for 3 nights, & 2 round trip flights to/from San Diego [SAN]).

⁵A total of up to 6 User Licenses are included. ADAM 2.0 User Licenses are issued on a Per Seat Basis.

⁶Auto Data Updater pricing includes configuration of the module to connect to up to one (1) source database (e.g., CAD).

Payment terms are as follows: 50% of Total Price due upon issuance of Purchase Order, 40% of Total Price due upon delivery of ADAM, 10% of Total Price due upon Acceptance of ADAM (as evidenced by execution of the Acceptance Test Plan).



DECCAN INTERNATIONAL

Decision-support Software Solutions for Fire and EMS

5935 Cornerstone Ct W, Ste. 230
San Diego, CA 92121
O: 858.764.8400
www.deccanintl.com

Quote Number: 20190215-A-T

Cost Proposal for ADAM 2.0 Application

Clermont Fire Department Up to 4 Fire Station Locations ¹	11/25/2019
	Price
Total Price for ADAM 2.0 ² (Includes Configuration, Project Management, Installation, Training ³ , Deccan Conference & Training ⁴ , & User Licenses ⁵)	\$53,800
Discount Applied	-\$17,216

Features	
	Price
CAD Analyst Module	Included
Hypercube Module	Included
Scenario Comparison	Included
Auto Data Updater (Single-User Configuration) ⁶	Included
6-month update frequency for GIS Layers and Incident Data	Included
View Jurisdiction and Partition Area (PDG) Scores	Included
View Incident Scores and Line-ups	Included
Support Time Target Classes and Hazard Levels	Included
Model Alternate Workloads (up to 3)	Included
Model Alternate Street Networks (up to 2)	Included
42 Response Criteria in CAD Analyst & 21 Response Criteria in ADAM	Included
View Performance by Shift and by Call Sources	Included

Maintenance and Support Cost	
	Price
Maintenance and Support Cost for Year 1 (Included in the Total Price below)	\$9,146
Maintenance and Support Cost for Year 2	\$9,420
Maintenance and Support Cost for Year 3	\$9,703
Maintenance and Support Cost for Year 4	\$9,994
Maintenance and Support Cost for Year 5	\$10,294

Total Cost	
	Total Price
Total Cost Payable (ADAM Configuration + Project Management + Installation + Training + Deccan Conference & Training + User Licenses + Features + Maintenance and Support for Year 1)	\$45,730

All prices are quoted in USD.

Quote is valid for 180 days.

Payments made by credit card will be subject to an additional 3% processing fee.

¹Quote is for up to the number fire station and/or post locations noted; if more fire station and/or post locations are included in ADAM build, pricing will differ.

²Esri (ArcGIS Desktop Basic and Network Analyst) are a prerequisite for ADAM. Please note that this quote does NOT include any Esri-related licensing and/or maintenance fees. Please contact Esri directly for these costs if needed.

³Includes one (1) Training by a Deccan Project Manager, for up to four (4) hours.

⁵A total of up to 6 User Licenses are included. ADAM 2.0 User Licenses are issued on a Per Seat Basis.

⁶Auto Data Updater pricing includes configuration of the module to connect to up to one (1) source database (e.g., CAD).

30% of Total Price due upon Project Kick off meeting, 60% of Total Price due upon delivery of agency specific preconfigured ADAM, 10% of Total Price due upon Acceptance of ADAM (as evidenced by execution of the Acceptance Test Plan).



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Event, Road Closure, and Sign Request		
Requested Action		
Recommend allowing Christian Men In Action to have the Martin Luther King Day event, with road closures (parade), and signs placed on City property. The event begins at McKinney Park will continue to Waterfront Park on January 20, 2020.		
Staff Report		
Christian Men In Action is requesting to have the Martin Luther King Day event, with road closures (parade), and signs placed on City property. The event would begin at McKinney Park and continues to Waterfront Park on January 20, 2020. The event is co-sponsored by the City. Road closures would begin at 9:00 a.m. and would be as follows: -Bloxam Ave. at McKinney -East Ave., Northbound lane until Palm Street heading into Waterfront Park They are also requesting that signage be put up on City property two weeks before the event.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. MLK Application- Parade Route MLK Application- Parade Route.pdf		
2. MLK -Flyer MLK -Flyer.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6 November 2019
Name of Event Martin Luther King Jr. Celebration
Date(s) of Event 20 January 2020 Estimated Attendance: 400 - 500
Event Start Time: 11:00 AM Event End Time: 3:00 PM
Before Event Setup Time: 08:00 AM After Event Cleanup Time: 3:00 PM
Name of Organization/Applicant Christian Men in Action

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # On File with the City

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

Federal ID # or Driver's License # _____

Event Contact Tim Murry Email tleemurry0754@gmail.com

Day Phone 352 217 1140 Cell Phone 352 217 1140

Address 574 E DeSoto St City Clermont State FL Zip 34711

Secondary Contact _____ Phone # _____

If this event is a fundraiser, who is the beneficiary? (provide contact information and address) _____

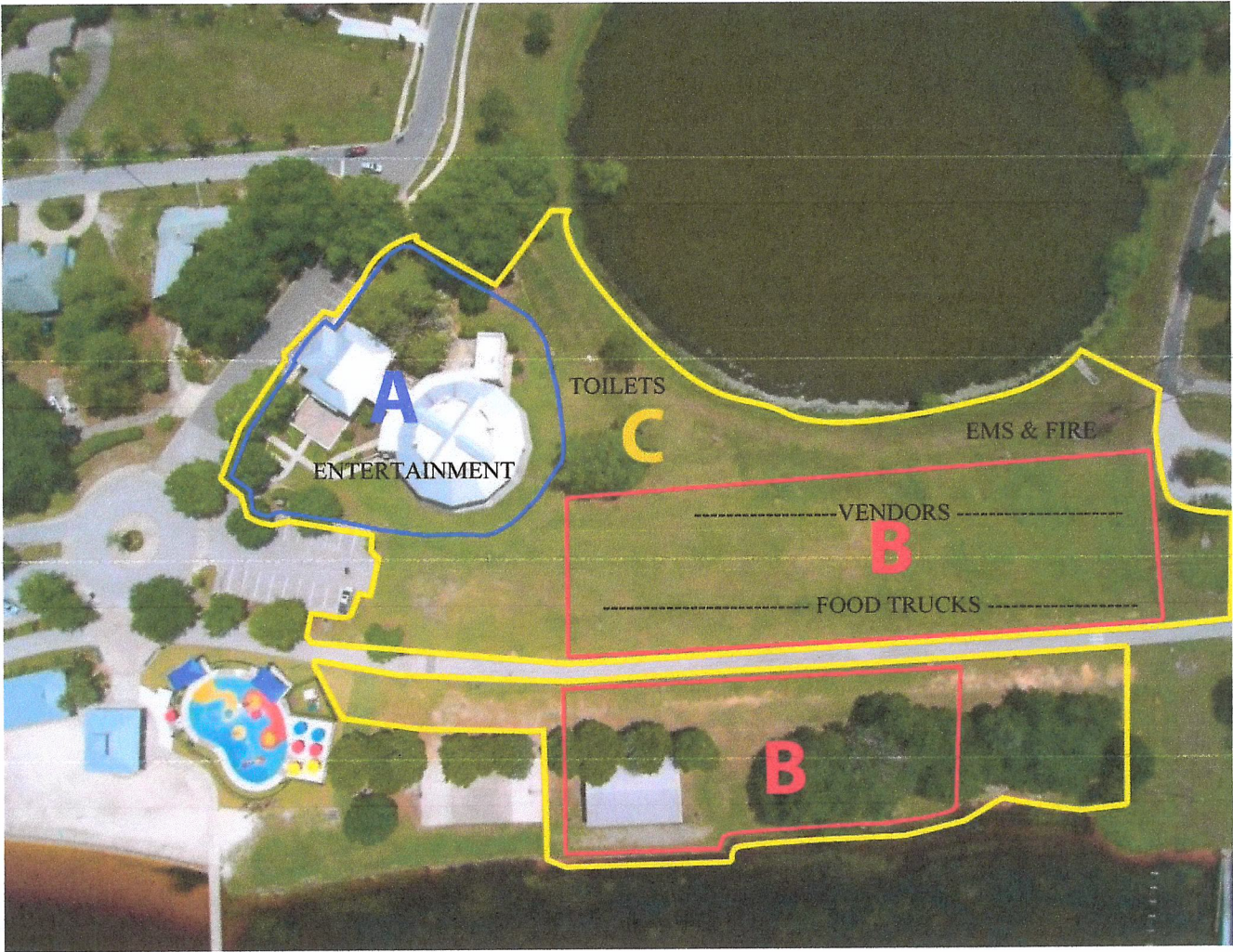
Briefly Describe Event: A day for food and various entertainment to celebrate and recognize Dr. Martin Luther King Jr. contributions in the fight for civil rights.

Location of Event on City Property: Map 1 ☒ A ☒ B ☒ C ☐ D ☐ Map 2 ☐ Map 3

Please choose A, B, C, or D on MAP 1, MAP 2 (Downtown Clermont), or Map 3 (Victory Pointe)

Other Location: _____

MAP 1



PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10 x 10 for vendors

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

Rides: ☐ Yes ☒ No

Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: _____

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

Is another promoter/producer assisting with your event? ☐ Yes ☒ No

Is this event Public or Private? ☐ Private ☒ Public

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

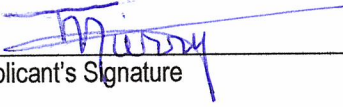
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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



Applicant's Signature

President
Title

Timothy Murry
Printed Name

6 November 2019
Date

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

Department / Division Routing:

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

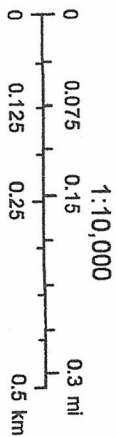
Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.



November 1, 2019

Street Names

Local Streets



Lake BCC

Dr Martin Luther King, Jr Celebration 2020 Timeline

08:00 am – Waterfront Park opens for vendors setup
Setup should be complete by 11:00 am

08:30 am – Parade staging at Highland Ave and Bloxam Ave
Block off Bloxam Ave at Highland Ave
Redirect North bound traffic to Scott St
Redirect South bound traffic on Bloxam Ave to Highway 27
Parade participants perform final prep

09:30 am – Start lining up for Parade
Start line at corner of Bloxam Ave and East DeSoto St
Parade Marshall
Mayor
Police Chief
Fire Truck brings up rear of parade

10:00 am – Parade starts
Parade proceed West on East DeSoto St to East Ave
Parade turn right on East Ave
Continue North on East Ave to Waterfront Park
Parade ends at Waterfront Park overflow parking area
Block side streets along E DeSoto St
Close East Avenue from DeSoto St to Palm St
Allow parade viewing along East Avenue

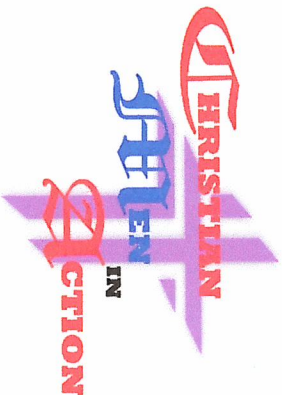
11:00 am – Celebration at Waterfront Park begins
Welcome and introduce Pastor
Prayer
Mayor
Turn program over Willie Green (entertainment committee)
Play music until 11:30 am

11:30 am – Entertainment begins
Various performances throughout the day
Performance schedule to be announced later

15:45 pm – Remarks and Thank you

16:00 pm - Dr Martin Luther King, Jr Celebration ends
Breakdown and clean up begins

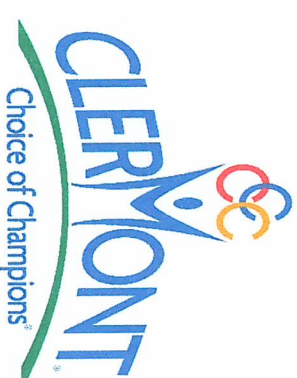
17:30 pm – Completion of day, depart park



CHRISTIAN MEN IN ACTION AND THE CITY OF CLERMONT

SPONSORS

"KEEPING THE DREAM ALIVE"



DR MARTIN LUTHER KING JR. ANNUAL CELEBRATION

LIVE ENTERTAINMENT ---- FOOD ---- FUN AND GAMES

Join us as we celebrate the life and legacy of Dr. Martin Luther King Jr.

WATERFRONT PARK

January 20, 2020

11:00 am to 4:00 pm.

2nd Annual Parade Starts at 10:00 am

At

McKinney Park

Martin Luther King Jr Celebration Road Closures

1. Bloxam Ave
 - a. 09:00 AM to 10:15 AM
 - b. Corner of Bloxam Ave and Highland Ave
 - c. Corner of Bloxam Ave and E Montrose St
2. E DeSoto St
 - a. 09:45 AM
 - b. Both sides of the streets
 - c. E DeSoto St and School St
 - d. E DeSoto St and Scott St
 - e. E DeSoto St and Disston Ave
 - f. E DeSoto St and Anderson St
 - g. E DeSoto St and Shady Nook Ln
 - h. E DeSoto St and Drew Ave
 - i. E DeSoto St and Prince Edwards Ave
 - j. Streets can reopen as the parade passes
3. East Avenue
 - a. 10:00 AM
 - b. At the intersection of East Ave and DeSoto St
 - c. At the intersection of East Ave and Palm St
 - d. At the following intersections
 - i. East Ave and E Minneola Ave
 - ii. East Ave and W Osceola St
 - iii. East Ave and Pitt St
 - iv. East Ave and Carroll St
 - v. East Ave and Oak St
 - vi. East Ave, Palm St
 - vii. Allow traffic to flow East on East Grand Highway
 - e. Allow people to park and watch on East Ave
4. Request Fire Department be last entry of the parade
5. City Manager – Mayor ????
6. Clermont Police Motorcycle Officer to lead the parade

Dr Martin Luther King, Jr Celebration 2020 Timeline

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Police Chief
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Block side streets along E DeSoto St
Close East Avenue from DeSoto St to Palm St
Allow parade viewing along East Avenue
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Breakdown and clean up begins
- 17:30 pm – Completion of day, depart park

Christian Men in Action and City of Clermont

Presents



"KEEPING THE DREAM ALIVE"



**JANUARY
20, 2020
11 AM TO 4 PM**

**Clermont's Waterfront Park
330 Third St.—Clermont FL 34711**

FOOD—LIVE ENTERTAINMENT—FUN AND GAMES

**In partnership with
Willie Green Music Production
Getchapraiseon Production
South Lake Black Achievers**

**For Vendor and Sponsorship info contact
Kassier Merchant 352 361 6965 kkyler777@gmail.com
Tim Murry 352 217 1140 tleemurry0754@gmail.com**



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Resolution No. 2019-36R		
Requested Action		
Request approval of Resolution No. 2019-36R to amend the FY 2020 budget.		
Staff Report		
Resolution No. 2019-36R is proposed to amend the FY 2020 budget. The resolution formally amends the budget for council actions since October 1, 2019 and carryforwards of unexpended FY 2019 funds.		
Additional Analysis		
Fiscal Impact Summary		
The total of amendments is \$10,798,038.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2019-36R -12-10-19	2019-36R.docx	



CITY OF CLERMONT
RESOLUTION NO. 2019-36R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2019-2020**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2019 to September 30, 2020:

GENERAL FUND

1. Increase Regular Salaries (10511-12100)	\$	2,942
Increase FICA (10511-12220)	\$	225
Increase DC Pension (10511-12240)	\$	294
Increase Life Insurance (10511-12305)	\$	9
Increase Regular Salaries (10512-12100)	\$	6,513
Increase FICA (10512-12220)	\$	499
Increase Deferred Comp (10512-12230)	\$	321
Increase DC Pension (10512-12240)	\$	278
Increase Life Insurance (10512-12305)	\$	20
Increase Regular Salaries (10513-12100)	\$	11,021
Increase FICA (10513-12220)	\$	843
Increase DC Pension (10513-12240)	\$	988
Increase Life Insurance (10513-12305)	\$	30
Increase Regular Salaries (10515-12100)	\$	7,346
Increase FICA (10515-12220)	\$	562
Increase DC Pension (10515-12240)	\$	648
Increase Life Insurance (10515-12305)	\$	23
Increase Regular Salaries (10516-12100)	\$	6,568
Increase FICA (10516-12220)	\$	502
Increase DC Pension (10516-12240)	\$	657
Increase Life Insurance (10516-12305)	\$	21
Increase Regular Salaries (10560-12100)	\$	6,343
Increase FICA (10560-12220)	\$	485
Increase DC Pension (10560-12240)	\$	553
Increase Life Insurance (10560-12305)	\$	19
Increase Regular Salaries (10565-12100)	\$	3,716
Increase FICA (10565-12220)	\$	285
Increase DC Pension (10565-12240)	\$	371
Increase Life Insurance (10565-12305)	\$	12
Increase Regular Salaries (10521-12100)	\$	14,231
Increase Part-Time Salaries (10521-12110)	\$	2,409
Increase FICA (10521-12220)	\$	1,273
Increase DC Pension (10521-12240)	\$	419
Increase DB Pension (10521-12245)	\$	1,975

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Increase Life Insurance (10521-12305)	\$	45
Increase Regular Salaries (10522-12100)	\$	14,494
Increase FICA (10522-12220)	\$	1,109
Increase DC Pension (10522-12240)	\$	328
Increase DB Pension (10522-12245)	\$	3,359
Increase Life Insurance (10522-12305)	\$	46
Increase Regular Salaries (10529-12100)	\$	2,768
Increase FICA (10529-12220)	\$	211
Increase DC Pension (10529-12240)	\$	226
Increase DB Pension (10529-12245)	\$	154
Increase Life Insurance (10529-12305)	\$	8
Increase Regular Salaries (10541-12100)	\$	6,713
Increase FICA (10541-12220)	\$	513
Increase DC Pension (10541-12240)	\$	671
Increase Life Insurance (10541-12305)	\$	21
Increase Regular Salaries (10542-12100)	\$	10,126
Increase FICA (10542-12220)	\$	774
Increase DC Pension (10542-12240)	\$	1,013
Increase Life Insurance (10542-12305)	\$	32
Increase Regular Salaries (10544-12100)	\$	3,517
Increase FICA (10544-12220)	\$	269
Increase DC Pension (10544-12240)	\$	352
Increase Life Insurance (10544-12305)	\$	11
Increase Regular Salaries (10545-12100)	\$	1,467
Increase FICA (10545-12220)	\$	112
Increase DC Pension (10545-12240)	\$	120
Increase Life Insurance (10545-12305)	\$	5
Increase Regular Salaries (10549-12100)	\$	4,771
Increase FICA (10549-12220)	\$	365
Increase DC Pension (10549-12240)	\$	477
Increase Life Insurance (10549-12305)	\$	15
Increase Regular Salaries (10559-12100)	\$	642
Increase FICA (10559-12220)	\$	49
Increase Life Insurance (10559-12305)	\$	2
Increase Regular Salaries (10572-12100)	\$	4,343
Increase Part-time Salaries (10572-12110)	\$	2,204
Increase Temporary Salaries (10572-12140)	\$	2,425
Increase FICA (10572-12220)	\$	686
Increase DC Pension (10572-12240)	\$	435
Increase Life Insurance (10572-12305)	\$	14
Increase Regular Salaries (10574-12100)	\$	1,956
Increase Part-time Salaries (10574-12110)	\$	3,785
Increase FICA (10574-12220)	\$	439
Increase DC Pension (10574-12240)	\$	195
Increase Life Insurance (10574-12305)	\$	7
Increase Regular Salaries (10575-12100)	\$	4,948

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Increase Part-time Salaries (10575-12110)	\$	3,187
Increase Temporary Salaries (10575-12140)	\$	3,263
Increase FICA (10575-12220)	\$	872
Increase DC Pension (10575-12240)	\$	494
Increase Life Insurance (10575-12305)	\$	16
Increase Regular Salaries (10579-12100)	\$	1,831
Increase Part-time Salaries (10579-12110)	\$	1,419
Increase FICA (10579-12220)	\$	249
Increase DC Pension (10579-12240)	\$	183
Increase Life Insurance (10579-12305)	\$	6

To amend the General Fund Department budgets for the revised pay and classification schedule approved by the City Council on November 12, 2019.

2. Increase Regular Salaries (10515-12100)	\$	3,405
Decrease Regular Salaries (10515-12100-15000)	\$	16,900
Increase FICA (10515-12220)	\$	260
Decrease FICA (10515-12220-15000)	\$	1,292
Decrease DC Pension (10515-12240)	\$	4,835
Decrease Group Medical Insurance (10515-12300)	\$	3,741
Increase Life Insurance (10515-12305)	\$	11
Decrease Regular Salaries (10545-12100)	\$	7,915
Decrease FICA (10545-12220)	\$	605
Decrease DC Pension (10545-12240)	\$	2,385
Decrease Group Medical Insurance (10545-12300)	\$	686
Decrease Life Insurance (10545-12305)	\$	25
Increase EAP (10545-12315)	\$	6
Decrease Regular Salaries (10559-12100)	\$	57,864
Decrease FICA (10559-12220)	\$	4,466
Decrease DC Pension (10559-12240)	\$	9,596
Increase Group Medical Insurance (10559-12300)	\$	203
Decrease Life Insurance (10559-12305)	\$	182
Increase Regular Salaries (10560-12100)	\$	48,152
Increase FICA (10560-12220)	\$	3,684
Increase Group Medical Insurance (10560-12300)	\$	8,287
Increase Life Insurance (10560-12305)	\$	152
Increase EAP (10560-12315)	\$	24

To amend the Development Services, Public Works, Economic Development and Human Resources Department budgets for personnel changes approved by the City Manager.

3. Increase Prof Svces – General (10519-53100)	\$	10,000
To amend the Other General Government budget for investment advisory services pertaining to the 401a and 457b employee retirement plans.		

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- | | | |
|---|----|---------|
| 4. Increase Capital Outlay – Vehicles (10522-66400) | \$ | 42,730 |
| To amend the Fire Department budget for the purchase of a new vehicle for the Fire Chief, as approved by the City Council on October 8, 2019. | | |
| 5. Increase Capital Outlay – Lake Hiawatha (10542-66301-72113) | \$ | 1,026 |
| To amend the Public Works Department budget for the carryforward of unexpended FY2019 funds budgeted for the planting of pine trees at the Lake Hiawatha Preserve. | | |
| 6. Increase Repair & Maintenance FS#3 (10549-54600-22803) | \$ | 49,447 |
| To amend the Public Works Department budget for the repairs to fire station #3 a/c system. | | |
| 7. Increase Professional Services – General (10559-53100) | \$ | 100,000 |
| Increase Reimbursements (10366-36650) | \$ | 50,000 |
| To amend the Development Services Department budget for the original Wellness Way consulting services and partial reimbursement from Lake County, as approved by the City Council on October 8, 2019. | | |
| 8. Increase Professional Services – General (10559-53100) | \$ | 152,083 |
| Increase Reimbursements (10366-36650) | \$ | 50,833 |
| To amend the Development Services Department budget for the amended Wellness Way consulting services and partial reimbursement from Lake County, as approved by the City Council on October 8, 2019 | | |
| 9. Increase Capital Outlay – Software (10579-66404) | \$ | 10,000 |
| To amend the Parks and Recreation Department budget for the carry forward of unexpended FY2019 funds budgeted for a new ticketing system at the Clermont Performing Arts Center | | |
| 10. Increase State Revenue Sharing – Sales Tax (10335-33512) | \$ | 170,331 |
| To amend the budget to reflect increased State Revenue Sharing estimates | | |
| 11. Decrease Fund Balance (10599-59900) | \$ | 207,957 |
| Total General Fund adjustments. | | |

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BUILDING SERVICES FUND

- | | | |
|---|----|--------|
| 1. Increase Regular Salaries (11524-12100) | \$ | 10,923 |
| Increase Part-Time Salaries (11524-12110) | \$ | 376 |
| Increase FICA (11524-12220) | \$ | 865 |
| Increase DC Pension (11524-12240) | \$ | 1,092 |
| Increase Life Insurance (11524-12305) | \$ | 34 |
| To amend the Development Services Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| | | |
| 2. Increase Professional Services – Document Imaging (11524-53186) | \$ | 9,000 |
| To amend the Development Services Department budget for the carry forward of unexpended FY2019 funds budgeted for document imaging. | | |
| | | |
| 3. Increase Capital Outlay – Vehicles (11524-66400) | \$ | 28,800 |
| To amend the Development Services Department budget for the carry forward of unexpended FY2019 funds budgeted for the purchase of a vehicle for the Building Inspector/Plans Reviewer position. | | |
| | | |
| 4. Decrease Fund Balance (11599-59900) | \$ | 51,090 |
| Total Building Services Fund adjustments. | | |

CEMETERY FUND

- | | | |
|--|----|-----|
| 1. Increase Regular Salaries (13542-12100) | \$ | 804 |
| Increase FICA (13542-12220) | \$ | 62 |
| Increase DC Pension (13542-12240) | \$ | 80 |
| Increase Life Insurance (13542-12305) | \$ | 2 |
| To amend the Public Works Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| | | |
| 2. Decrease Fund Balance (13599-59900) | \$ | 948 |
| Total Cemetery Fund adjustments. | | |

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RECREATION IMPACT FEE FUND

- | | |
|---|-----------|
| 1. Increase Capital Outlay – Recreation (14572-66301) | \$ 21,000 |
| Increase Capital Equipment (14575-66401) | \$ 2,500 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY2019 funds budgeted for new waterfront trail fitness stations and clay maintenance bins. | |
| 2. Decrease Fund Balance (14599-59900) | \$ 23,500 |
| Total Recreation Impact Fee Fund adjustments. | |

FIRE IMPACT FEE FUND

- | | |
|--|-----------|
| 1. Increase Capital Outlay – Vehicle (16522-66400) | \$ 30,646 |
| To amend the Fire Department budget for the carryforward of unexpended FY2019 funds budgeted for the purchase of a vehicle for the Fire and Life Safety Educator position. | |
| 2. Decrease Fund Balance (16599-59900) | \$ 30,646 |
| Total Fire Impact Fee Fund adjustments. | |

CAPITAL PROJECTS FUND

- | | |
|---|------------|
| 1. Increase Capital Outlay – Kehlor Building (32549-66201-72121) | \$ 309,404 |
| Increase Capital Outlay – Pro Services – Kehlor Bldg (32549-66901-49000) | \$ 25,139 |
| To amend the Public Works Department budget for the carryforward of unexpended FY2019 funds for the Kehlor Building Project. | |
| 2. Increase Capital Outlay – Boat Ramp Relocation (32559-66301-95111) | \$ 750,000 |
| To amend the budget for Capital Outlay costs associated with a Lake County Tourist Development Projects Funding Program Agreement Grant for the Clermont Boat Ramp Project approved by the City Council June 25, 2019. | |
| 3. Decrease County Grant (32337-33733-95111) | \$ 375,000 |
| To amend the budget for a portion of the Lake County Tourist Development Projects Grant for the Clermont Boat Ramp Project approved by the City Council June 25, 2019 that was received in FY2019 but budgeted in FY2020. | |

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- | | | |
|---|----|-----------|
| 4. Increase Federal Grant (32331-33140-38110) | \$ | 200,000 |
| To amend the budget for a Recreation Trails Program Grant for the Victory Pointe Project approved by the City Council November 14, 2017 to be received in FY2020. | | |
| 5. Decrease Fund Balance (32599-59900) | \$ | 1,259,544 |
| Total Capital Projects Fund adjustments. | | |

WATER FUND

- | | | |
|--|----|---------|
| 1. Increase Regular Salaries (41533-12100) | \$ | 22,317 |
| Increase Part-Time Salaries (41533-12110) | \$ | 376 |
| Increase FICA (41533-12220) | \$ | 1,736 |
| Increase DC Pension (41533-12240) | \$ | 2,205 |
| Increase Life Insurance (41533-12305) | \$ | 70 |
| To amend the Environmental Services Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| 2. Decrease Regular Salaries (41533-12100) | \$ | 7,914 |
| Decrease FICA (41533-12220) | \$ | 605 |
| Decrease DC Pension (41533-12240) | \$ | 2,385 |
| Decrease Group Medical Insurance (41533-12300) | \$ | 687 |
| Decrease Life Insurance (41533-12305) | \$ | 25 |
| To amend the Environmental Services Department budget for personnel changes approved by the City Manager. | | |
| 3. Increase Professional Services – Document Imaging (41533-53186) | \$ | 3,000 |
| To amend the Environmental Services Department budget for document imaging services. | | |
| 4. Increase Capital Outlay – Other Improvements (41533-66300-33119) | \$ | 321,779 |
| To amend the Environmental Services Department budget for the construction of the Sunburst Water Treatment Plant screening wall, as approved by the City Council on November 12, 2019. | | |
| 5. Increase Capital Outlay – Pro Srvs – (41533-66900-33114) | \$ | 500,000 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for water system improvements. | | |

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- | | | |
|--|----|---------|
| 6. Increase Capital Outlay – Water System (41533-66900-38123) | \$ | 56,080 |
| Increase CDBG Grants – (41331-33131-38123) | \$ | 174,900 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the CDBG Project and related Grant Revenue. | | |
| | | |
| 7. Decrease Fund Balance (41599-59900) | \$ | 721,047 |
| Total Water Fund adjustments. | | |

SEWER FUND

- | | | |
|--|----|-----------|
| 1. Increase Regular Salaries (42535-12100) | \$ | 22,751 |
| Increase FICA (42535-12220) | \$ | 1,740 |
| Increase DC Pension (42535-12240) | \$ | 2,248 |
| Increase Life Insurance (42535-12305) | \$ | 72 |
| To amend the Environmental Services Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| | | |
| 2. Decrease Regular Salaries (42535-12100) | \$ | 7,914 |
| Decrease FICA (42535-12220) | \$ | 605 |
| Decrease DC Pension (42535-12240) | \$ | 2,385 |
| Decrease Group Medical Insurance (42535-12300) | \$ | 687 |
| Decrease Life Insurance (42535-12305) | \$ | 25 |
| To amend the Environmental Services Department budget for personnel changes approved by the City Manager. | | |
| | | |
| 3. Increase Professional Services – Document Imaging (42535-53186) | \$ | 3,000 |
| To amend the Environmental Services Department budget for document imaging services. | | |
| | | |
| 4. Increase Capital Outlay – Sewer System (42535-66305) | \$ | 563,842 |
| Increase Capital Outlay – Heritage Hills (42535-66305-35117) | \$ | 113,247 |
| Increase Lift Station Improvements (42535-66321) | \$ | 755,779 |
| Increase Capital Outlay – Prof Svcs Heritage Hills (42535-66900-35117) | \$ | 1,040 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for various sewer system projects. | | |
| | | |
| 5. Decrease Fund Balance (42599-59900) | \$ | 1,452,103 |
| Total Sewer Fund adjustments. | | |

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SEWER IMPACT FEE FUND

- | | |
|--|--------------|
| 1. Increase Capital Outlay – WWTF Expansion (44535-66201-35114) | \$ 4,270,281 |
| Increase Capital Outlay – Pro Svcs – WWTF Exp. (44535-66900-35114) | \$ 342,310 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the Wastewater Treatment Plant Expansion. | |
| 2. Increase Capital Outlay – Equipment (44535-66401) | \$ 360,000 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the mobile lift stations generators. | |
| 3. Increase Capital Outlay – Pro Svcs (44535-66900-35115) | \$ 596,642 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the relocation of the forcemain at John’s Lake Landing. | |
| 4. Decrease Fund Balance (44599-59900) | \$ 5,569,233 |
| Total Sewer Impact Fee Fund adjustments. | |

STORMWATER FUND

- | | |
|--|----------|
| 1. Increase Regular Salaries (45538-12100) | \$ 7,833 |
| Increase FICA (45538-12220) | \$ 599 |
| Increase DC Pension (45538-12240) | \$ 756 |
| Increase Life Insurance (45538-12305) | \$ 25 |
| To amend the Environmental Services Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | |
| 2. Decrease Regular Salaries (45538-12100) | \$ 7,915 |
| Decrease FICA (45538-12220) | \$ 605 |
| Decrease DC Pension (45538-12240) | \$ 2,384 |
| Decrease Group Medical Insurance (45538-12300) | \$ 687 |
| Decrease Life Insurance (45538-12305) | \$ 25 |
| To amend the Environmental Services Department budget for personnel changes approved by the City Manager. | |
| 3. Increase Professional Services – Document Imaging (45538-53186) | \$ 3,000 |

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To amend the Environmental Services Department budget for document imaging services.

- | | | |
|---|----|---------|
| 4. Increase Capital Outlay – Stormwater System (45538-66306) | \$ | 500,000 |
| Increase Capital Outlay – Pro Services (45538-66900) | \$ | 100,000 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for Stormwater System Improvements on West Avenue and Seminole Street. | | |
| | | |
| 5. Increase Capital Outlay – Pro Svcs – Stormwater Sys (45538-66900-38123) | \$ | 21,694 |
| Increase CDBG Grant (45331-33139-38123) | \$ | 190,350 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the CDBG project and related Grant Revenues. | | |
| | | |
| 6. Increase Capital Outlay – Professional Services (45538-66900) | \$ | 150,000 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the Stormwater Master Plan update. | | |
| 7. Decrease Fund Balance (45599-59900) | \$ | 581,941 |
| Total Stormwater Fund adjustments. | | |

SANITATION FUND

- | | | |
|---|----|---------|
| 1. Increase Regular Salaries (49534-12100) | \$ | 14,733 |
| Increase FICA (49534-12220) | \$ | 1,127 |
| Increase DC Pension (49534-12240) | \$ | 1,473 |
| Increase Life Insurance (49534-12305) | \$ | 46 |
| To amend the Environmental Services Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| | | |
| 2. Increase Capital Outlay – Vehicles (49534-66400) | \$ | 274,986 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the purchase of a replacement garbage truck. | | |
| 3. Increase Capital Outlay – Software (49534-66404) | \$ | 50,000 |
| To amend the Environmental Services Department budget for the carryforward of unexpended FY2019 funds budgeted for the purchase of a route optimization software. | | |
| | | |
| 4. Decrease Fund Balance (49599-59900) | \$ | 342,365 |
| Total Sanitation Fund adjustments. | | |

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GROUP SELF INSURANCE FUND

- | | | |
|--|----|---------|
| 1. Increase Regular Salaries (52519-12100) | \$ | 642 |
| Increase FICA (52519-12220) | \$ | 49 |
| Increase DC Pension (52519-12240) | \$ | 64 |
| Increase Life Insurance (52519-12305) | \$ | 2 |
| To amend the budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| 2. Decrease Professional Services (52519-53100) | \$ | 7,075 |
| Decrease Medical Claims – OAP (52519-53130) | \$ | 356,113 |
| Increase Medical Claims – HDP (52519-53130-90020) | \$ | 91,120 |
| Increase Medical Claims – HRA (52519-53130-90021) | \$ | 711,206 |
| Increase Dental Claims (52519-53132) | \$ | 20,466 |
| Increase Prescriptions (52519-53134) | \$ | 52,026 |
| Increase Wellness Programs (52519-53136) | \$ | 25,000 |
| Decrease TPA Services (52519-53138) | \$ | 35,025 |
| Increase Reinsurance (52519-54510) | \$ | 92,741 |
| Increase Other Current Charges (52519-54900) | \$ | 2,379 |
| To amend the Group Self-Insurance Fund budget for the 2020 renewal from Cigna. | | |
| 3. Decrease Fund Balance (52599-59900) | \$ | 597,482 |
| Total Group Self Insurance Fund adjustments. | | |

CRA FUND

- | | | |
|--|----|--------|
| 1. Increase Regular Salaries (60552-12100) | \$ | 442 |
| Increase FICA (60552-12220) | \$ | 34 |
| Increase DC Pension (60552-12240) | \$ | 44 |
| Increase Life Insurance (60552-12305) | \$ | 1 |
| To amend the Development Services Department budget for the revised pay and classification schedule approved by the City Council on November 12, 2019. | | |
| 2. Decrease Regular Salaries (60552-12100) | \$ | 31,987 |
| Decrease FICA (60552-12220) | \$ | 2,408 |
| Decrease DC Pension (60552-12240) | \$ | 3,199 |
| Decrease Group Medical Insurance (60552-12300) | \$ | 2,639 |
| Decrease Life Insurance (60552-12305) | \$ | 100 |
| Decrease EAP (60552-12315) | \$ | 6 |

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To amend the Development Services Department budget for personnel changes approved by the City Manager.

3. Increase Fund Balance (60599-59900)	\$ 39,818
Total CRA Fund adjustments.	

Net Decrease to Fund Balance – All Funds	\$ 10,798,038
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NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2019-2020 are hereby adopted.



CITY OF CLERMONT
RESOLUTION NO. 2019-36R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of December, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 10, 2019

Agenda Item Name

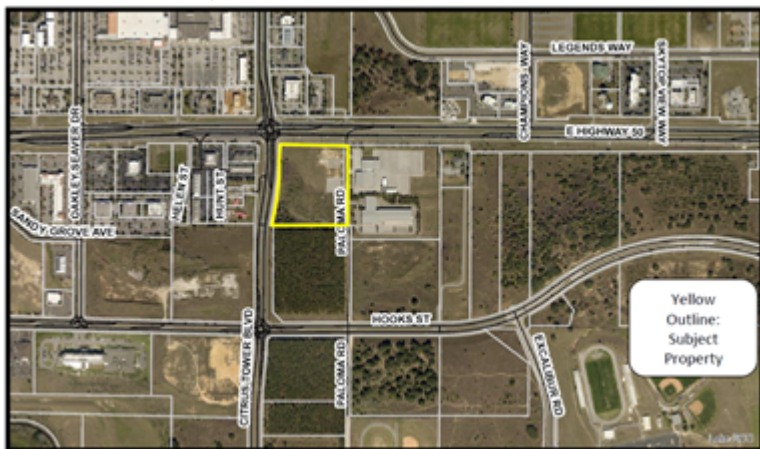
Ordinance No. 2019-27 *Final*
Advent Health

Requested Action

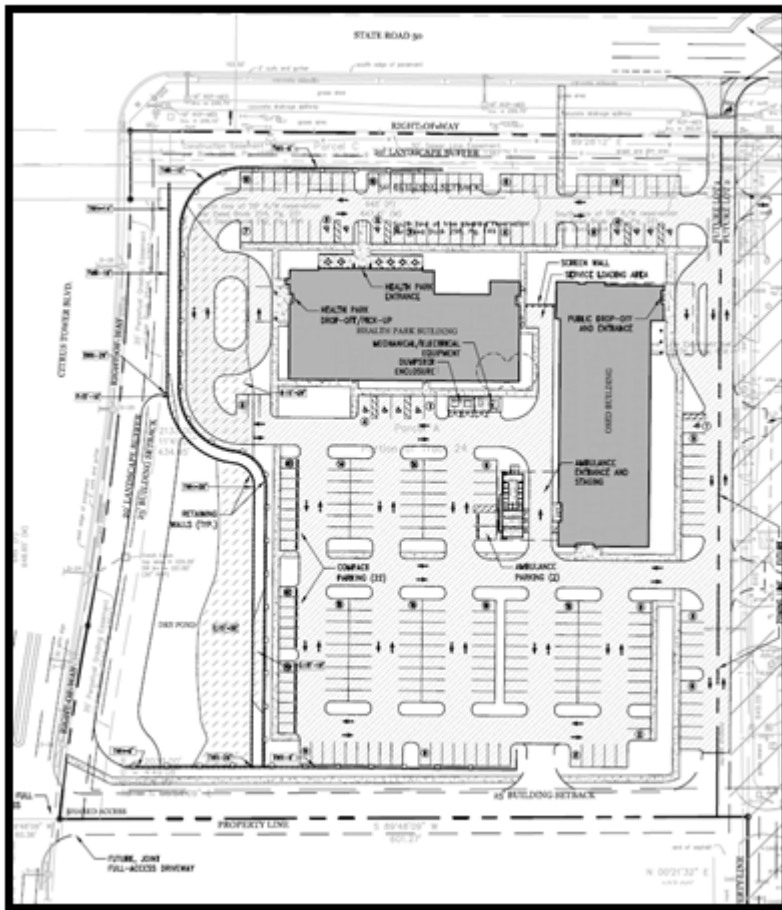
Recommend approval of Ordinance 2019-27

Staff Report

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



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



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

1. Allow retaining wall heights up to 28 feet in height in order to deal with the extreme grades on the western portion of the site, particularly with the construction and balance of the stormwater pond.
2. Allow elevation changes over fifteen feet (15') with a maximum of up to 38 feet over no more than 7.5% of the project area.
3. Provide for no eastern landscape buffer within the PUD.
4. Allow architectural features/spires greater than 55 feet but no more than 62 feet in height, measured at the highest point.
5. Allow a third ground sign up to 120 square feet located on the retaining wall at the intersection of State Road 50 and Citrus Tower Boulevard, similar in design to Exhibit B – Elevations.

Staff has reviewed the request and finds the proposal meets the intent of Section 122-315, Review Criteria for a PUD. There is a mixture of commercial and office uses, including medical facilities similar to the one being proposed, within a half-mile of the project location. The site has access to an arterial roadway, SR 50, and accessible through a major collector, Citrus Tower Boulevard, which are major transportation facilities. The applicant has provided a traffic impact analysis which has been reviewed by the City's third party Traffic & Transportation Engineering Consultant, Kittelson & Associates. The review indicated while the project contributes to the deficiencies along the roadway network, the project is not expected to create any new deficiencies. The proposal does not influence school concurrency and provides opportunities for job creation.

Staff has reviewed the applicant's proposal and supports the proposed use at this location since it is compatible with the uses in the area. Staff has added a condition that an additional 30% landscaping material shall be required

along the retaining walls to enhance the site. The applicant is requesting five waivers, however; a majority of the waivers have been requested before in other PUD developments. Therefore, staff recommends approval of Ordinance 2019-27 for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSED) and medical office building (Health Park) as depicted in Exhibit A – PUD Site Development Plan. *The Planning and Zoning Commission recommended denial, 4-2.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord. 2019-27 Formatted	Ord. 2019-27 Advent Health Final PUD.docx
2.	Exhibit A - PUD Site Development Plan	Exhibit A - PUD Site Development Plan.pdf
3.	Advent Renderings	Advent Renderings.pdf
4.	Exhibit B - Elevations	Exhibit B - Elevations.pdf
5.	Advent Health Campus Maps	Advent Health Campus Maps.pdf
6.	TIS LUKE Summary Advent Health	TIS LUKE Summary Advent Health.pdf
7.	2019-09-13_AdventHealth Review Memorandum CC	2019-09-13_AdventHealth Review Memorandum CC.pdf
8.	Rezoning App	Rezoning App.pdf
9.	Owner Authorization	Owner Authorization.pdf
10.	Legal Ad	SPZ-plans19051412080.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-27

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

AND

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

AND

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

ALL LESS the East 27.00 feet thereof.



CITY OF CLERMONT
ORDINANCE NO. 2019-27

LOCATION

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

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

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSD) and medical office building (Health Park); be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A - Planned Unit Development Site Development Plan prepared by Klima Weeks, Sheet C100. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

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

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-27

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A

GENERAL INFORMATION:

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

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

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

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

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

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

**EXCEPT WHERE SHARED ACCESS DRIVE IS PROVIDED

WAIVERS REQUESTED:

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

FUTURE LAND USE:

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

ZONING:

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

PARKING CALCULATIONS:

PER CITY OF CLERMONT, SEC. 98-14

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

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

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

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

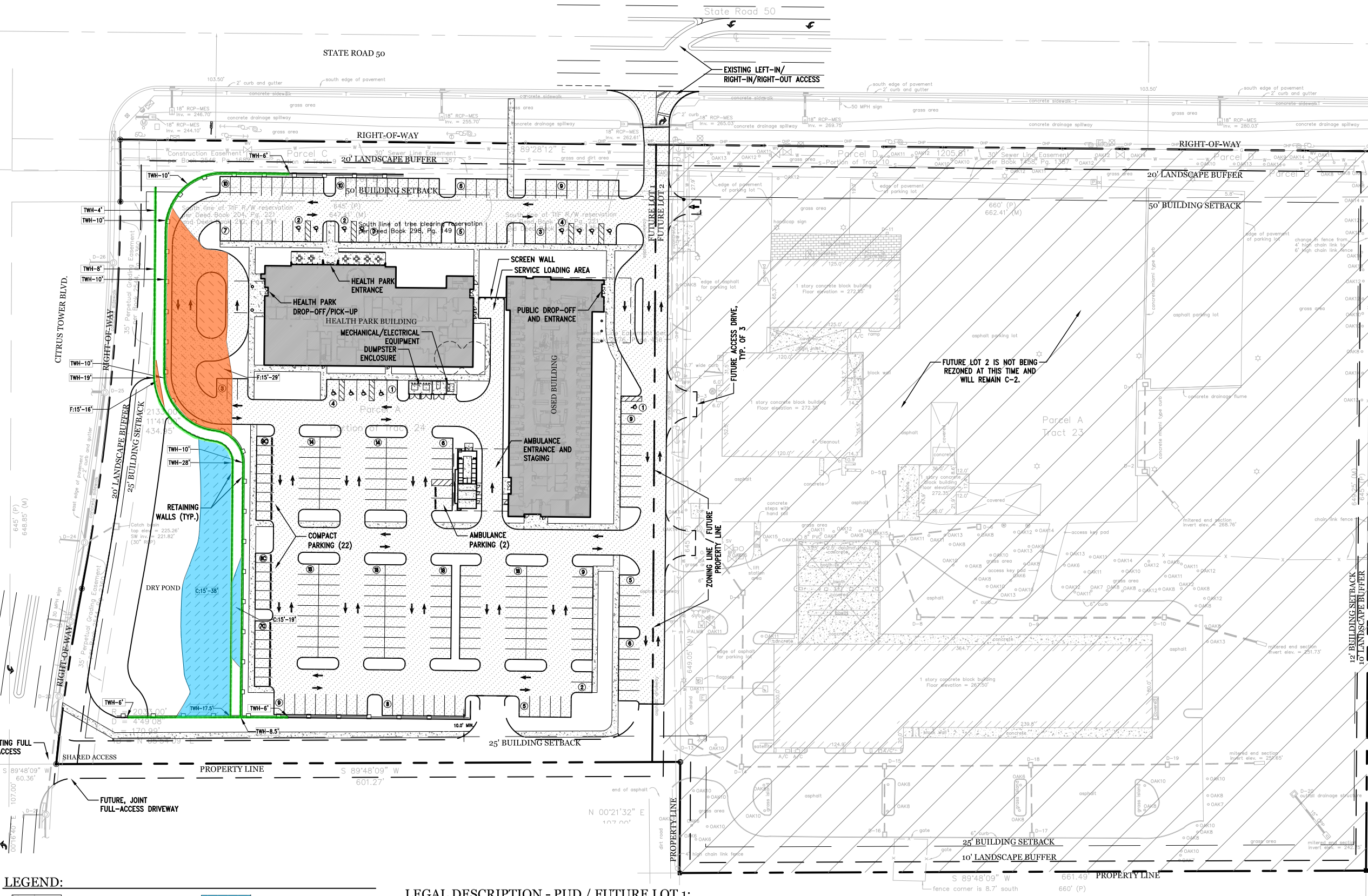
TOTAL REQUIRED: 195 + 13 = 208 SPACES

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

PERMITTED USES:

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

PUD SITE DEVELOPMENT PLAN



LEGEND:

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

LEGAL DESCRIPTION - PUD / FUTURE LOT 1:

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

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

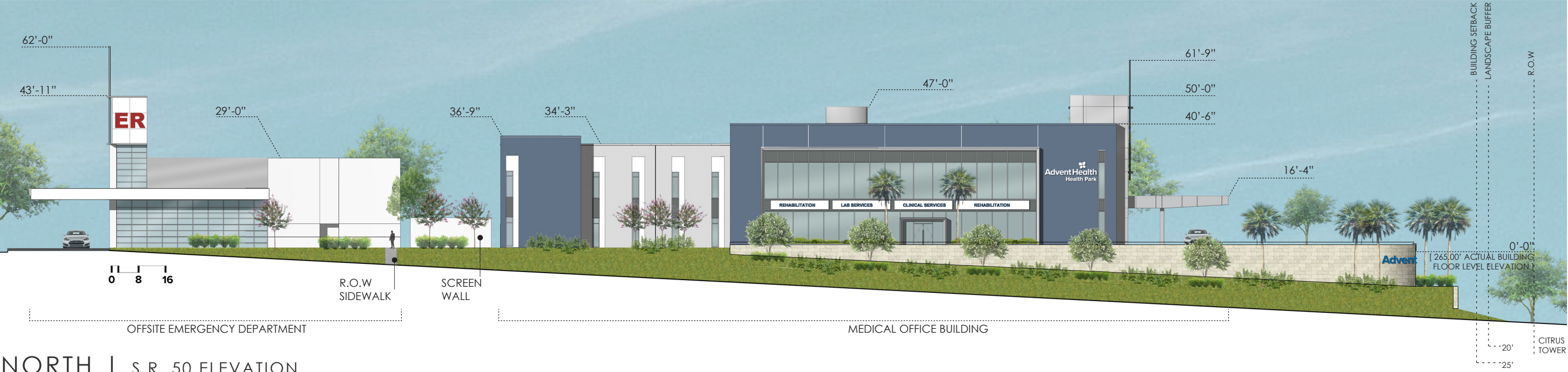
ALL LESS THE EAST 27.00 FEET THEREOF.







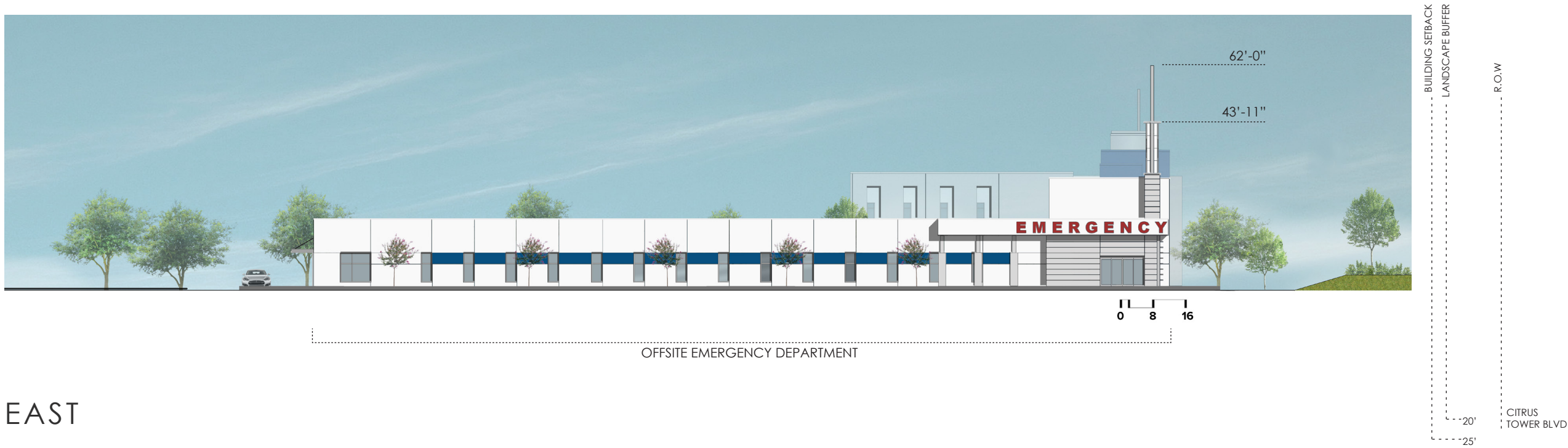




NORTH | S.R. 50 ELEVATION



SOUTH





WEST | CITRUS TOWER BLVD ELEVATION



Exhibit - Location Map – Advent Health Campus

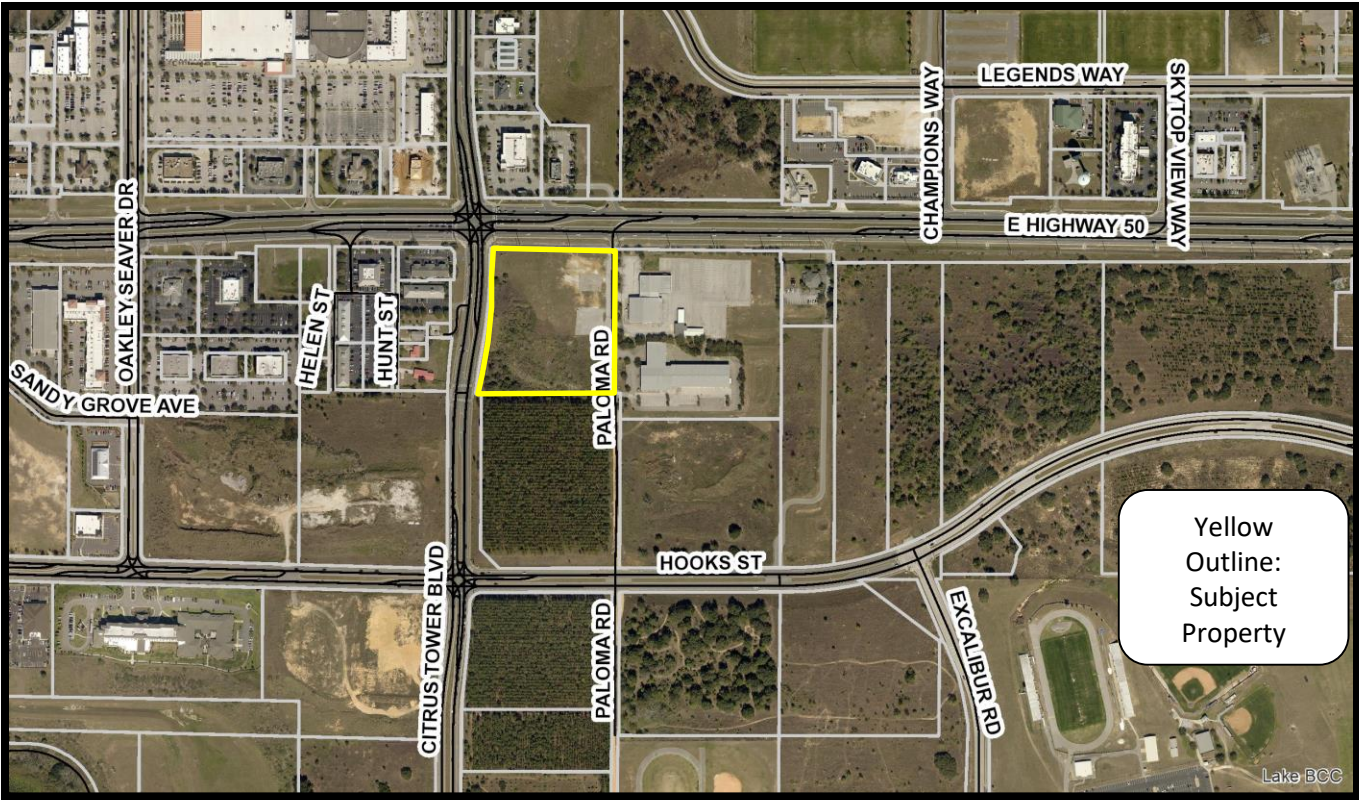
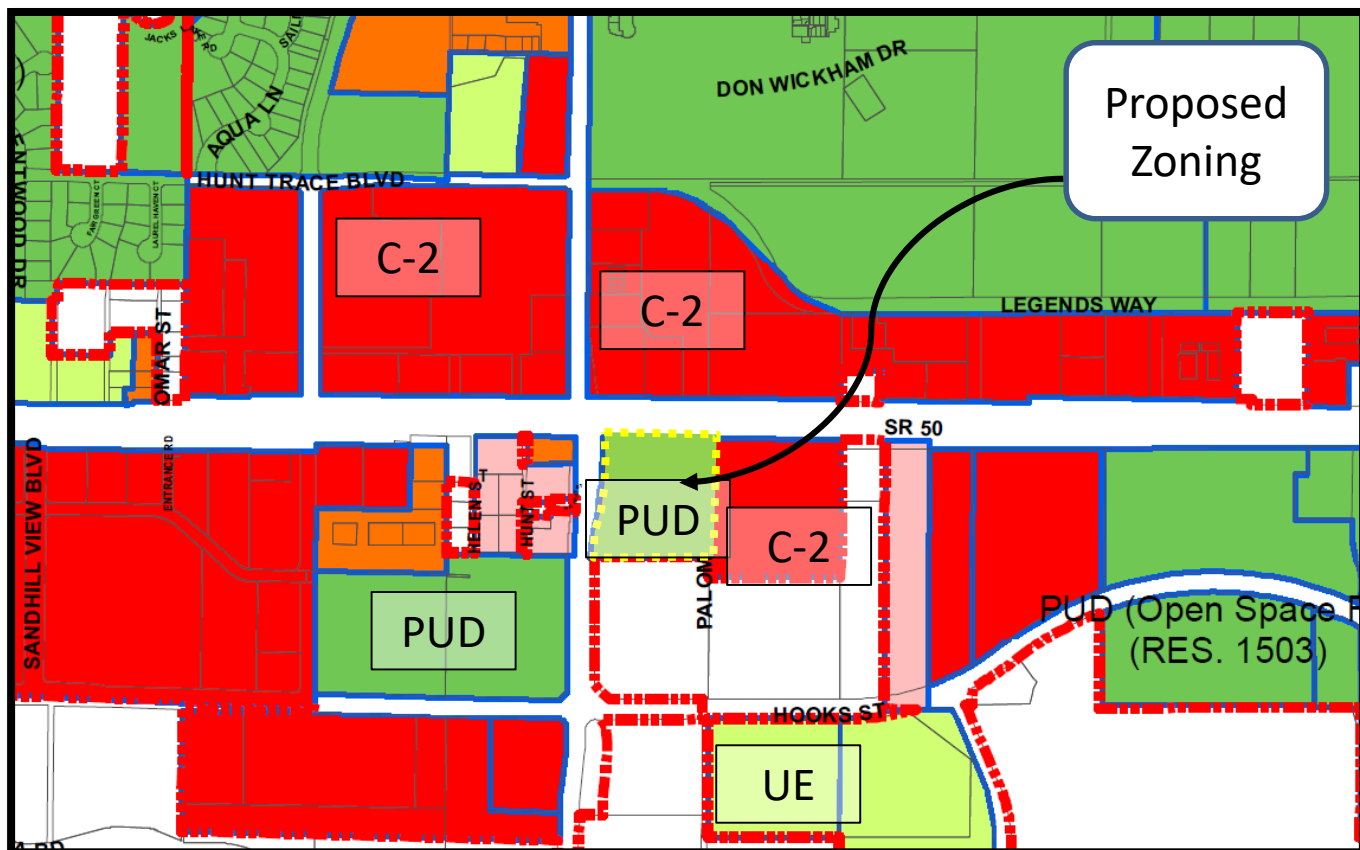
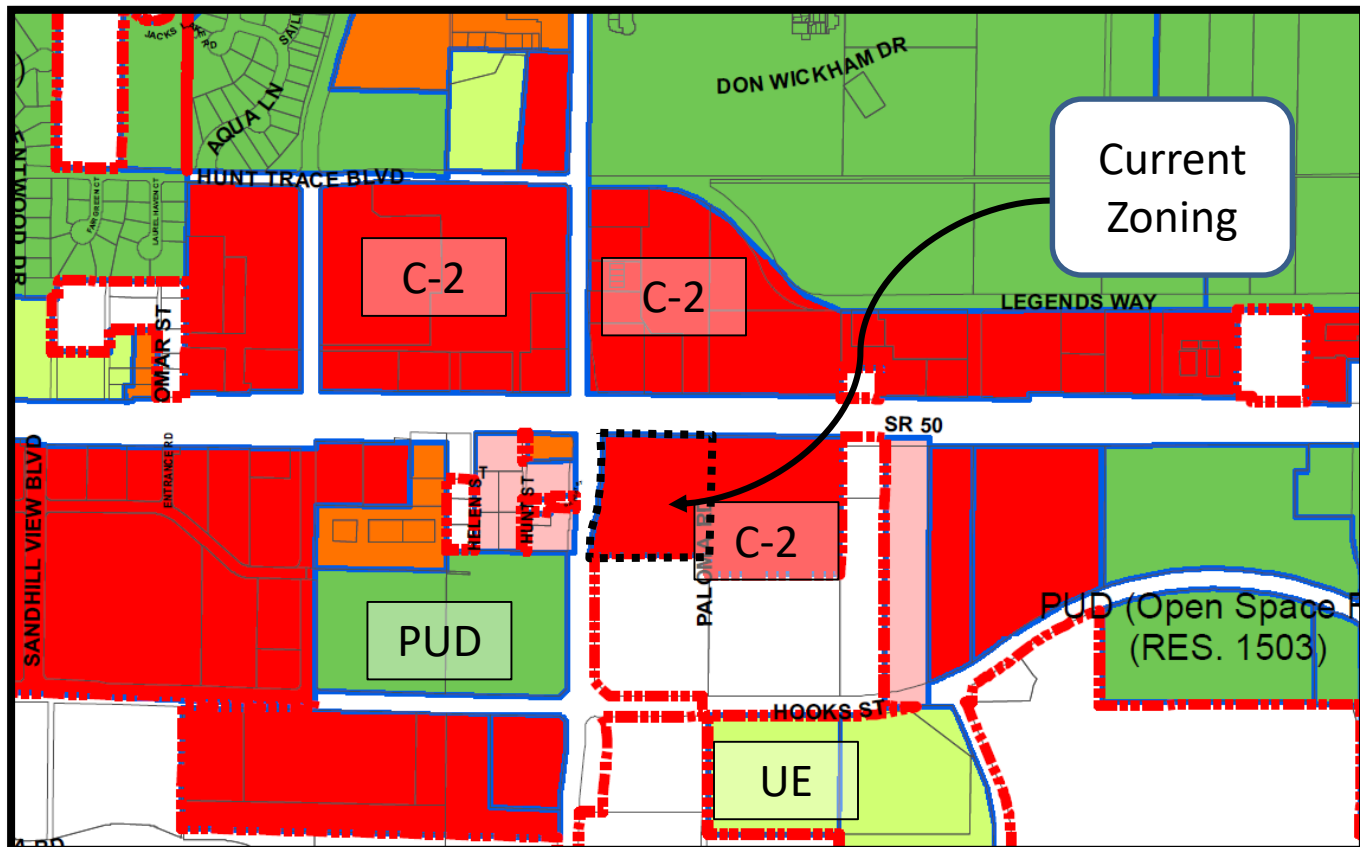


Exhibit - Zoning Map – Advent Health Campus



CITY OF CLERMONT
TRAFFIC IMPACT STUDY

ADVENTHEALTH CLERMONT
HEALTH PARK
ON SR 50
CLERMONT, FLORIDA



Prepared by:

LUKE TRANSPORTATION ENGINEERING CONSULTANTS, INC.

P. O. Box 941556
Maitland, Florida 32794-1556
407-423-8055
www.Ltec-FL.com

JULY 2019

PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Luke Transportation Engineering Consultants, a corporation authorized to operate as an engineering business (#EB-0007429), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for

PROJECT: Clermont Health Park - Traffic Impact Study

LOCATION: SR 50, Clermont, Florida

CLIENT: AdventHealth

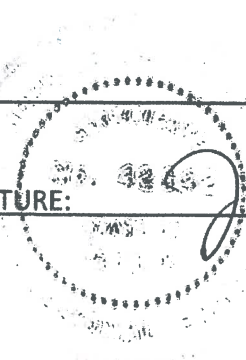
I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: J. Anthony Luke, P.E.

P.E. NO.: 42642

DATE: July 24, 2019

SIGNATURE: 



SUMMARY / CONCLUSIONS

A Traffic Impact Study was performed for the proposed AdventHealth Clermont Health Park in Clermont, Florida. This study evaluates conditions at build-out of the development.

The site is located along the southern frontage of SR 50 east of Citrus Tower Boulevard. Figure 2 shows the conceptual site plan with the three access points identified. The site is proposed to include: a 17,723 Square Feet Free-Standing ER/ED, 36,427 Square Feet Medical Office, 7,500 Square Feet Quality Restaurant, 8,100 Square Feet Quality Restaurant, 5,600 Square Feet Quality Restaurant. The site is estimated to generate 280 total P.M. Peak Hour two-way trips (net new trips) at build-out of the development.

Various roadway segments and intersections within the study area are anticipated to exceed acceptable Levels of Service standards in the Existing + Growth (Background) conditions and are anticipated to continue to exceed the standards upon the build-out of the project. No roadway segments or intersections in the study area are anticipated to achieve failing Level of Service standards due to the inclusion of project traffic.

MEMORANDUM

Date: September 13, 2019

Project #:
244100

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

From: Stephanie Shealey, PE, PTOE, PTP

Project: AdventHealth Clermont Health Campus

Subject: TIS Review

This memorandum has been prepared to document the review of the AdventHealth Clermont Health Campus Traffic Impact Study and the expected transportation impacts because of the proposed development. The study was completed by Luke Transportation Engineering Consultants, and is dated July 24th, 2019. The comments on the project study are attached to this memorandum.

The traffic impact study concluded that all of the notated deficiencies on roadways and intersections were caused by the existing and/or background volumes, and thus the project has no responsibility for improvements. Out of the comments identified in the attachment, there are two main comments that may have an impact on the conclusions in the traffic study, which are discussed further below.

GROWTH RATES (COMMENT 4)

The Lake Sumter MPO growth rates show aggressive growth on many segments over the past 5 year period, with growth rates of up to 23% per year. While the study followed the methodology in terms of the growth rates when committed/reserved trips are not available, some of the growth rates seem to have been influenced by significant jumps in AADT between two years within the 5-year period, with significantly less annual growth between the other years, indicating that the growth on these segments is significantly influenced by new development in the area, and that the general background growth is most likely lower than what has been calculated.

With the aggressive growth rates shown, most of the deficiencies noted in the study are created by the growth in background traffic. Lowering the growth rates, if warranted by further study of the possible future growth, may mean that some intersections/approaches may not be deficient in the background conditions, and the impact be more related to the proposed development.

MITIGATION STRATEGIES (COMMENT 11)

Per the Lake-Sumter MPO TIA guidelines, potential mitigation measures are supposed to be developed for any roadway segment where the future LOS is below the adopted LOS standard, and for any intersection where the future intersection LOS will be below the adopted LOS standard. In both cases, the potential mitigation measures should also be analyzed, and a fair share calculation provided for the projects portion of the mitigation.

The traffic impact study identified the roadways and segments which are deficient in the existing, no-build, and build-out conditions. The deficiencies were noted on:

- Roadway Segment
 - SR 50: Hancock Road to CR 455
- Intersections
 - SR 50 @ Citrus Tower Blvd
 - SR 50 @ Hancock Rd
 - SR 50 @ Hartle Rd/CR 455
 - SR 50 @ Oakley Seaver Dr
 - SR 50 @ Champions Way
 - Hancock Rd @ Ridge Rd
 - Hancock Rd @ Old CR 50

There are limited improvements that could improve these intersections within existing right-of-way limitations, and in general the existing conditions are already deficient.

However, based on the location of the proposed project, possible intersection improvements should be noted at least for the intersection of SR 50 @ Citrus Tower Boulevard.

RECOMMENDATIONS

The proposed project has moderate trip-generation potential along the SR 50 corridor. While it contributes to the deficiencies along the roadway network, it is not expected to create any new deficiencies. The City could request the applicant to determine improvements (whether or not they are constructible) that would mitigate the identified deficiencies, and determine the fair share payment for those improvements, which could be used in the future to help fund other transportation projects in Clermont that may relieve some of the capacity issues on SR 50 and the intersections along SR 50.

TRAFFIC IMPACT STUDY REVIEW FORM**PROJECT NAME:** ADVENTHEALTH CLERMONT**SUBJECT:** TRAFFIC IMPACT STUDY**TIS STUDY DATE:** 7/24/2019**TODAY'S DATE:** 9/13/2019

Comment Number	Page(s)	General Areas of Concern	Specific Review Comment(s)
1	6	Roadway Volumes	The statement on pg 6 indicates that the existing volumes are from the 2017 annual counts. Please confirm that this should be 2018, to match the 4 years of assumed growth to build-out year 2022.
2	10	Existing Intersection Analysis	Synchro printouts are provided for the existing intersection conditions; however, no information is provided within the study as to the results of the existing condition intersection analysis.
3	11	Roadway Volumes	The directional volumes shown for Hook Street from Oakley Seaver Dr to Citrus Tower Blvd and from Citrus Tower Blvd to Hancock Road do not match what is shown in the 2018 Annual Counts. Please update these values to match.
4	11	Growth Rates	The Lake Sumter MPO growth rates show aggressive growth on many segments over the past 5 year period, with growth rates of up to 23% per year. While the study followed the methodology in terms of the growth rates when committed/reserved trips are not available, some of the growth rates seem to have been influenced by significant jumps in AADT between two years within the 5-year period, with significantly less annual growth between the other years, indicating that the growth on these segments is significantly influenced by new development in the area, and that the general background growth into the future may not be indicative of future growth patterns. These aggressive growth rates have a direct impact on the future background volumes and associated operating conditions. Please demonstrate that the aggressive growth rates are justified using the regional model or other tools. For example, does the regional travel demand model agree with the study's assumption that traffic volumes on SR 50 are expected to grow by 24-27% in as little as four years?
5	11	Growth Rates	The total background growth rate for Hook Street from Oakley Seaver Dr to Citrus Tower Boulevard was overestimated as 12% instead of 8%, per the minimum 2% annual growth rate.

TRAFFIC IMPACT STUDY REVIEW FORM

PROJECT NAME: ADVENTHEALTH CLERMONT

SUBJECT: TRAFFIC IMPACT STUDY

TIS STUDY DATE: 7/24/2019

TODAY'S DATE: 9/13/2019

Comment Number	Page(s)	General Areas of Concern	Specific Review Comment(s)
6	18	Trip Generation	The proposed development was assumed to have three "Quality Restaurants". The "High Turnover (Sit-Down) Restaurant" land use is a more common land use that covers the majority of sit-down restaurants in a suburban area and has a higher trip generation rate than the "Quality Restaurant" land use. It is quite rare to see three "Quality Restaurants" within one project site. Please confirm use of the appropriate land use based on the proposed development and the descriptions provided in the ITE Trip Generation Manual, 10th Edition.
7	18	Trip Generation	The pass-by trip rate was improperly applied to the inbound trips; with the inbound trips being capped to equal the outbound trips. Use the full passerby trip rate for both inbound and outbound trips.
8	20	Roadway Analysis	Based on comment 2, the future year analysis for Hook Street needs to be updated to show the correct background volumes.
9	21	Intersection Analysis	The report states that the build-out year in the table is 2021. However, elsewhere in the report, a build-out year of 2022 was utilized. Please ensure that the build-out year is consistent throughout the study.
10	25	Mitigation Strategies	Per the Lake-Sumter MPO TIA guidelines, potential mitigation measures are supposed to be developed for any roadway segment where the future LOS is below the adopted LOS standard, and for any intersection where the future intersection LOS will be below the adopted LOS standard. In both cases, the potential mitigation measures should also be analyzed, and a fair share calculation provided for the projects portion of the mitigation. Please provide potential mitigation measures for the roadways and intersections which do not meet the LOS standard, analysis of the mitigation measure, and estimate cost/fair share for the proposed project.



**CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS**

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

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

The Applicant shall provide the following information with this application:

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: April 22, 2019

FEE: \$542.⁰⁰
+ cost of advertisement

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

APPLICANT: Klima Weeks Civil Engineering, Inc.

CONTACT PERSON: Selby Weeks, P.E.

Address: 385 Douglas Avenue, Suite 2100

City: Altamonte Springs State: FL Zip: 32714

Phone: 407-478-8750 Fax: _____

E-Mail: sweeks@klimaweeks.com

OWNER: BMR Clermont, LLC

Address: c/o Tracy Seidle, PO Box 17308

City: Sarasota State: FL Zip: 34276

Phone: _____ Fax: _____

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

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

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

Present Zoning: C-2 (see attached) Proposed Zoning: PUD
(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

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

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

X _____
Applicant Name (*signature*)

Tracy A. Seidle, Manager
Owner Name (print)

X _____
Owner Name (*signature*)

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

PARCEL A:

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

Less and except the following:

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

Further, less and except the following:

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

TOGETHER WITH:

PARCEL B:

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

PARCEL C:

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

PARCEL D:

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



DEVELOPMENT SERVICES
352-394-4083

November 16, 2018

Klima Weeks
385 Douglas Ave Ste 2100
Altamonte Springs, FL 32714

Re: AK#1648254

The above listed property is zoned C-2 (General Commercial) and the Future Land Use is Commercial. The Zoning designation is consistent with the Future Land Use Designation. Please see attached Permitted and CUP uses under the C-2 Zoning Regulations.

If you should have any further questions, please contact me at 352-241-7301.

Thank you,

A handwritten signature in blue ink, appearing to read "L. Widican", is written over the typed name.

Lisa Widican
Community Development Manager
City of Clermont

Sec. 122-223. - Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
- (5) Restaurants and lounges.
- (6) Buildings, structures or uses maintained or operated by the City.
- (7) No retail establishment may occupy more than 100,000 square feet.
- (8) Lodges and clubs.
- (9) Laundries.
- (10) Hotels and motels.
- (11) Convenience stores and gas stations.
- (12) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
- (13) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.

(b)

Floor space. Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.

(c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.

(d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

(1) Limited to 50 percent of restaurant frontage as approved by the development services department.

(2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.

(3) Maximum table width; four feet.

(4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.

(e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:

(1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.

(2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.

(3) All sidewalks and pedestrian access areas shall maintain Americans with

Disabilities Act accessibility.

- (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.
- (5) Required landscaping must be maintained in accordance with the city Land Development Code.

(Code 1998, § 122-223; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § II, 4-13-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2016-27, § 2, 6-28-2016)

Sec. 122-224. - Conditional uses.

- (a) Conditional uses in the C-2 district are as follows:
 - (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.
 - (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.
 - (3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.
 - (4) Agricultural service operations.
 - (5) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.
 - (6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
 - (7) Recreational vehicle parks.
 - (8) Hospitals, clinics, and nursing homes.
 - (9) Automobile and truck repair garages; and painting, welding and body shops.
 - (10) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.
 - (11)

Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.

- (12) Churches, funeral homes and cemeteries.
 - (13) Retail establishments more than 100,000 square feet.
 - (14) Private schools.
 - (15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
 - (16) Bed and breakfast inns.
 - (17) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

(Code 1998, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 333-C, § 4, 3-23-2004; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2016-27, § 2, 6-28-2016)



Cash Register Receipt

City of Clermont

Receipt Number
R17502

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$55.00
18-4216 Address: 14138 STATE ROAD 50 CLERMONT F Apn: 1648254			\$55.00
ZONING VERIFICATION LETTER FEE			\$55.00
ZONING VERIFICATION LETTER FEE	10329-32903	0	\$55.00
TOTAL FEES PAID BY RECEIPT: R17502			\$55.00

Date Paid: Friday, November 16, 2018

Paid By: klima weeks

Cashier: LW

Pay Method: CHECK 12545

BMR CLERMONT, LLC

P.O Box 17308
Sarasota, FL 34276

April 24, 2019

RE: Agent Authorization for **Clermont Health Park**
Parcel ID: 09-22-26-120502300000, Alternate Key: 1648254

To Whom It May Concern:

This letter shall serve as Owner's Authorization for **Selby G. Weeks, P.E. of Klima Weeks Civil Engineering, Inc.** to submit and process any permits or approvals required for the development of the subject property through the following agencies:

- City of Clermont
- Lake County
- St. Johns River Water Management District
- Florida Department of Transportation
- Florida Department of Environmental Protection

Please do not hesitate to contact me with any questions.

Sincerely yours,

Signature of Owner

Date

Printed Name

Corporate Title

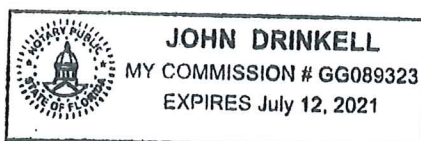
NOTARY PUBLIC

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25 day of APRIL, 2019, by TRACY SEIDLE, of ABOVE, on behalf of the corporation. He/she is personally known to me or has produced FL. D/LICENSE as identification and did not take an oath.

Notary Public



John Drinkell
5020 Clark Rd
Sarasota, FL 34233

Daily Commercial

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10087612
Phone: (352) 241-7331
Date: 05/14/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/20/2019	06/10/2019	\$341.20

LEGAL NOTICE

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

ORDINANCE NO. 2019-27

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

LOCATION:

Vacant property located at the southeast corner of Citrus Tower Boulevard and SR 50 Intersection
Portion of AK 1648254
16.74 +/- Acres

LEGAL DESCRIPTION

Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LESS the South 107 feet thereof and less and except the following: R/W Parcel #C-1.0 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

AND

That portion of the 30.00 wide plat-ted Right of Way lying North of Tract 24 of Section 28, Township 22 South, Range 26 East, and lying North of va-cated Paloma Road, to be bound on

the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 24, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

AND

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

ALL LESS the East 27.00 feet thereof.

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

This request will be considered by the Planning & Zoning Commission on Tuesday, June 4, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, June 26, 2019 at 6:30 p.m. for final enactment. All meetings will be held at City Hall, located at 685 W. Montrose Street. This Ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that

a verbatim record is made.

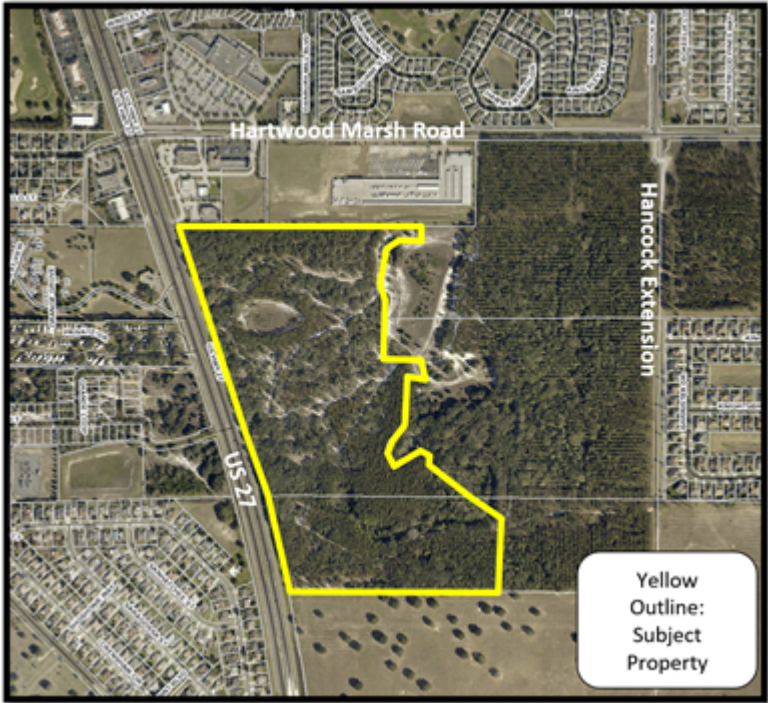
Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087612
May 20, 2019 &
June 10, 2019

Payment Info

Ad Price	\$341.20
Tax	\$0.00
Sub Total	\$341.20
Prepaid Amount	\$0.00
Balance Due	\$341.20

AGENDA ITEM

Meeting Date	
Tuesday, December 10, 2019	
Agenda Item Name	
Ordinance No. 2019-29 <i>Final</i> <i>Hartwood Properties CPA</i>	
Requested Action	
Recommend approval 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. The amendment application is associated with a Planned Unit Development (PUD) rezoning that has been filed with the City.	
	
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 current Future Land Use designation is Lake County's Regional Office. 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 City received five responses from the agencies reviewing the transmittal package. Three of the responses had "no comment" and the other two provided comments. One comment from the Lake County School Board expressed concern over student capacity and available school sites in the South Lake County Area. The response also indicated that a project may need to participate in proportionate share mitigation prior to moving forward. The other comment came from Florida Department of Transportation (FDOT) to limit the maximum density and intensity permitted under the proposed Future Land Use amendment, which is being done through the PUD zoning process to cap development limits. The two comments have been addressed through conditions in the PUD ordinance.

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.	FDOT Response Hartwood Properties	FDOT Response Hartwood Properties.pdf
9.	LCS_SouthCtySchoolsLtr_08302019	LCS_SouthCtySchoolsLtr_08302019.pdf
10.	SJRWMD Comments	SJRWMD Comments.pdf
11.	CTY. CLERMONT 19-07ESR DEO	CTY. CLERMONT 19-07ESR DEO.pdf
12.	DEP Comments Hartwood Properties	DEP Comments Hartwood Properties.pdf
13.	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.

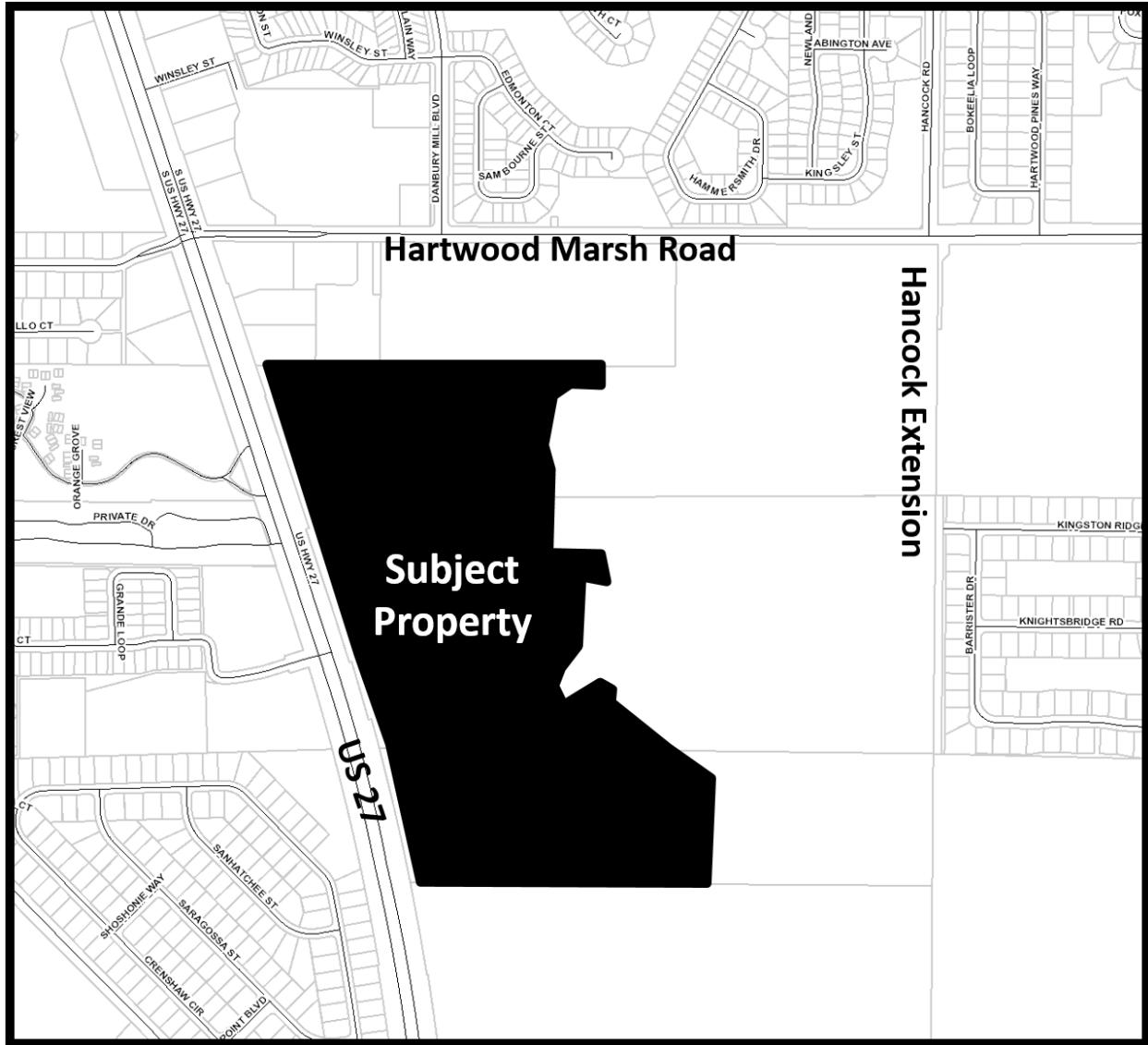
SECTION 3.

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 10th day of December, 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

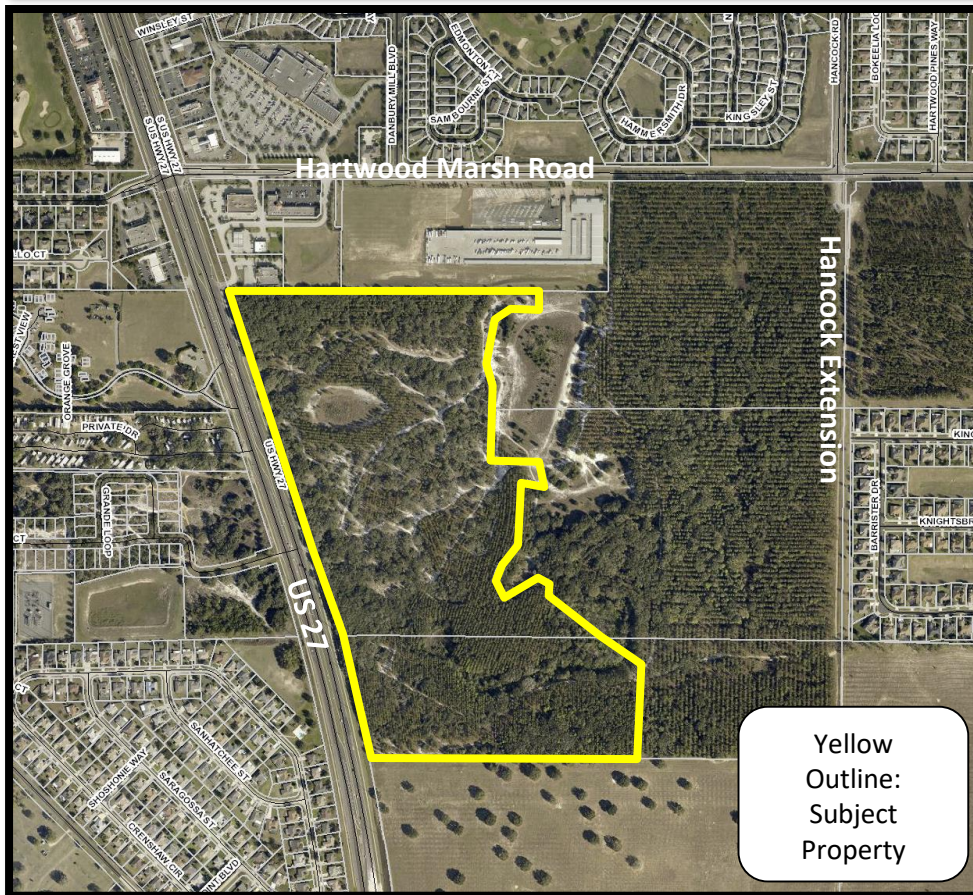


Exhibit – Future Land Use –Hartwood Properties

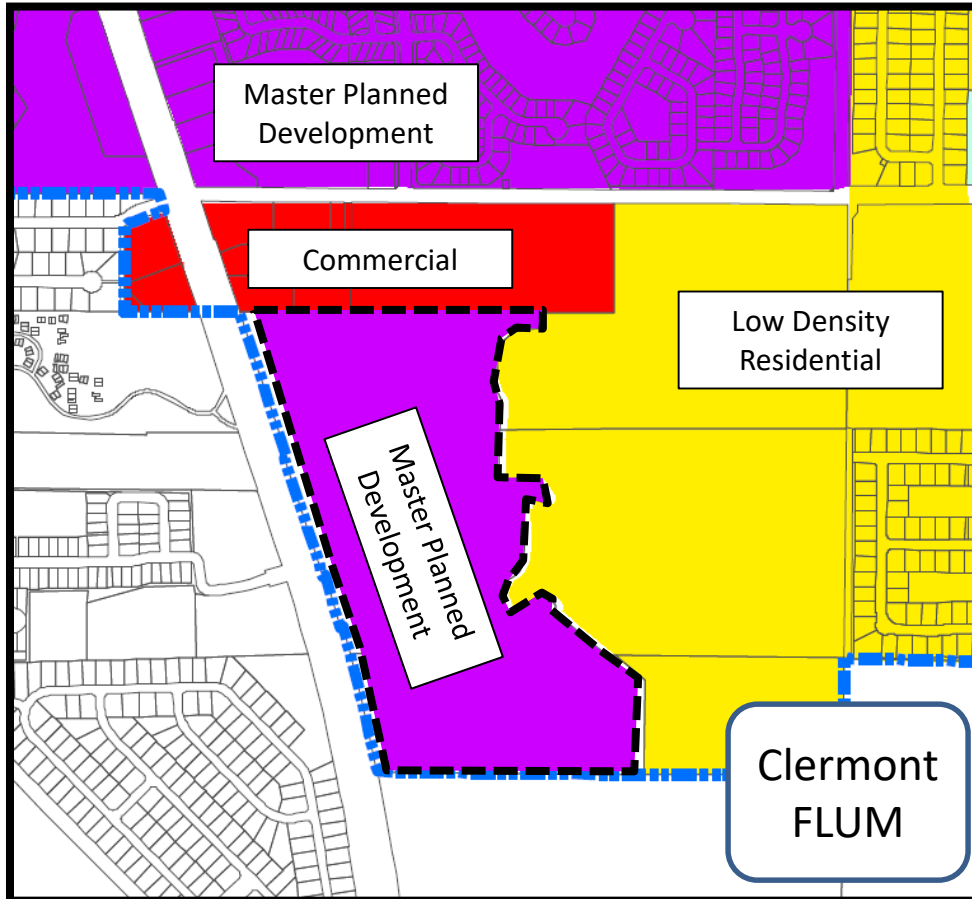
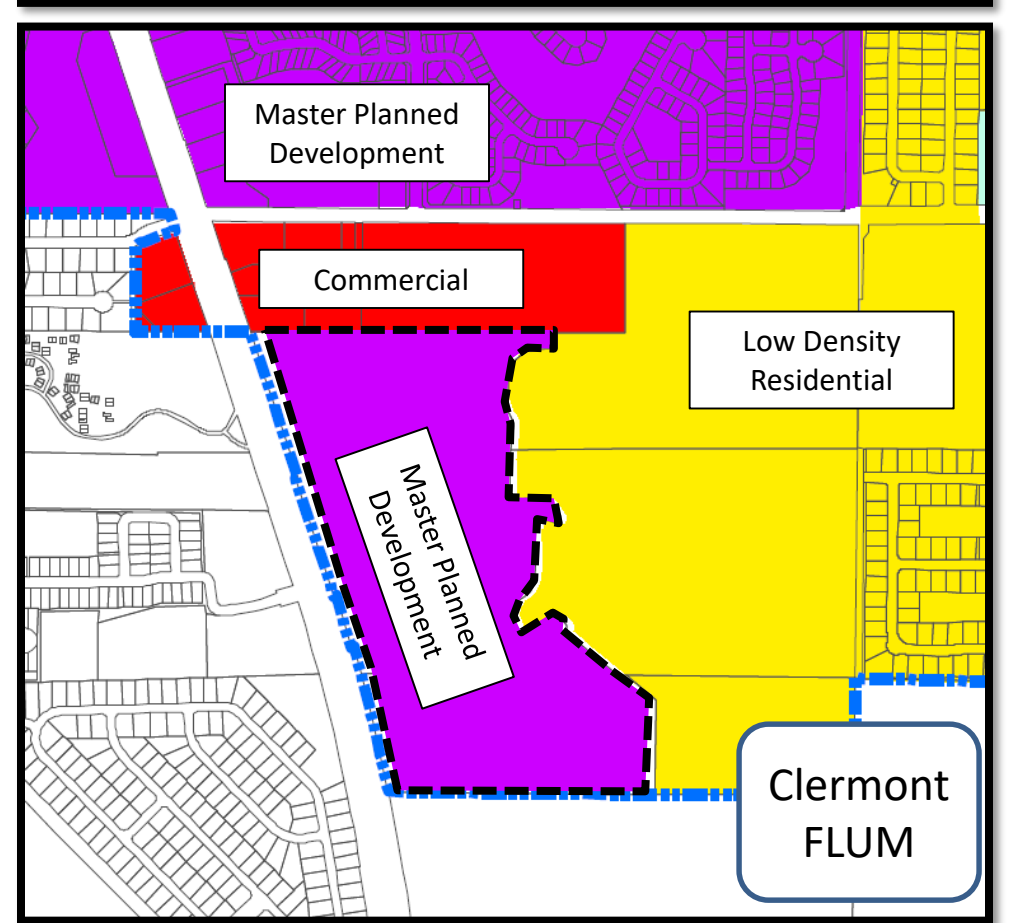
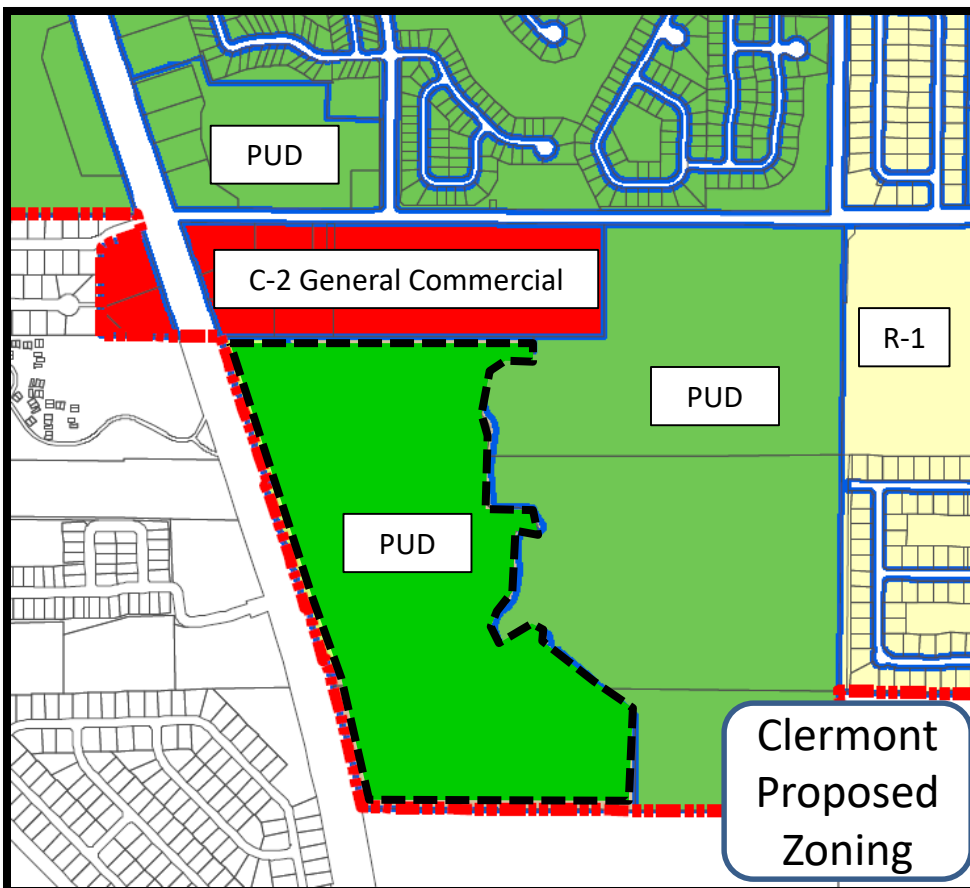
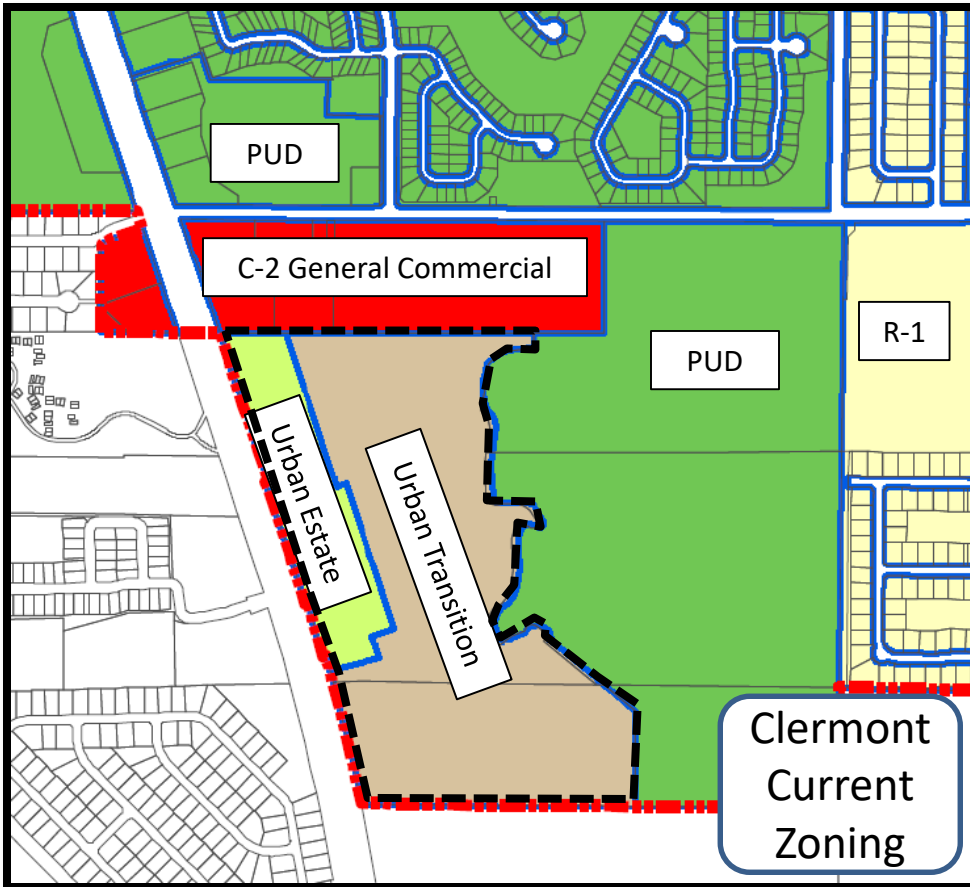


Exhibit - Zoning Map –Hartwood Properties



The map shows a geographical area with a north arrow pointing upwards. A scale bar at the bottom indicates distances from 0 to 1000 meters. A label 'SITE LOCATION' with an arrow points to a specific spot on the map. Another label 'Lakeside (km 1000)' is located at the bottom right. The map features various colored regions representing different land uses or water bodies.



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

**HARTWOOD MARSH
PLANNED
DEVELOPMENT
LAKE COUNTY, FLORIDA**

[illegible]

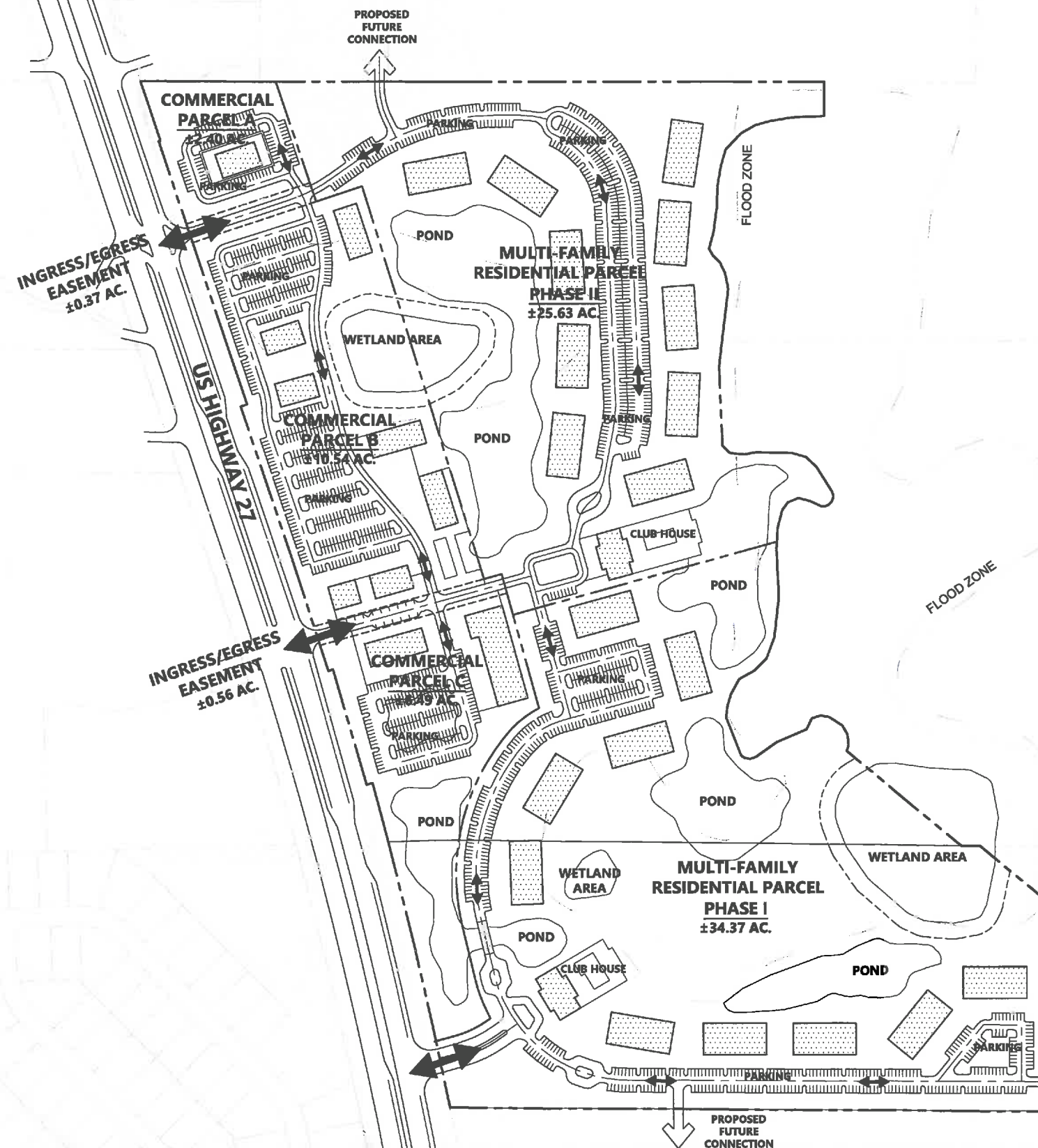
PROJECT NUMBER
527118065

DRAWING NUMBER

C1.1

DRAWING NAME

SITE DEVELOPMENT PLAN



PARCEL ID:	09-23-26-0004000000600 & 16-23-26-0001000000000
SITE ADDRESS:	SOUTH HWY 27 CLERMONT FL 34711
SITE AC/AGE:	80.41 AC (3,502,359 FT ²)
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 LOC.

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.

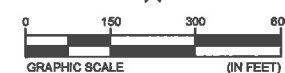
MAXIMUM BUILDING HEIGHT: 55 FEET

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 MARKS
MINIMUM REQUIRED PARKING PER SECTION 98-14 OF THE LDC.

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period				PM Peak Period					
				In		Out		In		Out		Total	
				%	Trips	%	Trips	Total	%	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	915
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		251	560





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

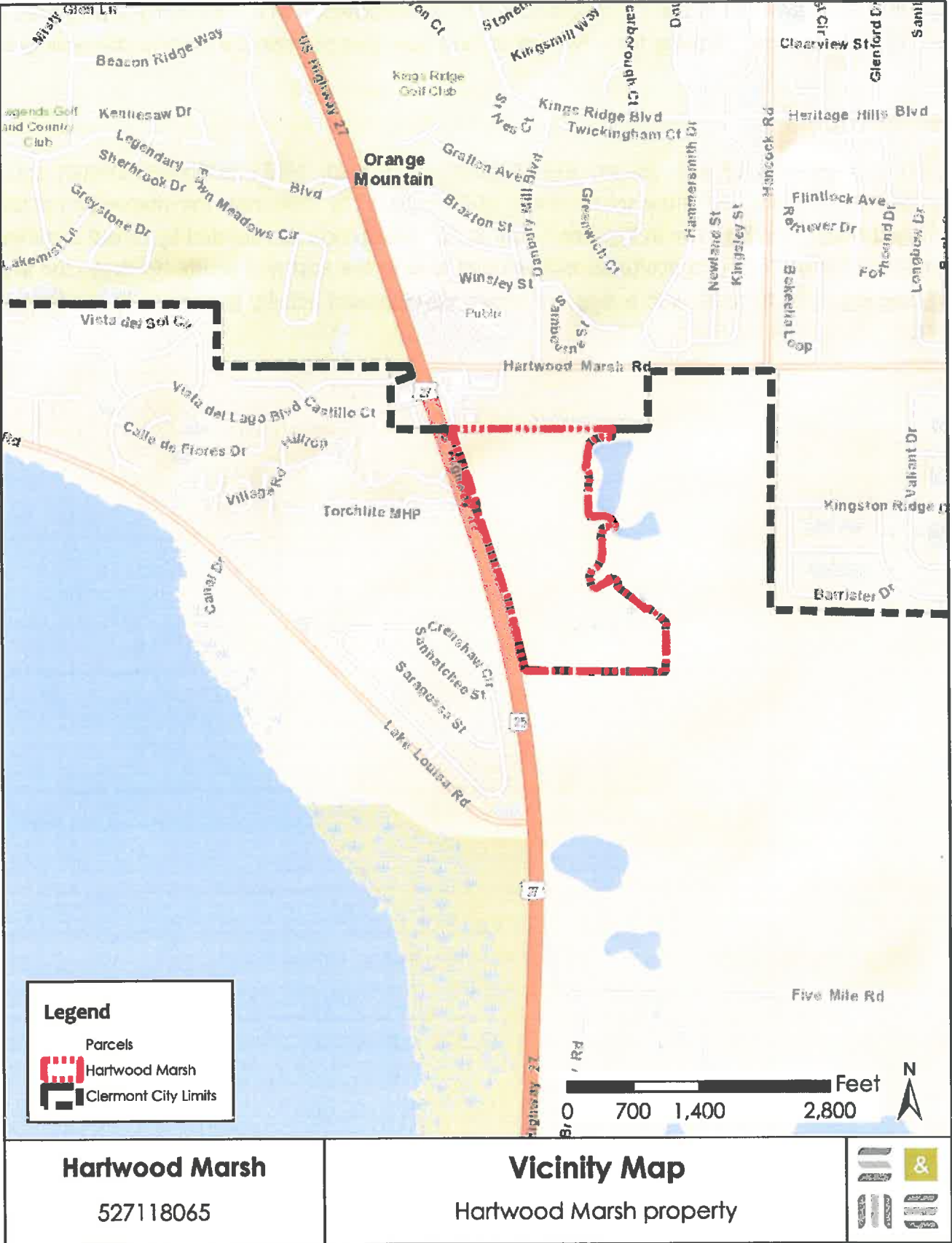
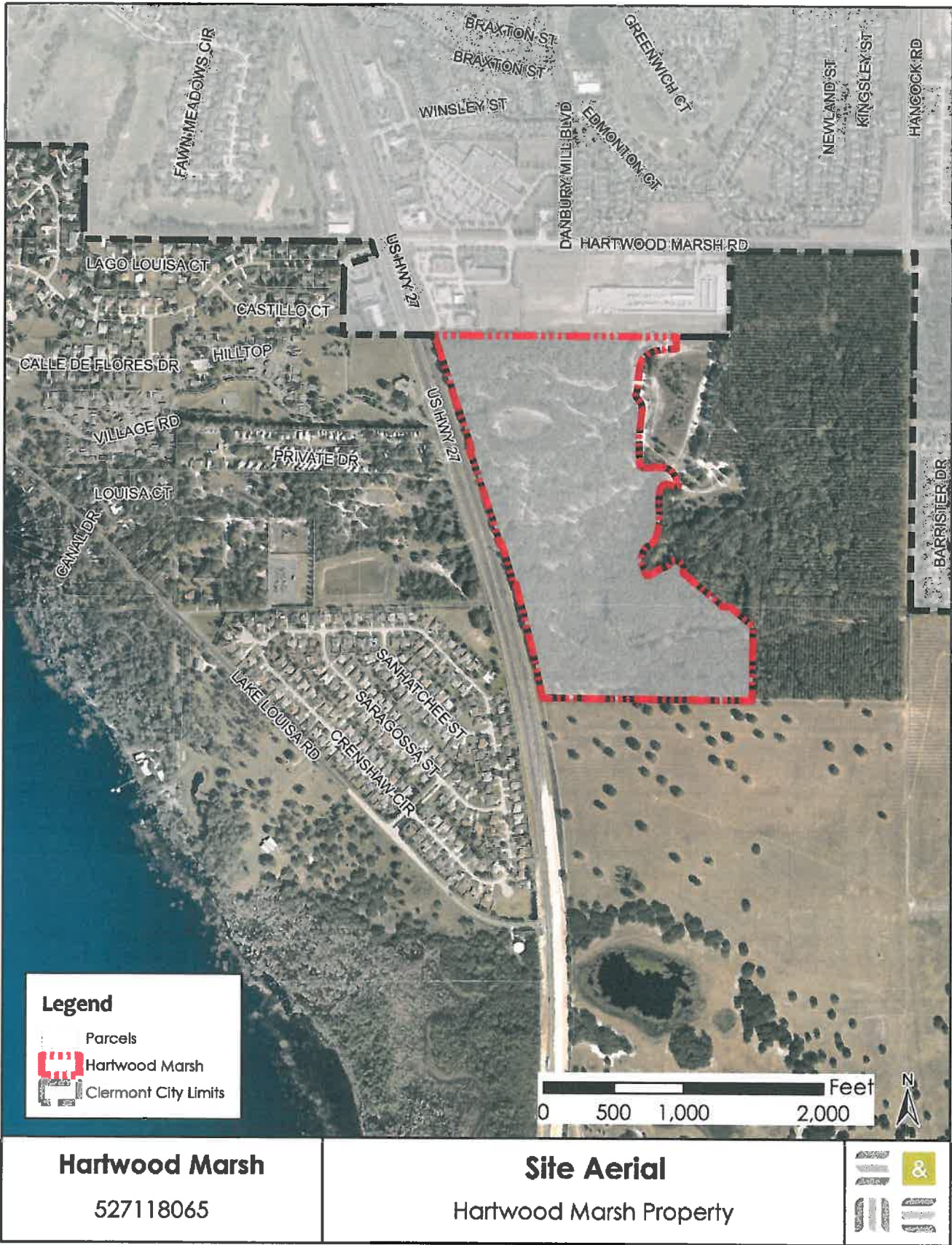
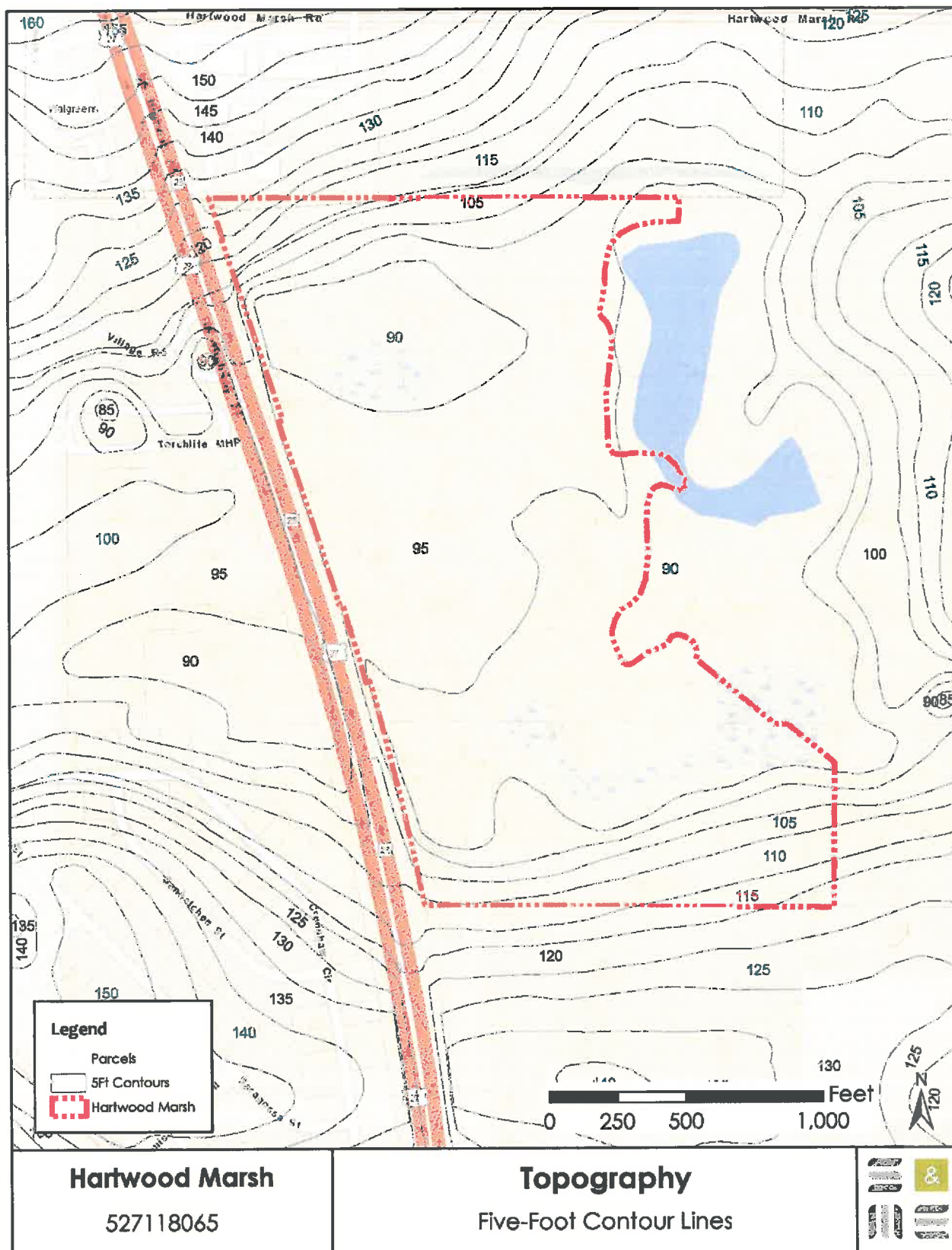


Figure 2. Aerial Location Map of Project Site



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

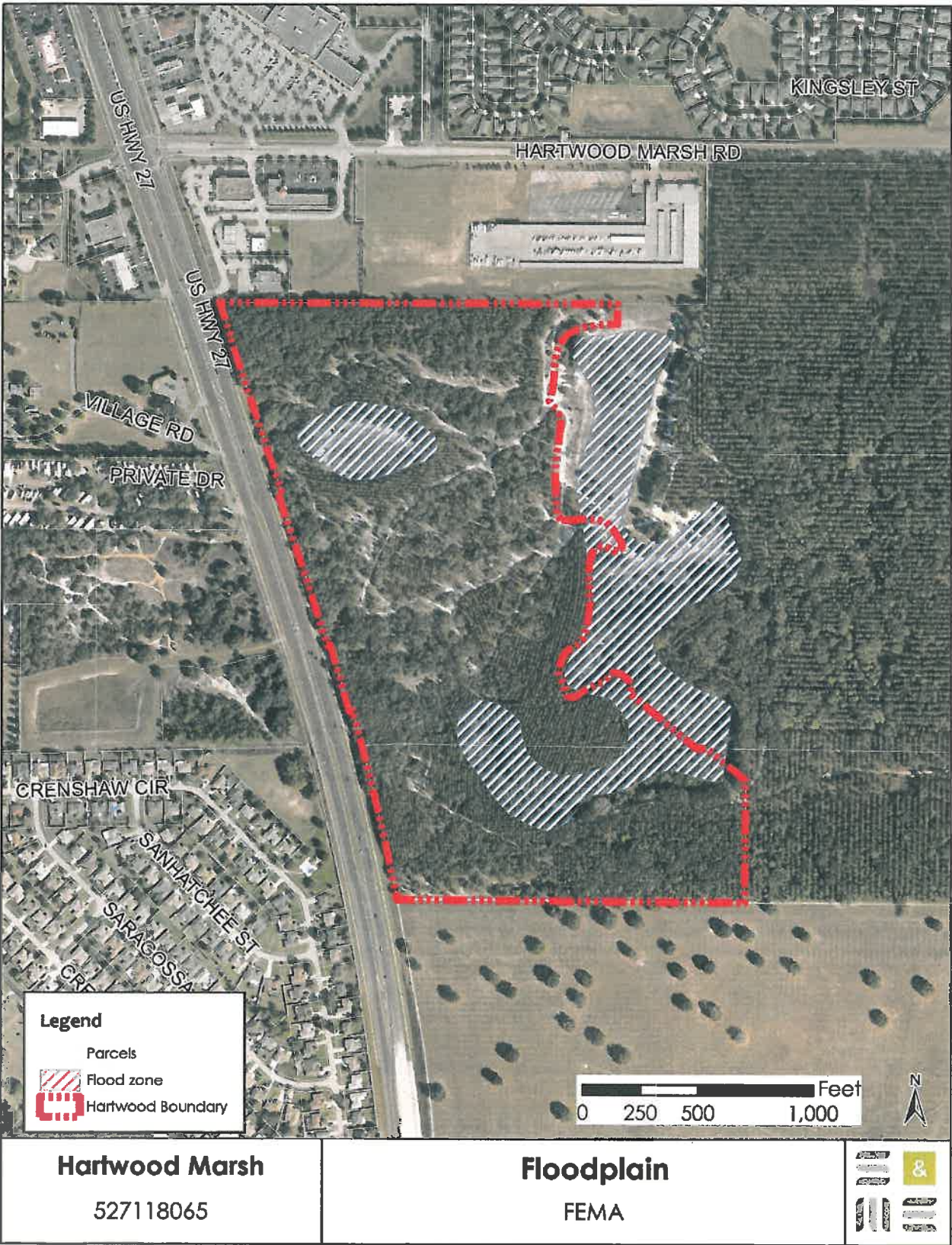


Figure 5. Wetlands Map

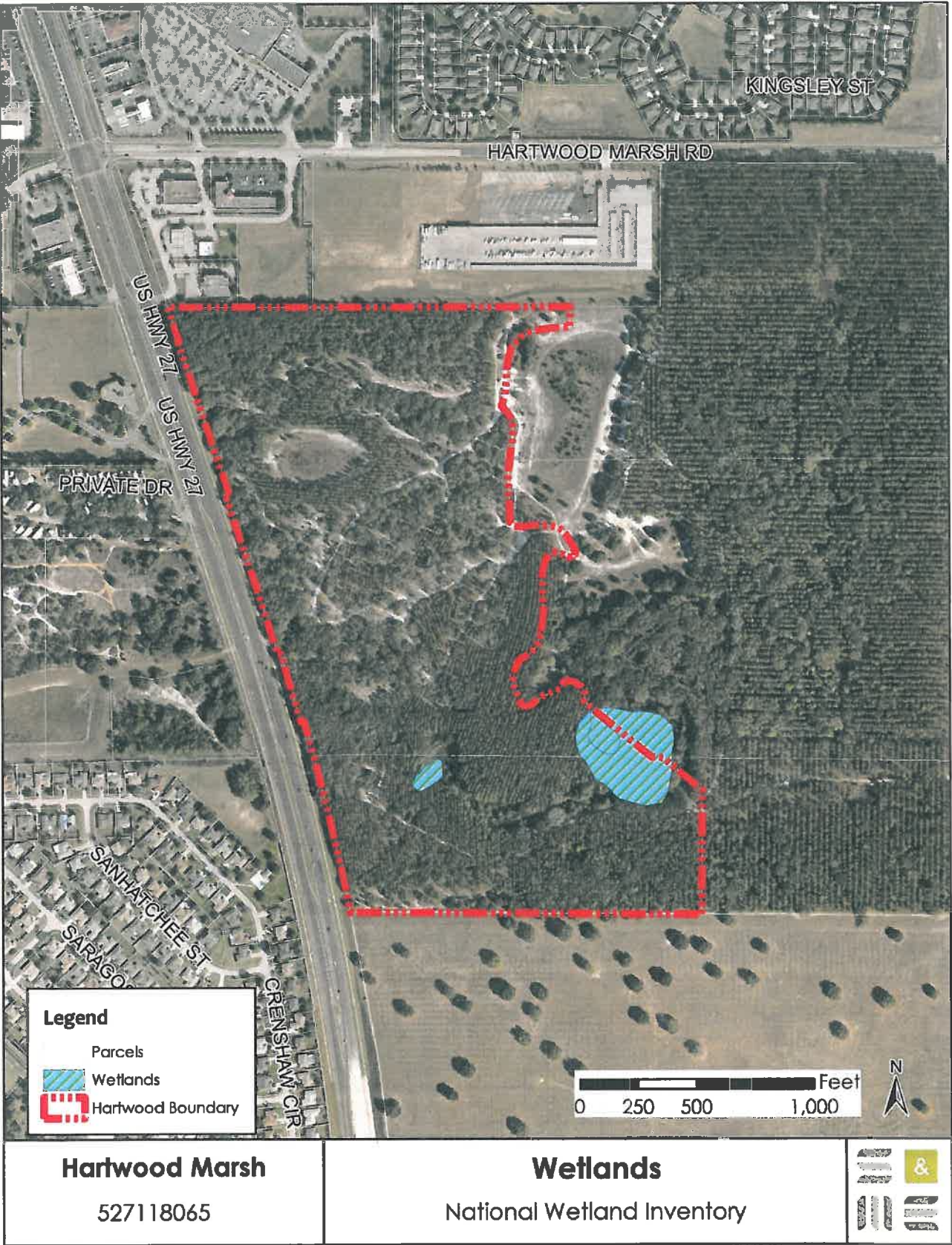


Figure 6. Water Bodies Map

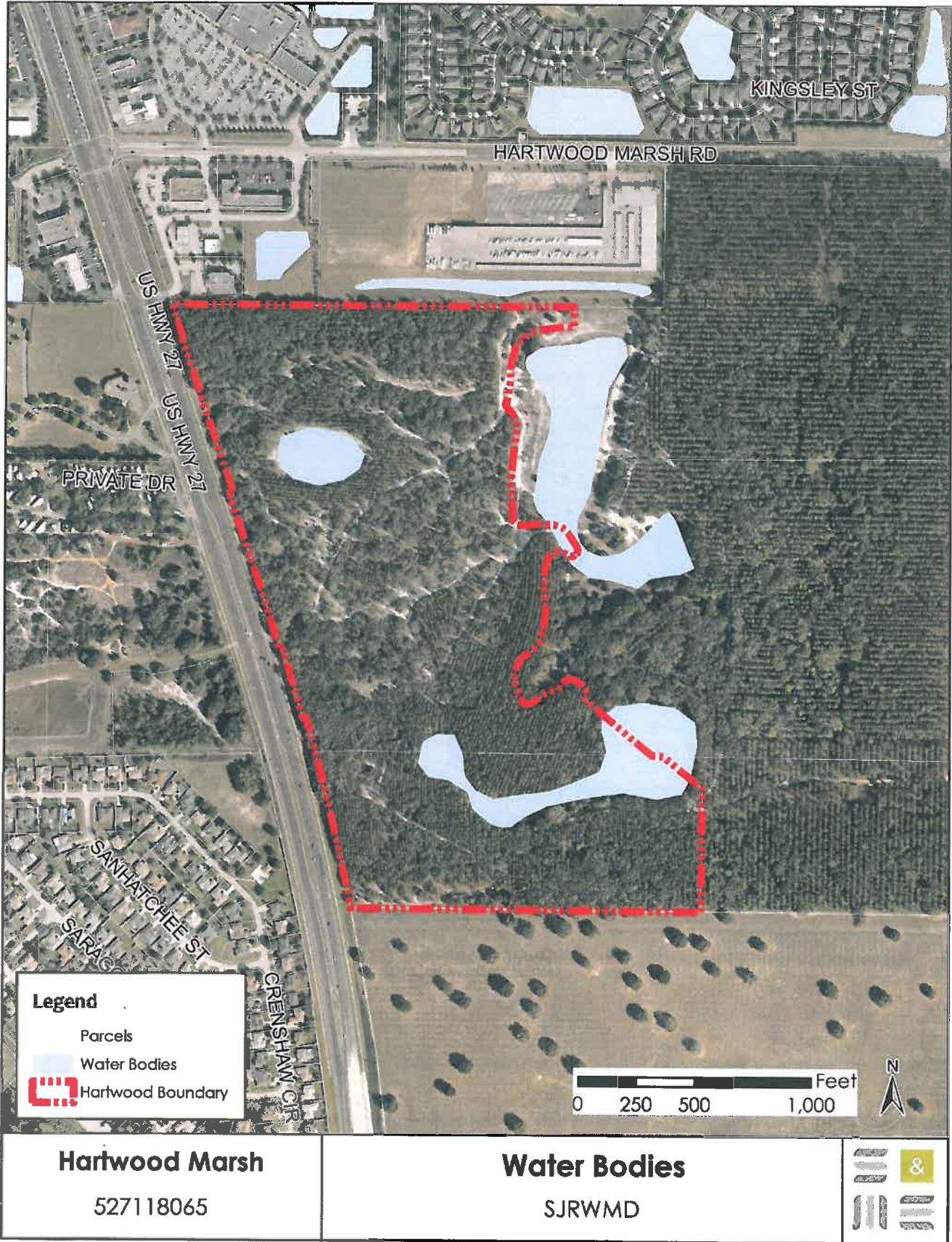
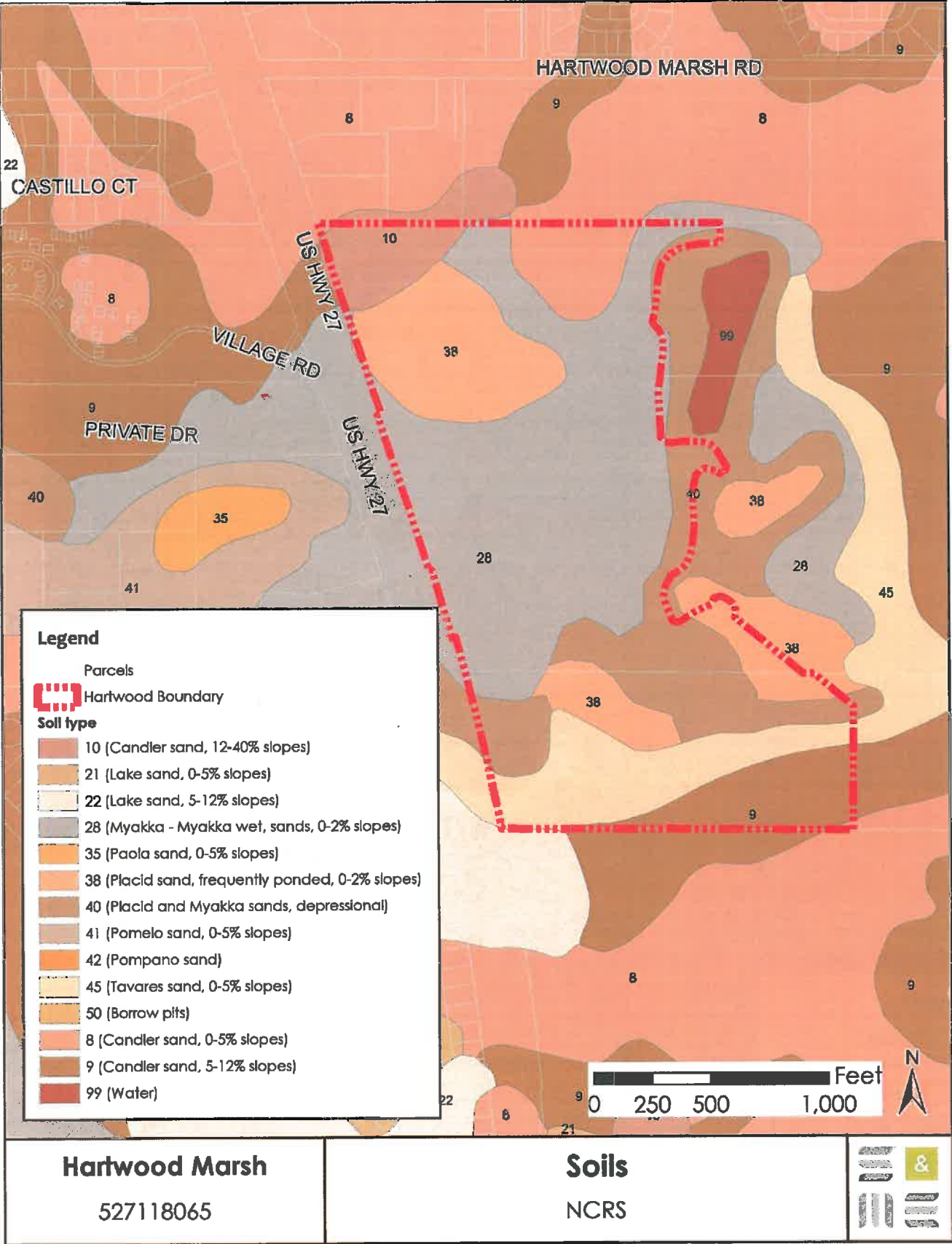


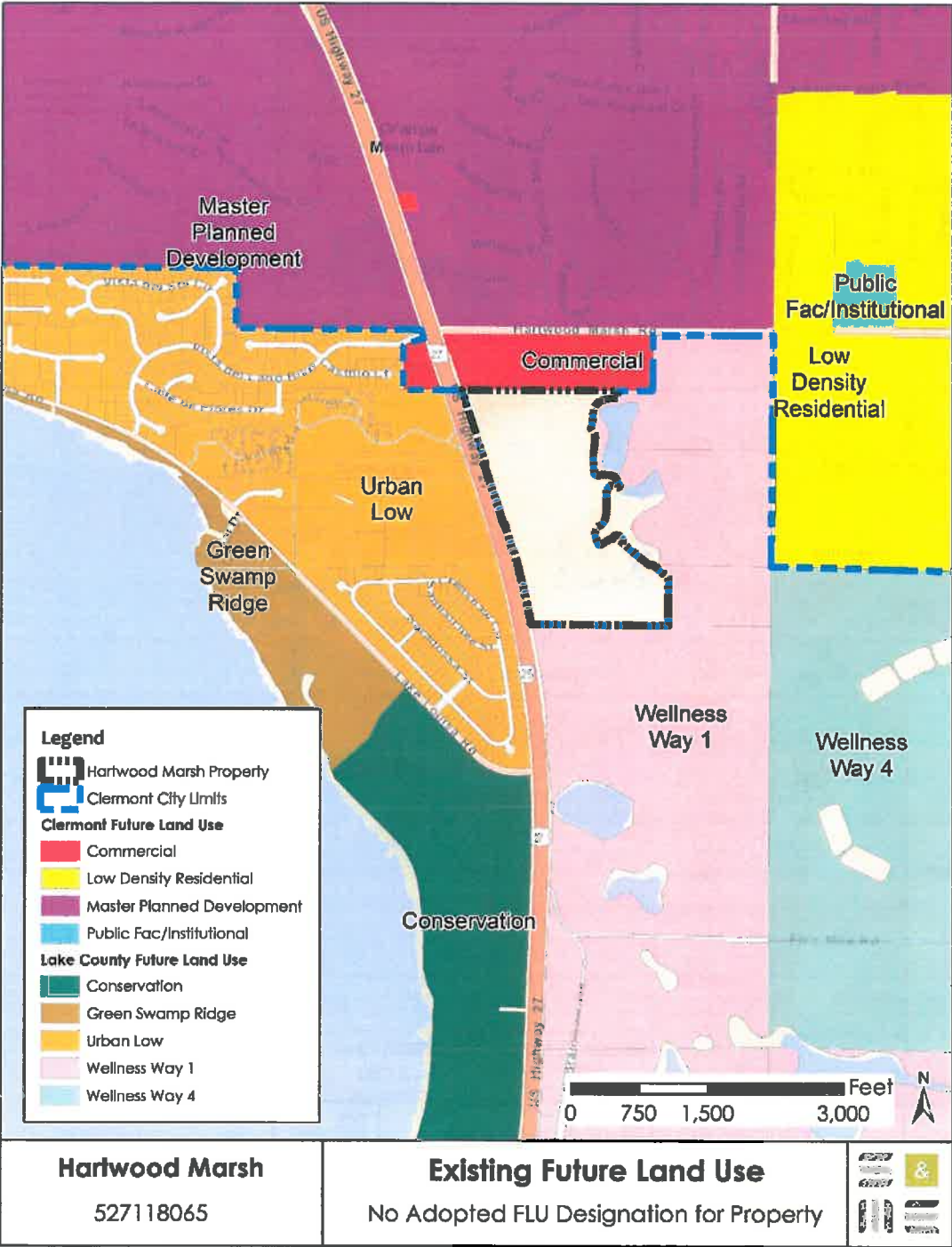
Figure 7. Soils Map



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.

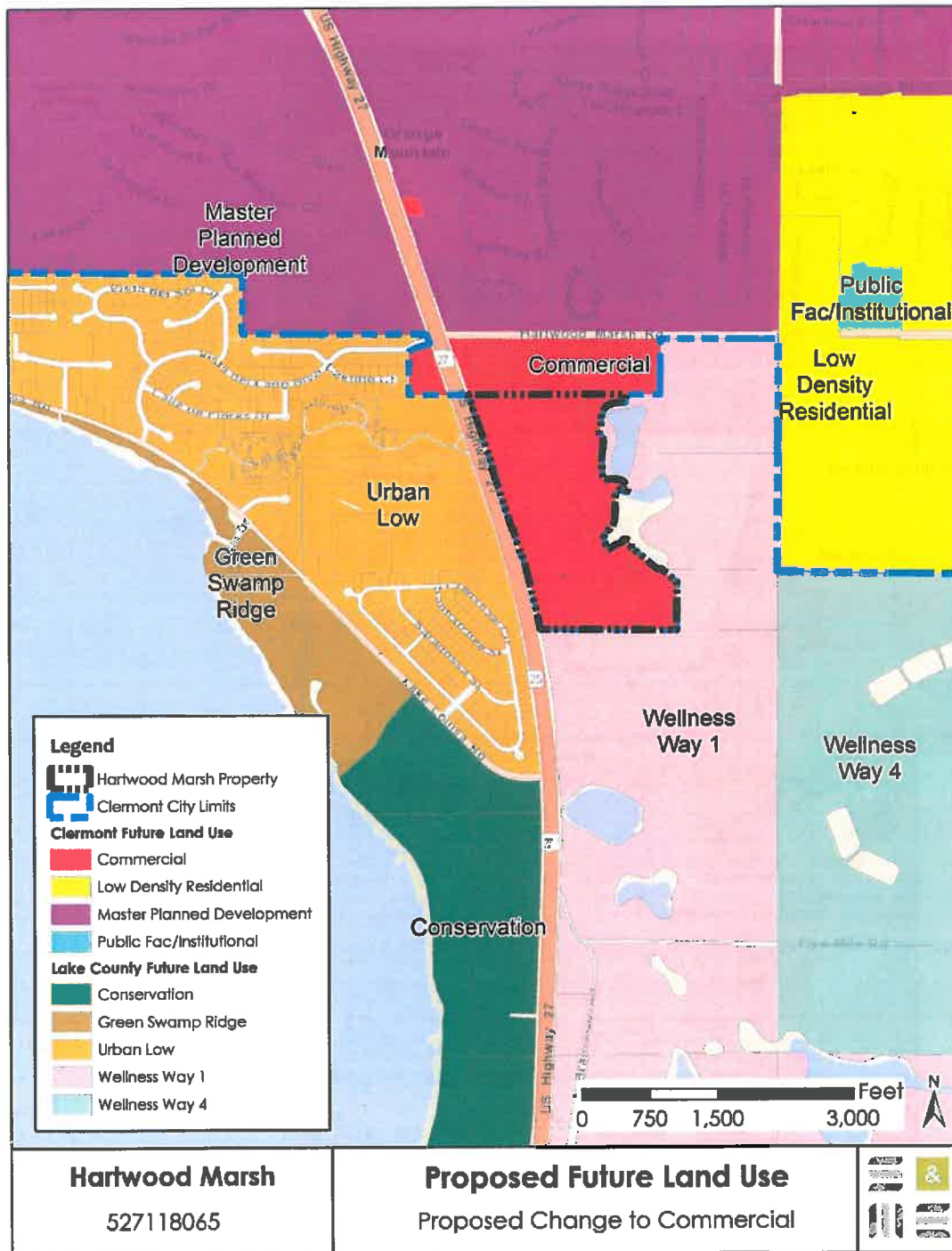
Figure 8. Existing Future Land Use Map



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.

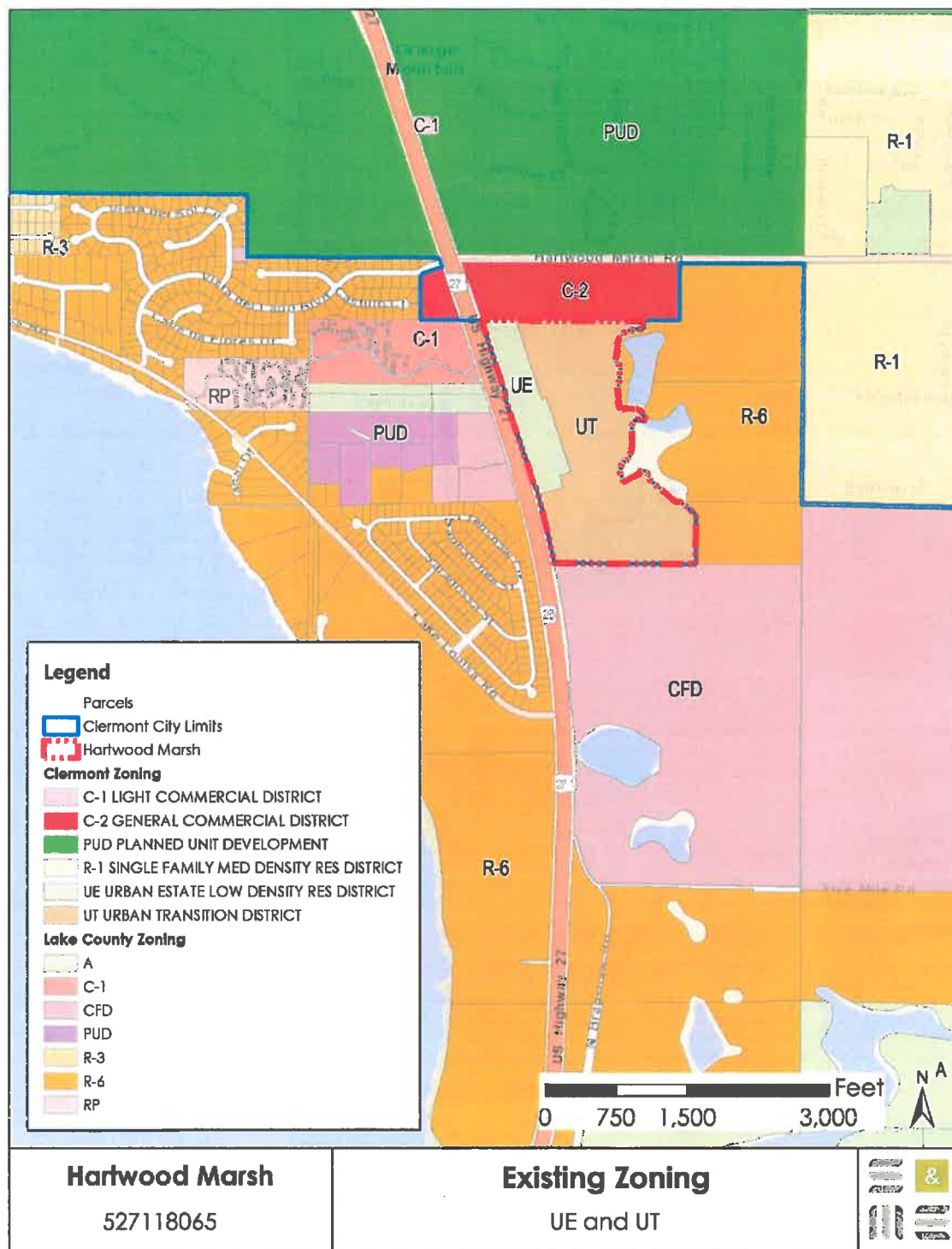
Figure 9. Proposed Future Land Use Map



ZONING

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

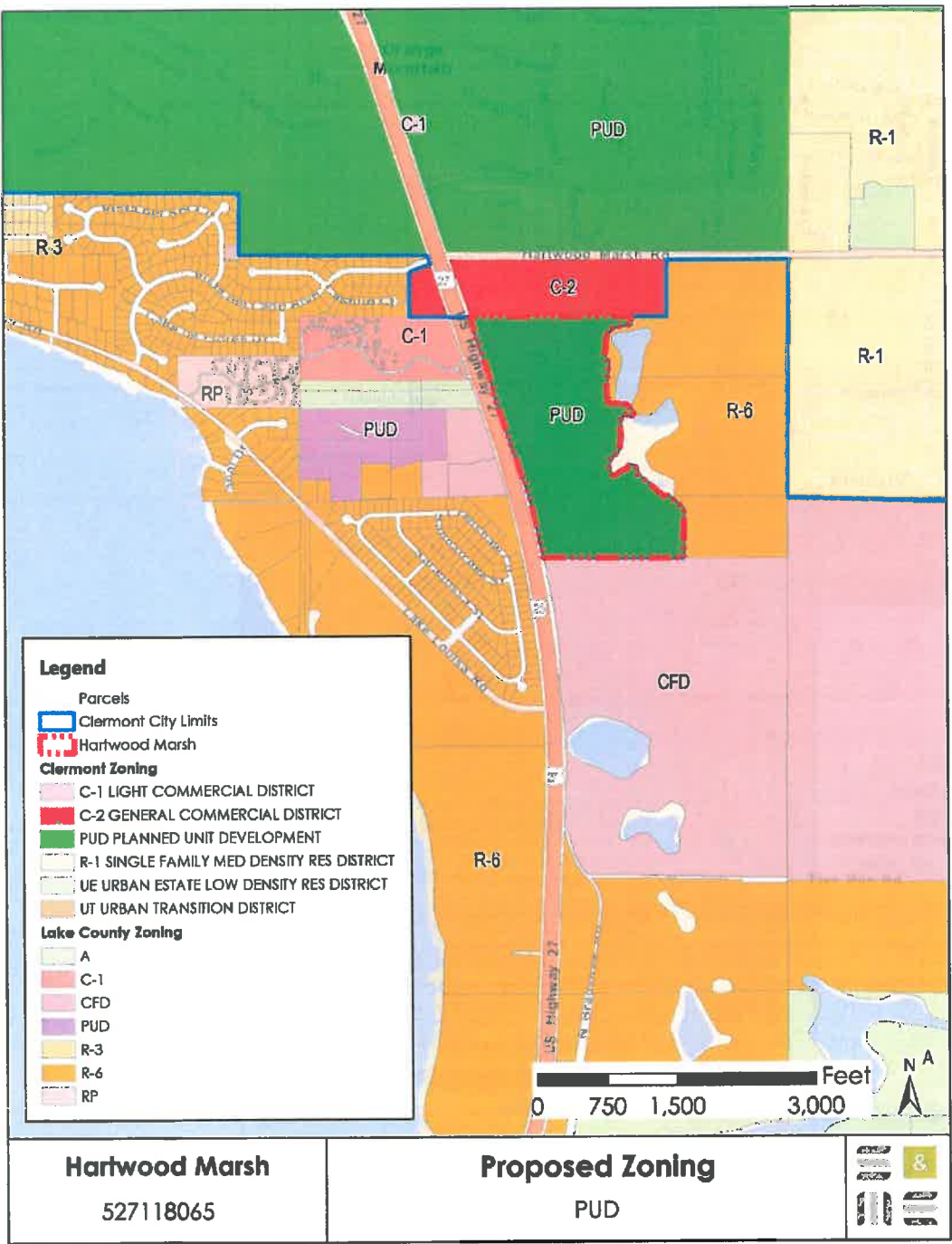
Figure 10. Existing Zoning Map



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

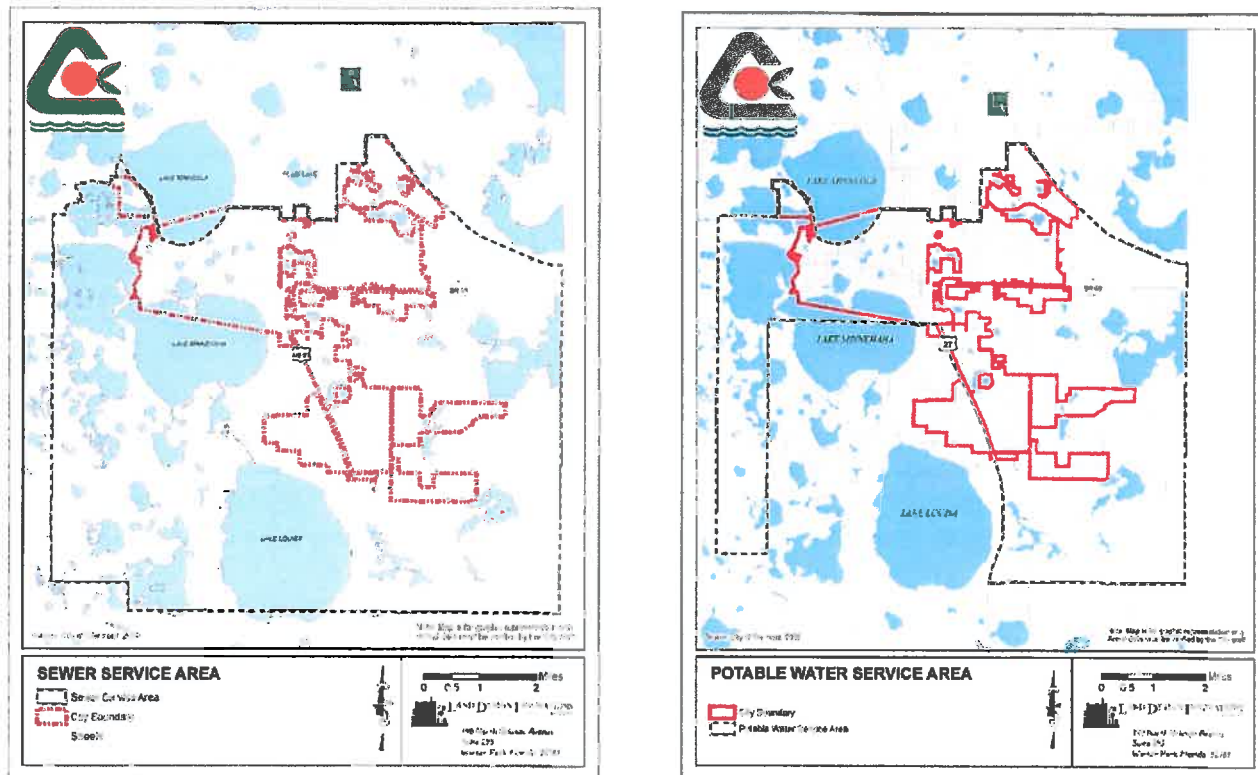
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	967	9,671,627	492,044	31,916	523,960
	Sewer	70	0.0033	967	9,671,627	186,179	31,916	218,095
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

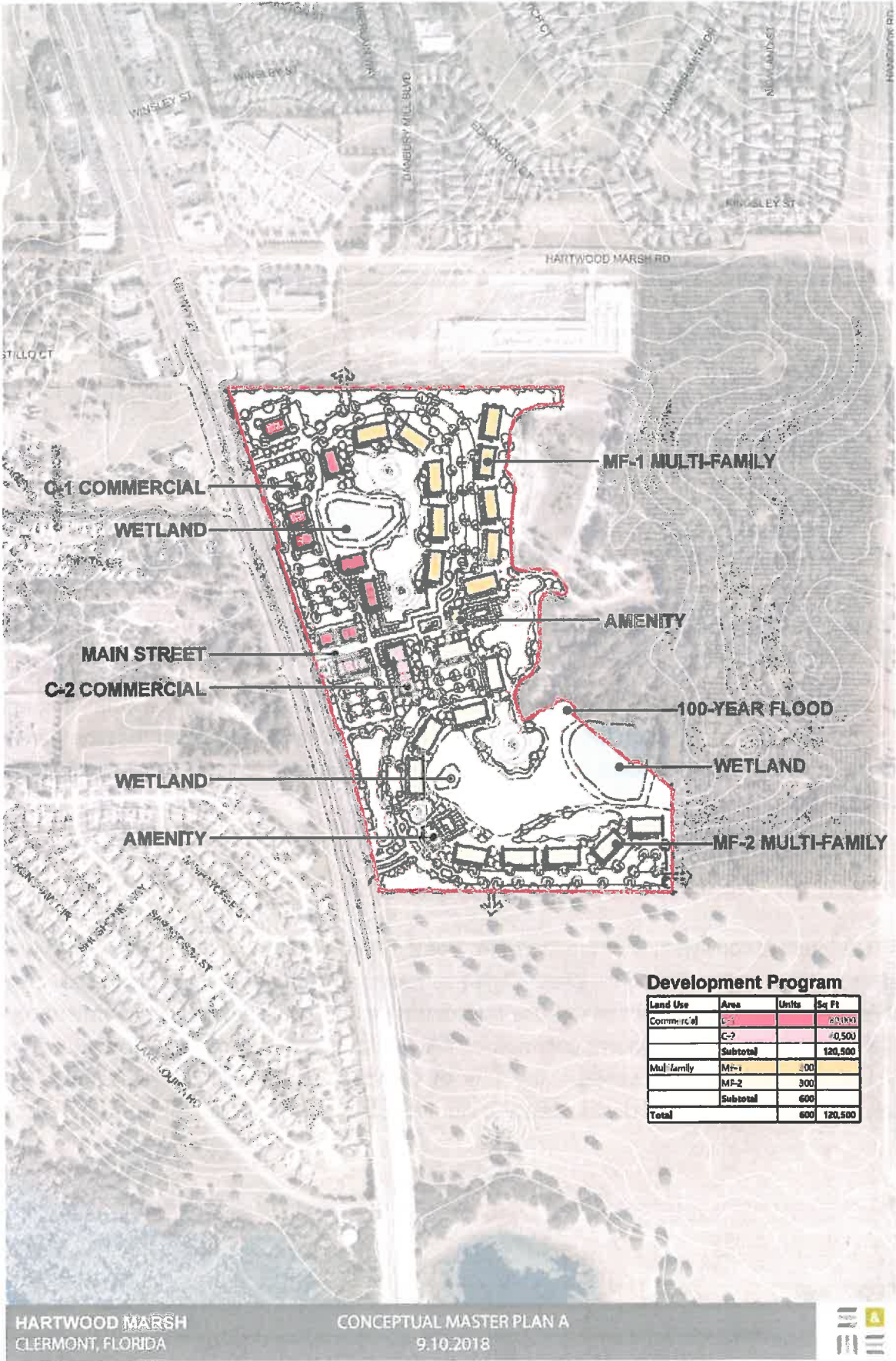
The proposed FLUM amendment is consistent with the Clermont Comprehensive Plan and will advance the vision of high-quality, mixed-use development. The site's proximity to surrounding residential and commercial areas makes this property an ideal location for a vibrant mixed-use community center. The proposed 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: ☒ Y 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	

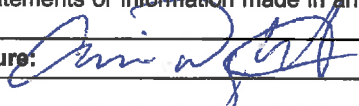
¹ If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

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:

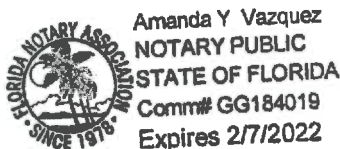
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

KEVIN J. THIBAUT, P.E.
SECRETARY

September 20, 2019

John E. Kruse, AICP
Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW
LOCAL GOVERNMENT: CITY OF CLERMONT
DEO #: 19-07ESR

Dear Mr. Kruse,

The Department of Transportation has completed its review of the above Proposed Comprehensive Plan Amendment, as requested in your transmittal letter dated August 30, 2019.

We appreciate the opportunity to participate in this review process. Due to the increase in trip generation potential under the maximum density and intensity permitted under the proposed FLU amendment, the Department recommends including the proposed development program in the FLUM adoption ordinance, in order to minimize potential impacts.

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

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

Sincerely,

Tina Williamson, AICP
Growth Management Coordinator

C: Tim McClendon, Lake County
Fred Milch, ECFRPC
Kellie Smith, FDOT

Jennifer Carver, FDOT
D. Ray Eubanks, FDEO
Sherry Spiers, FDEO

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-07ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/20/19

GENERAL BACKGROUND INFORMATION

The City of Clermont has submitted the proposed 19-07 Large Scale comprehensive plan amendment package pertaining to an 80±-acre subject property, generally located ¼ mile south of Hartwood Marsh Road, east of U.S. Highway 27. The proposed amendment would change the future land use (FLU) of the subject property from Lake County Regional Office to City of Clermont Master Planned Development. An associated rezoning request has been submitted.

The pertinent adopted and proposed FLUM designations and descriptions for the future land use amendment are:

- **LAKE COUNTY – REGIONAL OFFICE**

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This FLU category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than 20% of the floor area shall be allocated to commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Projects shall be designed with a minimum of 15% of the net buildable area as open space.

Maximum allowed density and/or intensity: 1 dwelling unit per 10,000 square feet of gross leasable area of commercial space, 3.0 FAR

- **CITY OF CLERMONT – MASTER PLANNED DEVELOPMENT**

The master planned development category is intended to provide for two existing approved developments of regional impact, 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 the 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.

Maximum allowed density and/or intensity: 0.25 FAR for office, commercial, and institutional uses, 1.0 FAR for industrial uses, 12 dwelling units per acre

FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR Engineering, Inc.
Fax:	386-943-5713		407-420-4137
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-07ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/20/19

MAP AMENDMENT

Elements: Future Land Use Map

Rule Reference: Chapter 163, Florida Statutes

Background:

The City of Clermont has submitted the proposed 19-07 Large Scale comprehensive plan amendment package pertaining to an 80±-acre subject property, generally located ¼ mile south of Hartwood Marsh Road, east of U.S. Highway 27. The proposed amendment would change the future land use (FLU) of the subject property from Lake County Regional Office to City of Clermont Master Planned Development. An associated rezoning request has been submitted.

The subject area is depicted in Figure 1.

Figure 1: Location Map



FDOT Contact: Tina Williamson, AICP
Growth Management Coordinator
FDOT District Five, PLEMO
Telephone: 386-943-5150
Fax: 386-943-5713
E-mail: Tina.Williamson@dot.state.fl.us
File: h:\deland\development\plemo\planning\growth management\cpa\cpa project files\clermont_lake\review\2019\19-07esr\proposed\city of clermont_proposed_19-07esr_fdot_9-20-2019-cpa review.docx

Reviewed by: Chelsea Williams, EI
HDR Engineering, Inc.
407-420-4137
407-420-4242
Chelsea.Williams@hdrinc.com

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-07ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/20/19

The City of Clermont Master Planned Development FLU determines maximum density based on gross acres. Based on information provided in the transmittal package, there are 80± gross acres estimated on the subject property. The Lake County Regional Office FLU designation determines maximum density based on net buildable area, which excludes wetlands and water bodies. Based on information provided in the transmittal package, there are 74.01± net buildable areas estimated on the subject property. The adopted FLU designation requires 15% of the development to be open space and limits commercial development to 20%.

The proposed development program is for up to 600 multi-family dwelling units and up to 120,500 square feet of commercial uses. This development program is not included in the proposed FLUM Ordinance.

Table 1 below shows the trip generation potential for the currently adopted and proposed land use densities and/or intensities, and the change in trips as a result of the proposed FLU amendment. The ITE land use code for fast casual restaurant was used to support the general office amenities.

Table 1: Trip Generation Potential of the Subject Property via Maximum Intensity/Density

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Multi-Family Residential	220	55	d.u.	375	35
Adopted	Fast Casual Restaurant	930	548	k.s.f.	--	7,743
Adopted	Office	710	2,192	k.s.f.	21,350	2,521
Proposed	Multi-Family Residential	220	965	d.u.	7,064	540
Proposed	Shopping Center	820	876	k.s.f.	33,069	3,338
Change in Trips					+18,408	-6,421

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; k.s.f. = 1,000 square feet

FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR Engineering, Inc.
Fax:	386-943-5713		407-420-4137
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-07ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/20/19

Table 2 below shows the trip generation potential for the currently adopted land use densities and/or intensities, and the change and trips associated with the proposed development program.

Table 2: Trip Generation Potential of the Subject Property via Proposed Development

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Multi-Family Residential	220	55	d.u.	375	35
Adopted	Fast Casual Restaurant	930	548	k.s.f.	--	7,743
Adopted	Office	710	2,192	k.s.f.	21,350	2,521
Proposed	Multi-Family Residential	220	600	d.u.	4,392	336
Proposed	Shopping Center	820	120.50	k.s.f.	6,825	624
Change in Trips					-10,508	-9,339

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

It is to be noted the trip generation analysis does not account for internal capture or pass-by trips. The analysis shows that the proposed amendment increases the daily trip generation potential of the subject property by 18,190 daily trips and decreases the P.M. peak hour trip generation potential of the subject property by 6,442 P.M. peak hour trips using the maximum intensities and densities. The analysis shows that the proposed development program decreases the trip generation potential of the subject property by 10,508 daily trips and 9,339 P.M. peak hour trips, however this development program is not included in the FLUM amendment ordinance.

The state roadway segments within three miles of the site that could be impacted by the amendment are shown in the Table 3 with year 2019, 2029, and 2040 projected volumes.

FDOT Contact: Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO Telephone: 386-943-5150 Fax: 386-943-5713 E-mail: Tina.Williamson@dot.state.fl.us File: h:\deland\development\plemo\planning\growth management\cpalcpa project files\clermont_lake\review\2019\19-07esr\proposed\city of clermont_proposed_19-07esr_fdot_9-20-2019-cpa review.docx	Reviewed by: Chelsea Williams, EI HDR Engineering, Inc. 407-420-4137 407-420-4242 Chelsea.Williams@hdrinc.com
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-07ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/20/19

Table 3: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2019			2029			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 25/ U.S. 27	Frank Jarrell Rd to Schofield Rd	Y	C	60,400	25,500	Y	60,400	27,900	Y	60,400	60,400	Y
	Schofield Rd to Lake Louisa Rd	Y	D	98,300	25,500	Y	98,300	27,900	Y	98,300	98,300	Y
	Lake Louisa Rd to Hartwood Marsh Rd	Y	D	59,900	24,600	Y	62,900	29,100	Y	62,900	36,700	Y
	Hartwood Marsh Rd to Johns Lake Rd/Roper Blvd	Y	D	59,900	36,000	Y	62,900	40,800	Y	62,900	48,000	Y

Source: FDOT District Five 2016 LOS_ALL Report Update

Technical Assistance:

There are no segments located within three miles of the proposed amendment site currently exceeding LOS standards, or projected to exceed LOS standards in the Year 2029 scenario or 2040 scenario; however, the maximum density/intensity of the proposed land use amendment results in an increase in the daily trip generation potential of the subject site and a decrease in the P.M. peak hour trip generation potential. The proposed development program results in a decrease in the trip generation potential of the subject site. Therefore, the Department offers the following technical assistance comment:

1. Due to the increase in trip generation potential under the maximum density and intensity permitted under the proposed FLU amendment, the Department recommends including the proposed development program in the FLUM adoption ordinance, in order to minimize potential impacts.

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

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

FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR Engineering, Inc.
Fax:	386-943-5713		407-420-4137
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
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Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

August 27, 2019

Via Email

Mr. John Kruse, Planning Mgr.
City of Clermont
685 W. Montrose Street
Clermont, Florida 34711

RE: South County Area Schools

Dear Mr. Kruse:

As we discussed, the District has closely monitored the continued residential growth in the south County area for the past several years. To address the growth the School District planned a new K8 and a high school classroom addition to provide capacity relief. However, in the last few months, the district has received several school concurrency requests from large developments proposing over 3,500 dwelling units. These projects are located in the Wellness Way Area Plan (WWAP). Subsequently, capacity reservations were issued resulting in a capacity deficit for the south county area schools.

The capital projects already proposed may address a portion of the WWAP's impact but were not planned to address the overall Wellness Way Area projects. Our analysis of the overall impact of the proposed residential development in the Wellness Way Area Plan indicates the need for three elementary schools, one middle school, and one high school. Currently the School District does not have the necessary school sites to serve the needs of WWAP and is actively searching for acceptable sites.

Please inform applicants submitting for development approvals within the city of the situation and that proportionate share mitigation may be required for a project to move forward in the process. Also, please feel free to refer them to us to discuss potential solutions. Any assistance the City can provide would be greatly appreciated.

Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Helen LaValley
Growth Planning Department

John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, September 23, 2019 2:39 PM
To: John E. Kruse
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 19-6ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 19-6ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

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

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/epermitting

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

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, September 23, 2019 2:40 PM
To: John E. Kruse
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 19-7ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 19-7ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

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

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/epermitting

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

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

October 4, 2019

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

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 19-07ESR) received on September 4, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

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

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

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

The Honorable Gail Ash, Mayor

October 4, 2019

Page 2 of 2

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

Sincerely,



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

JDS/de

Enclosure(s): Procedures for Adoption

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

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

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

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

John E. Kruse

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, September 26, 2019 4:25 PM
To: John E. Kruse; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Clermont 19-7ESR Proposed

To: John E. Kruse, AICP, Planning Manager

Re: Clermont 19-7ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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

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

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

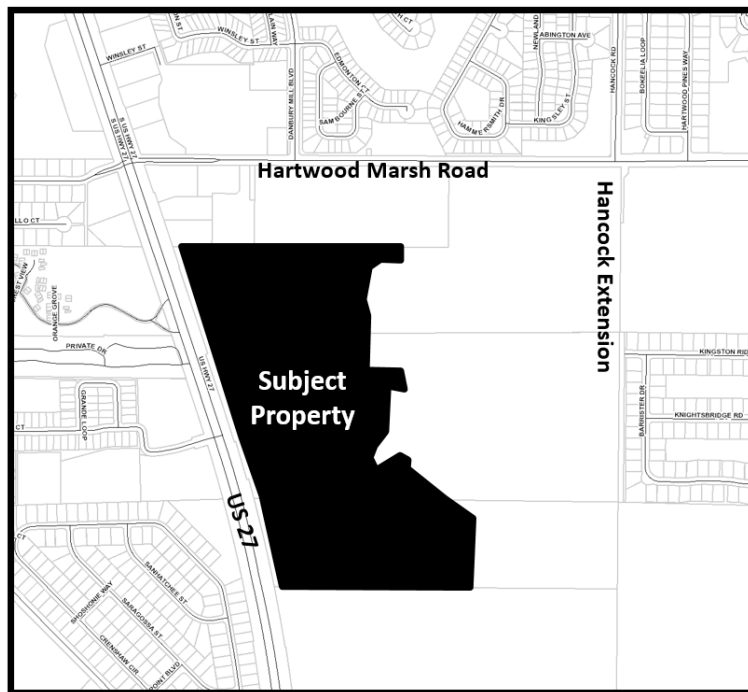


CITY OF CLERMONT

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 10, 2019

Agenda Item Name

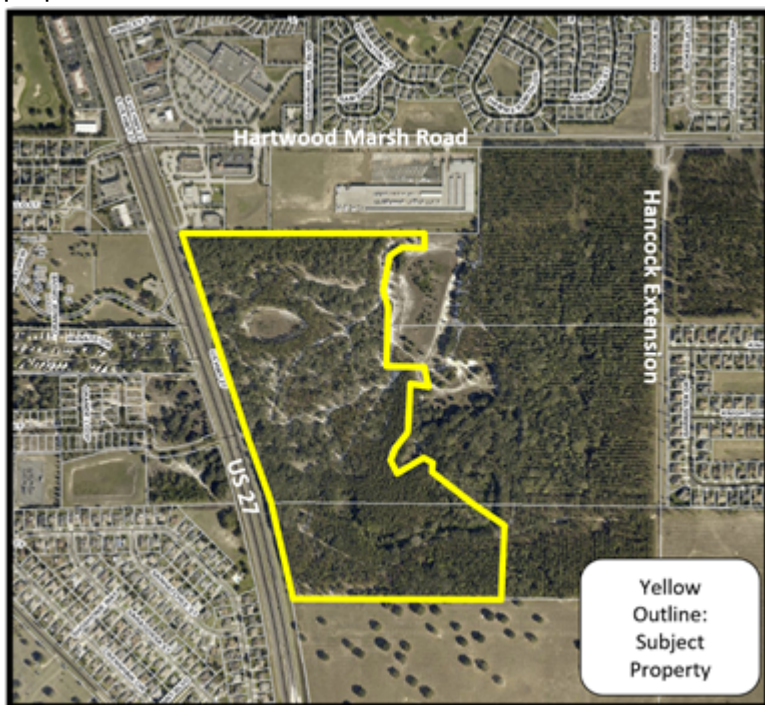
Ordinance No. 2019-30 *Final*
Hartwood Properties

Requested Action

Recommend approval of Ordinance No. 2019-30.

Staff Report

The owner, Hartwood Properties LLC, has requested a rezoning to a Planned Unit Development with C-2 General Commercial uses and Residential uses. 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.



The applicant desires to develop the property for commercial and residential uses in the future, which may include up to 600 multi-family dwelling units and up to 120,500 square feet of commercial uses. A conceptual site plan has been submitted to show what could be placed on the property in respect to uses, intensities and densities. Due to the City's recent multi-family moratorium and the applicant not having site specific plans, staff is recommending C-2 General Commercial uses until such time the multi-family is ready to move forward with detailed site plans. The applicant has agreed to amend the PUD once this becomes to fruition. If approved, the zoning would permit C-2 General Commercial uses on the site. Any residential (single-family or multi-family) uses or conditional uses, such as buildings over 20,000 square feet, would require the applicant to come back before the Planning and Zoning Commission and City Council for approval. A more detailed site plan with specific uses would be submitted at the time the site is ready for development.

The PUD with C-2 General Commercial zoning is compatible with the Master Planned Development Future Land Use. The property fronts a major Federal Highway and these types of uses would be compatible in the area.

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. Staff is able to support the request for the rezoning change since 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 Regional office designation. Therefore; staff recommends approval of the rezoning to the Planned Unit Development to include C-2 General Commercial uses. *The Planning and Zoning Commission recommended 4-2 for approval with a condition added to restrict no access from the development to Hartwood Marsh Road.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2019-30 Hartwood Properties REZ | 2019-30 Hartwood Properties REZ CC.doc |
| 2. | Hartwood Properties Map | Hartwood Properties Map.pdf |
| 3. | site plan | Hartwood_2019-10-15 UPDATED Site Plan.pdf |
| 4. | App | App.pdf |
| 5. | ORDINANCE NO 2019-30 Hartwood Properties PUD | ORDINANCE NO 2019-30 Hartwood Properties PUD |
| | Legal Ad Proof | Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-30

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

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 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



CITY OF CLERMONT
ORDINANCE NO. 2019-30

N 1/2 of N 1/2 of NE 1/4, run E'y 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

FROM: Urban Estate (UE) and Urban Transition (UT)
TO: Planned Unit Development (PUD)

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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 6. General Conditions

This application for a Planned Unit Development to allow for a multi-tenant commercial development with C-2 General Commercial 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 may be developed under the City's C-2 General Commercial District, Division 11 of the Land Development Code. Any multi-family or conditional uses under the C-2 General Commercial District will require the developer to amended the Planned Unit Development ordinance.



CITY OF CLERMONT
ORDINANCE NO. 2019-30

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
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 7. Land Uses and Specific Conditions

1. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. No access to Hartwood Marsh Road from the project is permitted.
2. A Tier 2 Traffic Impact Study shall be completed at the time of site plan review. 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.

In addition, the Developer may be required to enter into a Transportation Impact Fee Credit agreement with Lake County and the City of Clermont prior to site plan approval, subject to final approval by FDOT, Lake County and the Lake-Sumter MPO. The Agreement may require the Developer to fund improvements for Conserv right-of-way, design and permitting of roadways and/or construction of roadways for Transportation impact fee credits based upon the following priorities:

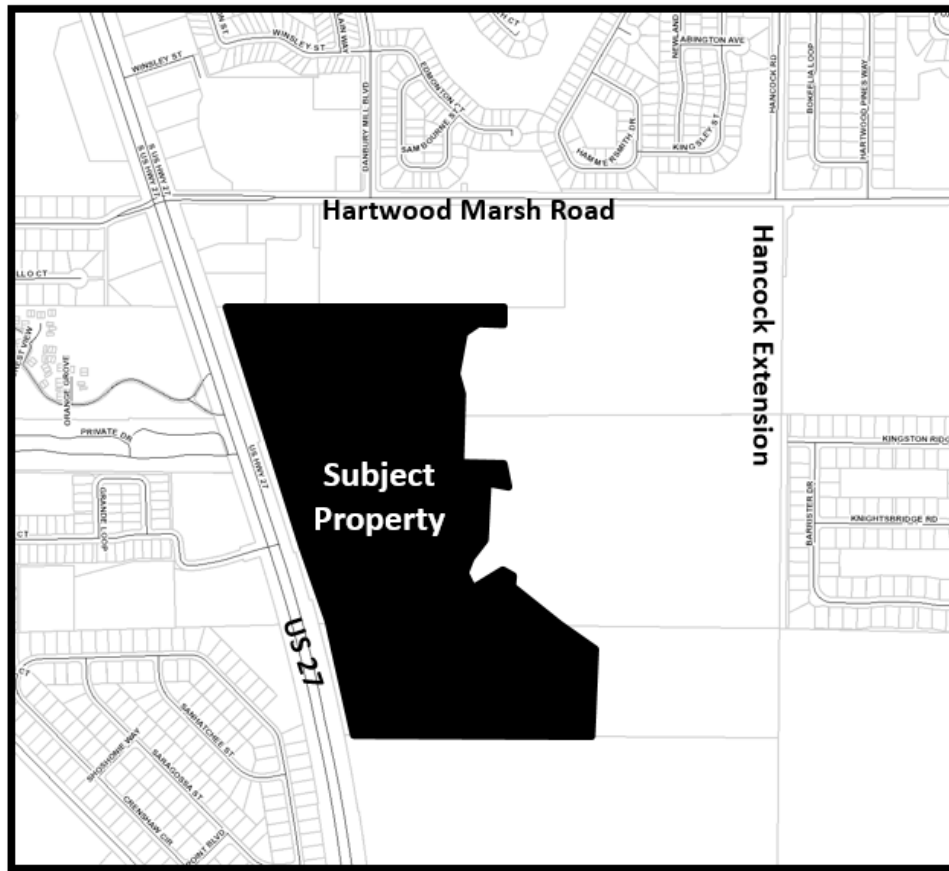


CITY OF CLERMONT
ORDINANCE NO. 2019-30

- i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;
 - iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four-lane roadway;
 - vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
3. 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. 2019-30

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of December, 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 –Hartwood Properties

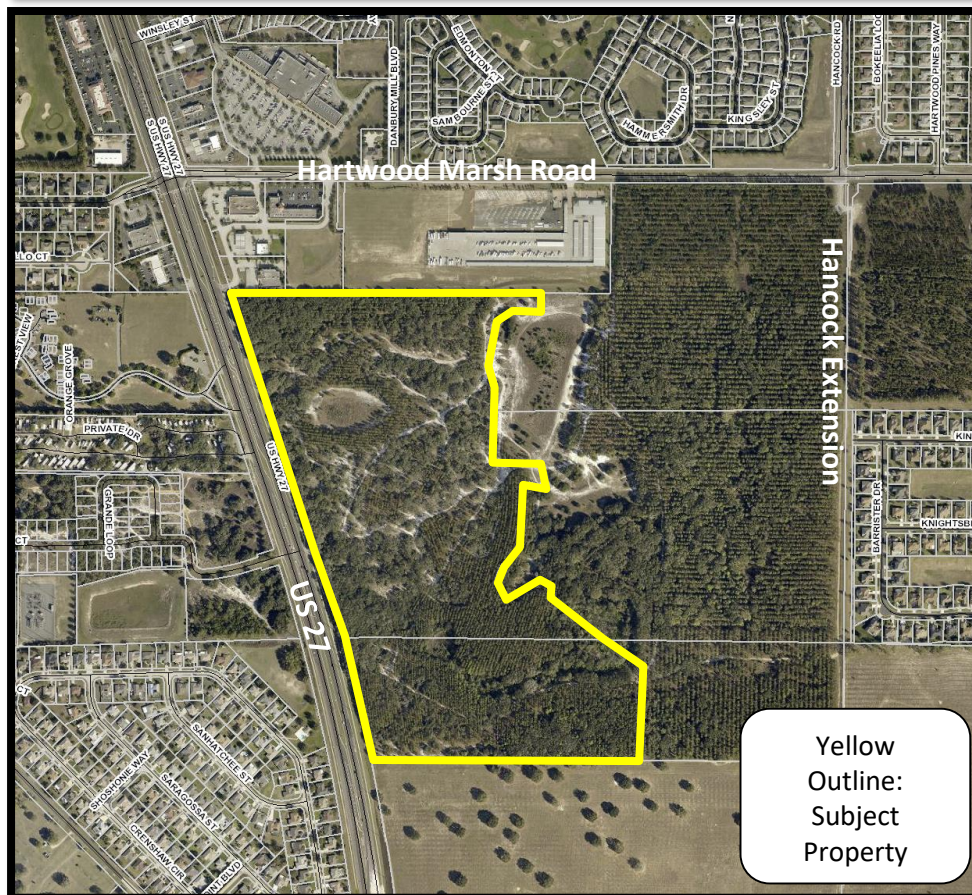


Exhibit – Future Land Use –Hartwood Properties

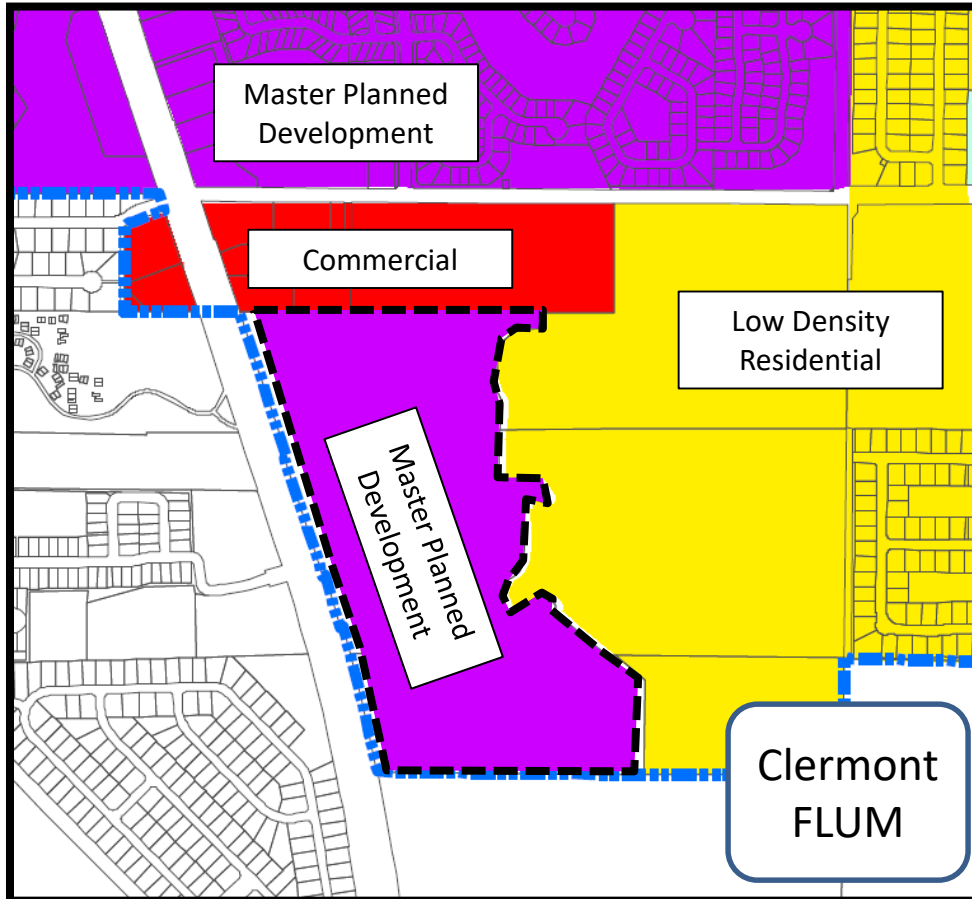
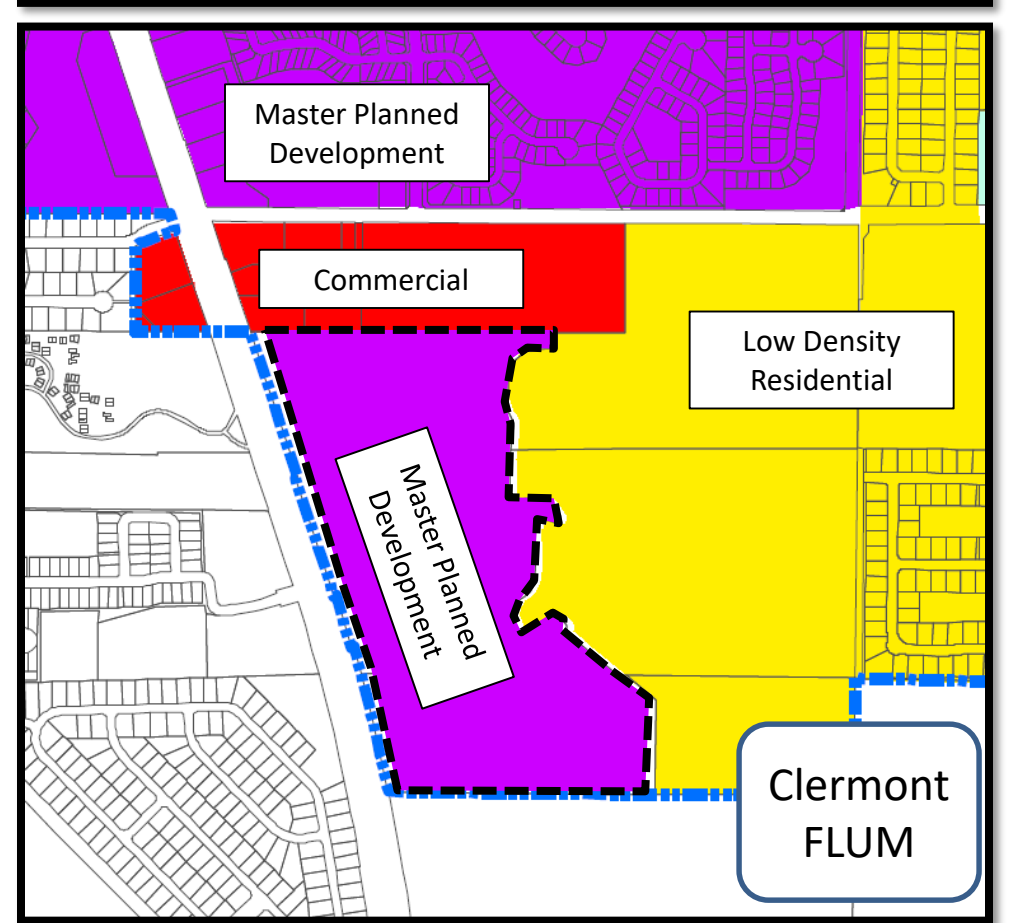
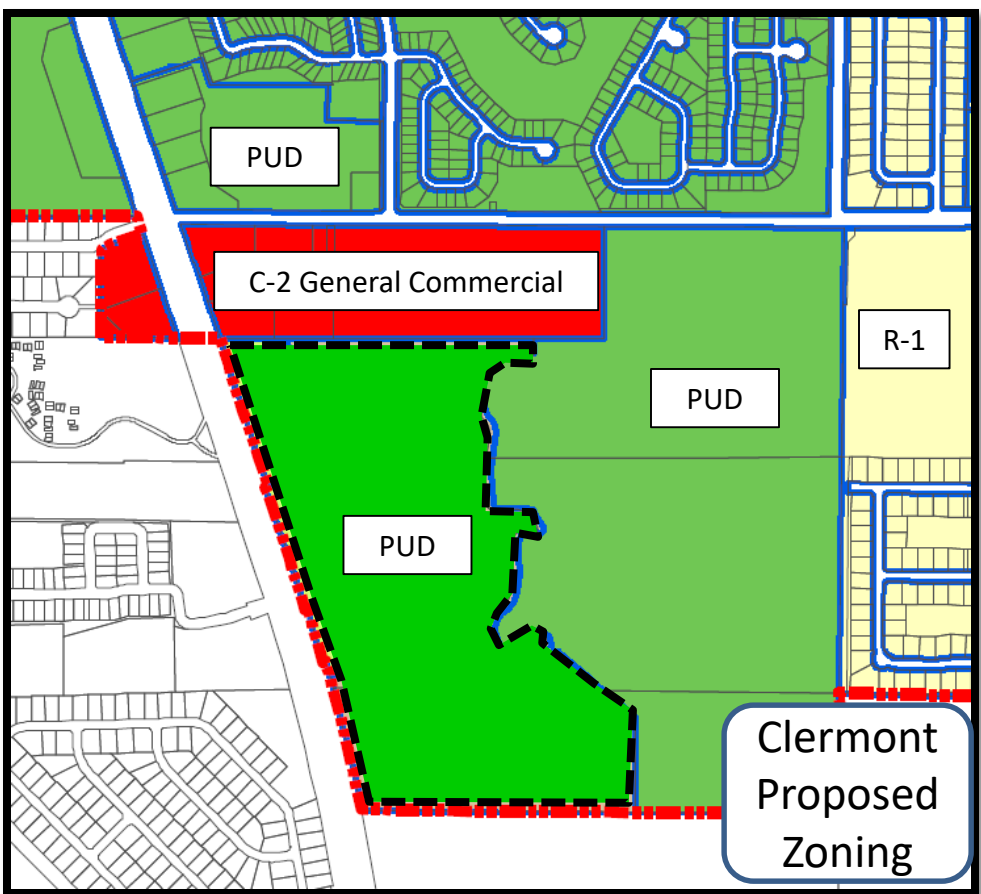
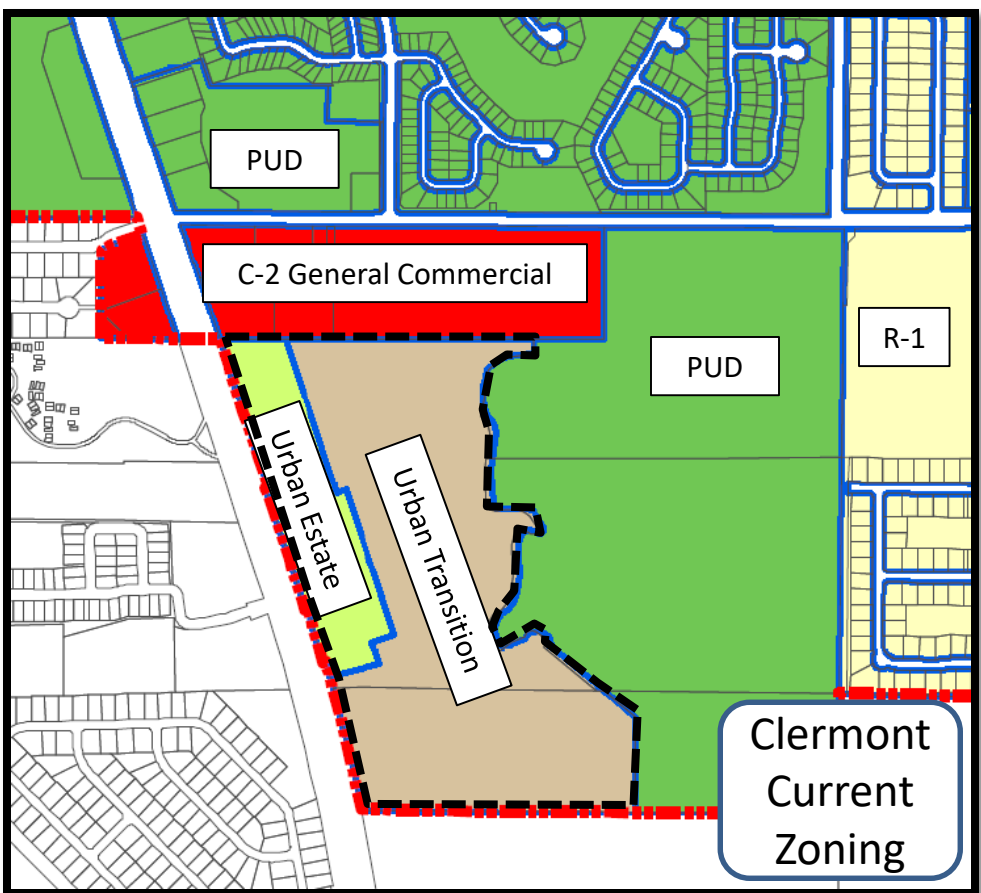
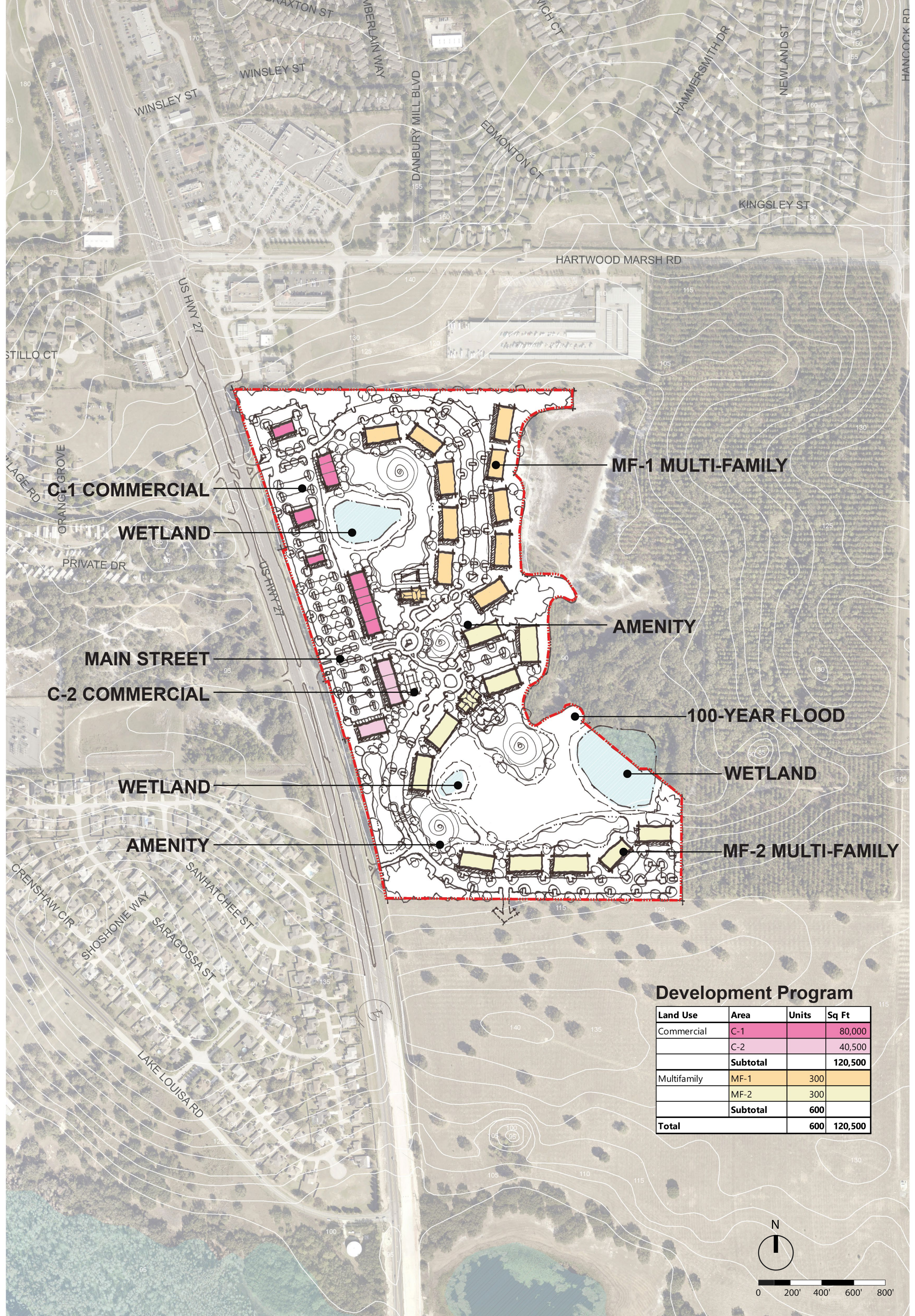


Exhibit - Zoning Map –Hartwood Properties





Development Program

Land Use	Area	Units	Sq Ft
Commercial	C-1		80,000
	C-2		40,500
	Subtotal		120,500
Multifamily	MF-1	300	
	MF-2	300	
	Subtotal	600	
Total		600	120,500



REZ1905-0002

**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: May 6, 2019

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Hartwood Marsh

APPLICANT: S&ME

CONTACT PERSON: Chris Dougherty

Address: 1615 Edgewater Dr

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: _____

Address of Subject Property: Along east side of US-27, due south of Hartwood Marsh Rd by approx. 680 ft.

Legal Description (include copy of survey): See attached

Acreage: 80.41 Land Use: Vacant
(City verification required)

Present Zoning: UT and UE Proposed Zoning: Planned Unit Development
(City verification required)



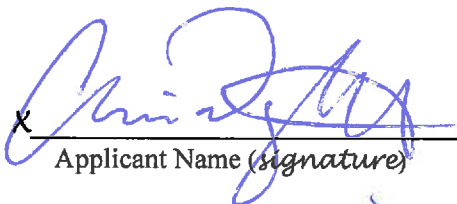
CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

See narrative

Chris Dougherty
Applicant Name (print)

x 
Applicant Name (signature)

Holly Collins
Owner Name (print)

x 
Owner Name (signature)

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

Advertising Receipt

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: 10090668
Phone: (352) 241-7331
Date: 09/13/19
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	09/16/2019	10/28/2019	\$434.64

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. 2019-30

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:

1/4 mile south of Hartwood Marsh Road, East of US 27
(Alternate Keys 141.2251, 3853085)

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 7.2 ft 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.

From: Urban Estate and
Urban Transition
To: Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, October 1, 2019 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, November 12, 2019 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10090668
September 16, 2019 &
October 28, 2019

Payment Info	
Ad Price	\$434.64
Tax	\$0.00
Sub Total	\$434.64
Prepaid Amount	\$0.00
Balance Due	\$434.64



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 10, 2019

Agenda Item Name

Ordinance No. 2019-31 *Final*
Bradshaw North

Requested Action

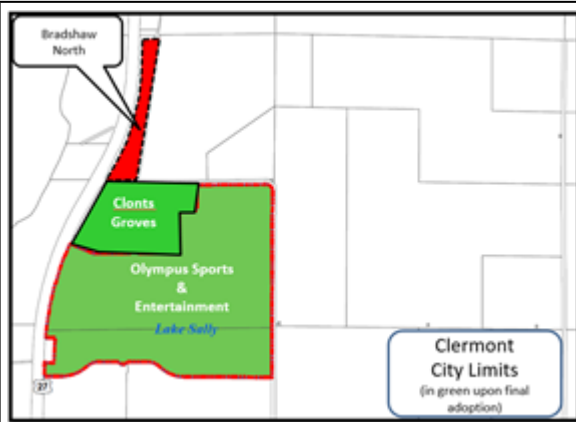
Recommend approval of Ordinance 2019-31.

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. 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 is contiguous to the City limits for the Clonts Groves project, which was completed on October 22, 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 Final CC.pdf	
3. App	App.pdf	
4. Legal Ad	ANN Bradshaw North Legal Ad.docx	



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.

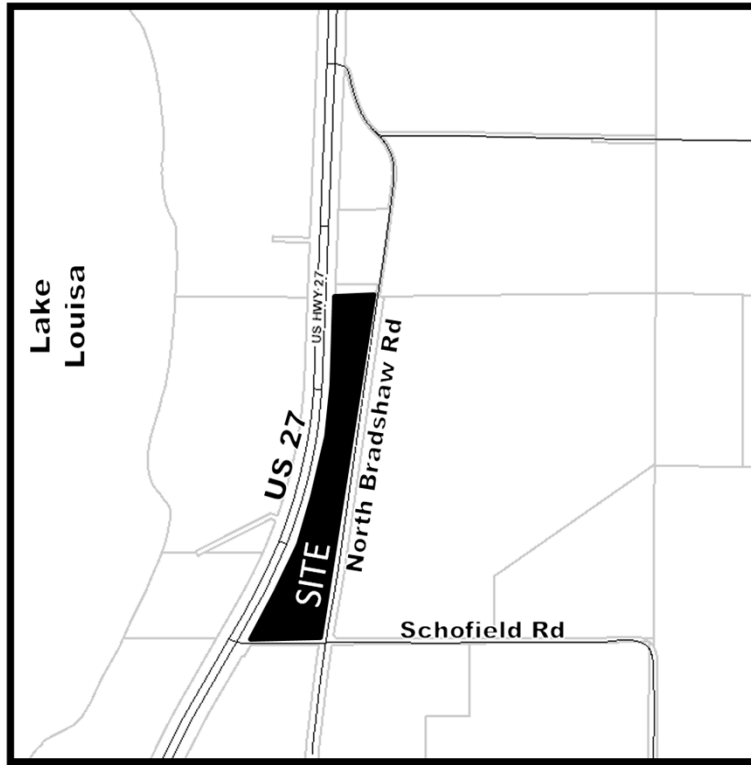
SECTION 5.

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 10th day of December, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

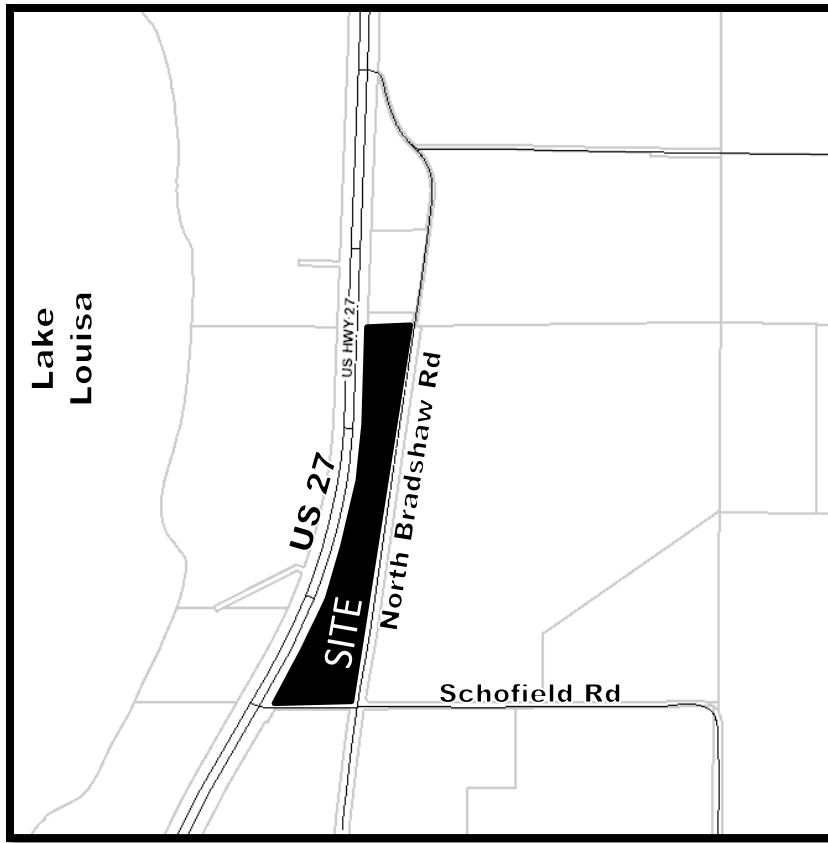
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

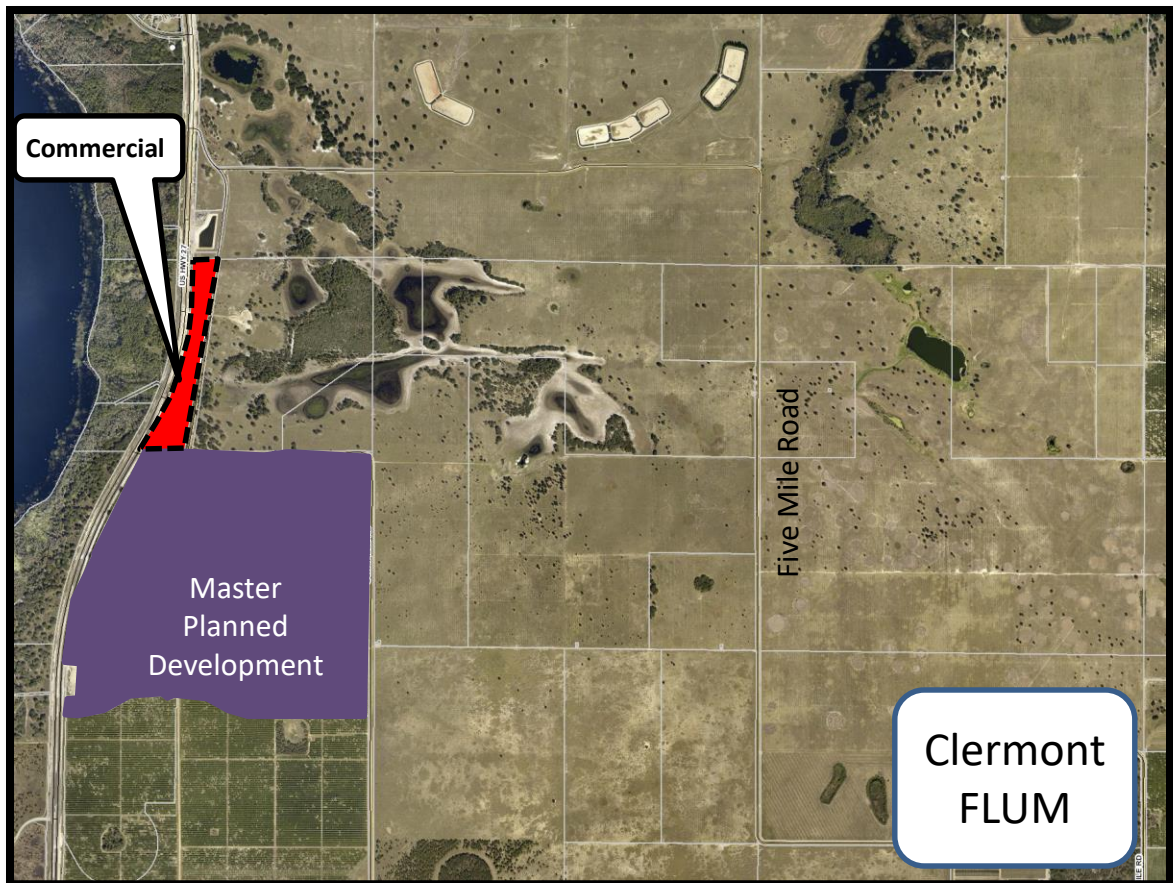
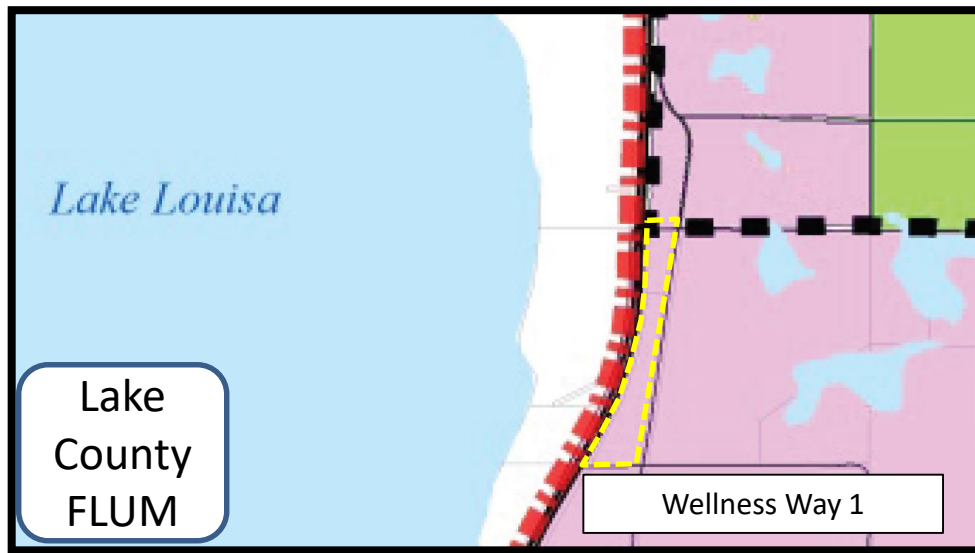
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

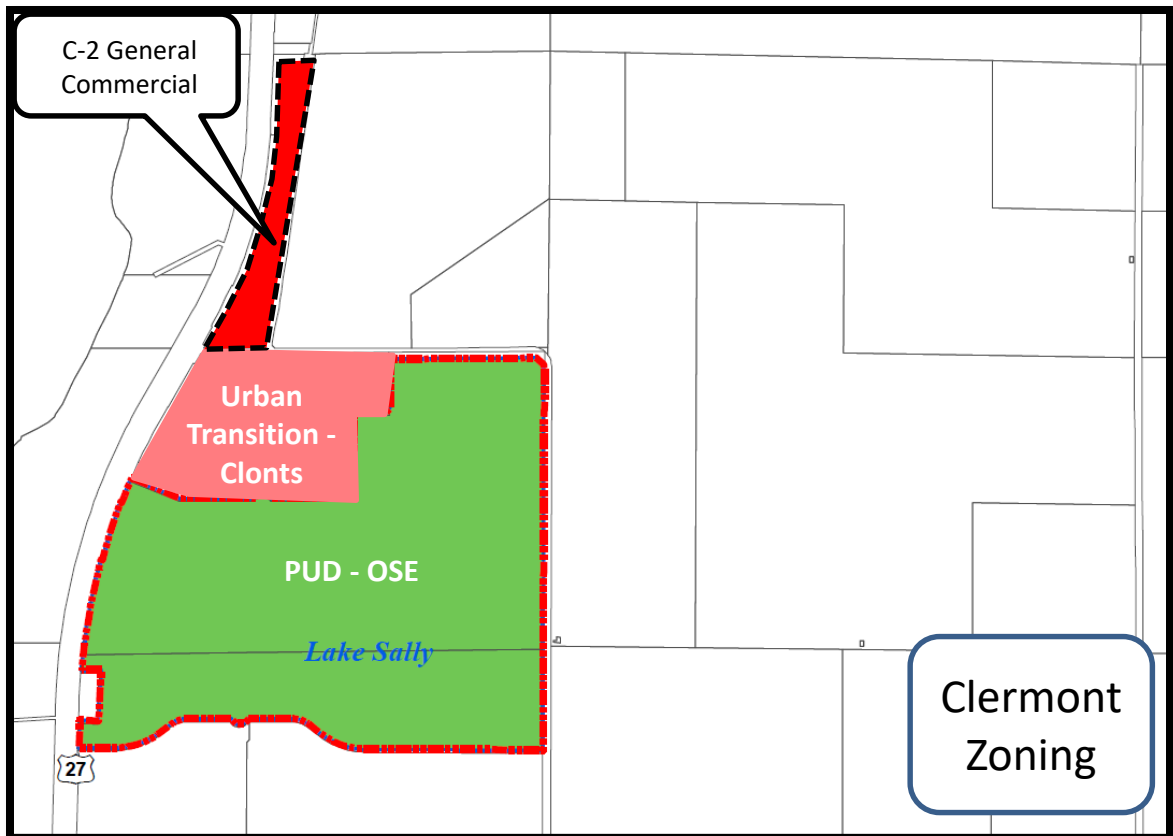
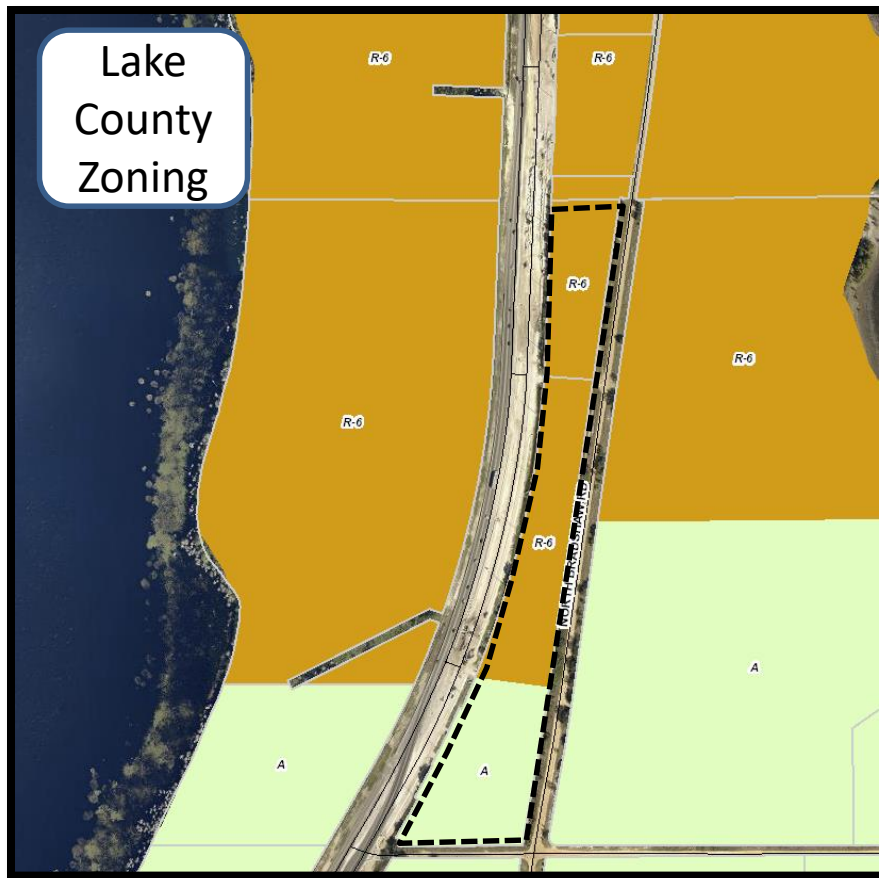
Exhibit - Location Map – Bradshaw North Property



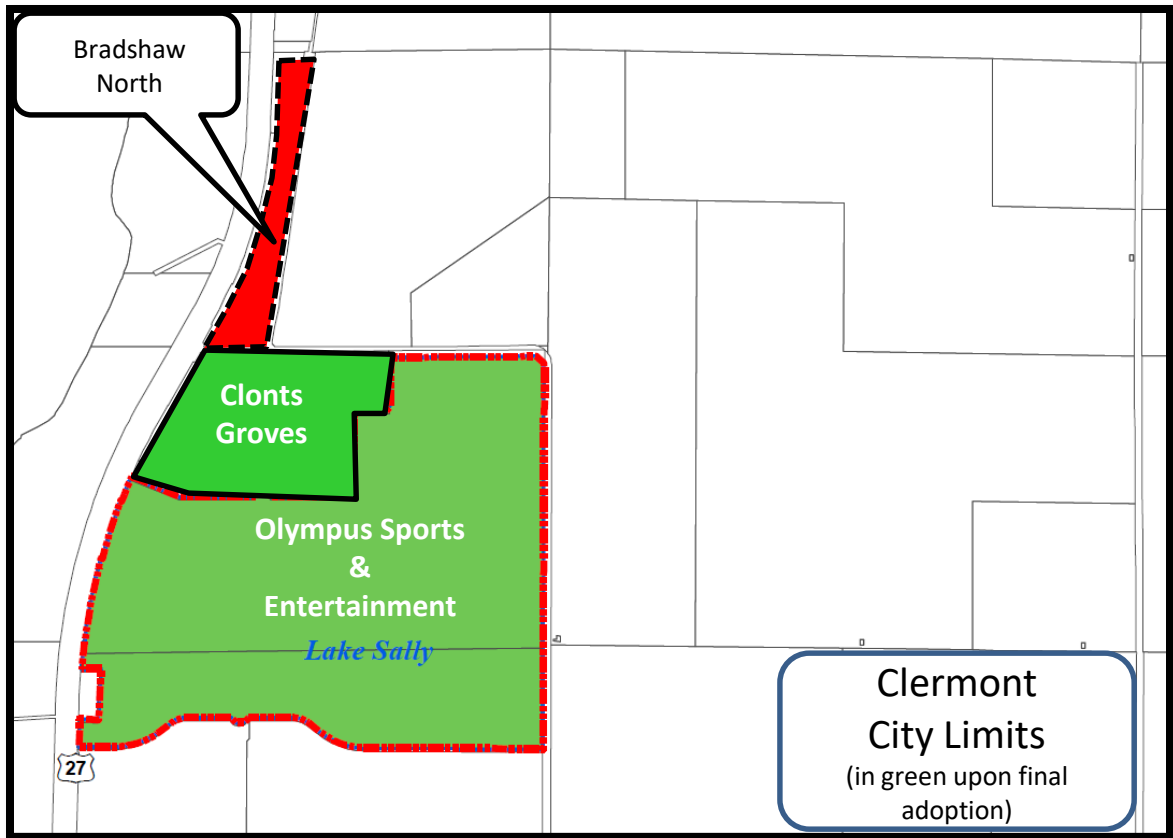
Future Land Use Map–Bradshaw North Property



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

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, November 12, 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. 2019-31

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.

LOCATION:

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

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.

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.

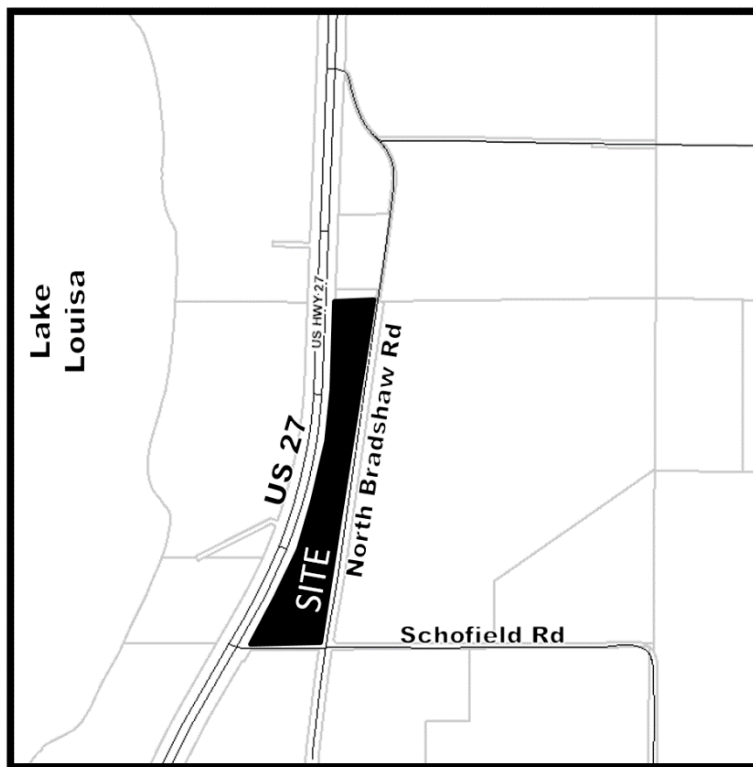
Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

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
Daily Commercial
October 29, 2019 & November 5, 2019

Location Map:



AGENDA ITEM

Meeting Date	
Tuesday, December 10, 2019	
Agenda Item Name	
Ordinance No. 2019-32 <i>Final</i> <i>Bradshaw North CPA</i>	
Requested Action	
Recommend approval 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.

The City received four responses from the agencies reviewing the transmittal package. All of the responses had "no comment." Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, 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

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|-----|-----------------------------|----------------------------------|
| 1. | 2019-32 Bradshaw North CPA | 2019-32 Bradshaw North CPA.DOC |
| 2. | Bradshaw North Maps | Bradshaw North Maps Final CC.pdf |
| 3. | location map | location map.pdf |
| 4. | transmittal doc | transmittal doc.pdf |
| 5. | DEP Comments Bradshaw North | DEP Comments Bradshaw North.pdf |
| 6. | FDOT Comment Bradshaw North | FDOT Comment Bradshaw North.pdf |
| 7. | SJRWMD Comments | SJRWMD Comments.pdf |
| 8. | CTY. CLERMONT 19-06ESR DEO | CTY. CLERMONT 19-06ESR DEO.pdf |
| 9. | App & affidavits | App & affidavits.pdf |
| 10. | 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.

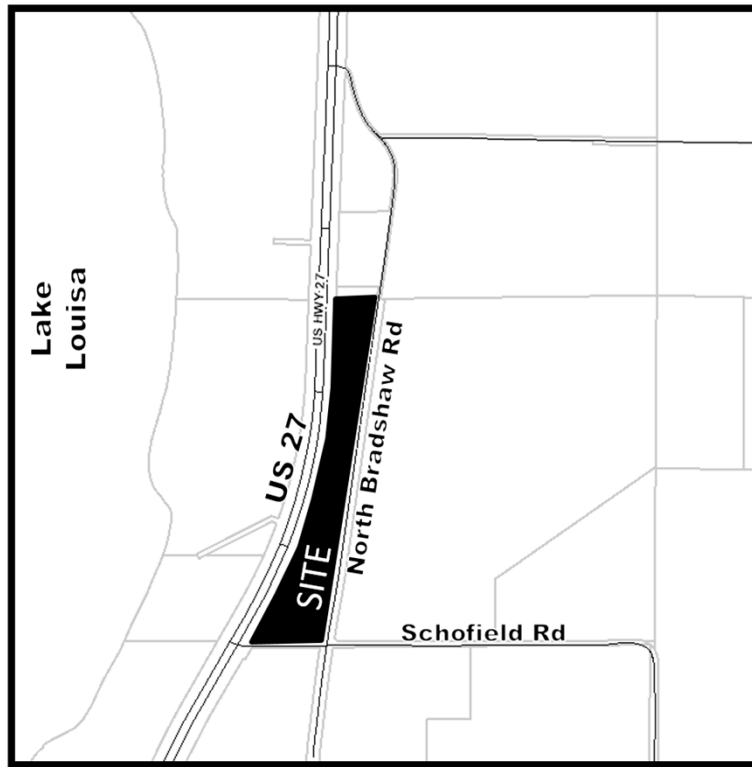
SECTION 3.

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 10th day of December, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

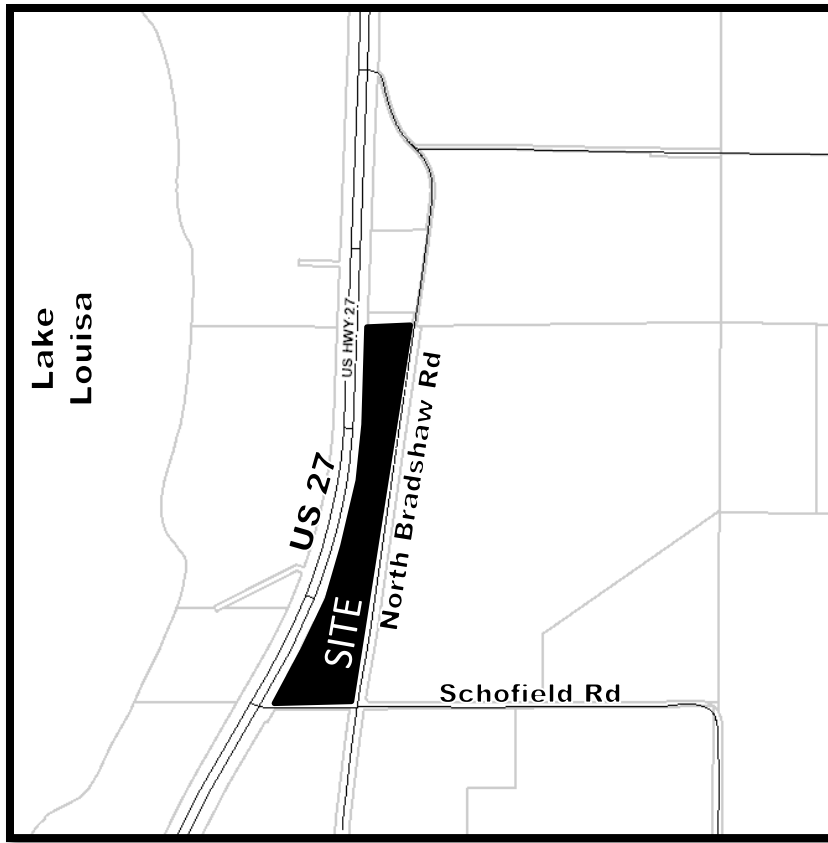
ATTEST:

Tracy Ackroyd Howe, City Clerk

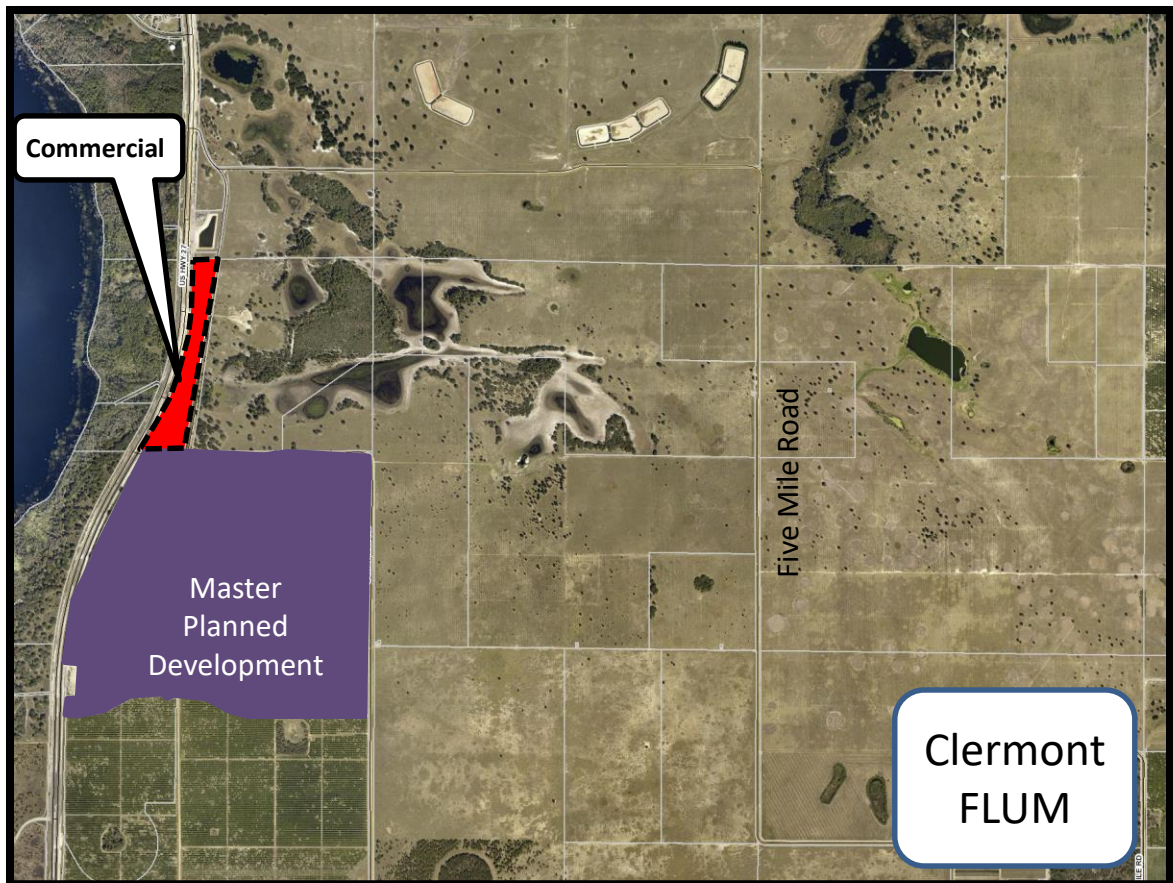
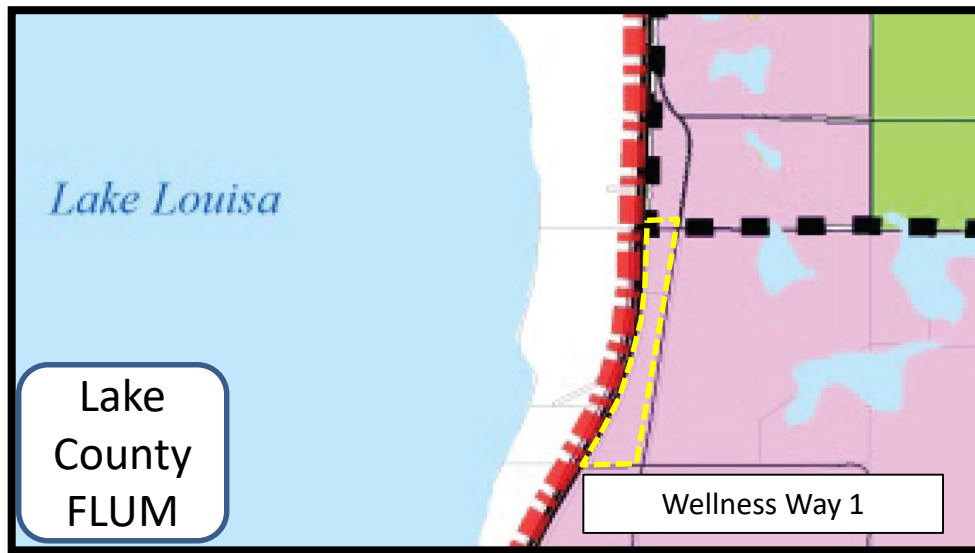
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

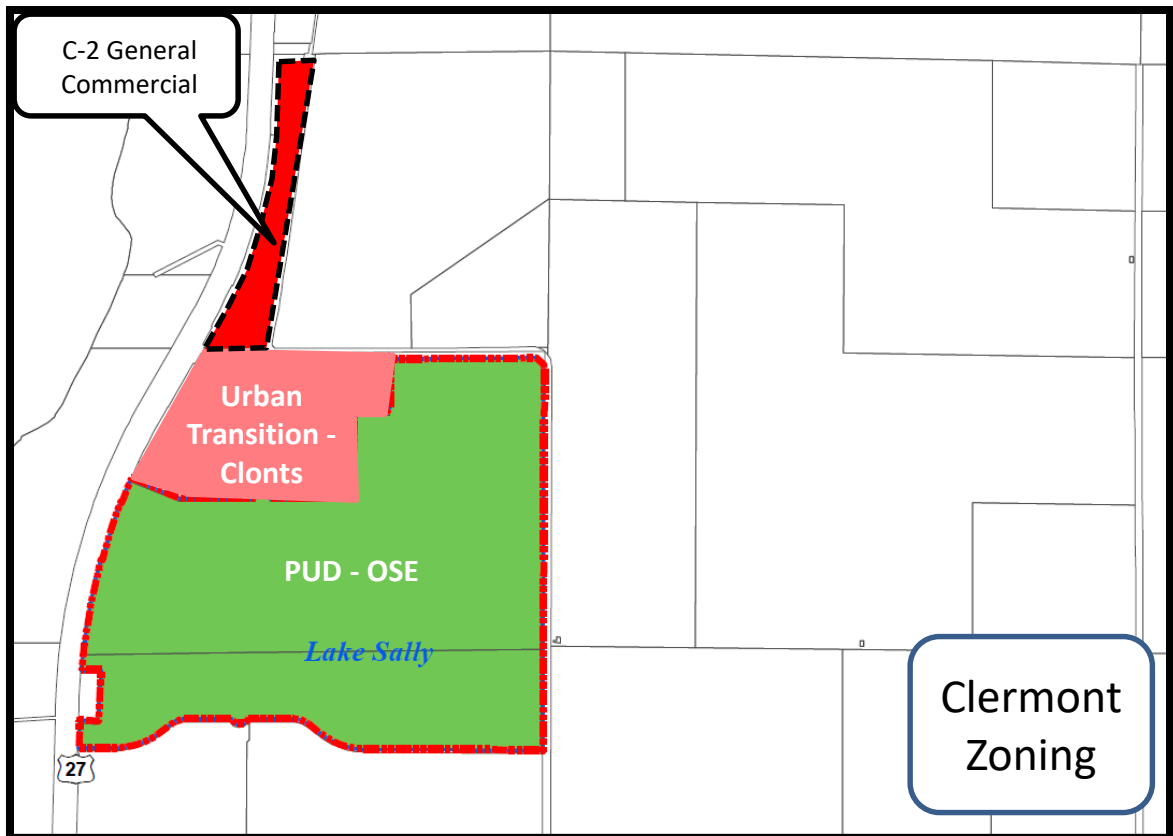
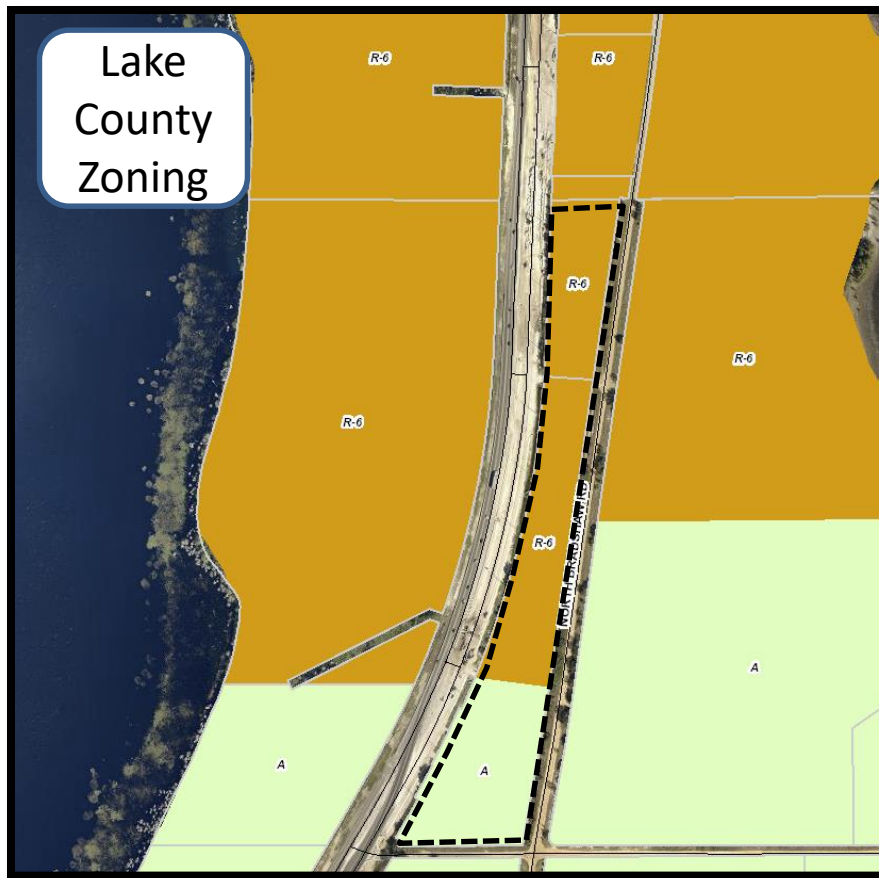
Exhibit - Location Map – Bradshaw North Property



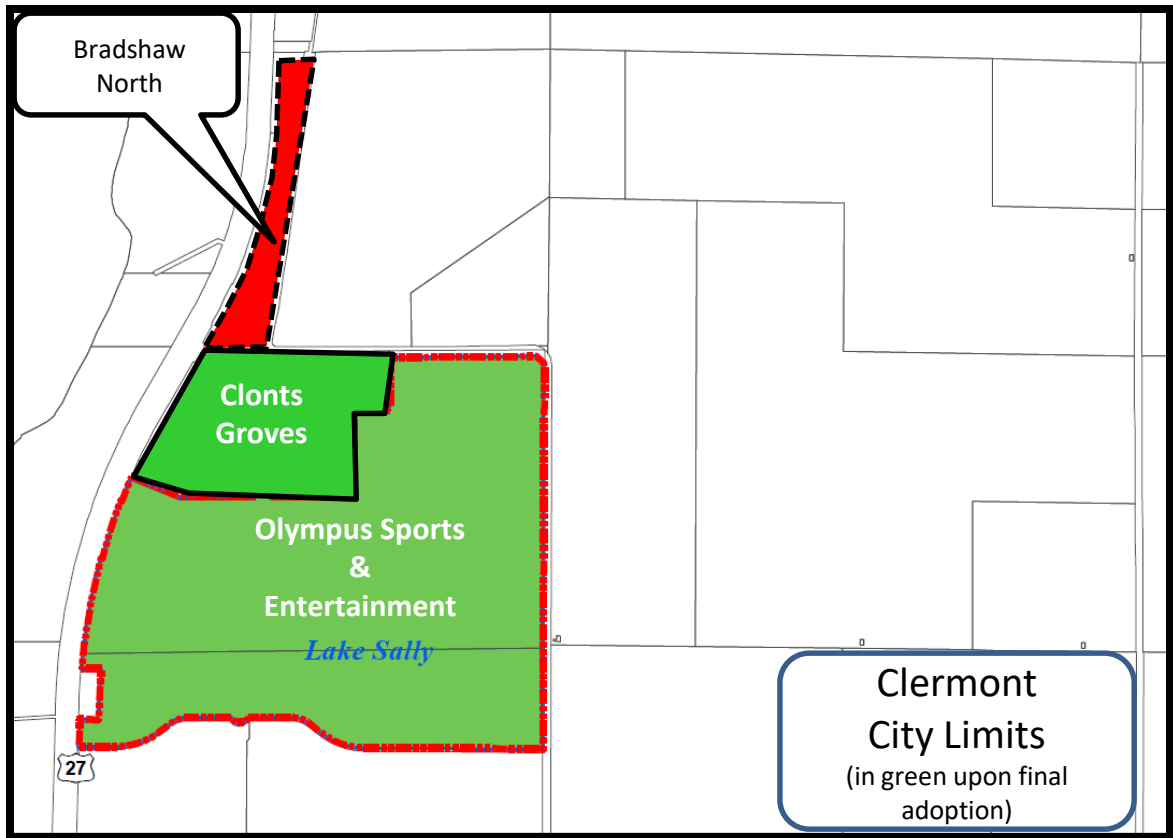
Future Land Use Map–Bradshaw North Property

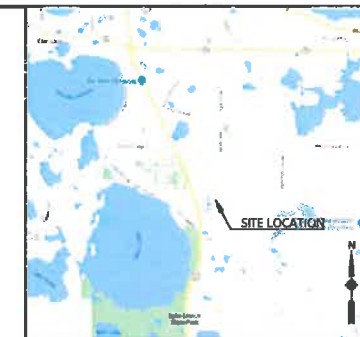
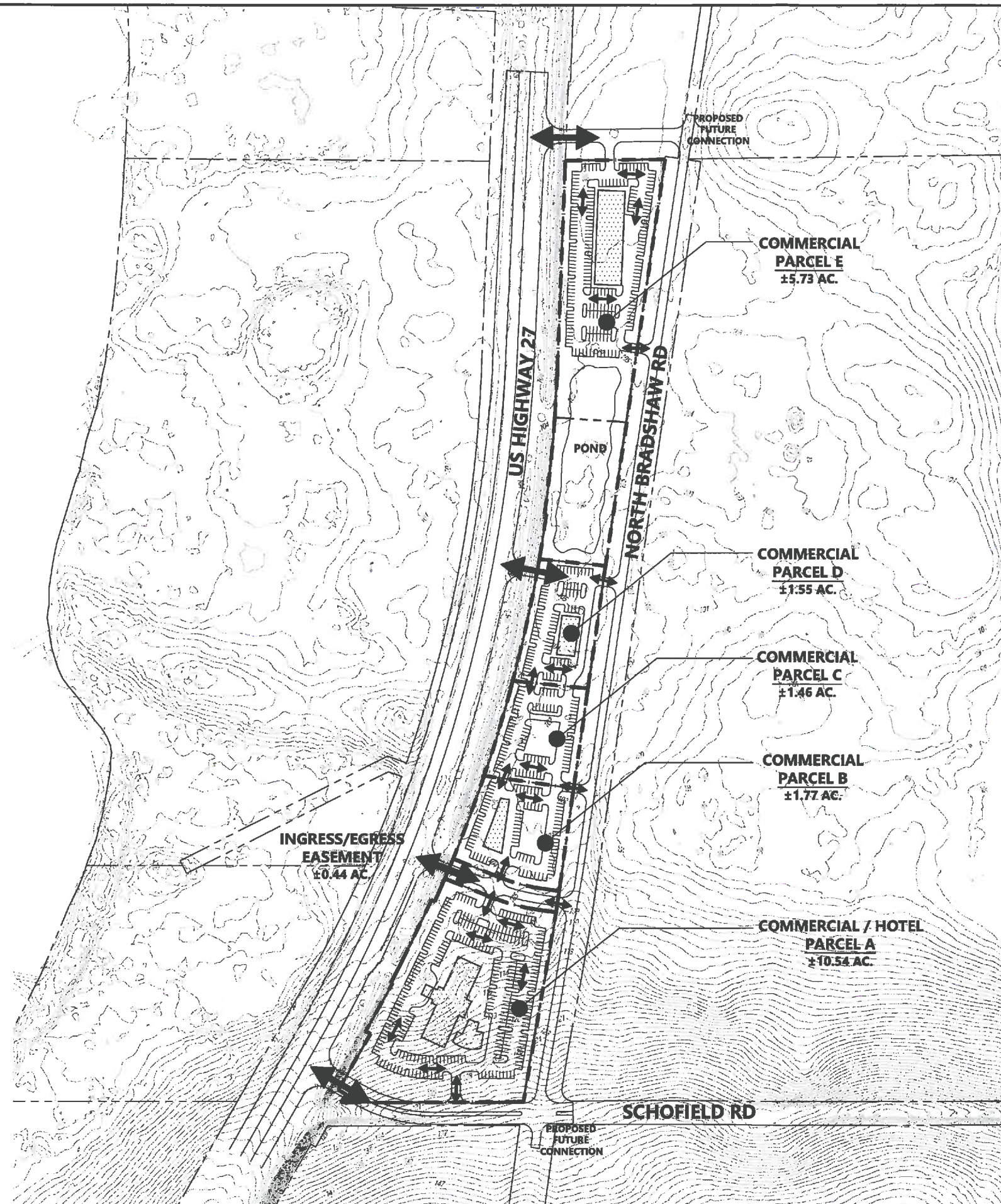


Zoning Map—Bradshaw North Property



City Limits Map – Wellness Way





SITE DEVELOPMENT PLAN



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:

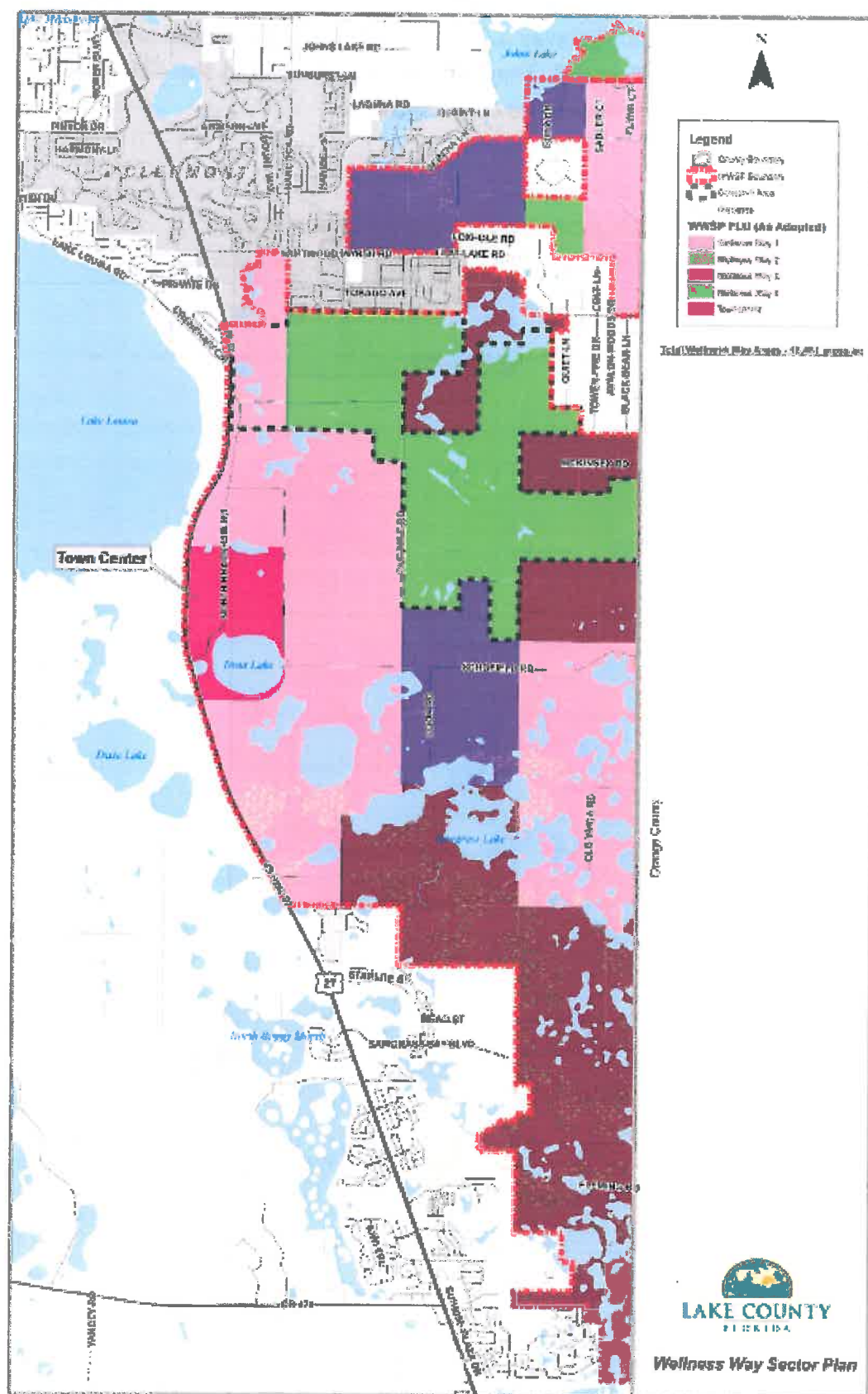
Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

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

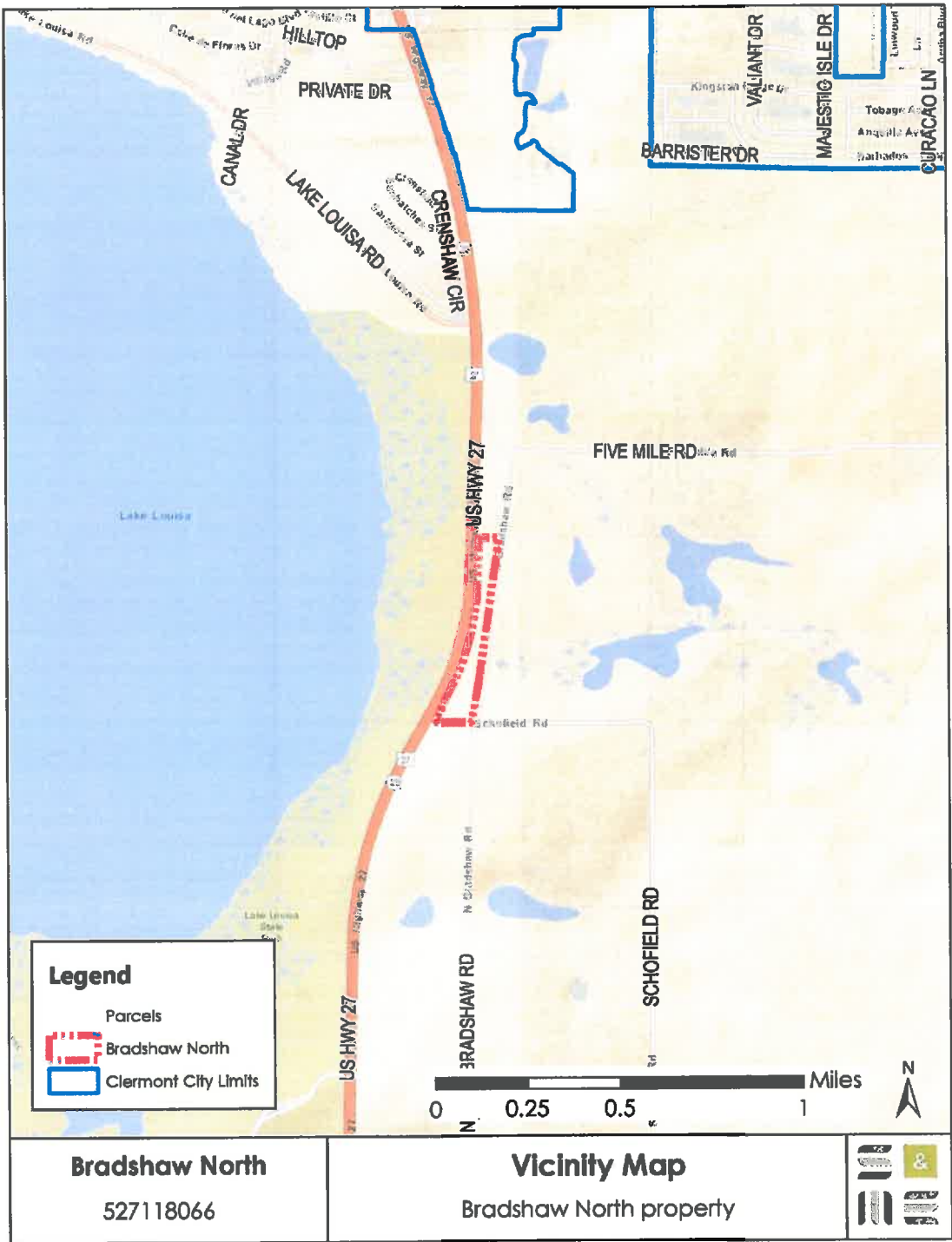


Figure 3. Aerial Location Map of Project Site



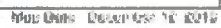


Figure 5. Topography Map

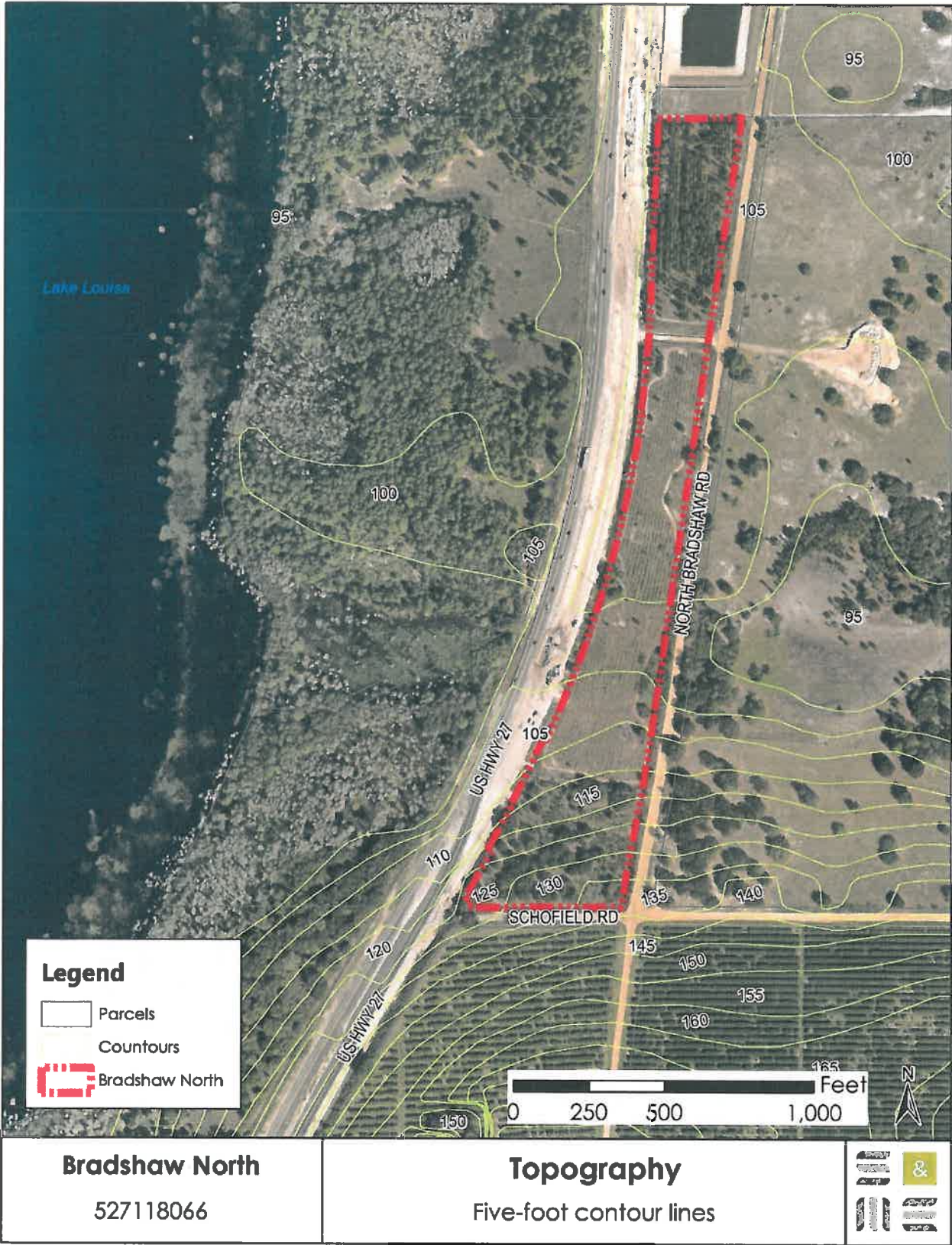


Figure 6. Floodplain Map

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

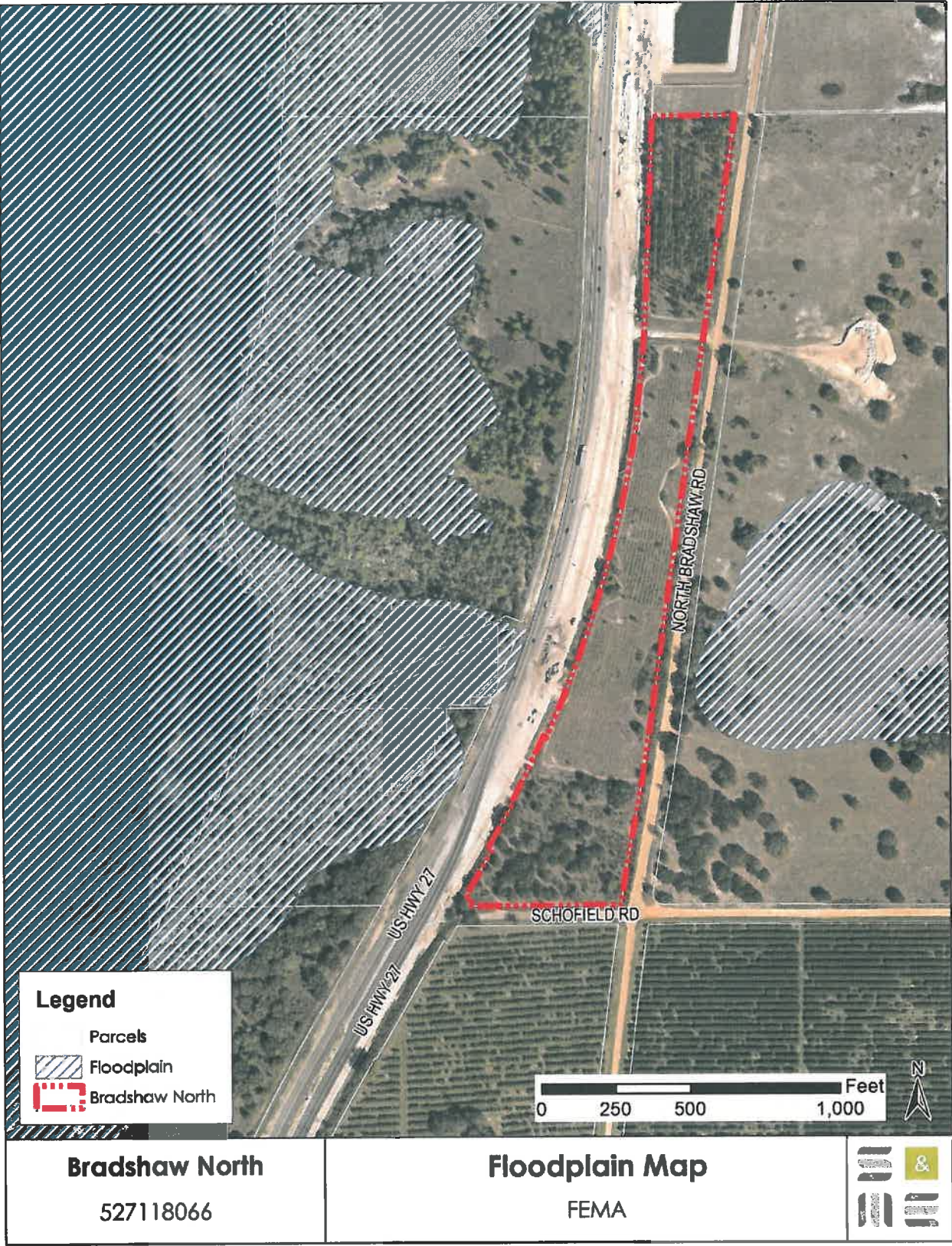


Figure 7. Wetlands Map

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

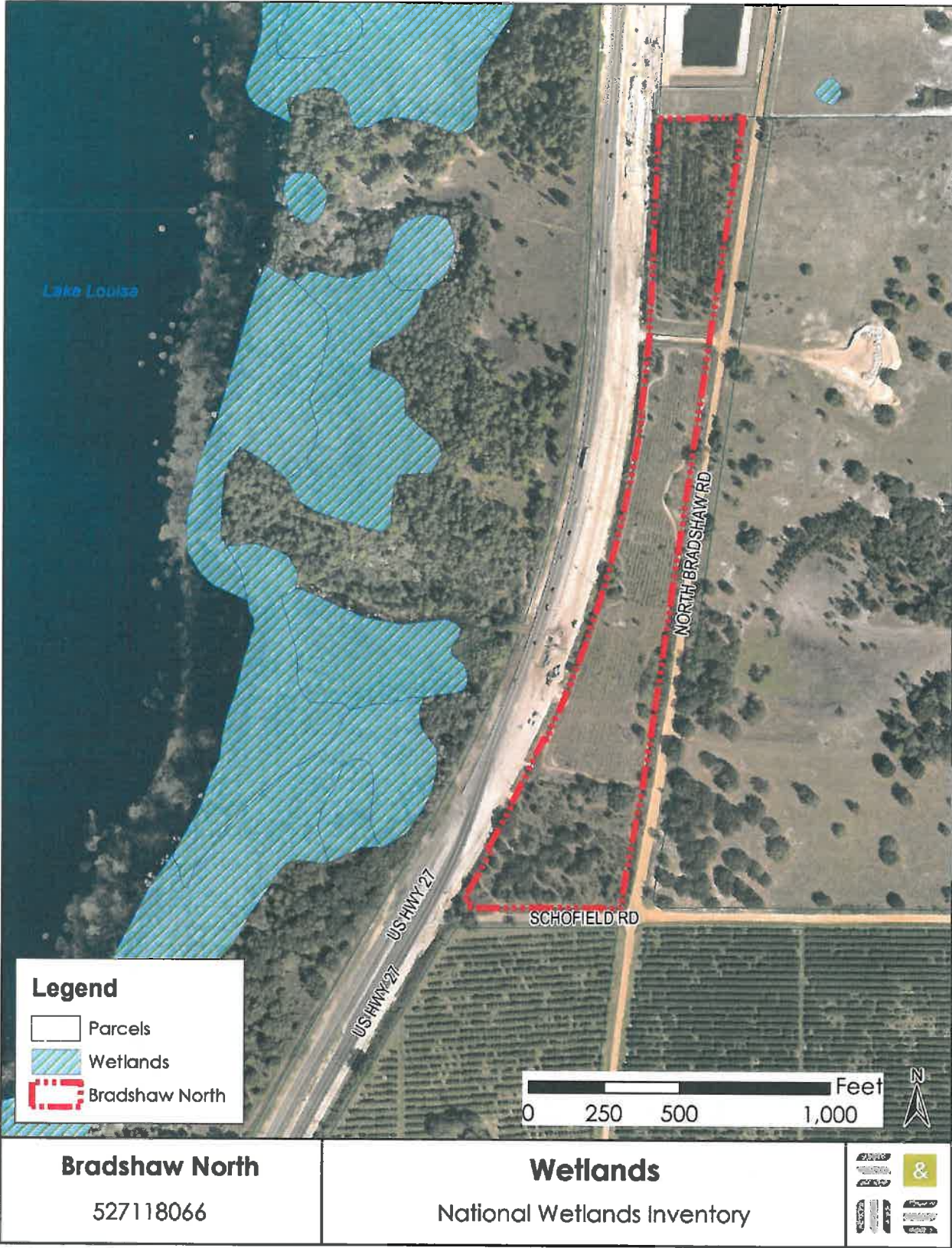


Figure 8. Water Bodies Map

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.

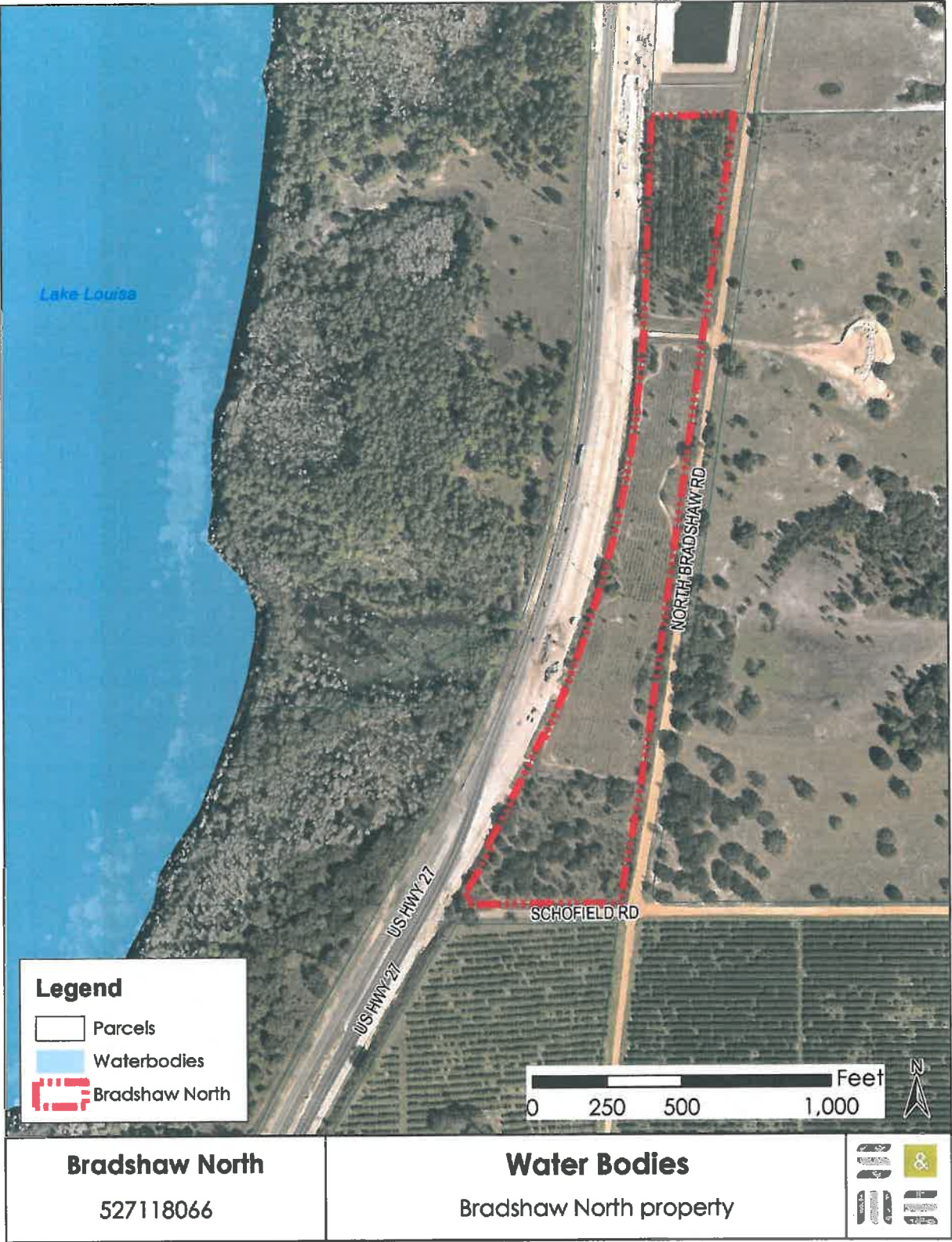
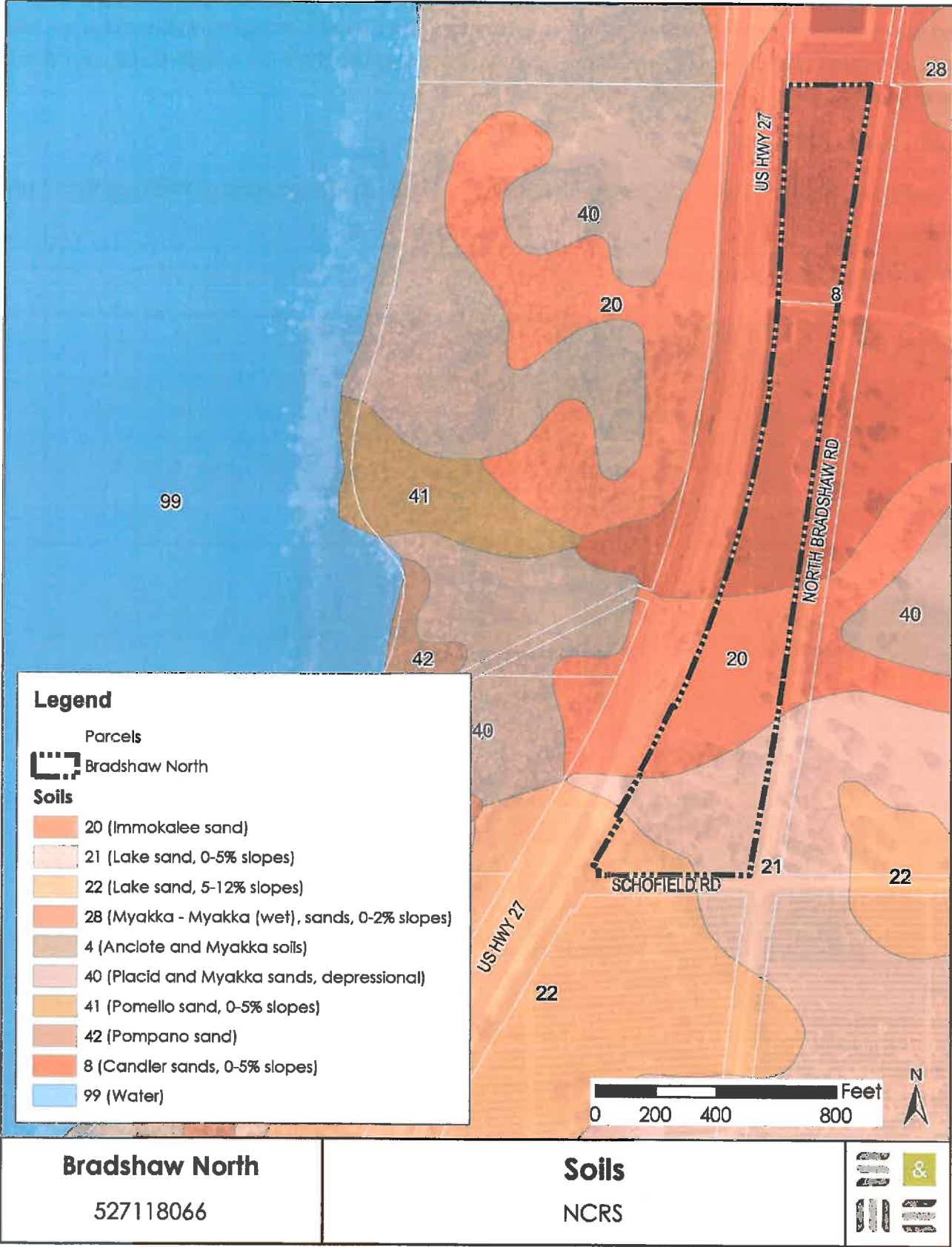


Figure 9. Soils Map



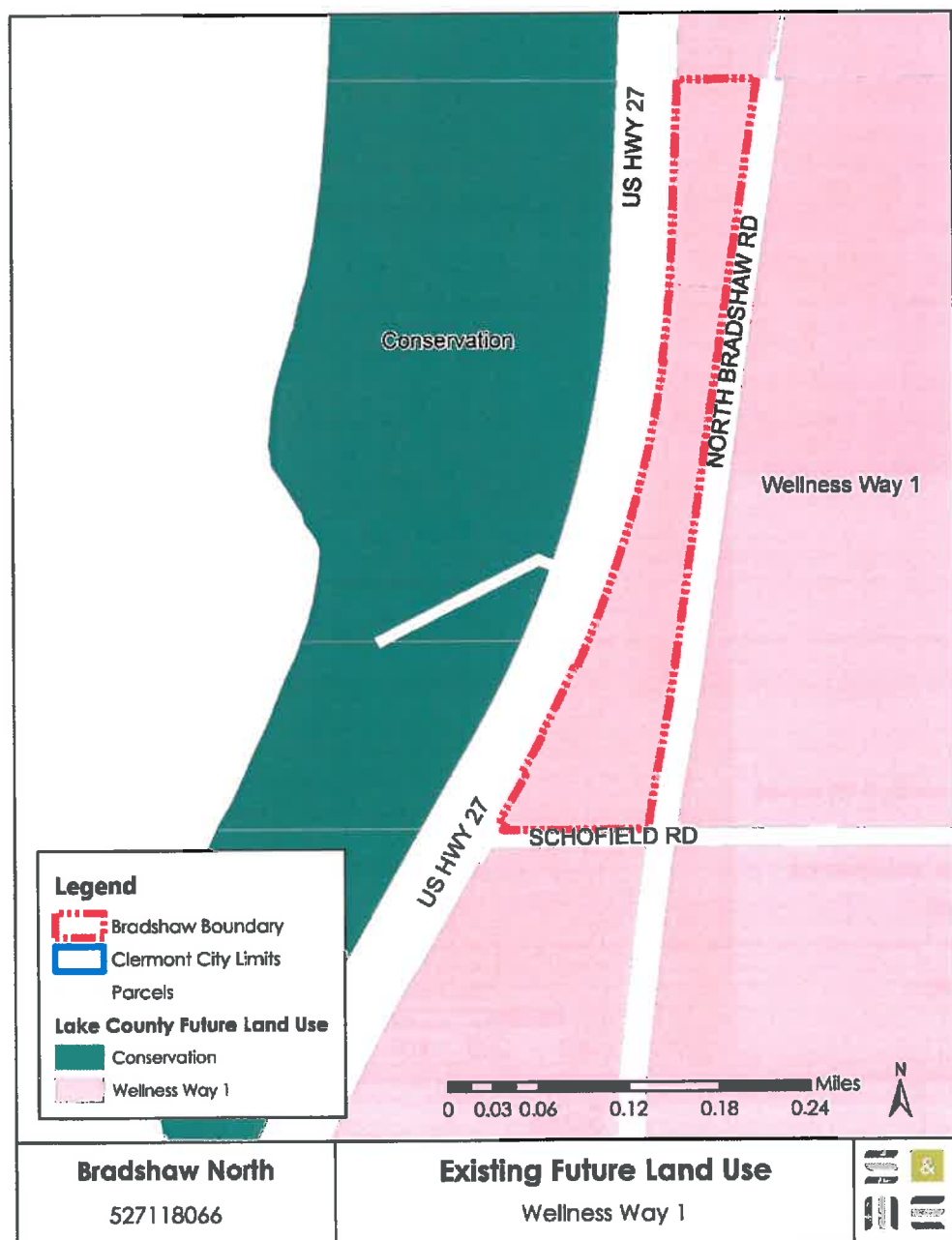
ANNEXATION REQUEST

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.

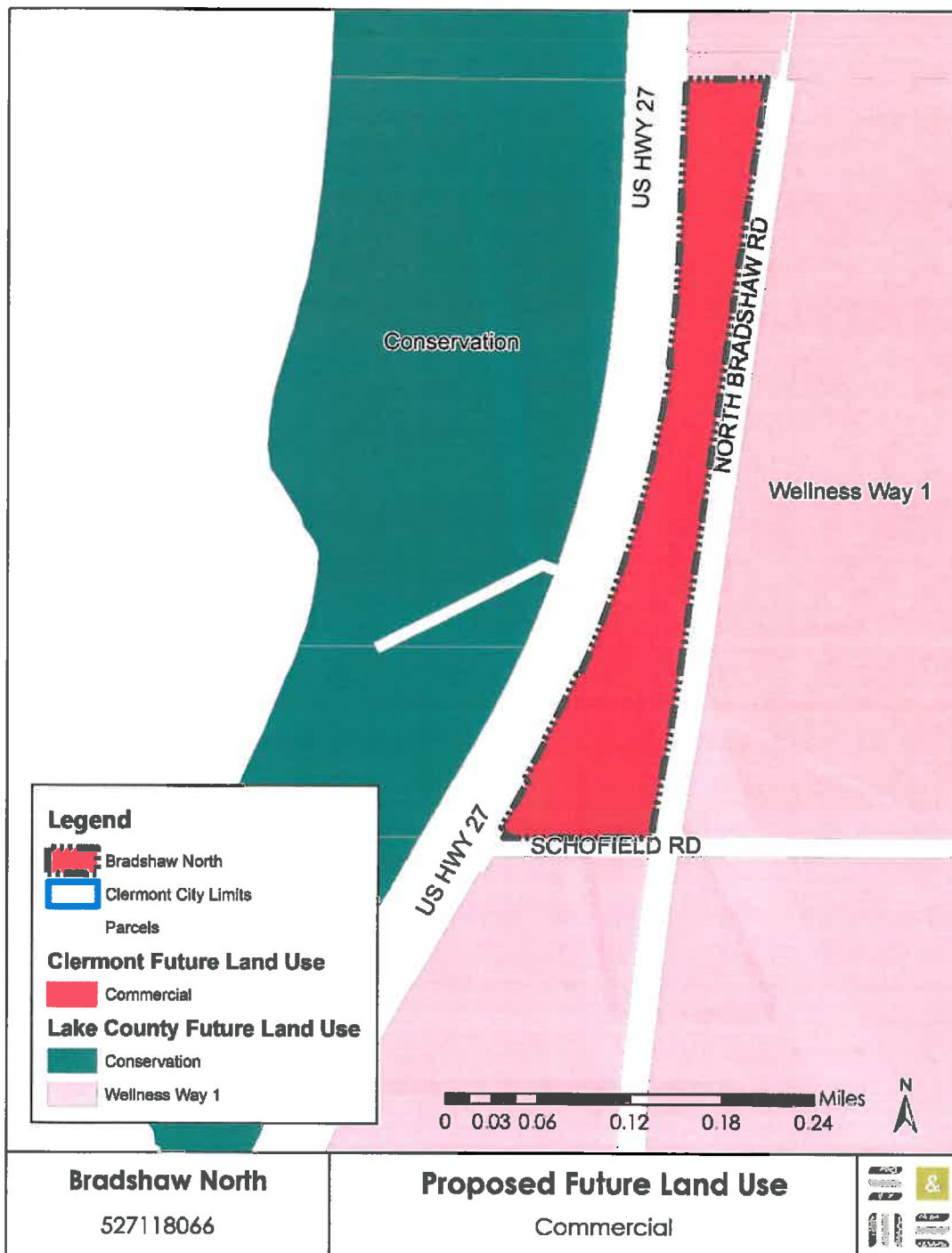
Figure 10. Existing Future Land Use Map



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.

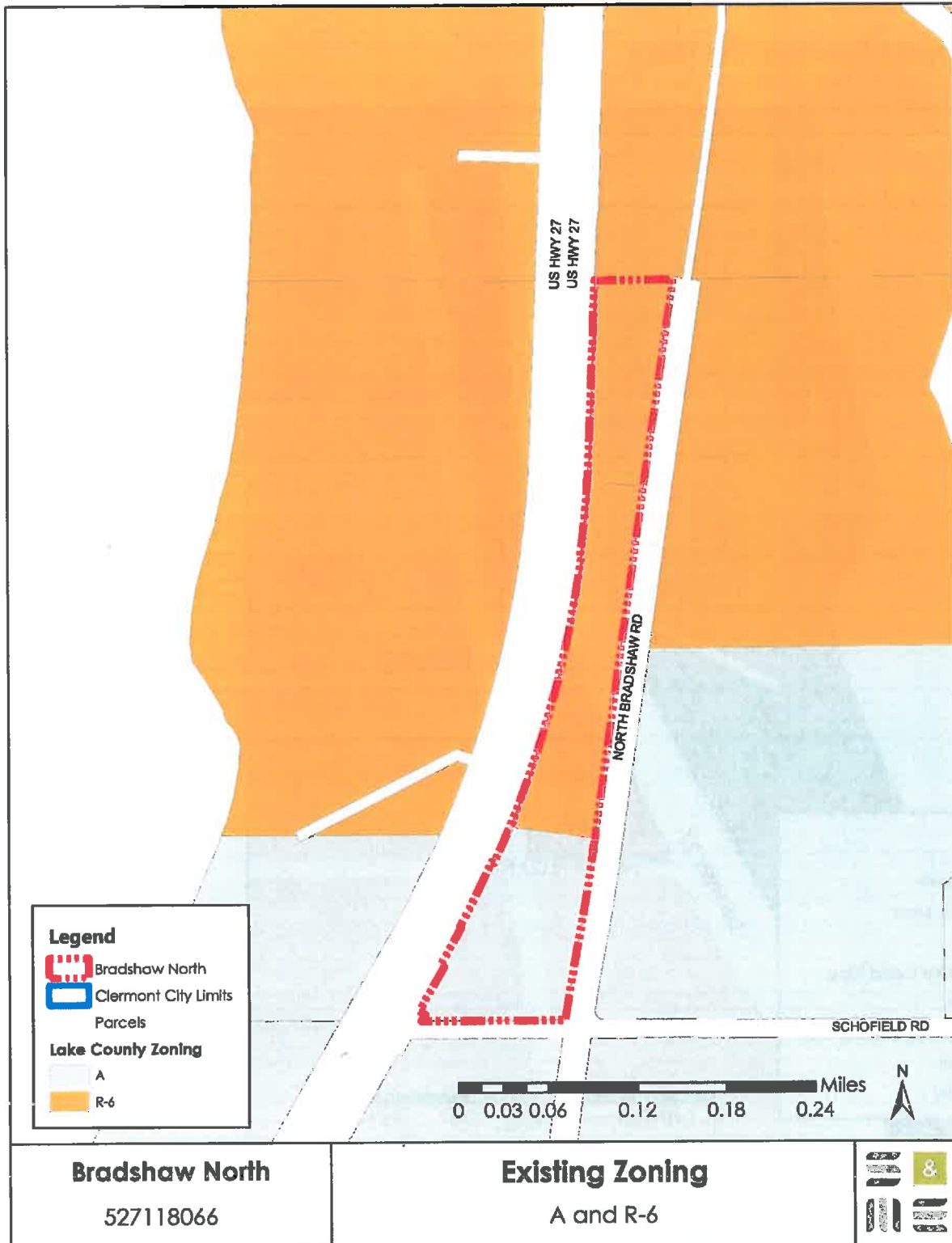
Figure 11. Proposed Future Land Use Map



ZONING

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

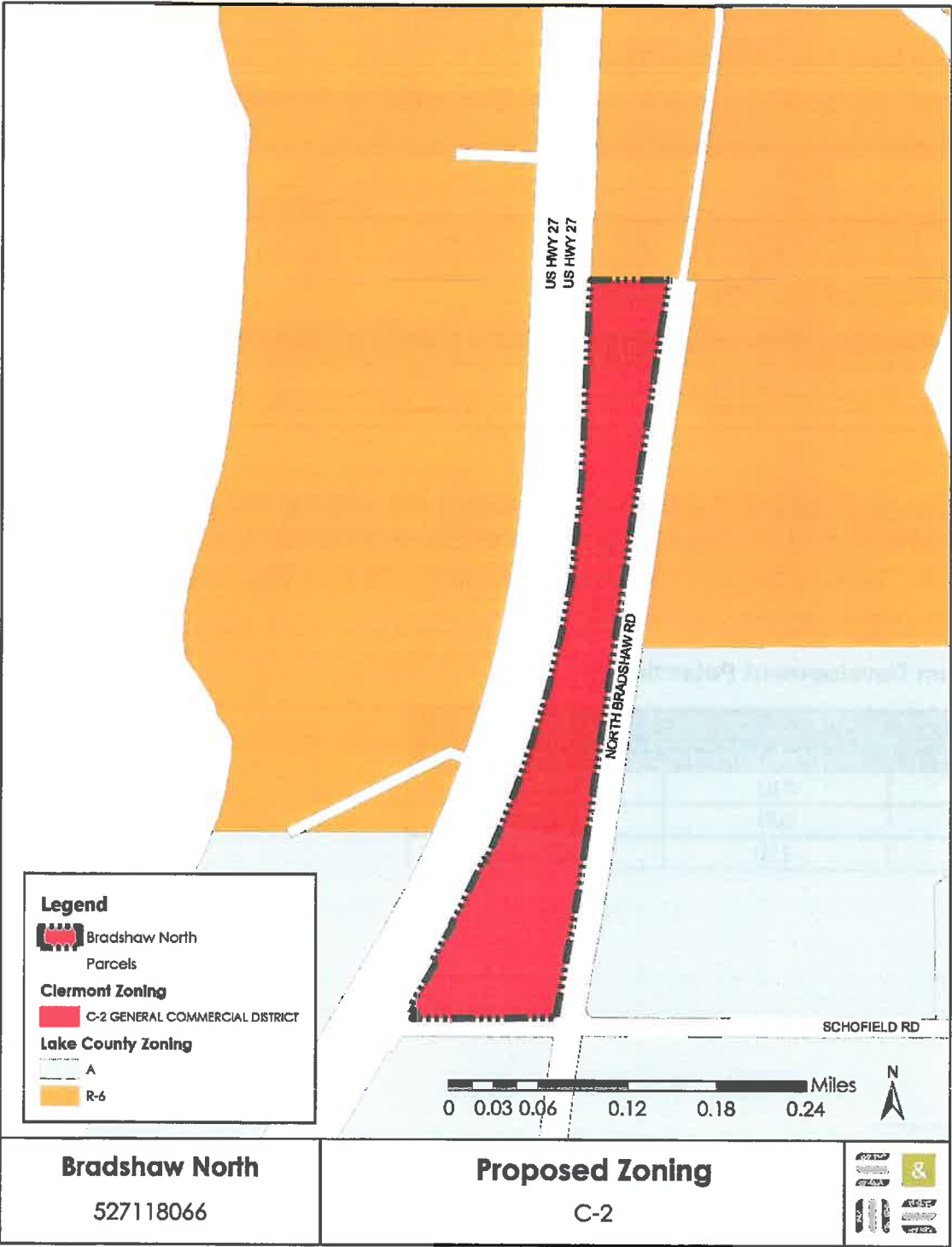
Figure 12. Existing Zoning Map



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

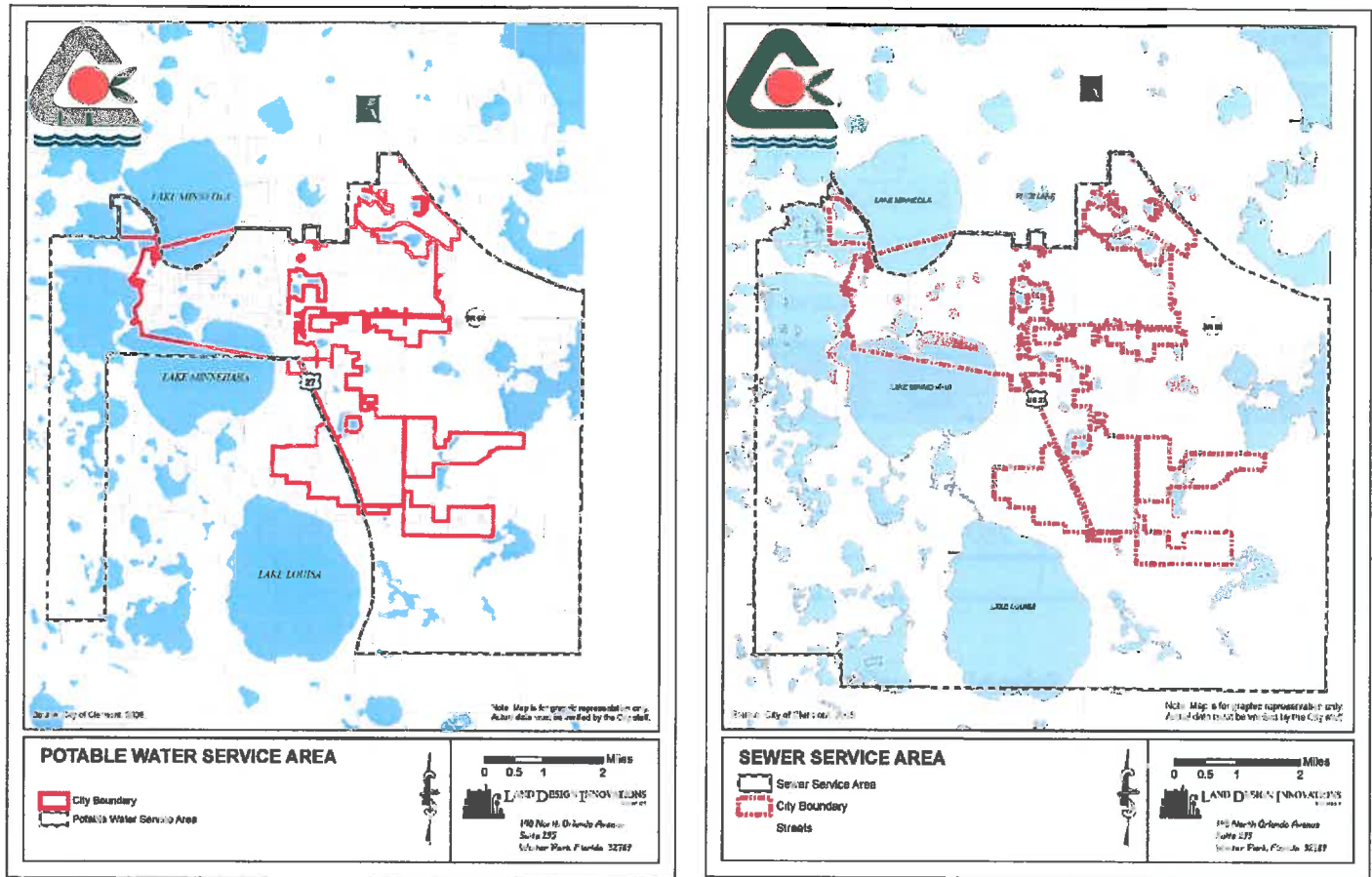
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	410	1,018,436	208,573	3,361	211,934
	Sewer	70	0.0033	410	1,018,436	78,919	3,361	82,280
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.

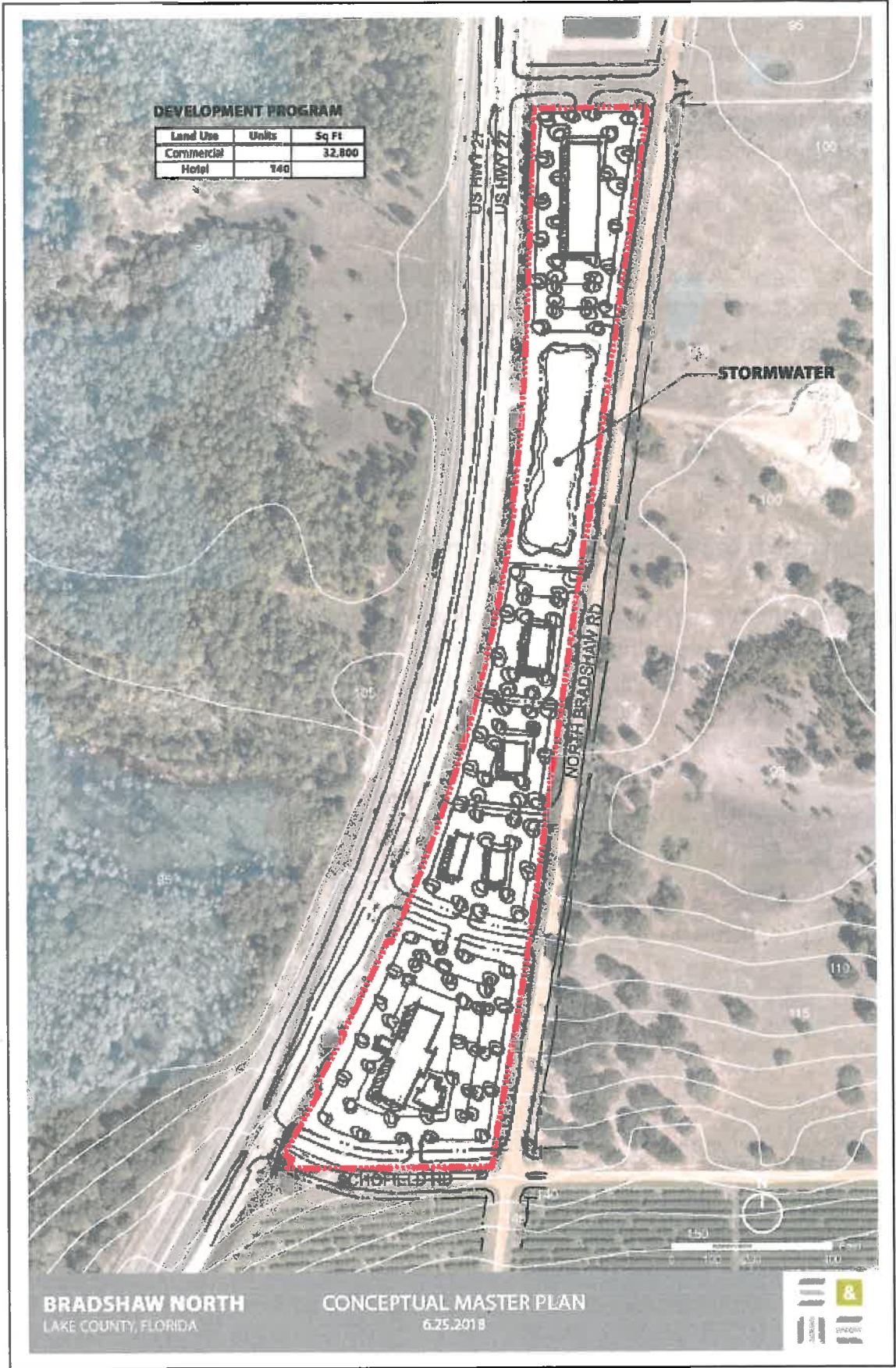
CONCLUSION

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



John E. Kruse

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, September 26, 2019 4:23 PM
To: John E. Kruse; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Clermont 19-6ESR Proposed

To: John E. Kruse, AICP, Planning Manager

Re: Clermont 19-6ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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

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

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





Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

KEVIN J. THIBAUT, P.E.
SECRETARY

September 19, 2019

John E. Kruse, AICP
Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW
LOCAL GOVERNMENT: CITY OF CLERMONT
DEO #: 19-06ESR

Dear Mr. Kruse,

The Department of Transportation has completed its review of the above Proposed Comprehensive Plan Amendment, as requested in your transmittal letter dated August 30, 2019.

We appreciate the opportunity to participate in this review process. The proposed amendment is not anticipated to result in significant adverse impacts to the State Highway System and/or the Strategic Intermodal System. The Department does not have any technical assistance comments regarding the proposed amendment.

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

Sincerely,

Tina Williamson, AICP
Growth Management Coordinator

C: Tim McClendon, Lake County
Fred Milch, ECFRPC
Kellie Smith, FDOT

Jennifer Carver, FDOT
D. Ray Eubanks, FDEO
Sherry Spiers, FDEO

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-06ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/19/2019

GENERAL BACKGROUND INFORMATION

City of Clermont has submitted the proposed 19-06 Large Scale comprehensive plan amendment package pertaining to a 16.7± subject property, generally located northeast of the intersection of U.S. Highway 27 and Schofield Road. The proposed amendment would change the future land use (FLU) of the subject property from Lake County Wellness Way 1 to City of Clermont Commercial. An associated rezoning request to C-2 General Commercial and annexation has been submitted.

The pertinent adopted and proposed FLUM designations and descriptions for the future land use amendment are:

• LAKE COUNTY – WELLNESS WAY 1

Wellness Way 1 allows the permitted and conditional land uses listed below with a jobs-to-housing ratio of 1.75 to 1.

- o Agriculture, Agri-business, and Siviculture
- o Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, day care, and similar uses
- o Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses
- o Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses
- o Public/Institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses
- o Residential: Multi-family, single family, and similar uses
- o Target industries
- o Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses
- o Mining and Natural resource-based operations (requires Conditional Use Permit)

Maximum allowed density and/or intensity: 3 to 20 dwelling units per acre, 0.25 to 2.0 FAR

• CITY OF CLERMONT – COMMERCIAL

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

Maximum allowed density and/or intensity: 12 dwelling units per acre, 0.25 FAR

FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR Engineering, Inc.
Fax:	386-943-5713		407-420-4137
E-mail:	Tina.Williamson@dot.state.fl.us		407-420-4242
File:	Chelsea.Williams@hdrinc.com		
	h:\deland\development\plemo\planning\growth management\cpa\cpa project files\clermont_lake\review\2019\19-06esr\proposed\city of clermont_proposed_19-06esr_fdot_9-18-2019-cpa review.docx		

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-06ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/19/2019

MAP AMENDMENT

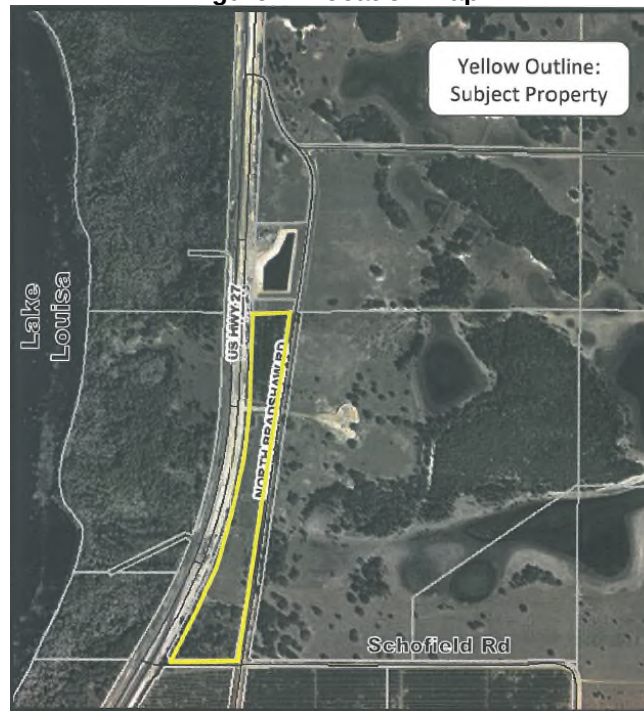
Elements: Future Land Use Map
Rule Reference: Chapter 163, Florida Statutes

Background:

City of Clermont has submitted the proposed 19-06 Large Scale comprehensive plan amendment package pertaining to a 16.7± subject property, generally located northeast of the intersection of U.S. Highway 27 and Schofield Road. The proposed amendment would change the future land use (FLU) of the subject property from Lake County Wellness Way 1 to City of Clermont Commercial. An associated rezoning request to C-2 General Commercial and annexation has been submitted.

The subject area is depicted in Figure 1.

Figure 1: Location Map



FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR Engineering, Inc.
Fax:	386-943-5713		407-420-4137
E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	h:\deland\development\plemo\planning\growth management\cpa\cpa project files\clermont_lake\review\2019\19-06esr\proposed\city of clermont_proposed_19-06esr_fdot_9-18-2019-cpa review.docx		

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-06ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/19/2019

The City of Clermont Commercial FLU determines maximum density based on gross acres. Based on information provided in the transmittal package, there are 16.7± gross acres estimated on the subject property. The Lake County Wellness Way 1 FLU designation determines maximum density based on net buildable area, which excludes wetlands and water bodies. Based on information provided in the transmittal package, there are 11.69± net buildable areas estimated on the subject property.

The proposed development program is for a 140-room hotel with up to 32,800 square feet of commercial uses. This development program is not included in the proposed FLUM Ordinance.

Table 1 below shows the trip generation potential for the currently adopted and proposed land use densities and intensities, and the change in trips as a result of the proposed FLU amendment. The current Lake County FLU of Wellness Way 1 encourages a mixture of land uses; therefore, the maximum non-residential use is divided evenly between four uses, and the maximum dwelling units is divided evenly between single family and multi-family.

Table 1: Trip Generation Potential of the Subject Property

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Shopping Center	820	254.6	k.s.f.	11,350	1,085
Adopted	General Office Building	710	254.6	k.s.f.	2,627	293
Adopted	General Light Industrial	110	254.6	k.s.f.	1,263	160
Adopted	Public/Institutional	520	254.6	k.s.f.	4,970	349
Adopted	Single Family	210	205	d.u.	1,935	203
Adopted	Multi-Family	220	205	d.u.	1,501	115
Proposed	Non-Residential	820	181.9	k.s.f.	9,030	846
Proposed	Residential	220	200	d.u.	1,646	112
Change in Trips					-12,970	-1,247

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; k.s.f. = 1,000 square feet

FDOT Contact: Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO Telephone: 386-943-5150 Fax: 386-943-5713 E-mail: Tina.Williamson@dot.state.fl.us File: h:\deland\development\plemo\planning\growth management\cpa\cpa project files\clermont_lake\review\2019\19-06esr\proposed\city of clermont_proposed_19-06esr_fdot_9-18-2019-cpa review.docx	Reviewed by: Chelsea Williams, EI HDR Engineering, Inc. 407-420-4137 407-420-4242 Chelsea.Williams@hdrinc.com
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-06ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/19/2019

Table 2 below shows the trip generation potential of the currently adopted land use densities and/or intensities, the proposed development plan of the 140-room hotel and 32,800 square feet of commercial use, and the change in trips as a result of the proposed FLU amendment.

Table 2: Trip Generation Potential of the Subject Property

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Shopping Center	820	254.6	k.s.f.	11,350	1,085
Adopted	General Office Building	710	254.6	k.s.f.	2,627	293
Adopted	General Light Industrial	110	254.6	k.s.f.	1,263	160
Adopted	Public/Institutional	520	254.6	k.s.f.	4,970	349
Adopted	Single Family	210	205	d.u.	1,935	203
Adopted	Multi-Family	220	205	d.u.	1,501	115
Proposed	Hotel	310	140	rooms	1,170	84
Proposed	Shopping Center	820	32.8	k.s.f.	2,817	238
Change in Trips					-19,659	-1,883

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; k.s.f. = 1,000 square feet

It is to be noted the trip generation analysis does not account for internal capture or pass-by trips. The analysis shows that the proposed amendment decreases the trip generation potential of the subject property by 12,970 daily trips and 1,247 P.M. peak hour trips using the maximum intensities and densities. The analysis shows that the proposed development of the hotel and commercial use decreases the trip generation potential of the subject property by 19,659 daily trips and 1,883 P.M. peak hour trips. It is also to be noted that the transmittal package identifies that Policy 1-8.2.1.1 of the Lake County Comprehensive Plan lists a maximum residential capacity of 1.85 dwelling units per net buildable acre and a FAR of 0.25, applicable to applicants with a Planned Unit Development and areas within the Wellness Way Sector Plan. These density and intensity limits were used to calculate the adopted FLU trip generation.

FDOT Contact: Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO Telephone: 386-943-5150 Fax: 386-943-5713 E-mail: Tina.Williamson@dot.state.fl.us File: h:\deland\development\plemo\planning\growth management\cpa\cpa project files\clermont_lake\review\2019\19-06esr\proposed\city of clermont_proposed_19-06esr_fdot_9-18-2019-cpa review.docx	Reviewed by: Chelsea Williams, EI HDR Engineering, Inc. 407-420-4137 407-420-4242 Chelsea.Williams@hdrinc.com
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-06ESR
Date Amendment Received FDOT: 9/05/19
Review Comments Deadline: 10/05/19
Today's Date: 9/19/2019

The state roadway segments within three miles of the site that could be impacted by the amendment are shown in the Table 3 with year 2019, 2029, and 2040 projected volumes.

Table 3: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2019			2029			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 25/ U.S. 27	Frank Jarrell Rd to Schofield Rd	Y	C	60,400	25,500	Y	60,400	27,900	Y	60,400	60,400	Y
	Schofield Rd to Lake Louisa Rd	Y	D	98,300	25,500	Y	98,300	27,900	Y	98,300	98,300	Y
	Lake Louisa Rd to Hartwood Marsh Rd	Y	D	59,900	24,600	Y	62,900	29,100	Y	62,900	36,700	Y
	Hartwood Marsh Rd to Johns Lake Rd/Roper Blvd	Y	D	59,900	36,000	Y	62,900	40,800	Y	62,900	48,000	Y

Source: FDOT District Five 2016 LOS_ALL Report Update

Technical Assistance:

There are no segments located within three miles of the proposed amendment site currently exceeding LOS standards or projected to exceed LOS standards in the Year 2029 scenario or 2040 scenario. The proposed land use amendment results in a decrease in the trip generation potential of the subject site. Therefore, no significant adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS) are anticipated based on the proposed amendment. Based on this, the Department does not have technical assistance comments regarding the proposed amendment.

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

FDOT Contact: Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO Telephone: 386-943-5150 Fax: 386-943-5713 E-mail: Tina.Williamson@dot.state.fl.us File: h:\deland\development\plemo\planning\growth management\cpa\cpa project files\clermont_lake\review\2019\19-06esr\proposed\city of clermont_proposed_19-06esr_fdot_9-18-2019-cpa review.docx	Reviewed by: Chelsea Williams, EI HDR Engineering, Inc. 407-420-4137 407-420-4242 Chelsea.Williams@hdrinc.com
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John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, September 23, 2019 2:39 PM
To: John E. Kruse
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 19-6ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 19-6ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

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

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/epermitting

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

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, September 23, 2019 2:40 PM
To: John E. Kruse
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 19-7ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 19-7ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

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

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/epermitting

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

Notices

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- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

October 4, 2019

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

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 19-06ESR) received on September 4, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

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

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

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

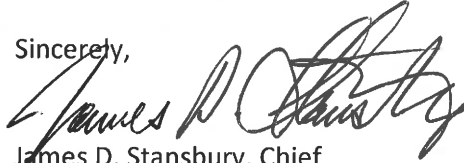
The Honorable Gail Ash, Mayor

October 4, 2019

Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with the first name "James" being the most prominent.

James D. Stansbury, Chief

Bureau of Community Planning and Growth

JDS/de

Enclosure(s): Procedures for Adoption

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

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

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

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**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:

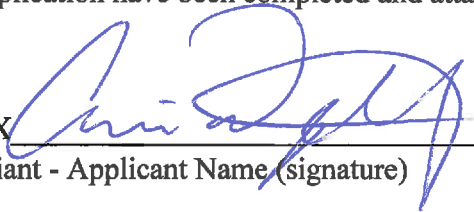
Before me, the undersigned authority personally appeared

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)

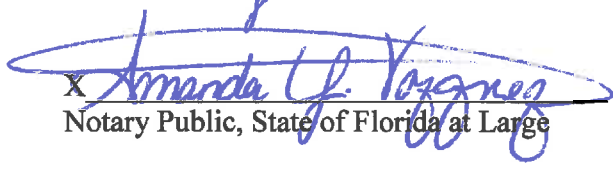
X 
Affiant - Applicant Name (signature)

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: _____



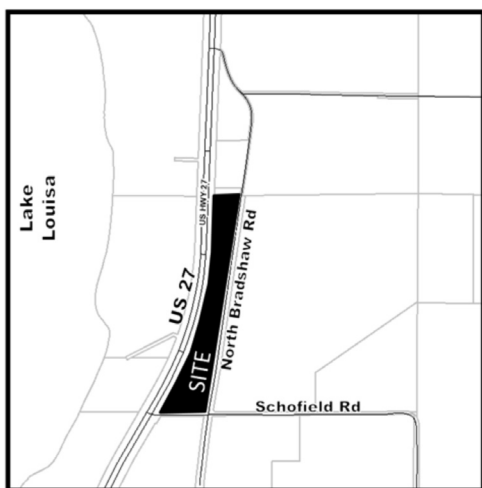
GENNIVES BROWN
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

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, December 10, 2019

Agenda Item Name

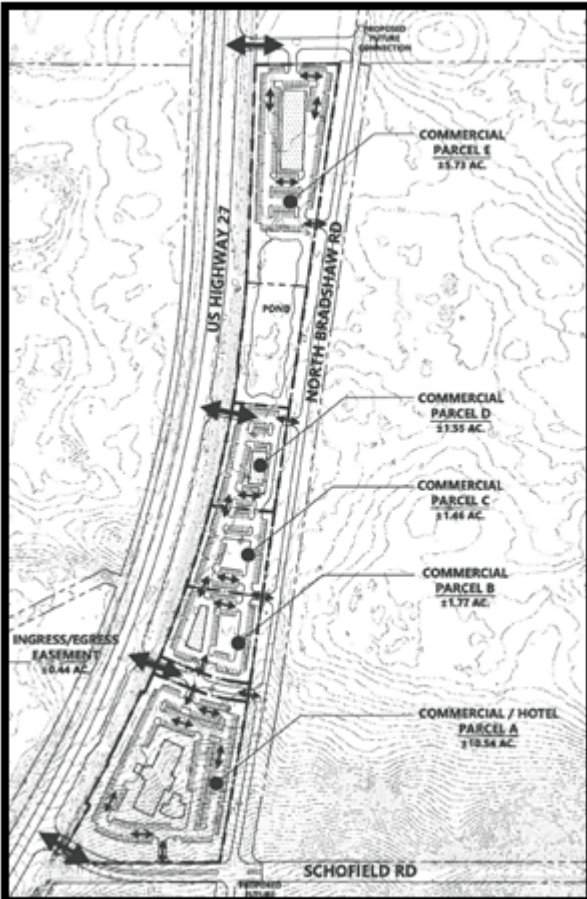
Ordinance No. 2019-33 *Final*
Bradshaw North

Requested Action

Recommend approval of Ordinance 2019-33.

Staff Report

The owner, BLR-Shell Pond/Floribra-Shell Pond, has requested a rezoning to C-2 General Commercial. The subject site is 16.7 +/- acres in size and is located in the Wellness Way Area Plan. 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 Comprehensive Plan Amendment to the City's Commercial Future Land Use. 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 applicant desires to develop the property for commercial uses in the future, which may include a 140-room hotel with up to 32,800 square feet of commercial uses. A conceptual site plan has been submitted to show what could be placed on the property in respect to uses, intensities and densities. If approved, the zoning change would permit C-2 General Commercial uses on the site. Any conditional uses, such as buildings over 20,000 square feet, would require the applicant to come back before the Planning and Zoning Commission and City Council for approval. The applicant provided the conceptual site plan to demonstrate the long narrow parcel could accommodate projects with parking and stormwater systems. A more detailed site plan with specific uses would be submitted at the time the site is ready for development.

The C-2 General Commercial zoning is compatible to the proposed Commercial Future Land Use. The property fronts a major Federal Highway and these types of uses would be compatible in the area. Residential uses on the site would be highly unlikely due to the property's configuration and location on the highway.

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. Staff is able to support the request for the rezoning 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 rezoning to the City's C-2 General Commercial zoning designation. *The Planning and Zoning Commission recommended approval, 6-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-----------------------------------|--|
| 1. | 2019-33 Bradshaw North REZ | 2019-33 Bradshaw North REZ formatted.DOC |
| 2. | Bradshaw North Maps Updated | Bradshaw North Maps Final CC.pdf |
| 3. | location map | location map.pdf |
| 4. | transmittal doc | transmittal doc.pdf |
| 5. | App | App.pdf |
| 6. | REZ AD Bradshaw North Legal Proof | REZ AD Bradshaw North Legal Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-33

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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.

LOCATION

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

From: Urban Transition
To: C-2 General Commercial District

SECTION 2.

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

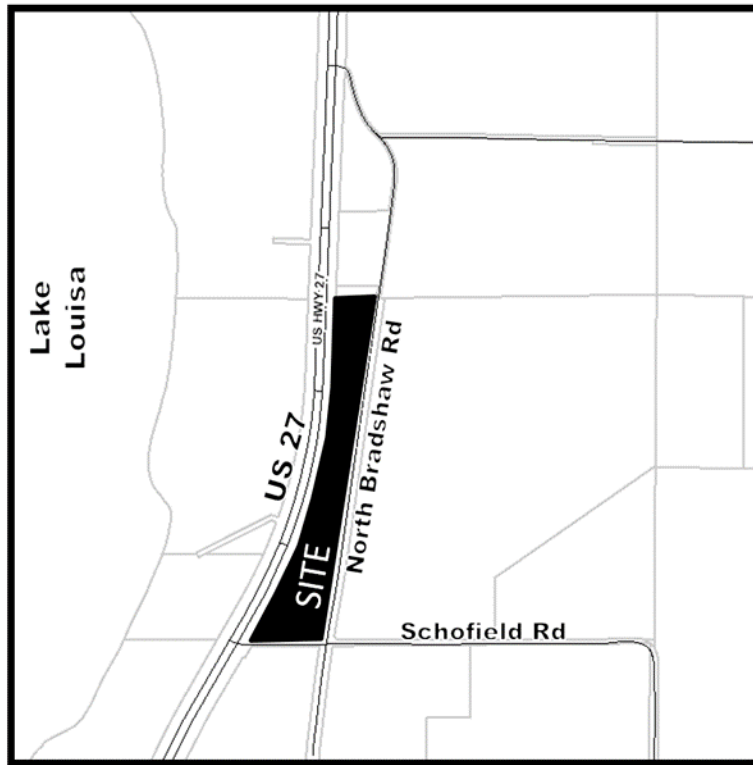
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-33

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

CITY OF CLERMONT

Gail L. Ash, Mayor

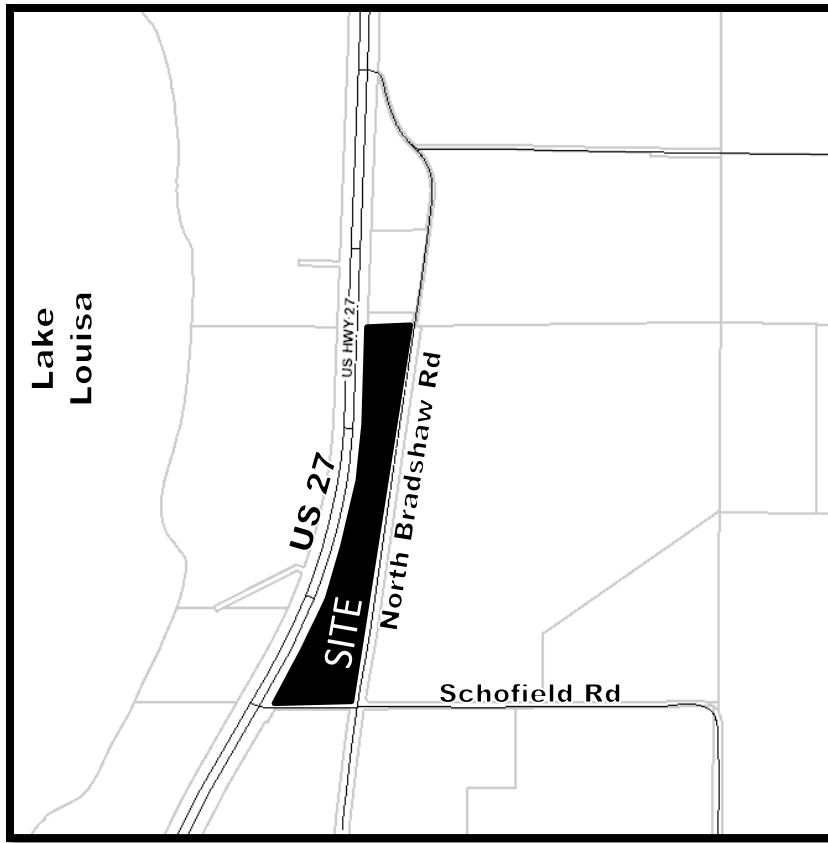
ATTEST:

Tracy Ackroyd Howe, City Clerk

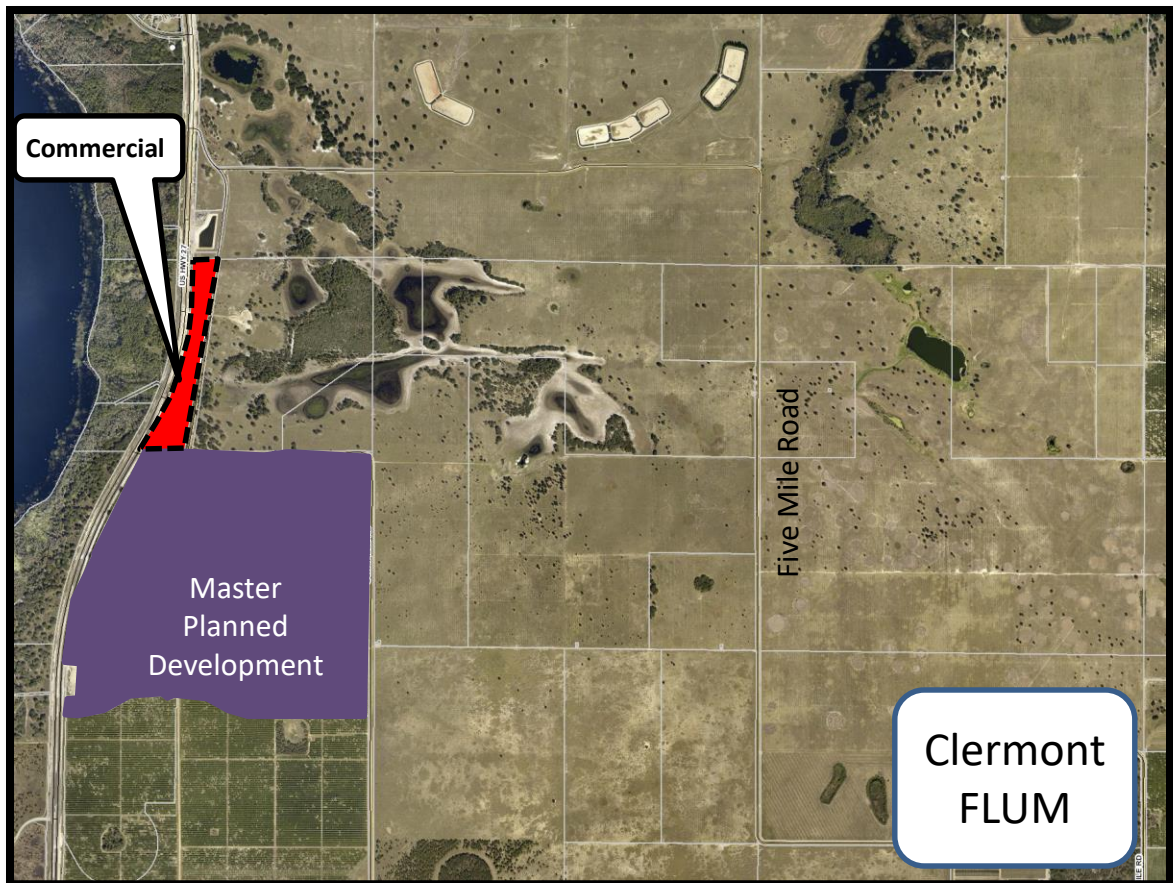
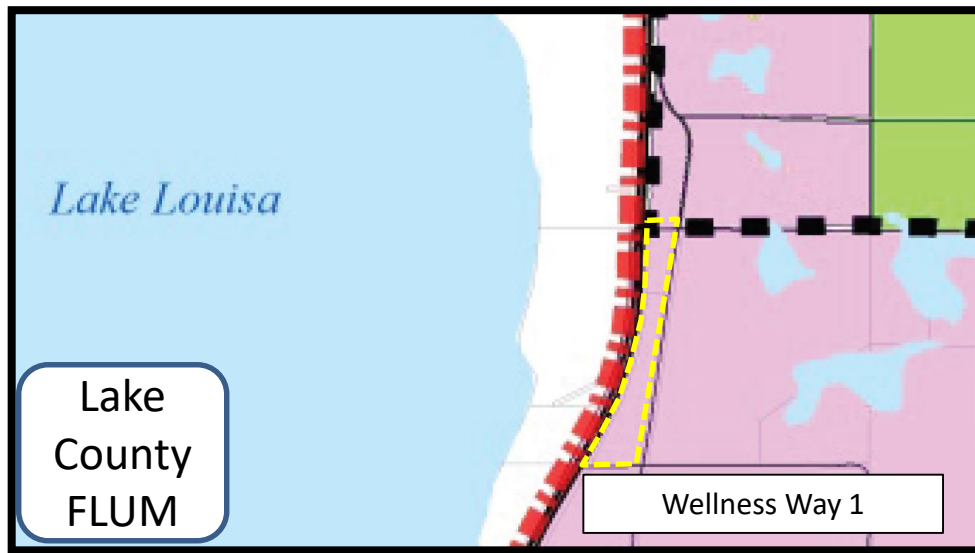
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

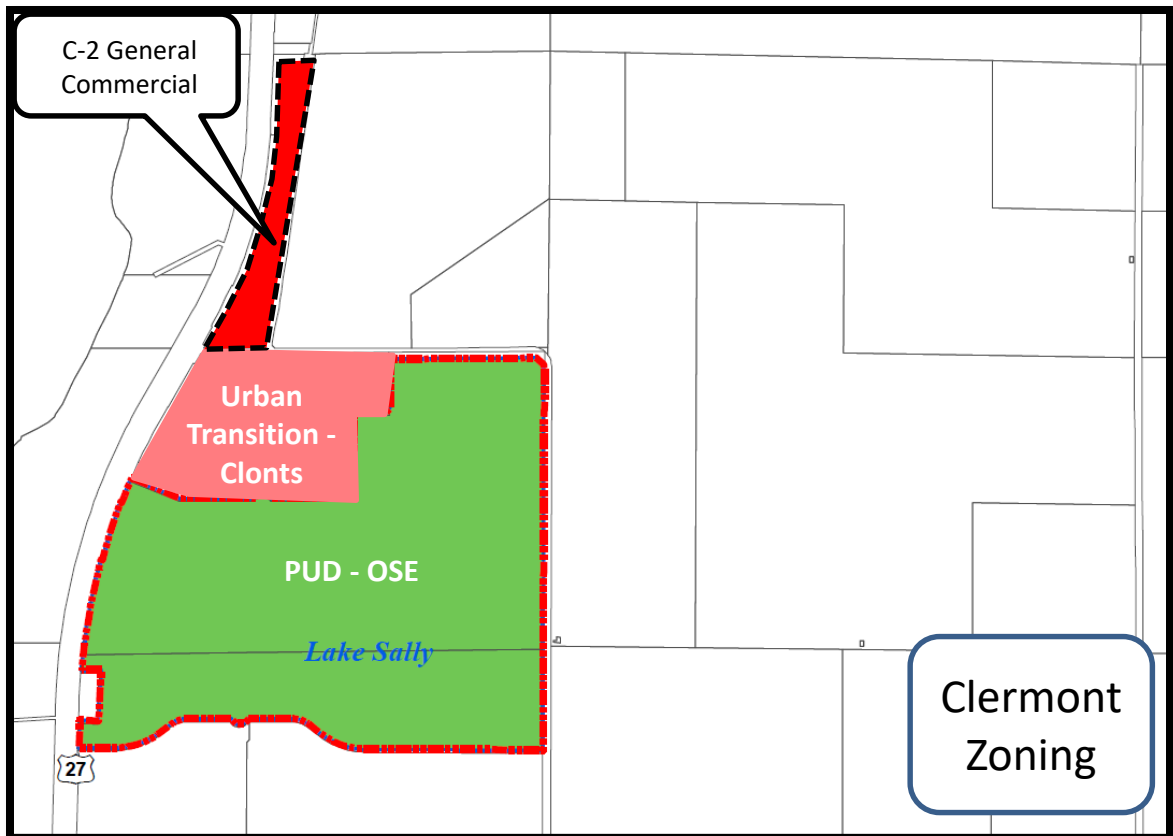
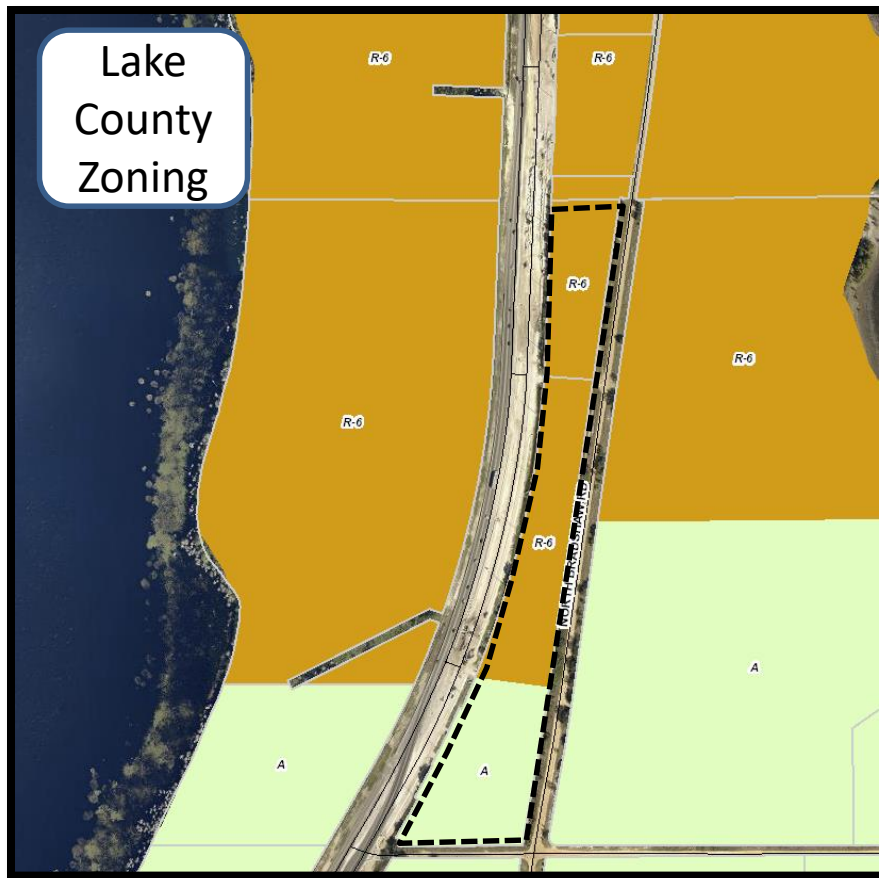
Exhibit - Location Map – Bradshaw North Property



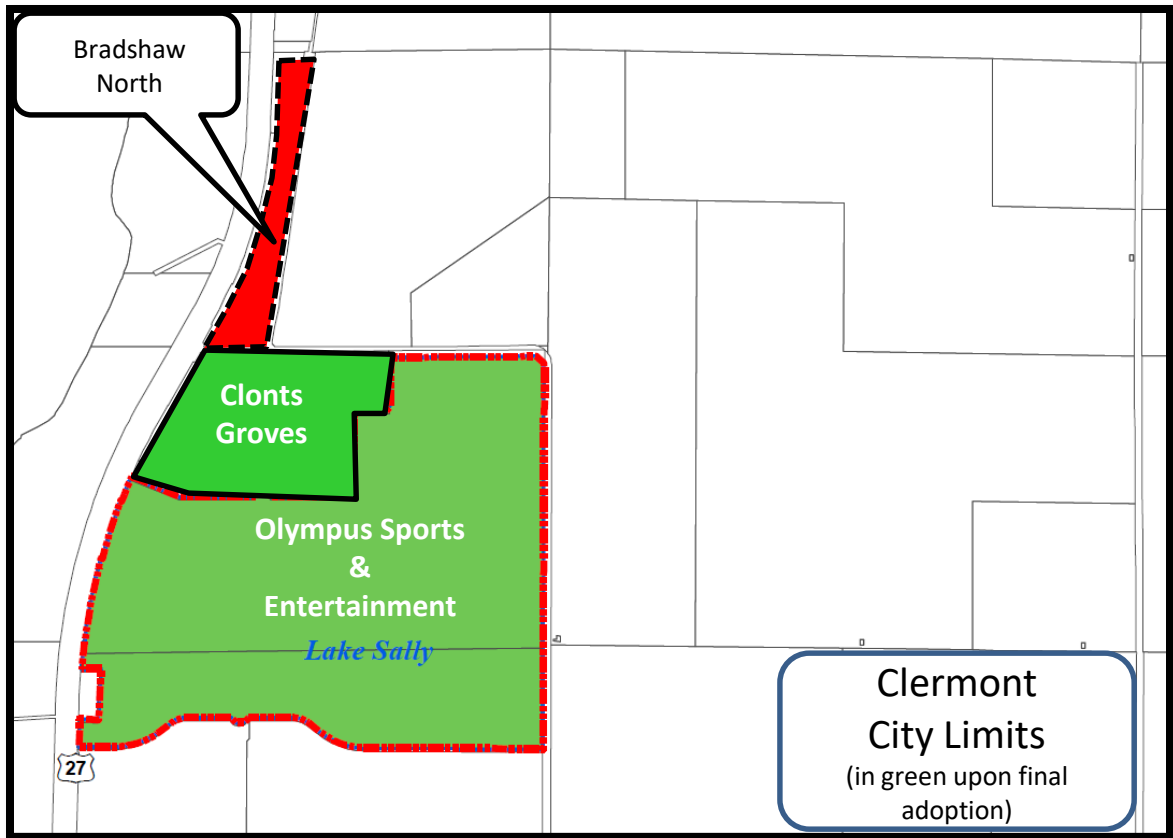
Future Land Use Map–Bradshaw North Property

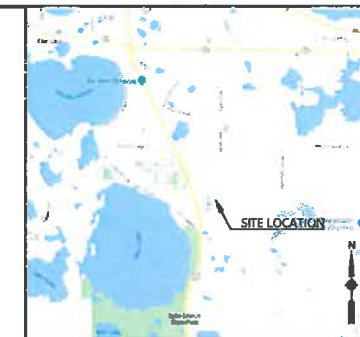
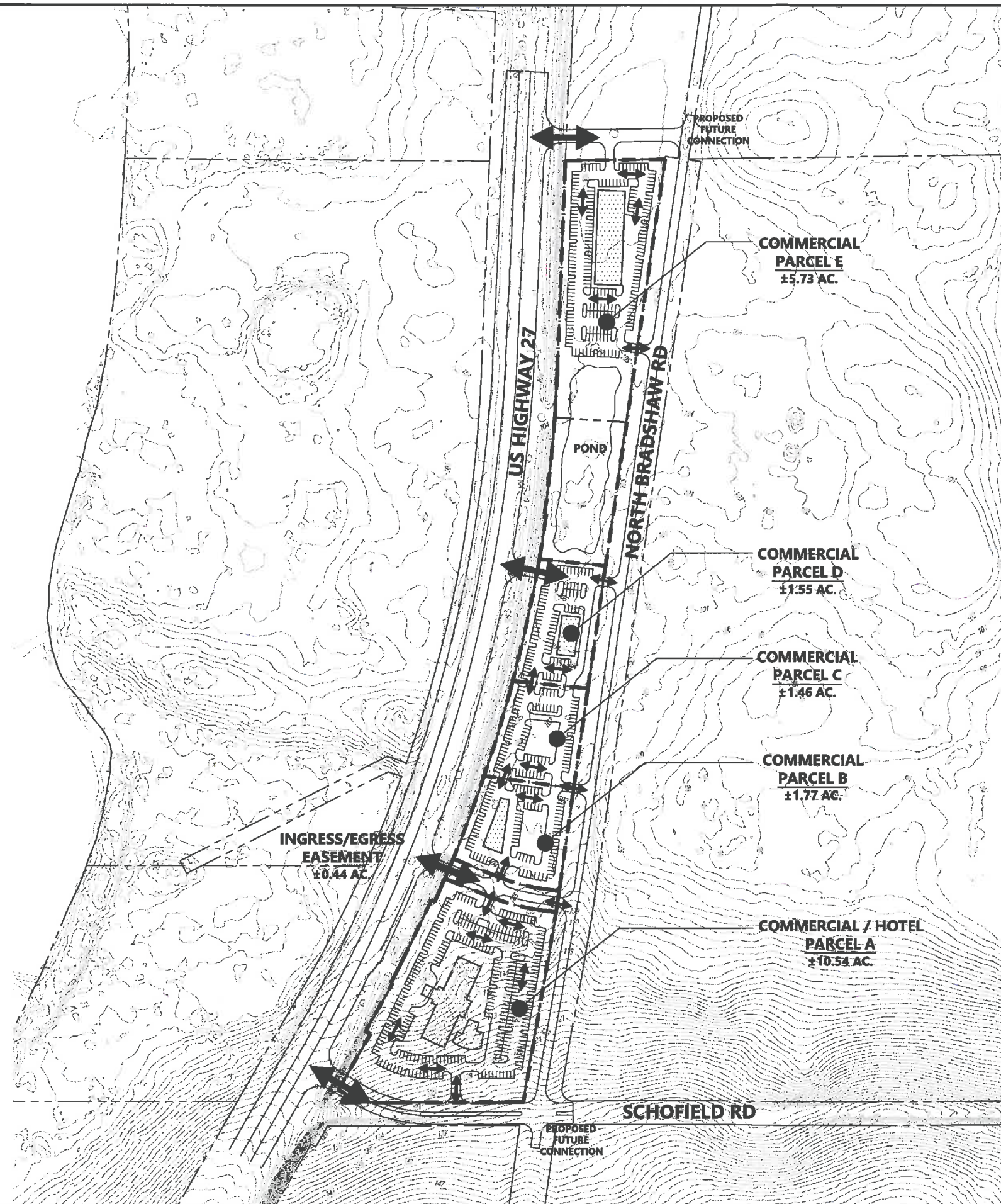


Zoning Map—Bradshaw North Property



City Limits Map – Wellness Way





**SITE DEVELOPMENT
PLAN**



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:

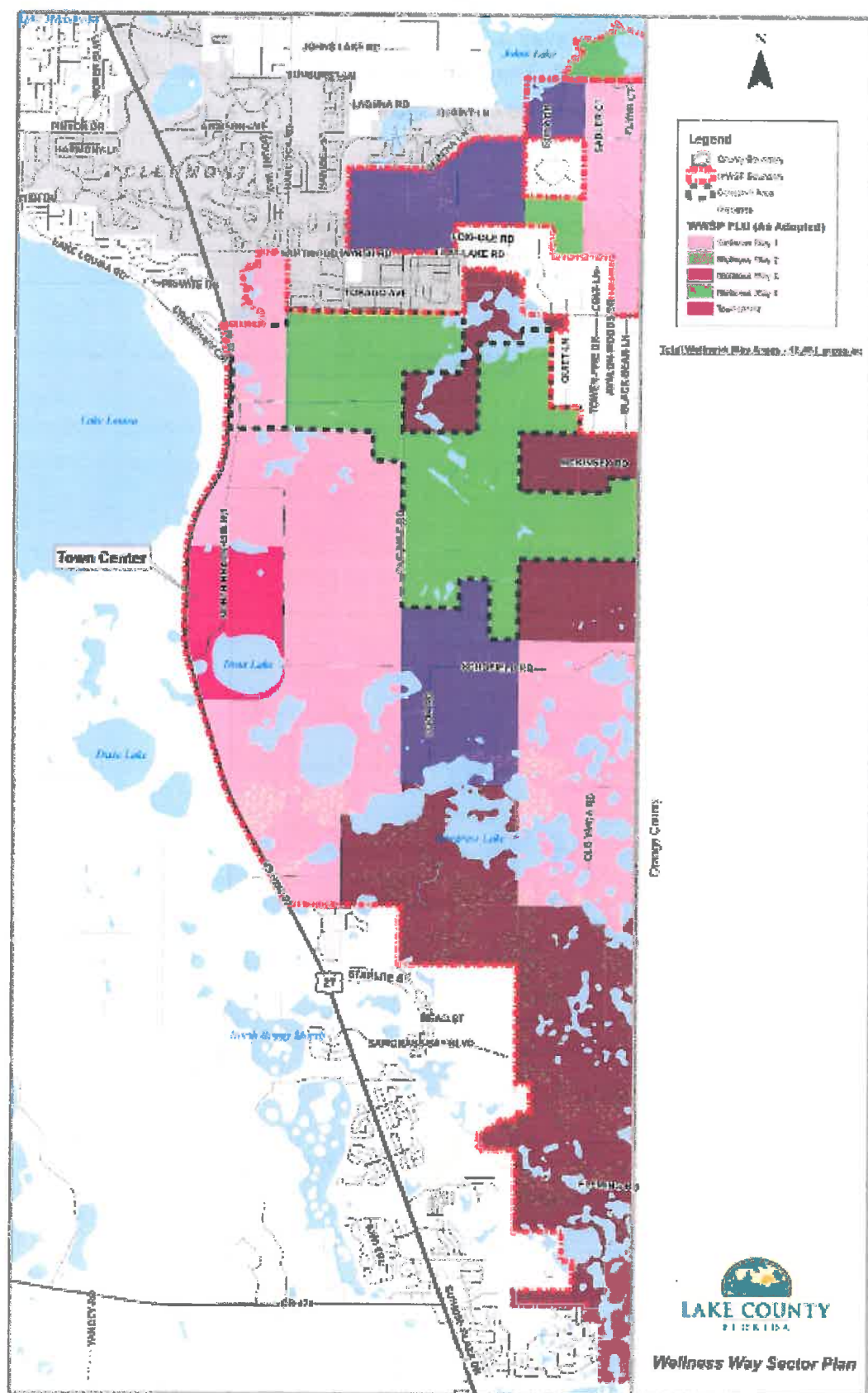
Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

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

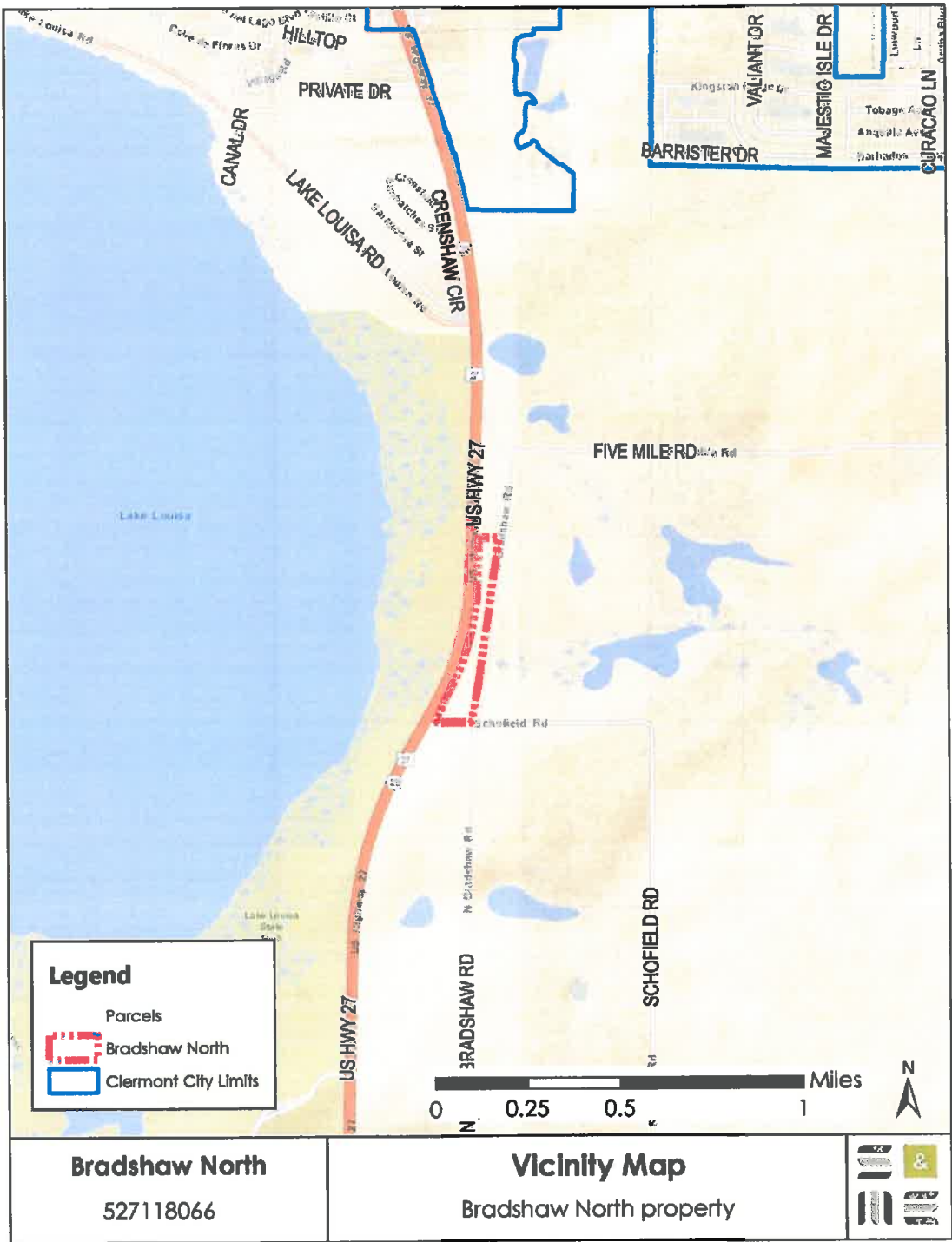


Figure 3. Aerial Location Map of Project Site



Figure 4. City of Clermont ISBA

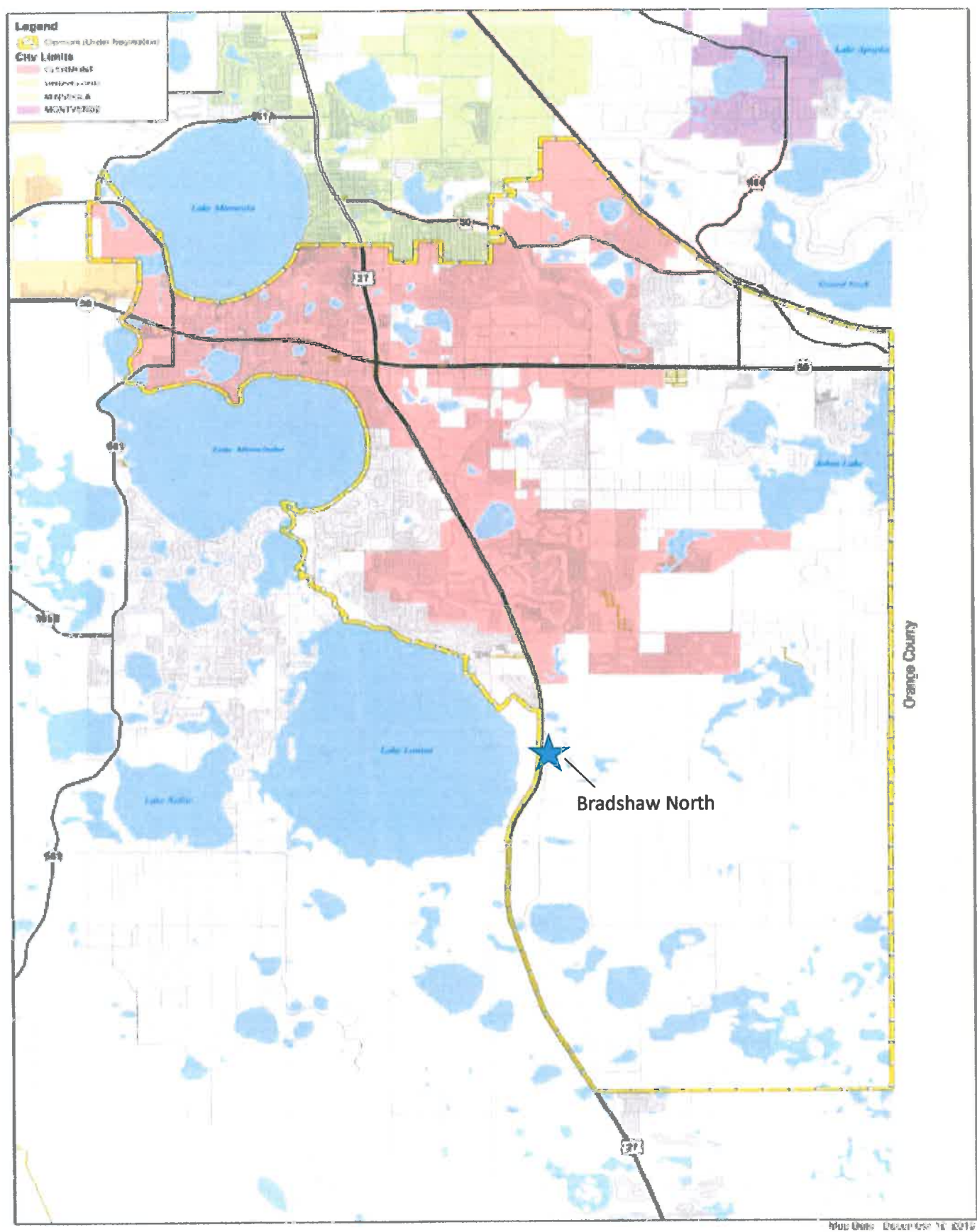


Figure 5. Topography Map

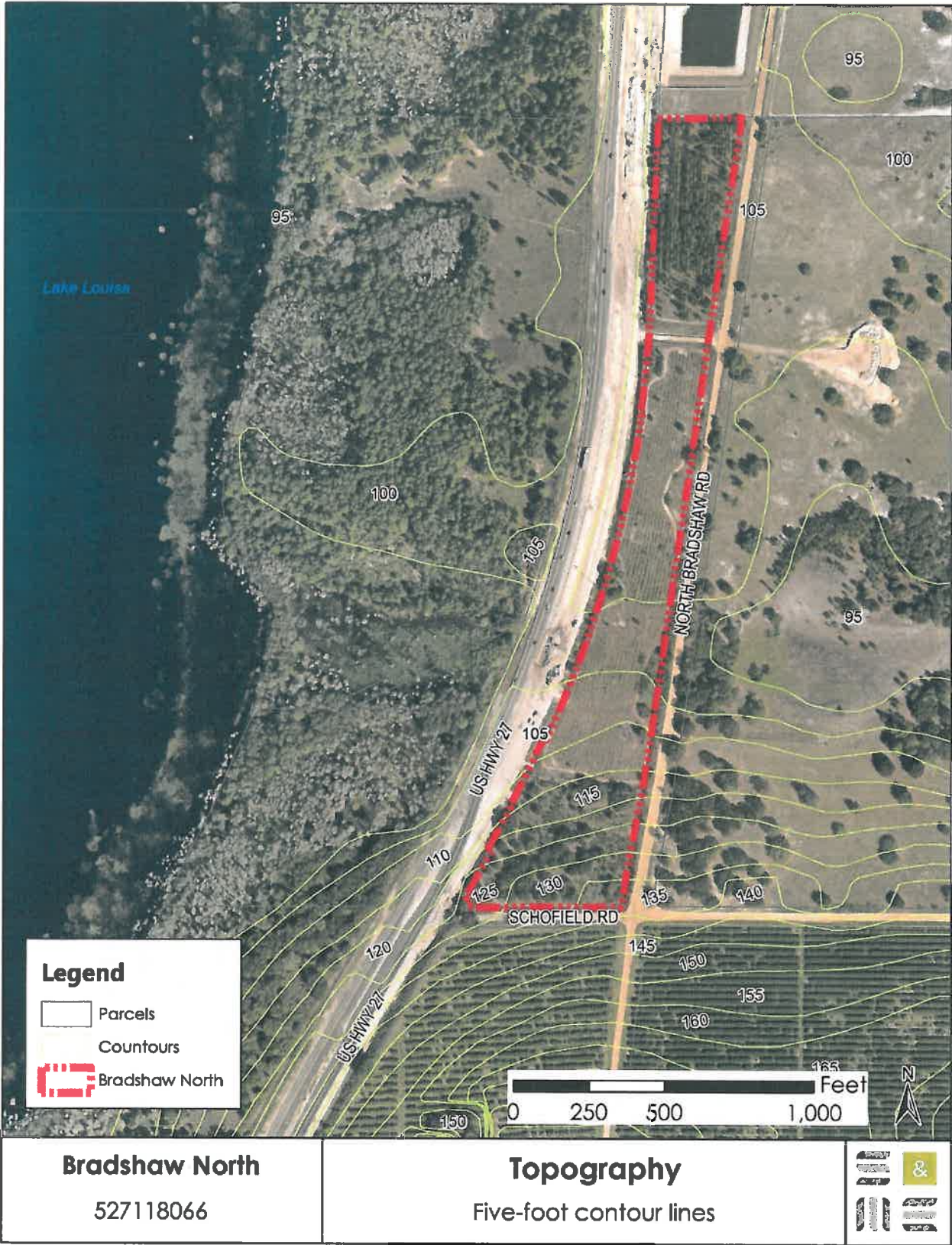


Figure 6. Floodplain Map

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

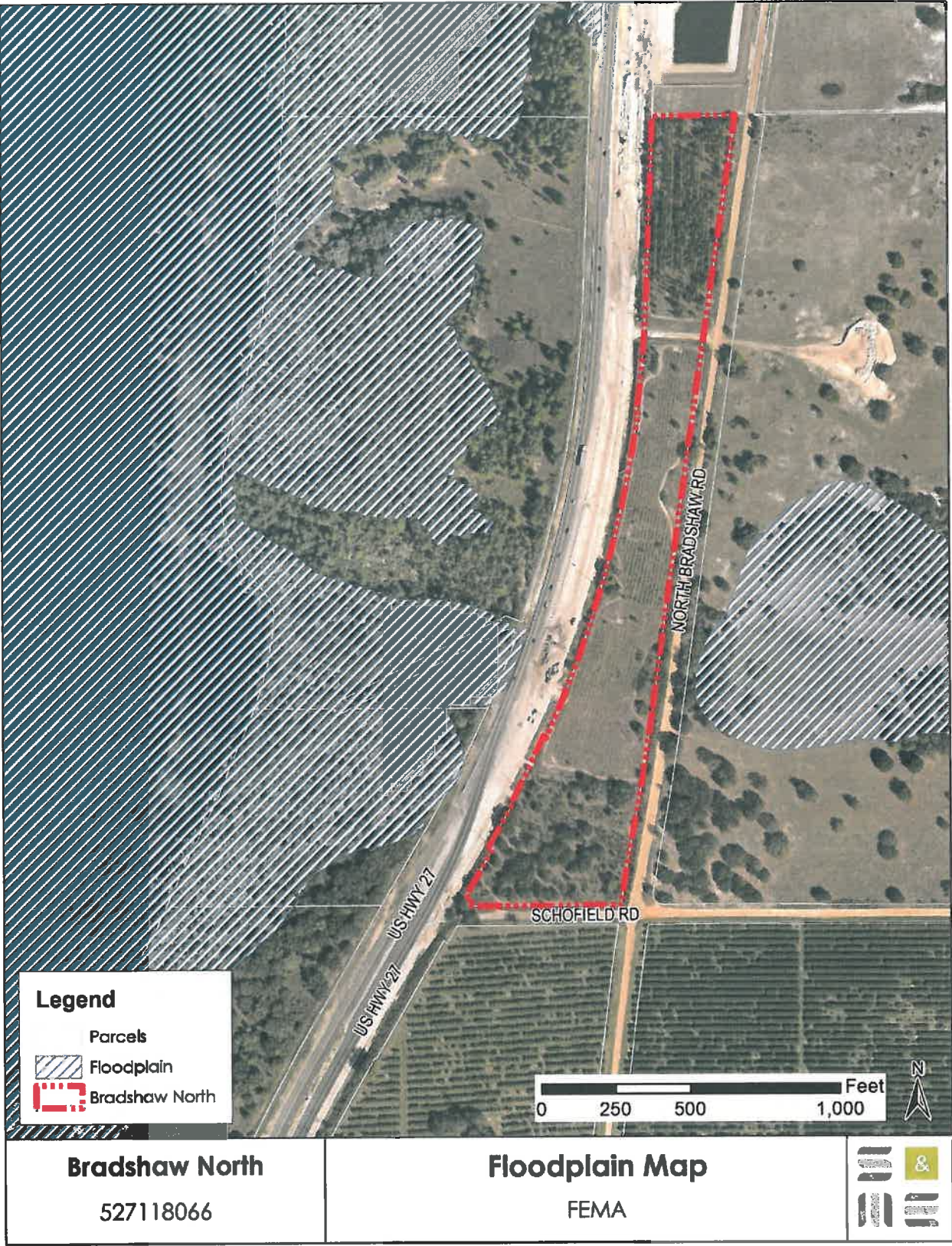


Figure 7. Wetlands Map

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

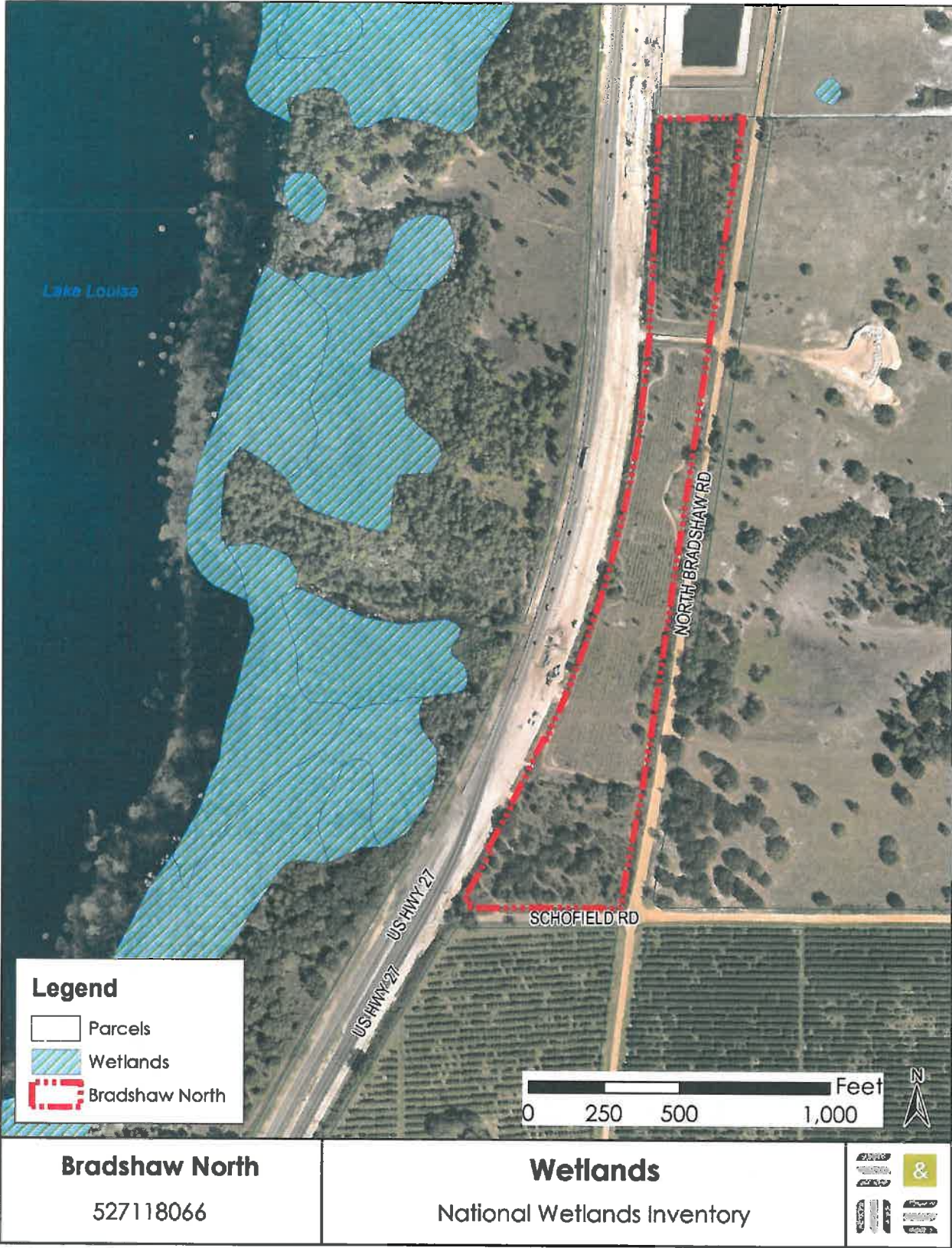


Figure 8. Water Bodies Map

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.

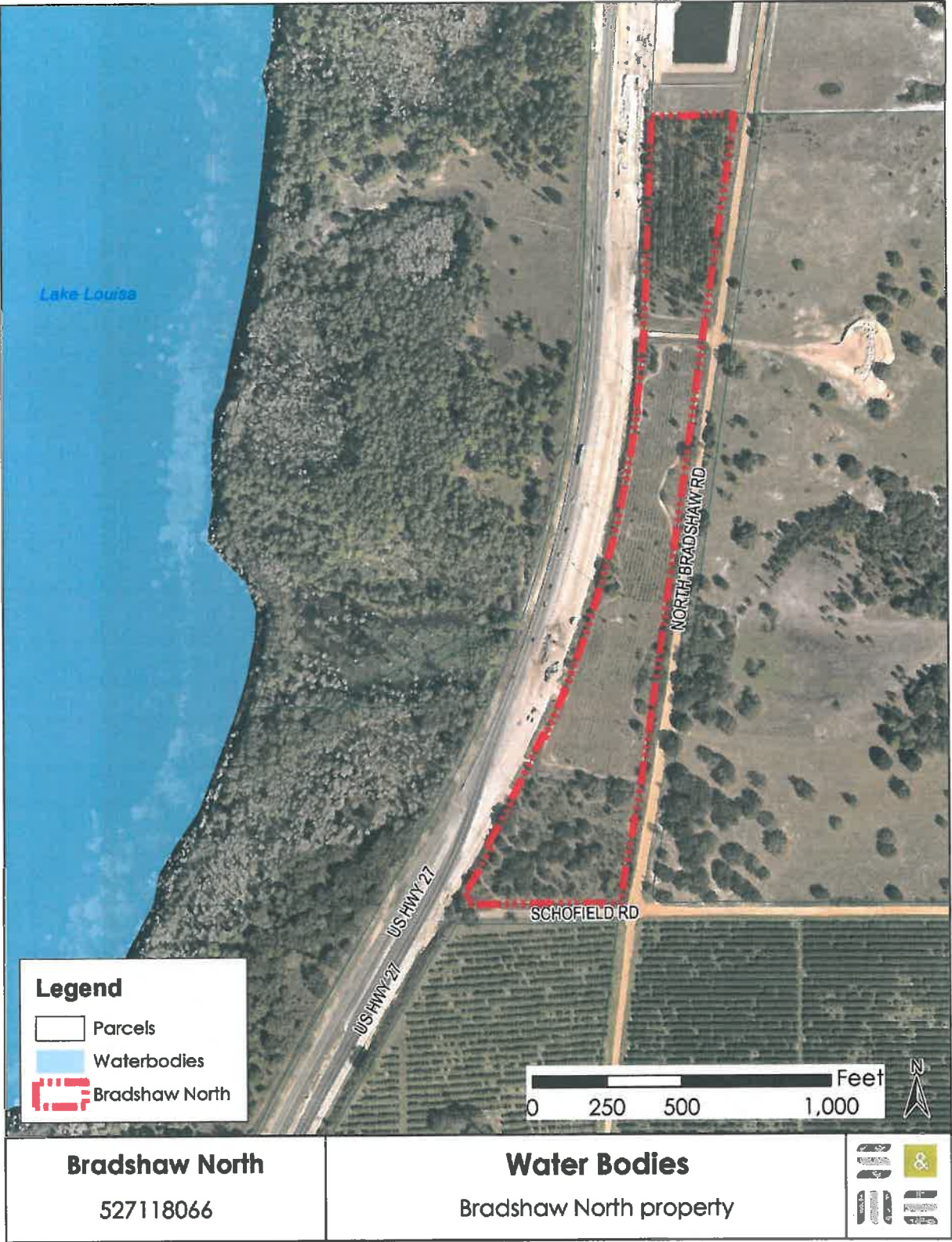
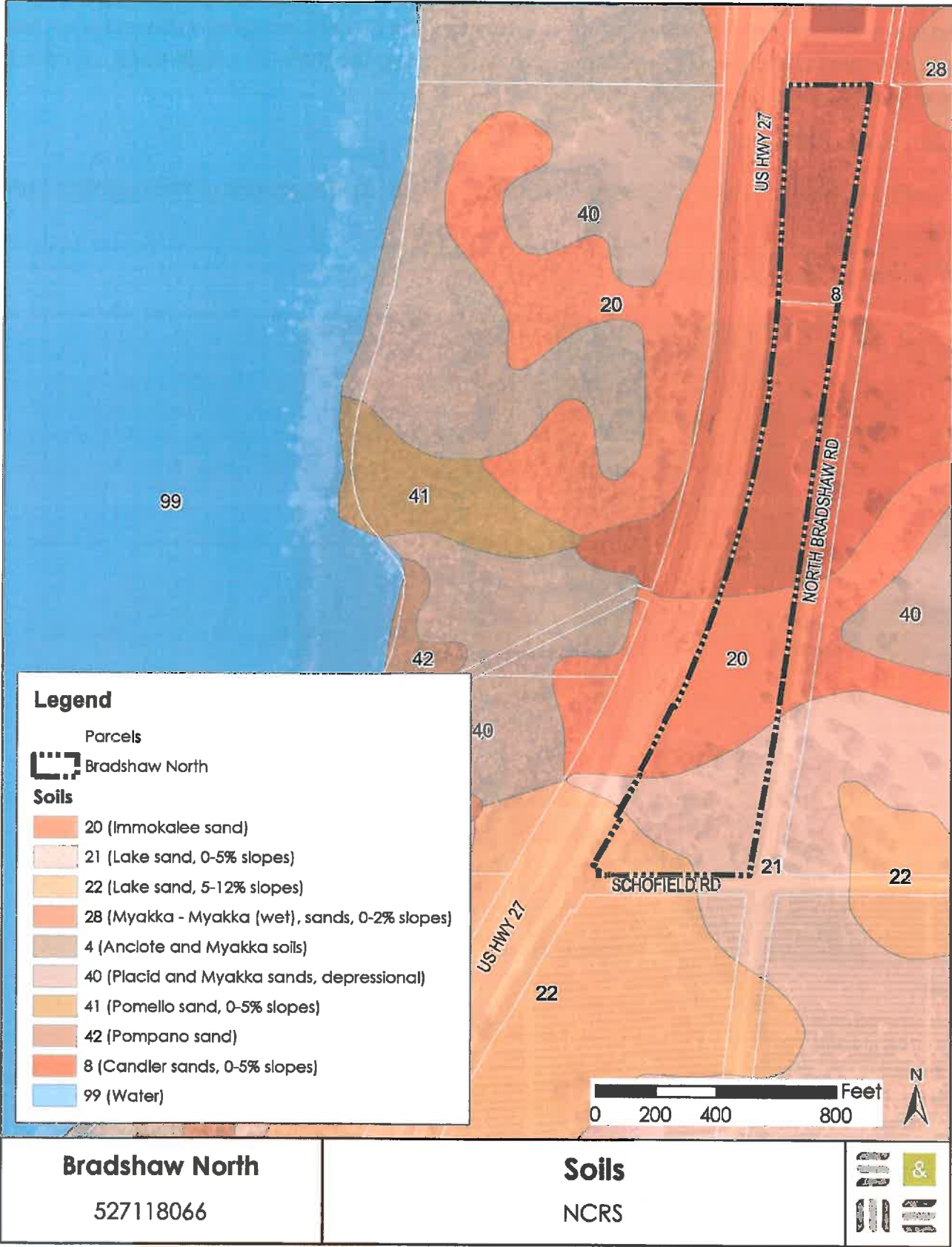


Figure 9. Soils Map



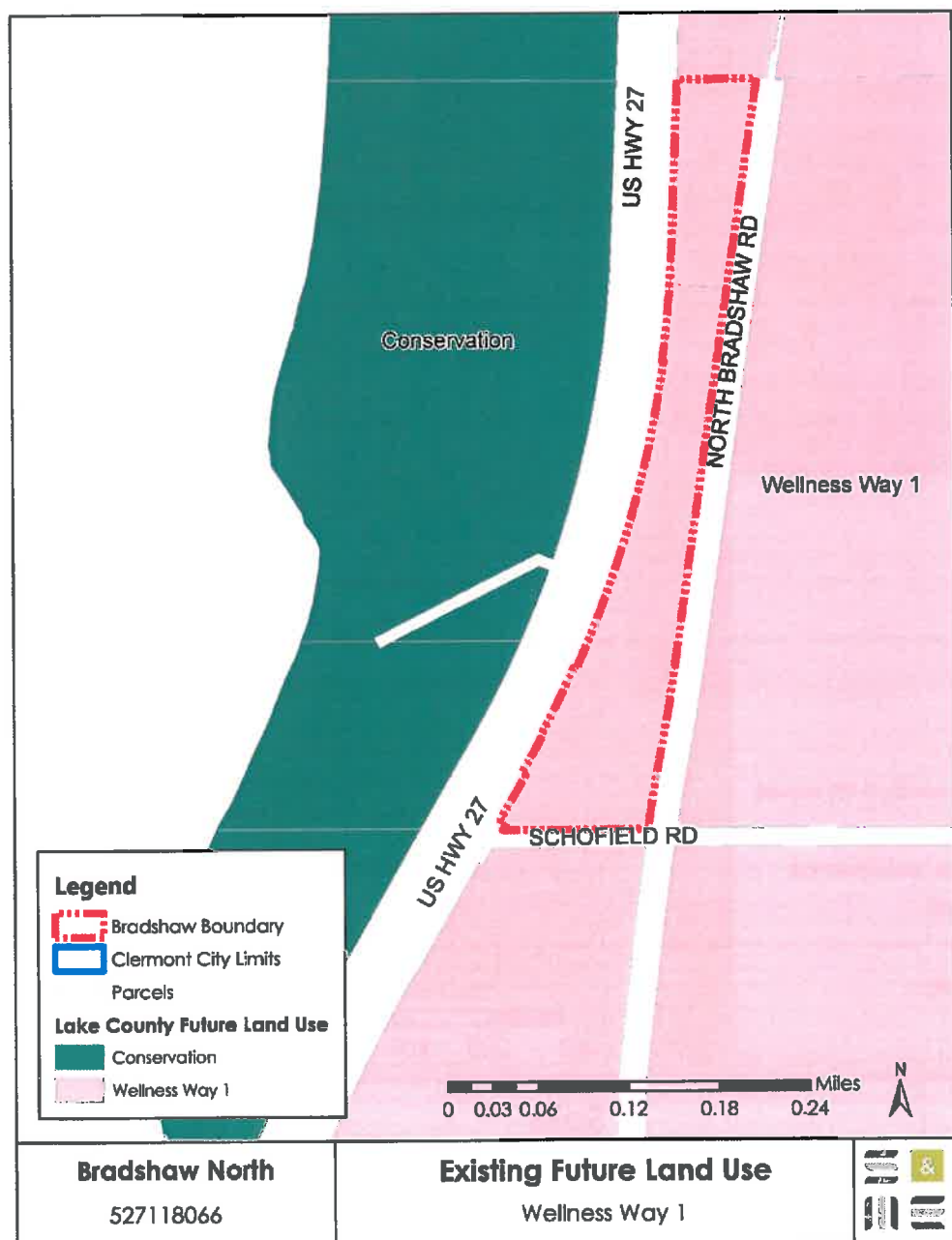
ANNEXATION REQUEST

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.

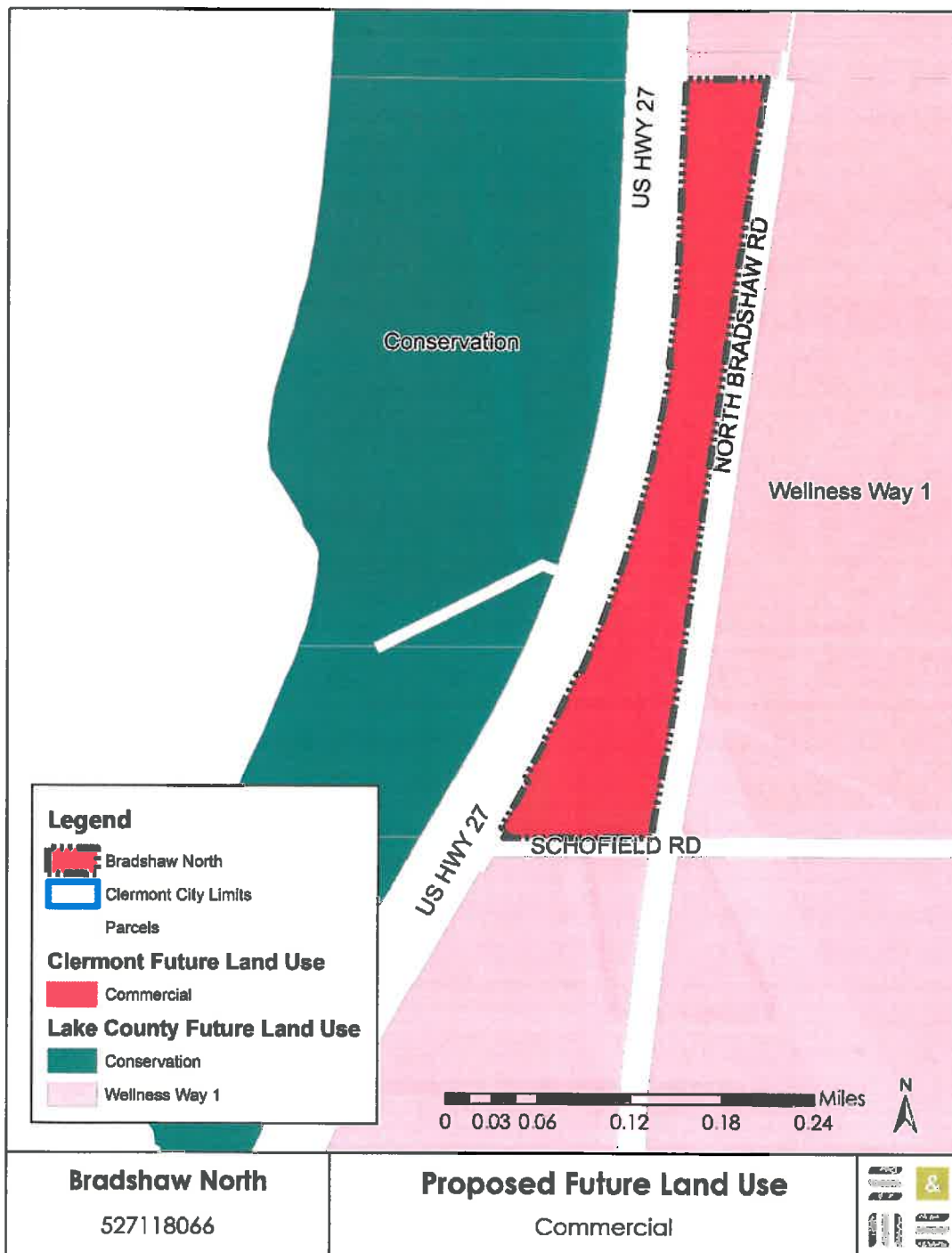
Figure 10. Existing Future Land Use Map



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.

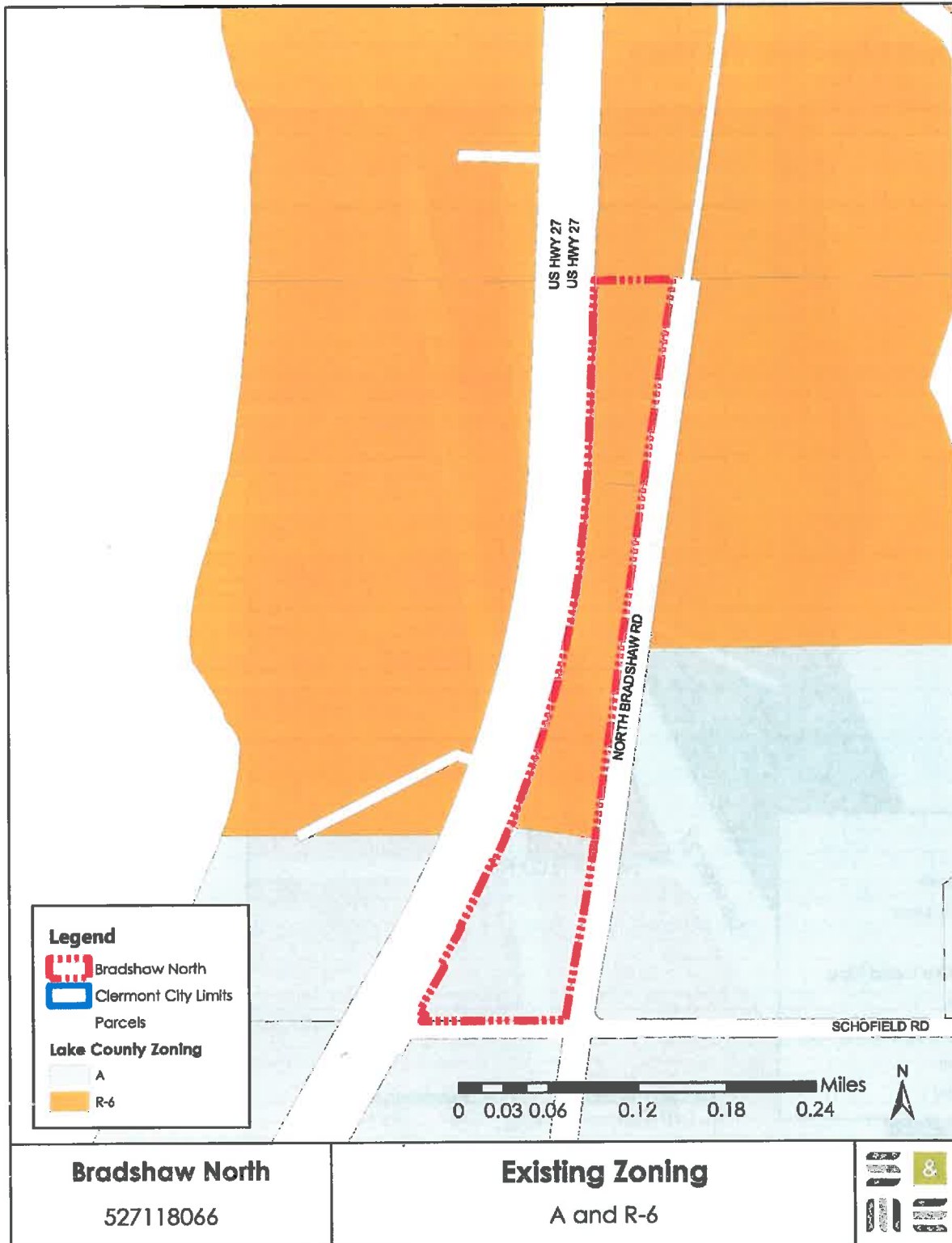
Figure 11. Proposed Future Land Use Map



ZONING

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

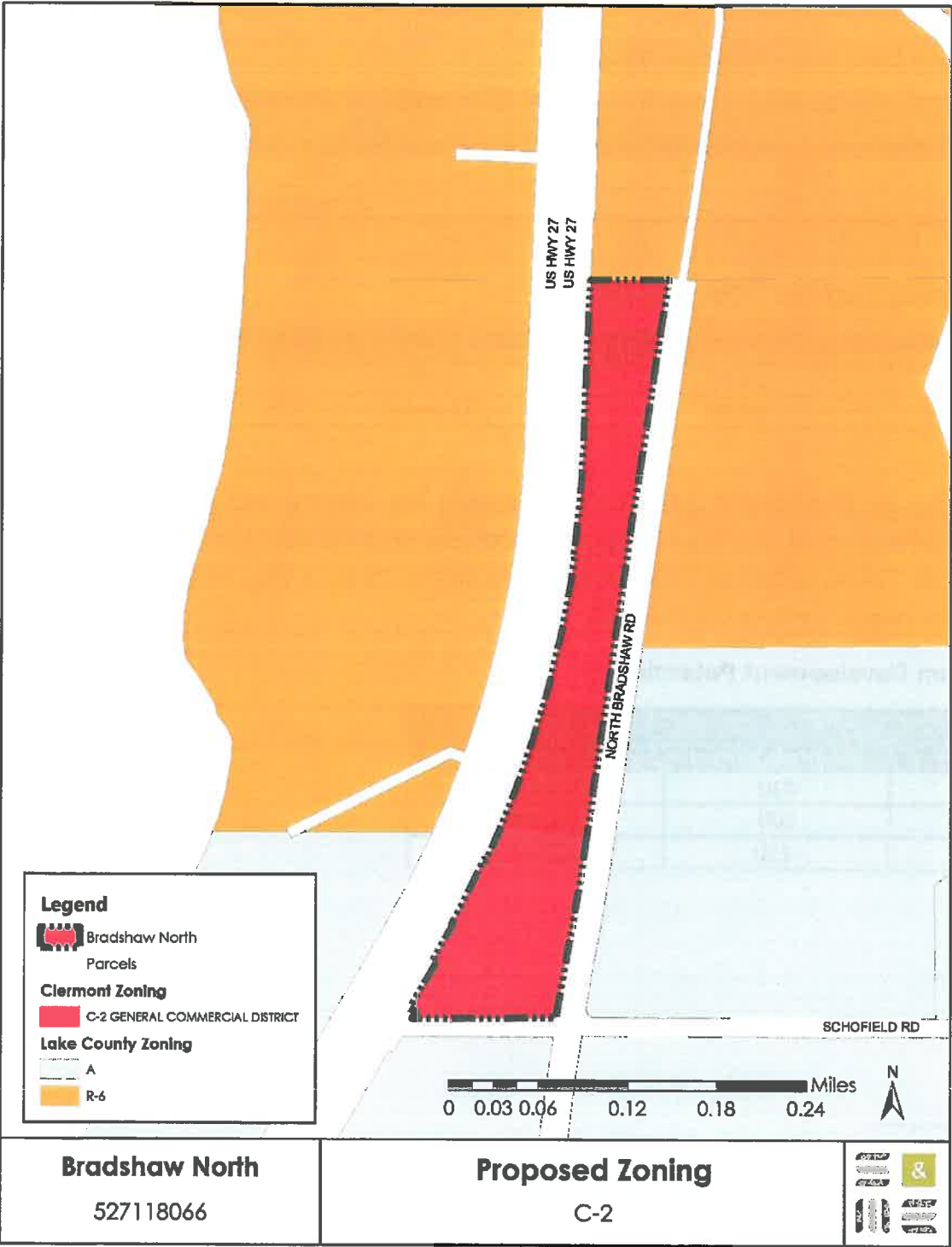
Figure 12. Existing Zoning Map



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

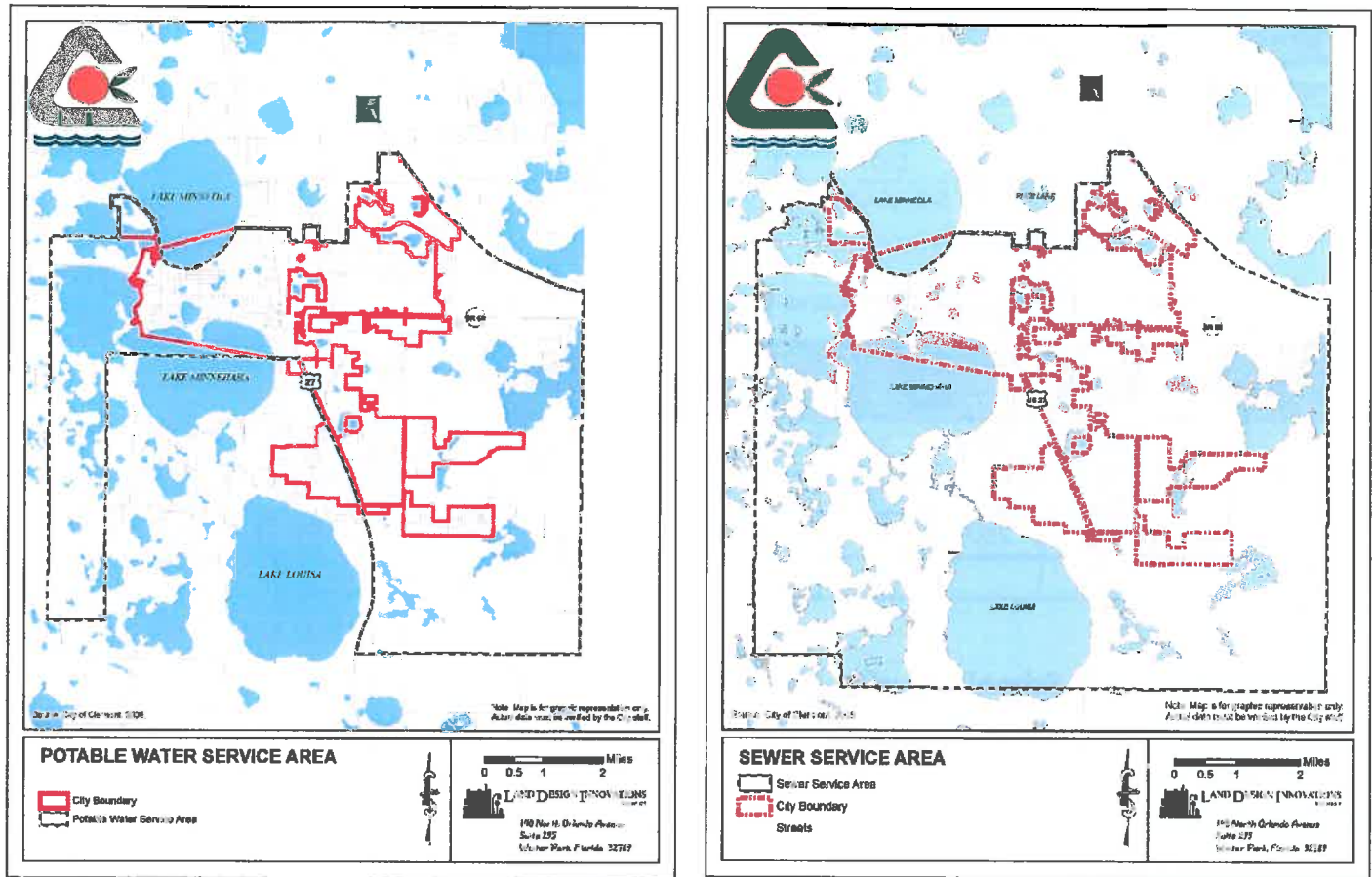
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	410	1,018,436	208,573	3,361	211,934
	Sewer	70	0.0033	410	1,018,436	78,919	3,361	82,280
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.

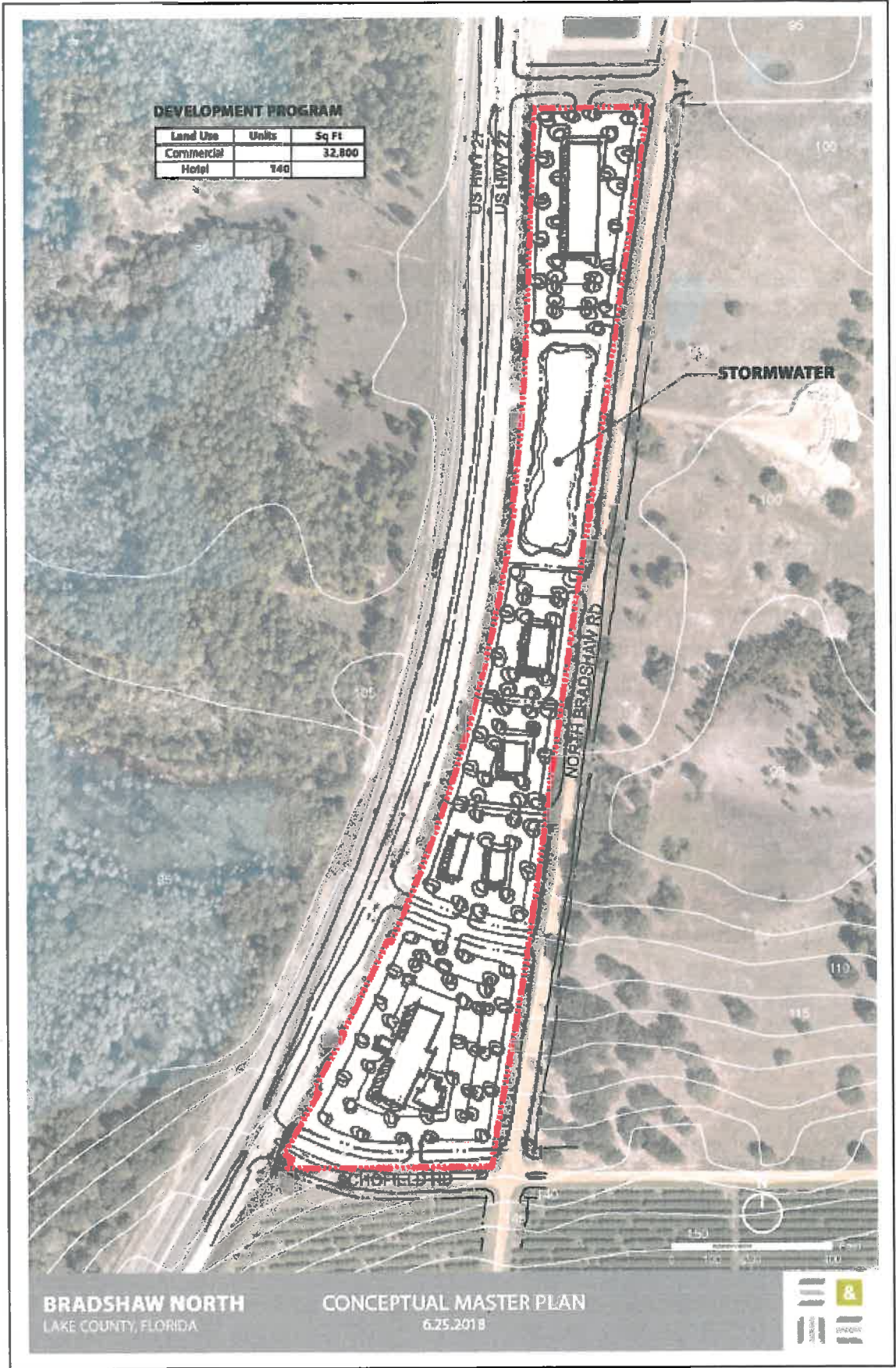
CONCLUSION

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
REZONING
APPLICATION



DATE: May 6, 2019

FEE: \$542.⁰⁰
+ cost of advertisement

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: _____

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: _____

Address of Subject Property: 8635 US Highway 27, Clermont, FL 34711

Legal Description (include copy of survey): See attached

Acres: 16.70 Land Use: Vacant
(City verification required)

Present Zoning: R-6; A (Lake Co.) Proposed Zoning: C-2
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

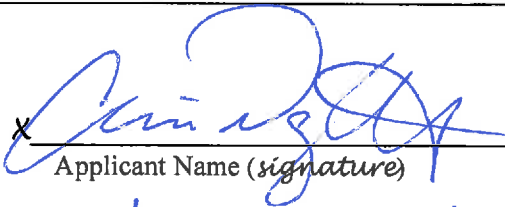
Answers to the following questions are required to complete this application.

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

See narrative

Chris Dougherty, S&ME

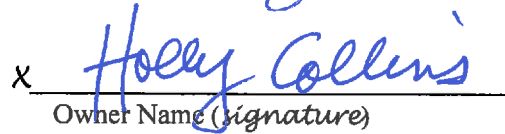
Applicant Name (print)

x 

Applicant Name (signature)

Holly Collins

Owner Name (print)

x 

Owner Name (signature)

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

Advertising Receipt

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: 10090610
Phone: (352) 241-7331
Date: 09/11/19
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	09/16/2019	10/28/2019	\$274.04

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.

From: Urban Transition
To: C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, October 1, 2019 at 6:30 p.m.

ORDINANCE NO. 2019-33

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

A public meeting to consider the request will be held before the City Council on Tuesday, November 12, 2019 at 6:30 p.m. for final enactment.

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

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

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

LOCATION:

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

LEGAL DESCRIPTION

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10090610
September 16, 2019 &
October 28, 2019

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.

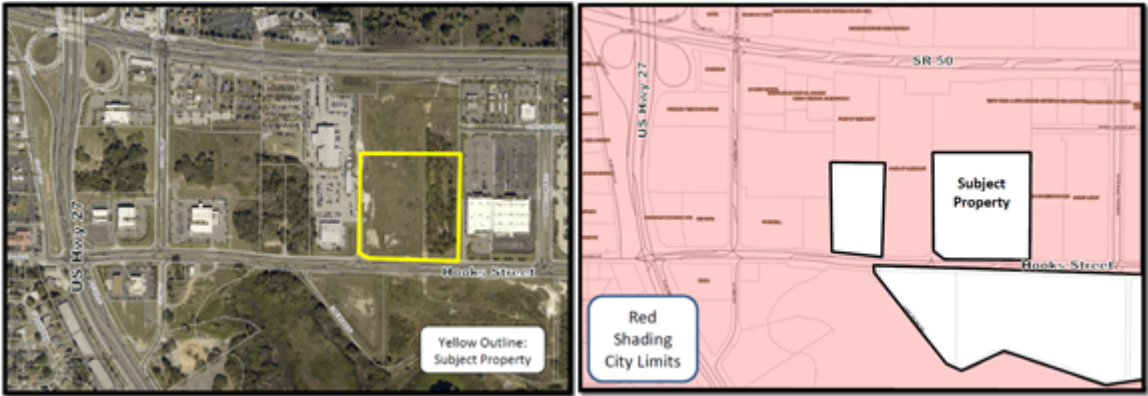
Payment Info	
Ad Price	\$274.04
Tax	\$0.00
Sub Total	\$274.04
Prepaid Amount	\$0.00
Balance Due	\$274.04



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Ordinance No. 2019-42 <i>Final</i> <i>Rocky Mount Commercial Ph 2</i>		
Requested Action		
Recommend approval of Ordinance 2019-42.		
Staff Report		
The applicant, Rocky Mount Development Co, is requesting voluntary annexation of the subject property by adjacency to the City limits. The subject site is 10.8 +/- acres in size. The vacant property fronts Hooks Street, between Ford of Clermont and Dicks Sporting Goods. The City limits surround this property on the north, east and western property boundary. This would be considered infill since majority of the surrounding property is currently in the City.		
		
The request is being heard concurrently with a request for a Large-Scale Comprehensive Plan Amendment to the City's Commercial Future Land Use 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). The City can fully serve the property. The property has been previously mined and is currently used for agricultural purposes in Lake County. The north portion of the property was annexed into the City in 2015 and currently remains undeveloped.		
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 this would be logical extension of the existing City limits; 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.	2019-42 Rocky Mount Comm Ph 2 ANN Formatted	2019-42 Rocky Mount Comm Ph 2 ANN Formatted.DOC
2.	Rocky Mount Comm Ph 2 Maps	Rocky Mount Comm Ph 2 Maps.pdf
3.	Rocky Mount Ph 2 Annexation App 8-2019-Scanned	Rocky Mount Ph 2 Annexation App 8-2019-Scanned.pdf
4.	ORD 2019-42 ANN Legal Ad Proof	ORD 2019-42 ANN Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-42

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

Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida.

Site contains 10.8 +/- acres

LOCATION

Vacant parcel approximately ½ mile east of the US Hwy 27 and Hooks Street intersection
Alternate Key 1103916



CITY OF CLERMONT
ORDINANCE NO. 2019-42

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.

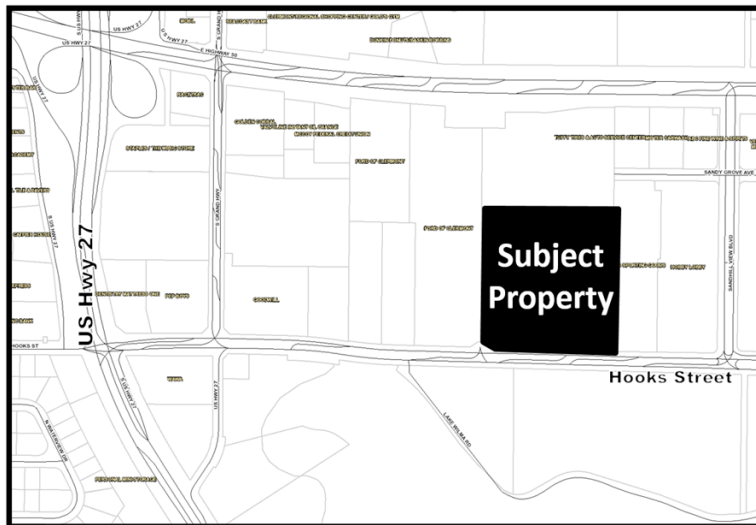
SECTION 5.

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. 2019-42

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

CITY OF CLERMONT

Gail L. Ash, Mayor

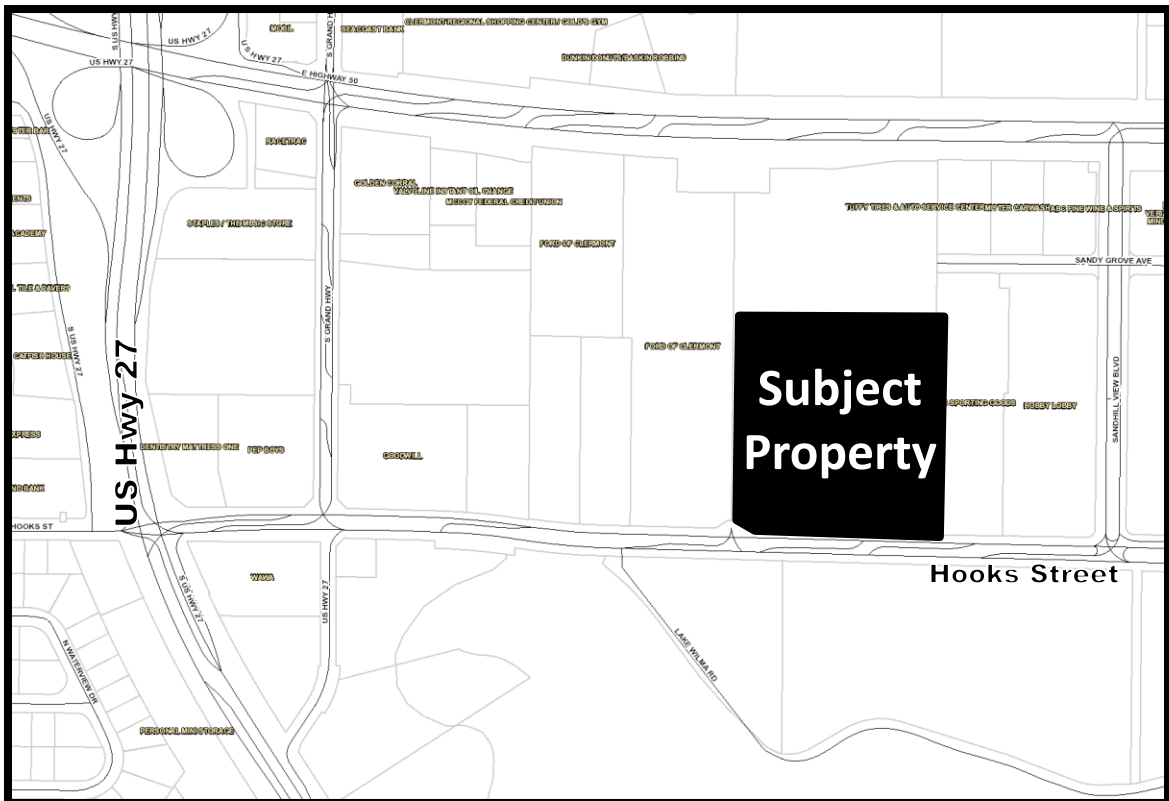
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

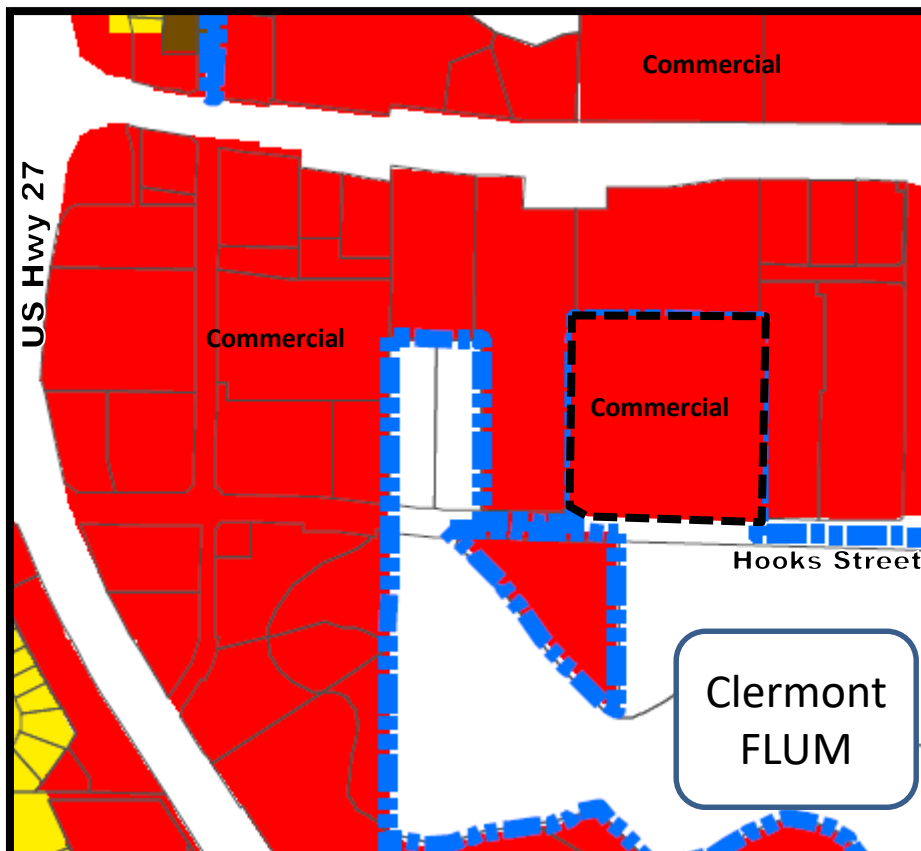
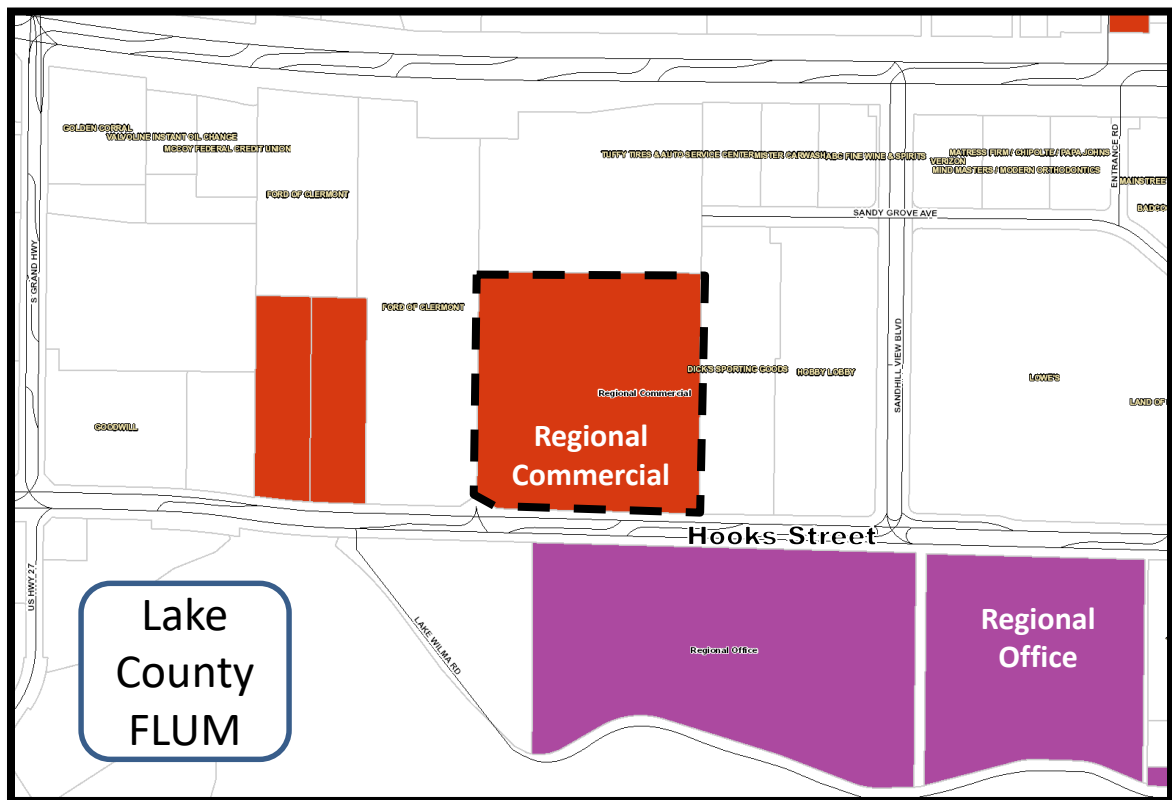
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

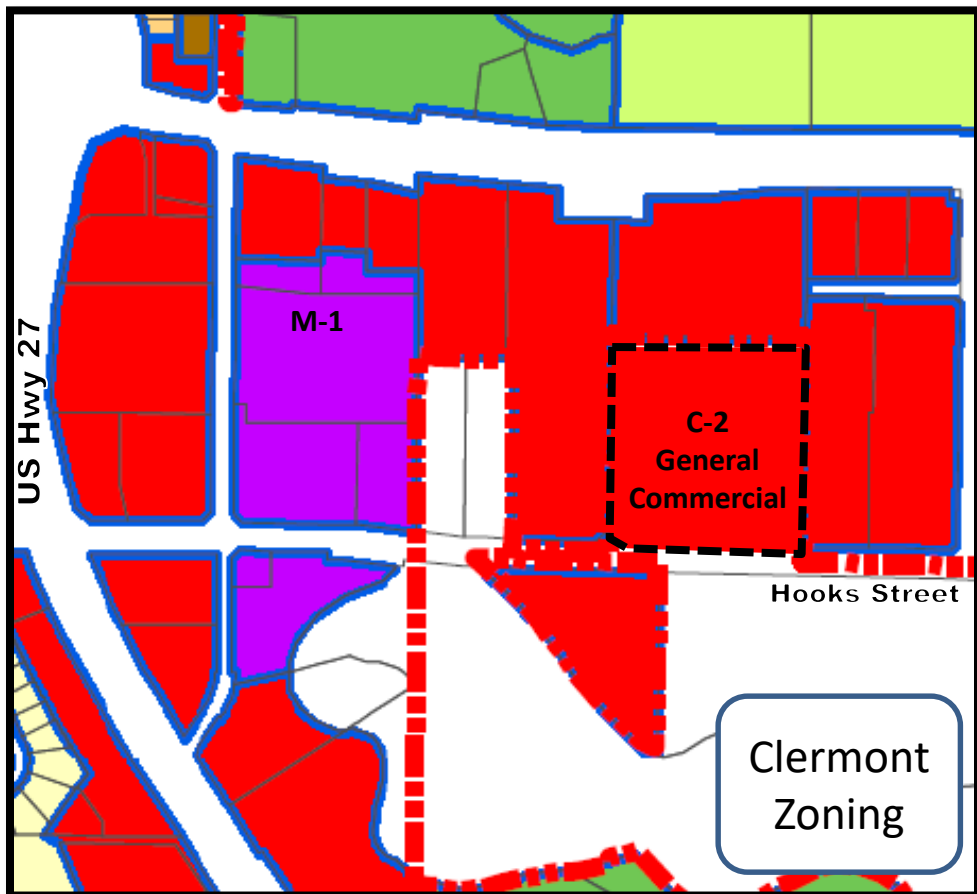
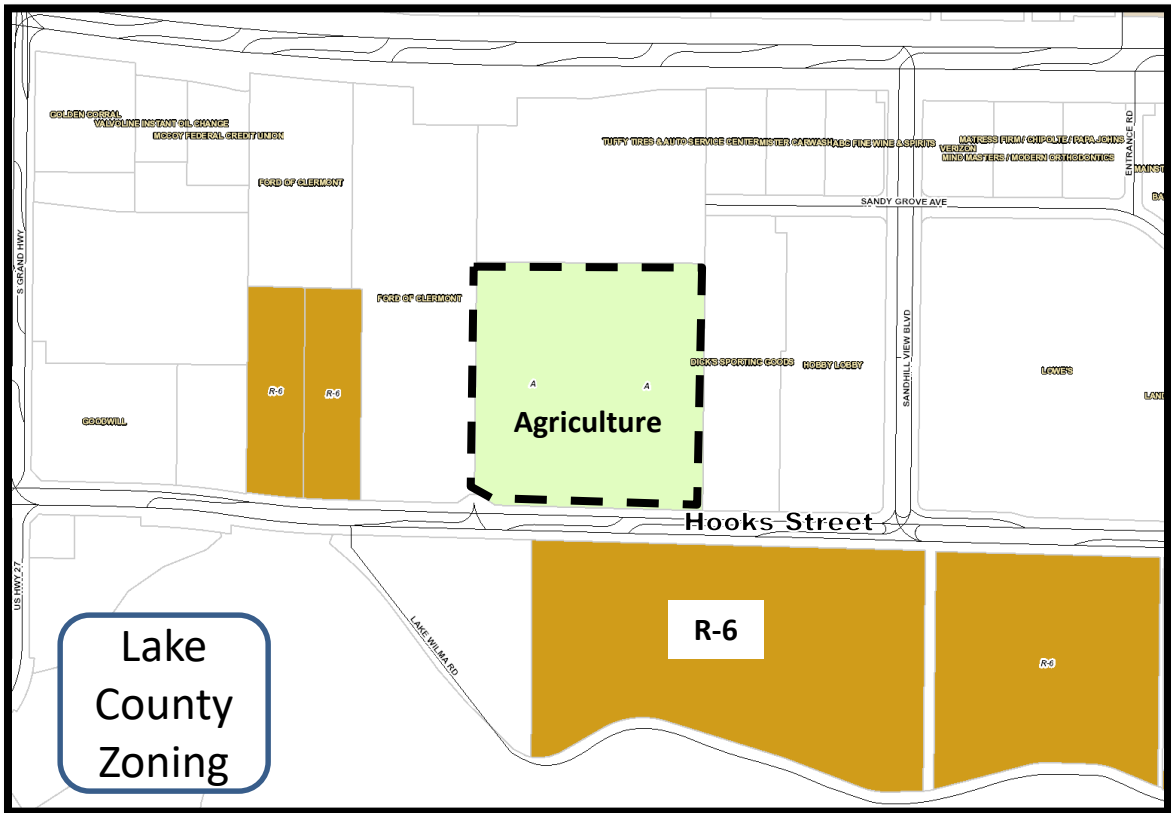
Exhibit - Location Map – Rocky Mount Commercial Phase 2



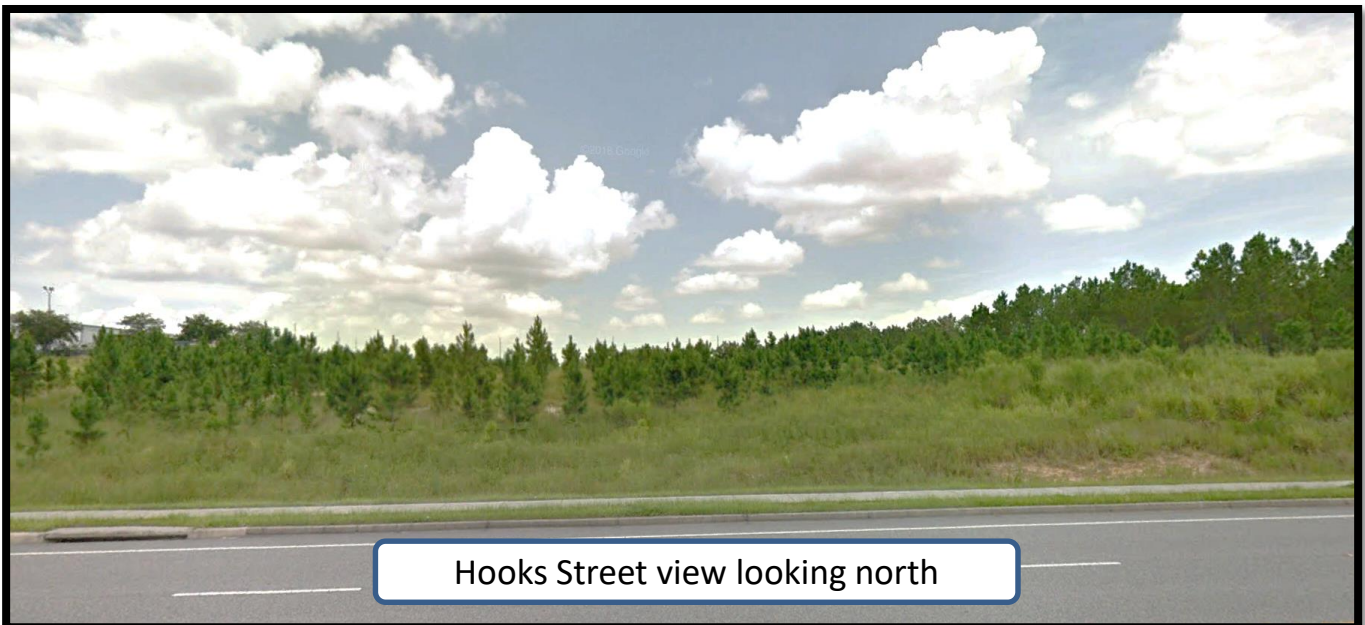
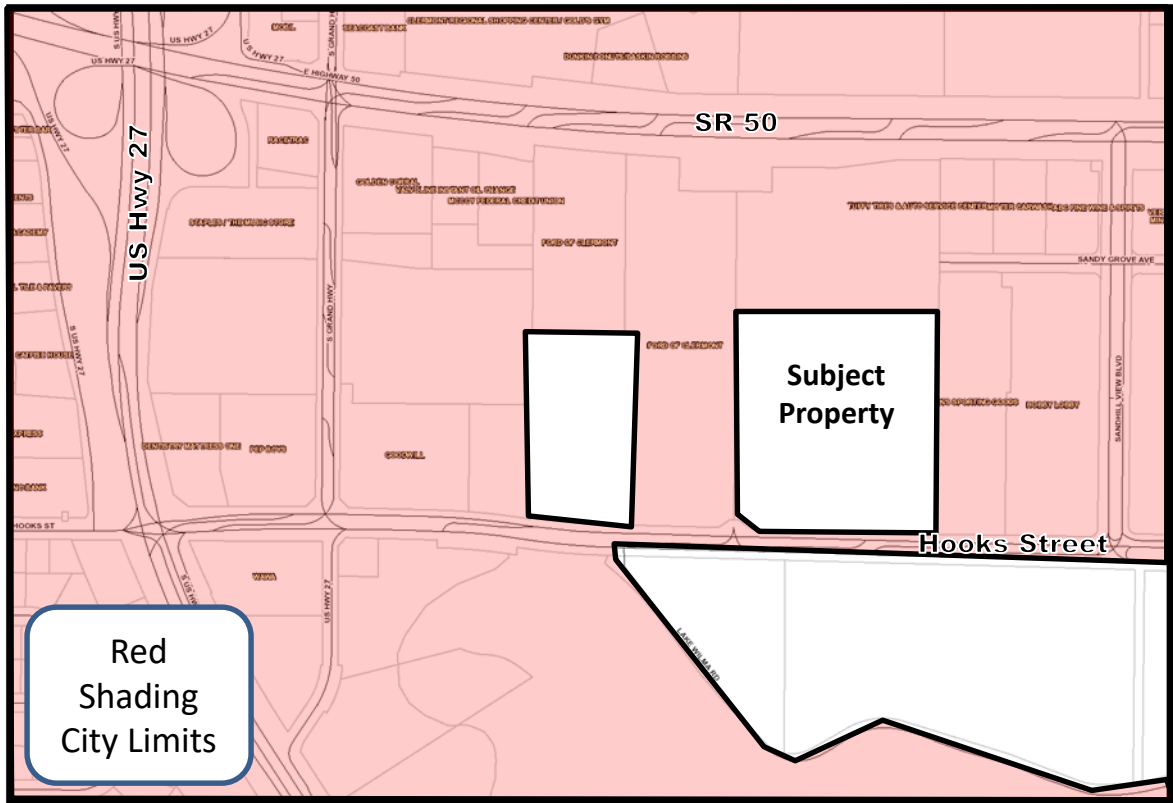
Future Land Use Map–Rocky Mount Commercial Phase 2



Zoning Map–Rocky Mount Commercial Phase 2



City Limits Map–Rocky Mount Commercial Phase 2





CHECK LIST & FILING INSTRUCTIONS

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

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

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

PROCEDURES:

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



APPLICATION & PETITION

DATE: August 29, 2019

FEE: \$155.⁰⁰
+ cost of advertising

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

PROJECT NAME (if applicable): Rocky Mount Commercial - Phase 2

APPLICANT: Rocky Mount Development Co., Inc.

Address: 735 Almond Street, Suite A

City: Clermont State: FL Zip: 34711

Phone: 352-394-6151 Fax: _____

Applicant is: Owner: XX Agent: _____ Purchaser: _____ Lessee: _____ Optionee: _____

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): Rick McCoy, McCoy & Associates

Address: 552 South Highway 27, Suite C

City: Clermont State: FL Zip: 34711

Phone: 352-394-5756 Fax: _____

E-Mail: rmccoype@att.net

Property address and/or general location: Northwest Quadrant Hooks Street & Sandhill View Boulevard, adjacent to the east to Ford of Clermont

Area of property: 10.8 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: vacant

The property is PROPOSED to be used for: General Commercial



Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : Agricultural

*** 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: None

State the reason or basis for this request: Request to utilize City water & sewer services for General Commercial development.

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

Section 29, Township 22, Range 26

Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet,
North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning -
Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida

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



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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 29th day of August, 2019.

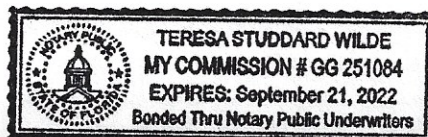
Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Tom K. Dougherty, P,D
Landowner (Petitioner)

August 29, 2019
Date

[Signature]
Notary Public

09/21/2022
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: August 29, 2019

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

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

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

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

X Tom K. Dougherty
Owner (signature)

X Rick McCoy
Agent's (signature)

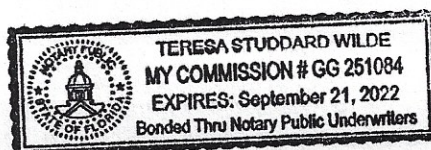
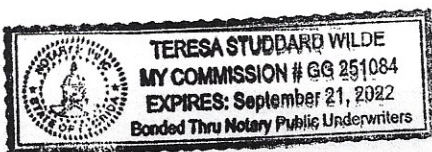
Sworn to and subscribed before
me this 29th day of August,
20 19.

Sworn to and subscribed before
me this 29th day of August,
20 19.

Notary Public, State of FL
My commission expires: 09/21/2022

Notary Public, State of FL
My commission expires: 09/21/2022

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



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, December 10, 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. 2019-42

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:

Vacant parcel approximately ½ mile east of the US Hwy 27 and Hooks Street intersection
Alternate Key 1103916
10.8 +/- Acres

LEGAL DESCRIPTION

Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida.

Site contains 10.8 +/- acres

See Map Below

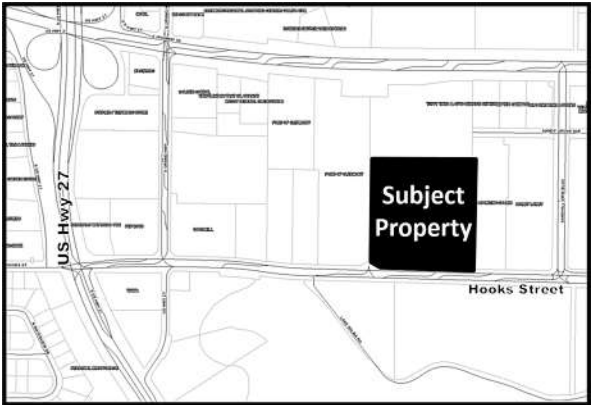
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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



D051143 - November 26 & December 3, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D051143 (100%)

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

PROOF CREATED AT: 9/20/2019 1:39:17 PM
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PROOF DUE: 11/25/19 12:59:55



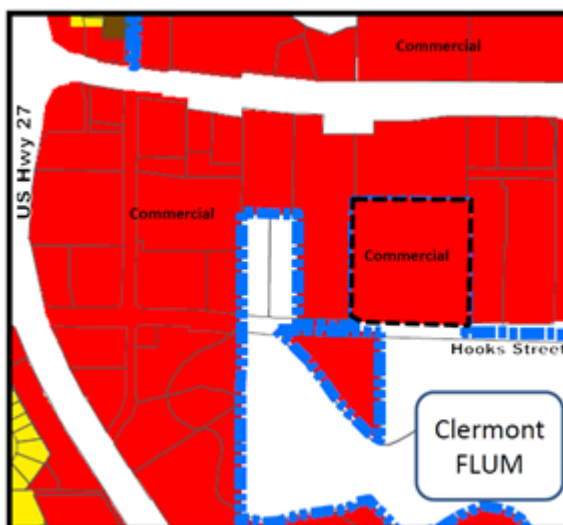
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 10, 2019	
Agenda Item Name	
Ordinance No. 2019-43 <i>Final</i> <i>Rocky Mount Commercial Ph 2 CPA</i>	
Requested Action	
Recommend approval of Ordinance 2019-43.	
Staff Report	

The applicant, Rocky Mount Development Co., 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 10.8 +/- acres in size. The vacant property fronts Hooks Street, between Ford of Clermont and Dicks Sporting Goods. 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). The property has been previously mined and is currently used for agricultural purposes. The north portion of the property was annexed into the City in 2015 and the property is contiguous to the City limits on the north, east, and west boundary.



The applicant desires to develop the property for commercial uses; however, no conceptual plans have been submitted at this time. The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate (currently Agriculture District in Lake County) to the City's C-2 General Commercial zoning classification. The requested change is similar to the surrounding zoning, C-2 General Commercial, and land use, Commercial, in the City. The City received three responses from the State agencies reviewing the transmittal package. All of the responses had "no comment."

Since the proposed amendment is a very similar land use to the County's Regional Commercial, the adjoining land use is City Commercial, and the amendment would not be in violation of the City's Comprehensive Plan; staff recommends approval of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2019-43 Rocky Mount Ph 2 CPA Formatted	2019-43 Rocky Mount Ph 2 CPA Formatted.DOC
2.	Rocky Mount Comm Ph 2 Maps	Rocky Mount Comm Ph 2 Maps.pdf
3.	Rocky Mount Ph 2 Comp Plan App 8-2019-Scanned	Rocky Mount Ph 2 Comp Plan App 8-2019-Scanned.pdf
4.	SJRWMD Reponse Rocky Mount	SJRWMD Reponse Rocky Mount.pdf
5.	City of Clermont_Proposed_19-08ESR_FDOT_102819	City of Clermont_Proposed_19-08ESR_FDOT_102819.pdf
6.	CTY. CLERMONT 19-08ESR DEO Response	CTY. CLERMONT 19-08ESR DEO Response.pdf
7.	CPA Legal Ad Proof	CPA Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-43

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

Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida.

Site contains 10.8 +/- acres.



CITY OF CLERMONT
ORDINANCE NO. 2019-43

LOCATION

Vacant parcel approximately 1/2 mile east of the US Highway 27 and Hooks Street intersection
Alternate Key 1103916

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: REGIONAL COMMERCIAL
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.

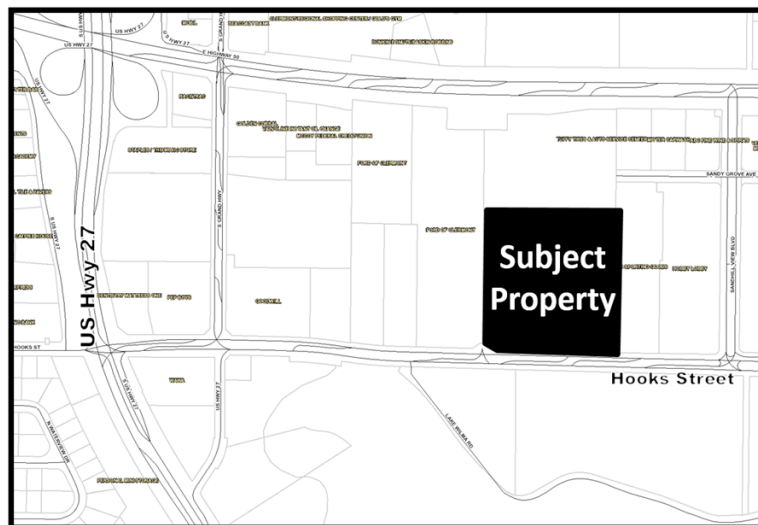
SECTION 3.

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. 2019-43

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

CITY OF CLERMONT

Gail L. Ash, Mayor

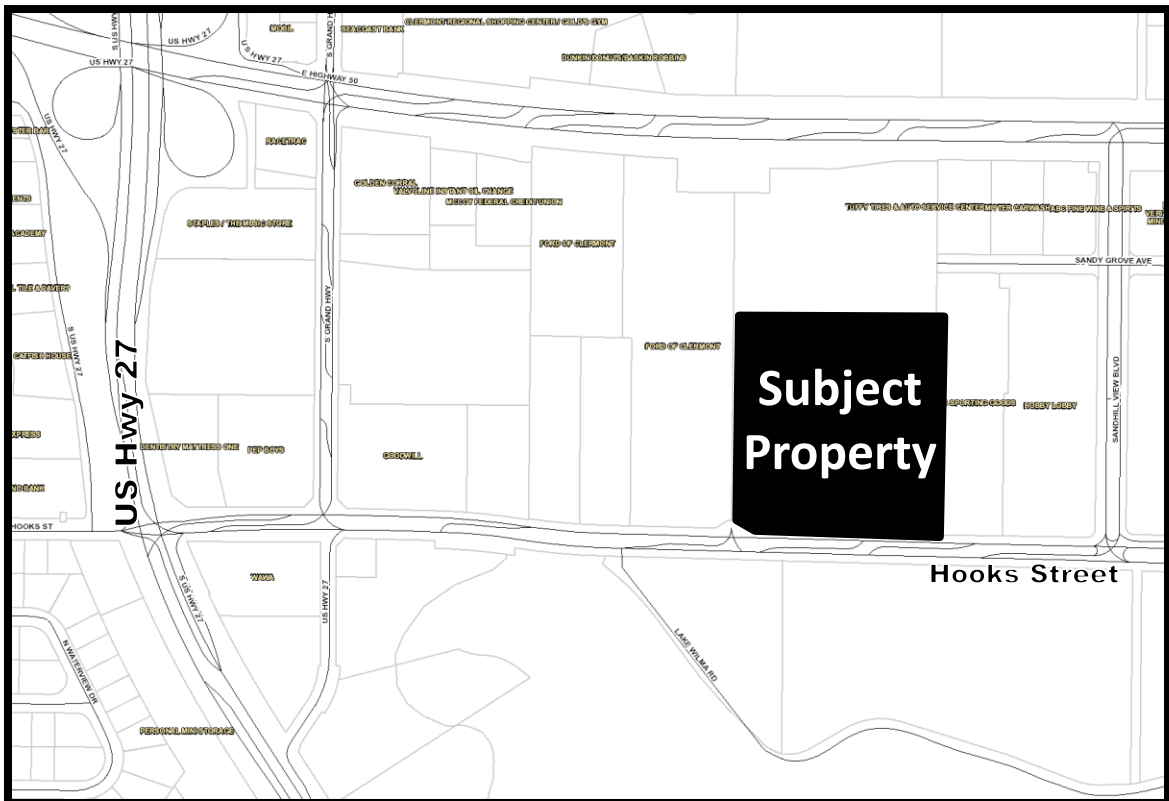
ATTEST:

Tracy Ackroyd Howe, City Clerk

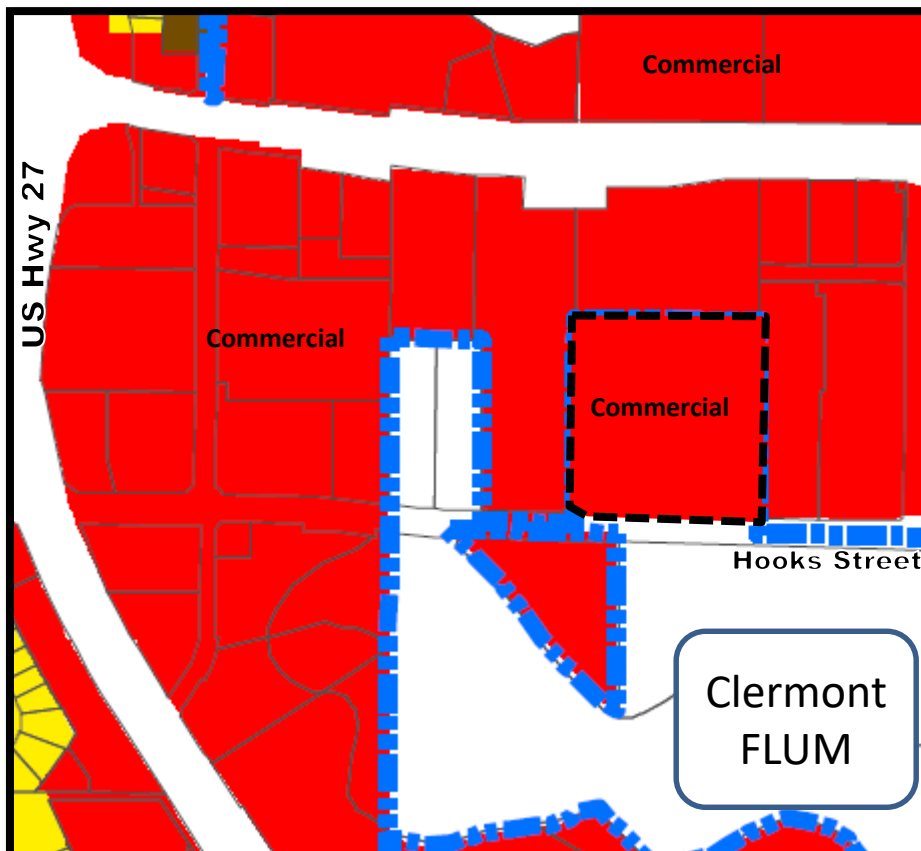
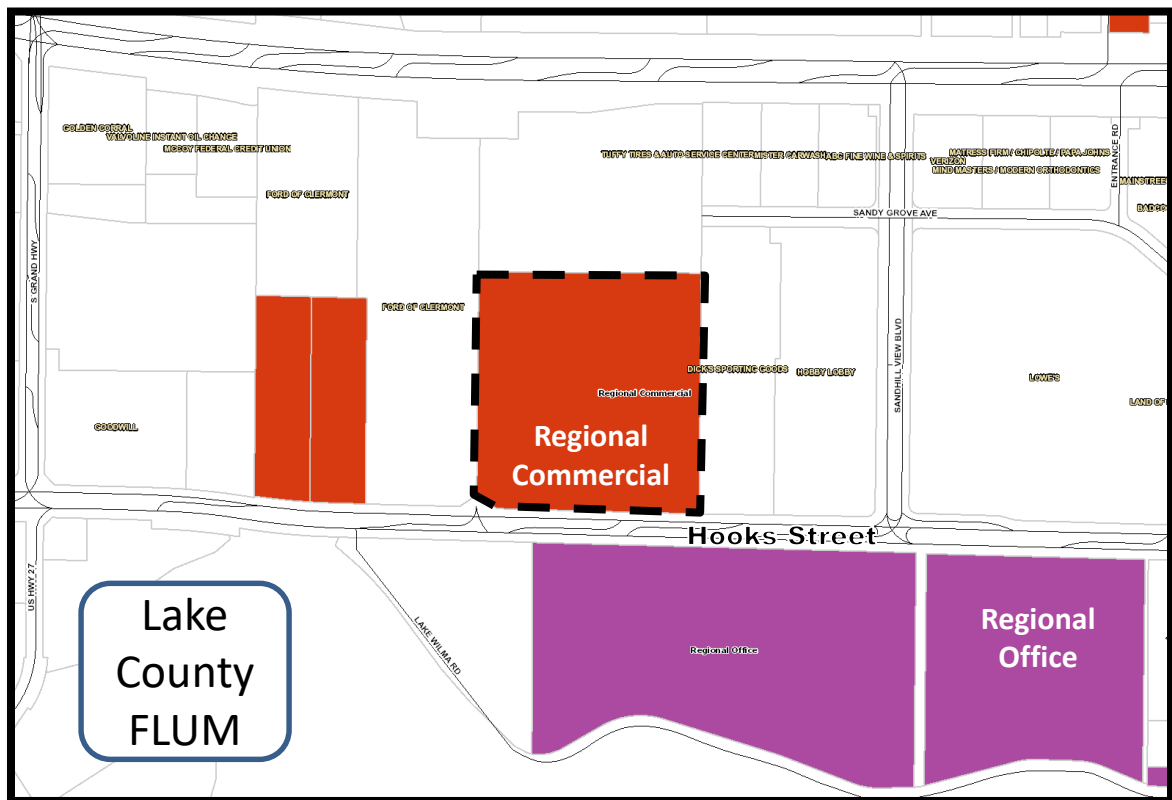
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

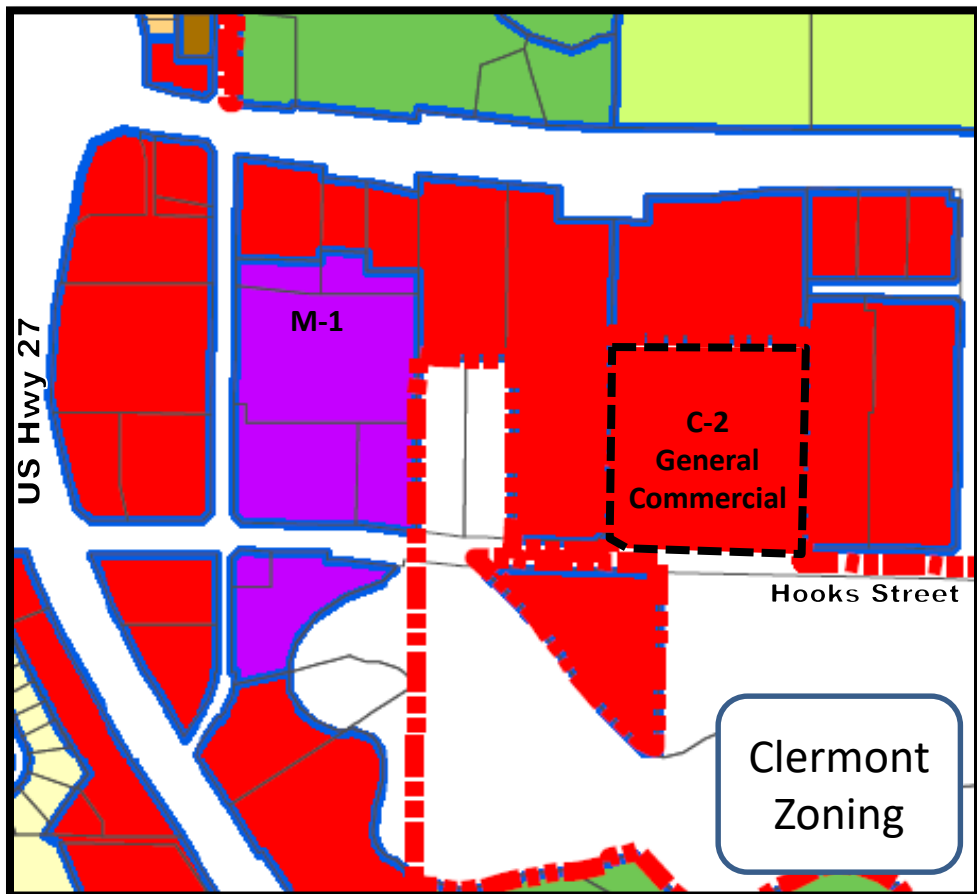
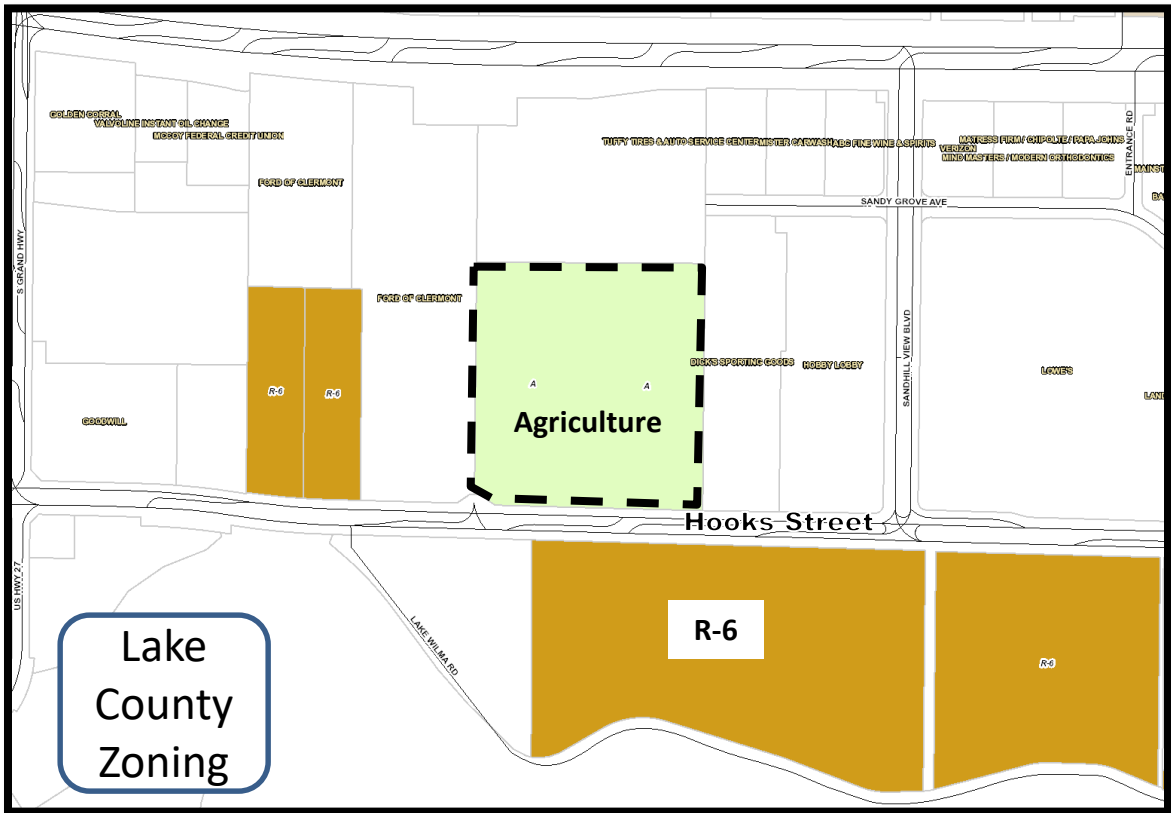
Exhibit - Location Map – Rocky Mount Commercial Phase 2



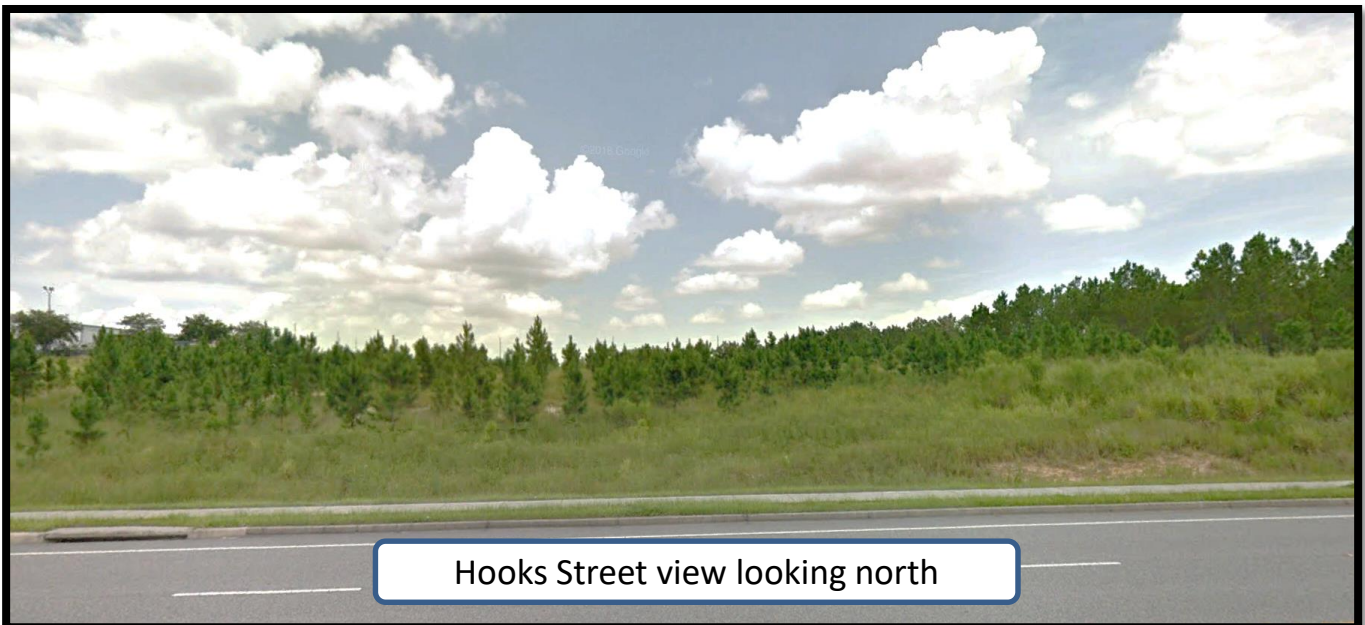
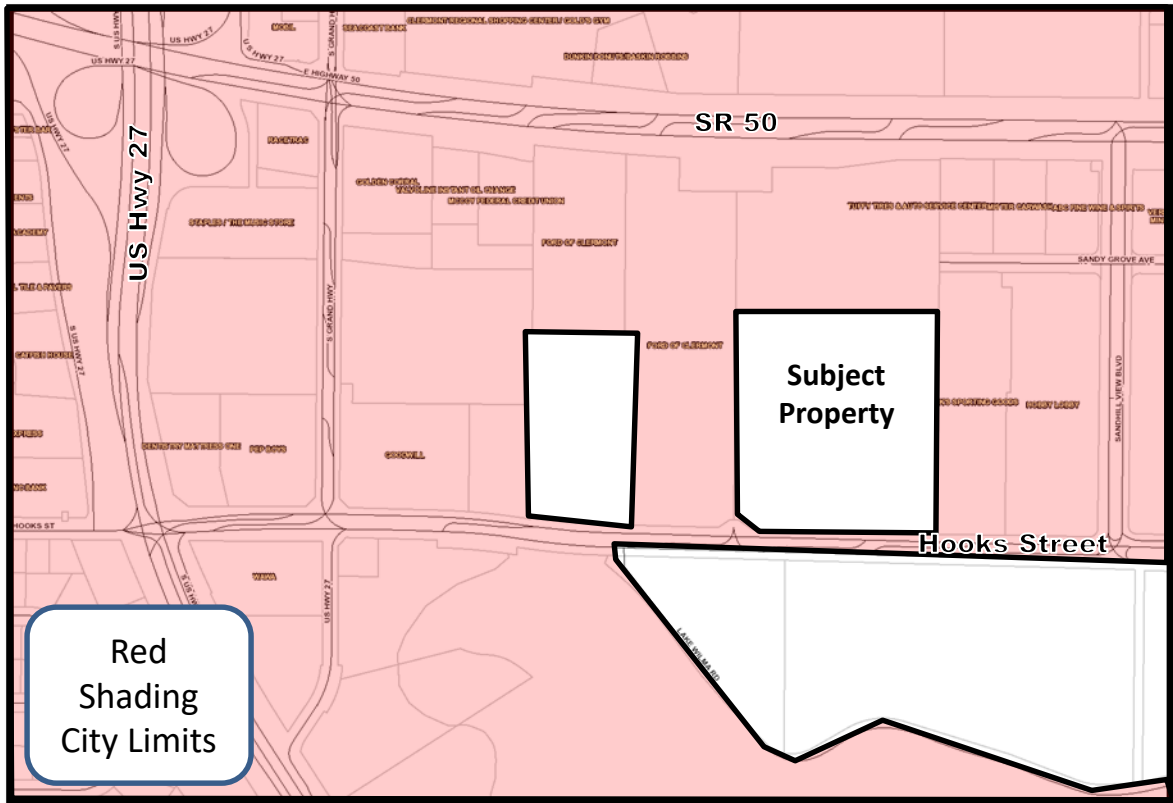
Future Land Use Map–Rocky Mount Commercial Phase 2



Zoning Map–Rocky Mount Commercial Phase 2



City Limits Map–Rocky Mount Commercial Phase 2





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



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

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to rchidlow@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: August 29, 2019

FEE: \$2,325.00

Project Name (if applicable): Rocky Mount Commercial - Phase 2

Applicant: Rocky Mount Development Co., Inc.

Contact Person: Tom Dougherty

Address: 735 Almond Street, Suite A

City: Clermont State: FL Zip: 34711

Phone: 352-394-6151 Fax: _____

E-Mail: tom@tri-prorealty.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: Northwest Quadrant of Hooks Street & Sandhill View Boulevard
(Adjacent to the east to Ford of Clermont)

Legal Description (include copy of survey): Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida

Property size (in acres or square feet): 10.8 +/- acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: Agricultural

Existing Future Land Use: Regional Commercial

Proposed Future Land Use: Regional Commercial

Type of development proposed: General commercial



Proposed density (dwelling units/acre) or intensity: _____

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).

Request to annex into the City of Clermont to utilize water and sewer services for general commercial development, as consistent with the surrounding area.

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

Tom K. Dougherty, who being

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

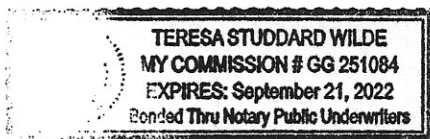
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application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

Tom K. Dougherty, P, D
Affiant - Applicant Name (print)

X Tom K. Dougherty
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of August, 2019.



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

My Commission Expires: 09/21/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tom K. Dougherty, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Regional Commercial to Regional Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Rick McCoy 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.

Tom K. Dougherty, P, D
Affiant - Applicant Name (print)

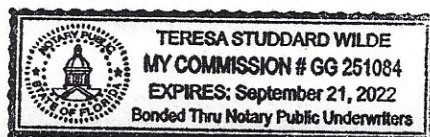
X *Tom K. Dougherty*
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of August, 2019.

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

My Commission Expires: 09/21/2022



John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, November 04, 2019 9:20 AM
To: John E. Kruse
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 19-8ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 19-8ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment.

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

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

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/epermitting

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

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

KEVIN J. THIBAUT, P.E.
SECRETARY

October 28, 2019

John E. Kruse, AICP
Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW
LOCAL GOVERNMENT: CITY OF CLERMONT
DEO #: 19-08ESR

Dear Mr. Kruse,

The Department of Transportation has completed its review of the above Proposed Comprehensive Plan Amendment, as requested in your transmittal letter dated October 14, 2019.

We appreciate the opportunity to participate in this review process. The proposed amendment is not anticipated to result in significant adverse impacts to the State Highway System and/or the Strategic Intermodal System; therefore, the Department does not have any technical assistance comments regarding the proposed amendment.

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

Sincerely,

Tina Williamson, AICP
Growth Management Coordinator

C: Tim McClendon, Lake County
Fred Milch, ECFRPC
Kellie Smith, FDOT

Jennifer Carver, FDOT
D. Ray Eubanks, FDEO
Sherry Spiers, FDEO

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-08ESR
Date Amendment Received FDOT: 10/14/2019
Review Comments Deadline: 11/13/2019
Today's Date: 10/28/2019

GENERAL BACKGROUND INFORMATION

The City of Clermont has submitted the proposed 19-08 Large Scale comprehensive plan amendment package pertaining to a 10.8±-acre subject property, generally located along Hooks Street between Ford of Clermont and Dicks Sporting Goods. The proposed amendment would change the future land use (FLU) of the subject property from Lake County Regional Commercial to City of Clermont Commercial. An associated rezoning request from Urban Estate (currently Agriculture District in Lake County) to the City's C-2 General Commercial has been submitted.

The pertinent adopted and proposed FLUM designations and descriptions for the future land use amendment are:

- **LAKE COUNTY – REGIONAL COMMERCIAL**

The commercial category provides a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping plazas and pedestrian friendly gathering areas. Projects shall be designed with a minimum of 15% of the net buildable area as open space.

Maximum allowed density and/or intensity: 1 unit per 10,000 square feet of gross leasable area of commercial space; maximum FAR of 3.0

- **CITY OF CLERMONT – COMMERCIAL**

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

Maximum allowed density and/or intensity: 12 dwelling units per acre; maximum FAR of 0.25

FDOT Contact: Tina Williamson, AICP
Growth Management Coordinator
FDOT District Five, PLEMO
Telephone: 386-943-5150
Fax: 386-943-5713
E-mail: Tina.Williamson@dot.state.fl.us

Reviewed by: Chelsea Williams, EI
HDR Engineering, Inc.
407-420-4137
407-420-4242
Chelsea.Williams@hdrinc.com

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-08ESR
Date Amendment Received FDOT: 10/14/2019
Review Comments Deadline: 11/13/2019
Today's Date: 10/28/2019

MAP AMENDMENT

Elements: Future Land Use Map

Rule Reference: Chapter 163, Florida Statutes

Background:

The City of Clermont has submitted the proposed 19-08 Large Scale comprehensive plan amendment package pertaining to a 10.8±-acre subject property, generally located along Hooks Street between Ford of Clermont and Dicks Sporting Goods. The proposed amendment would change the future land use (FLU) of the subject property from Lake County Regional Commercial to City of Clermont Commercial. An associated rezoning request to C-2 General Commercial has been submitted.

The subject area is depicted in Figure 1.

Figure 1: Location Map



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The City of Clermont Commercial FLU determines maximum density based on gross acres. Based on information provided in the transmittal package, there are 10.8± gross acres estimated on the subject property.

The applicant submittal states the applicant desires to develop the property for commercial uses; however, no conceptual plans have been submitted at this time.

Table 1 below shows the trip generation potential for the currently adopted and proposed land use densities and/or intensities, and the change in trips as a result of the proposed FLU amendment.

Table 1: Trip Generation Potential of the Subject Property

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Commercial	820	1,199.6	k.s.f.	45,285	4,570
Proposed	Commercial	820	117.6	k.s.f.	6,713	613
Change in Trips					-38,572	-3,957

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

The analysis shows that the proposed amendment decreases the trip generation potential of the subject property by 38,572 daily trips and 3,957 P.M. peak hour trips.

The state roadway segments within three miles of the site that could be impacted by the amendment are shown in the Table 2 with year 2019, 2029, and 2040 projected volumes.

Table 2: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2019			2029			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 50	C.R. 561/12 th Street to 8 th Street	N	D	39,800	35,500	Y	39,800	40,800	N	39,800	49,000	N
	8 th Street to East Avenue	N	D	39,800	42,400	N	39,800	51,000	N	39,800	54,800	N
	East Avenue to Disston Avenue	N	D	39,800	34,100	Y	39,800	39,700	Y	39,800	46,300	N
	Disston Avenue to S.R. 25/U.S. 27	N	D	62,900	42,300	Y	62,900	49,300	Y	62,900	60,800	Y

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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont

DEO Amendment #: 19-08ESR

Date Amendment Received FDOT: 10/14/2019

Review Comments Deadline: 11/13/2019

Today's Date: 10/28/2019

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2019			2029			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 50 (contl)	S.R. 25/U.S. 27 to Sky Top View Way	N	D	62,900	50,600	Y	62,900	57,400	Y	62,900	67,300	N
	Sky Top View Way to Hancock Road	N	D	62,900	59,500	Y	62,900	68,500	N	62,900	82,700	N
	Hancock Road to Orange County Line	N	D	62,900	63,200	N	62,900	73,500	N	62,900	90,300	N
S.R. 25/ U.S. 27	Hartwood Marsh Road to Johns Lake Road/ Roper Boulevard	Y	D	62,900	36,000	Y	62,900	40,800	Y	62,900	48,000	Y
	Johns Lake Road/ Roper Boulevard to Brogeon Drive	Y	D	62,900	35,400	Y	62,900	39,100	Y	62,900	43,500	Y
	Brogeon Drive to S.R. 50	Y	D	41,790	41,100	Y	41,790	45,900	N	41,790	52,200	N
	S.R. 50 to Citrus Tower Boulevard/ Grand Highway	Y	D	41,790	31,700	Y	41,790	35,300	Y	41,790	39,800	Y
	Citrus Tower Boulevard/Grand Highway to Washington Street/ Galena Avenue	Y	D	41,790	39,100	Y	41,790	44,500	N	41,790	52,700	N
	Washington Street/ Galena Avenue to C.R. 561	Y	D	41,790	39,800	Y	41,790	44,700	N	41,790	47,100	N

Source: FDOT District Five 2016 LOS_ALL Report Update

Technical Assistance:

There are six segments of S.R. 50 and three segments of S.R. 25/U.S. 27 located within three miles of the proposed amendment site currently exceeding LOS standards, or that are anticipated to exceed LOS standards in the Year 2029 scenario and in the Year 2040 scenario. The proposed land use amendment results in a decrease in the trip generation potential of the subject site; therefore, no significant adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS) are anticipated from the proposed amendment. Based on this, the Department does not have technical assistance comments regarding the proposed amendment.

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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 19-08ESR
Date Amendment Received FDOT: 10/14/2019
Review Comments Deadline: 11/13/2019
Today's Date: 10/28/2019

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

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Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

November 15, 2019

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

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Clermont (Amendment No. 19-08ESR) received on October 18, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

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

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

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

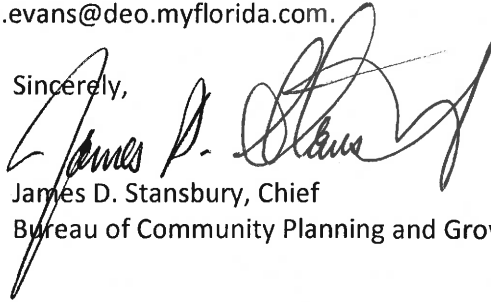
The Honorable Gail Ash, Mayor

November 15, 2019

Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large, stylized initial "J".

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

JDS/de

Enclosure(s): Procedures for Adoption

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

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

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

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

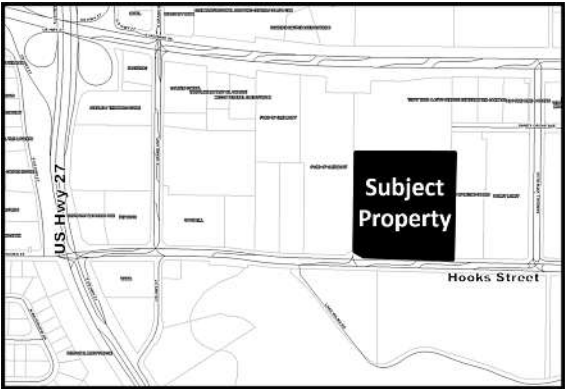
_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

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

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2019-43

The City of Clermont will hold public hearings on Tuesday, October 1, 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, October 8, 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 Commercial to City of Clermont Commercial.

The City of Clermont will hold a public hearing on Tuesday, December 10, 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:

Vacant parcel approximately ½ mile east of the US Hwy 27 and Hooks
Street intersection
Alternate Key 1103916
10.8 +/- Acres

Ordinance #2019-43:

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

D051101 - September 16, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D051101 (100%)

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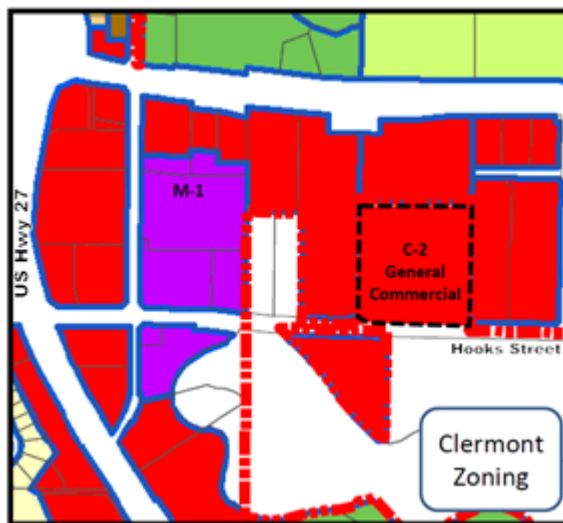
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 10, 2019	
Agenda Item Name	
Ordinance No. 2019-44 <i>Final</i> <i>Rocky Mount Commercial Ph 2</i>	
Requested Action	
Recommend approval of Ordinance 2019-44.	
Staff Report	

The applicant, Rocky Mount Development Co., has requested a rezoning change to the C-2 General Commercial zoning designation. The subject site is 10.8 +/- acres in size. The vacant property fronts Hooks Street, between Ford of Clermont and Dicks Sporting Goods. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been previously mined and is currently used for agricultural purposes. The north portion of the property was annexed into the City in 2015 and the property is contiguous to the City limits on the north, east, and west boundary.



The applicant desires to develop the property for commercial uses; however, no conceptual plans have been submitted at this time. The proposed rezoning request will change the zoning from Urban Estate (currently Agriculture District in Lake County) to the City's C-2 General Commercial zoning classification. The requested change is similar to the surrounding zoning and land use in the City. The property does have a curb cut and a dedicated left turn lane in place from Hooks Street to facilitate development in the future.

Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. Staff is able to support the request for the rezoning 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 Regional Commercial designation. Therefore; staff recommends approval of the rezoning to the City's C-2 General Commercial zoning designation. *Planning and Zoning Commission recommended approval, 6-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2019-44 Rocky Mount Ph 2 Comm REZ | 2019-44 Rocky Mount Ph 2 Comm REZ Formatted.DOC |
| 2. | Rocky Mount Comm Ph 2 Maps | Rocky Mount Comm Ph 2 Maps.pdf |
| 3. | Rocky Mount Ph 2 Rezoning App 8-2019-Scanned | Rocky Mount Ph 2 Rezoning App 8-2019-Scanned.pdf |
| 4. | REZ 2019-44 Legal Ad | REZ 2019-44 Legal Ad.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-44

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

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

Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida.
Site contains 10.8 +/- acres

LOCATION

Vacant parcel approximately 1/2 mile east of the US Highway 27 and Hooks Street intersection
(Alternate Key 1103916)

From: Urban Estate
To: C-2 General Commercial District

SECTION 2.

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

SECTION 3.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-44

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

CITY OF CLERMONT

Gail L. Ash, Mayor

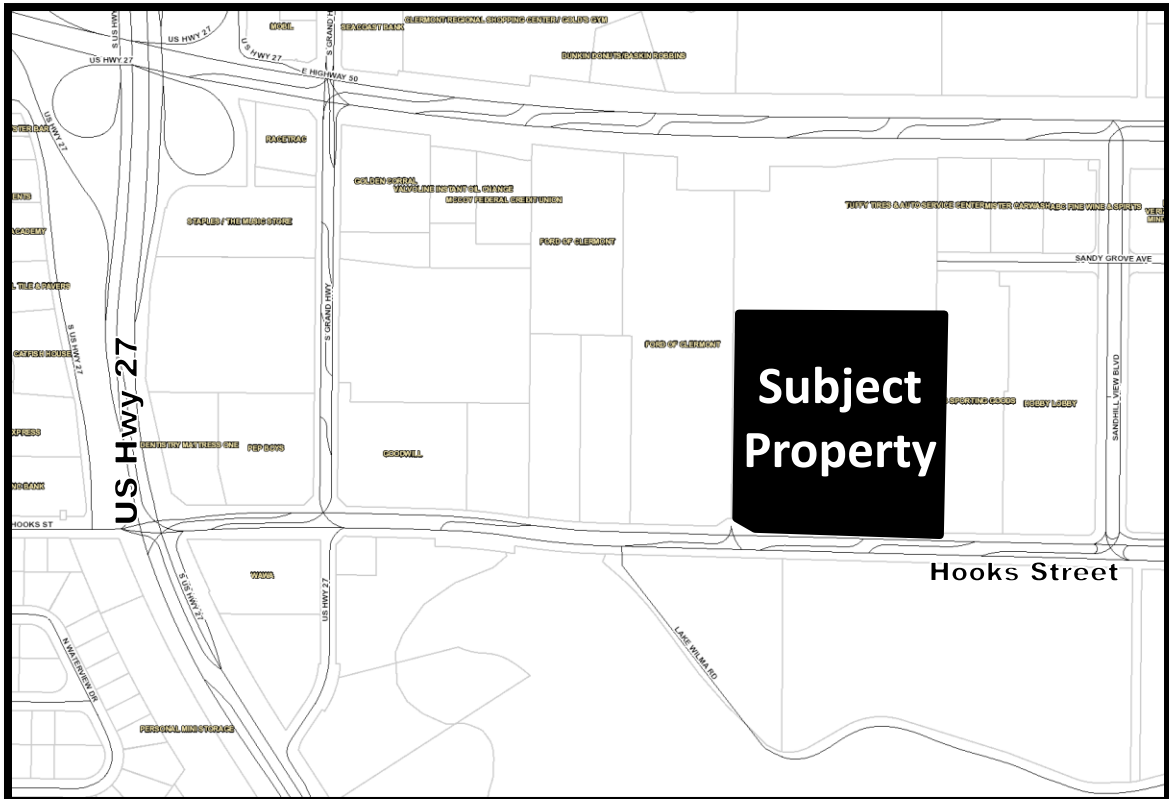
ATTEST:

Tracy Ackroyd Howe, City Clerk

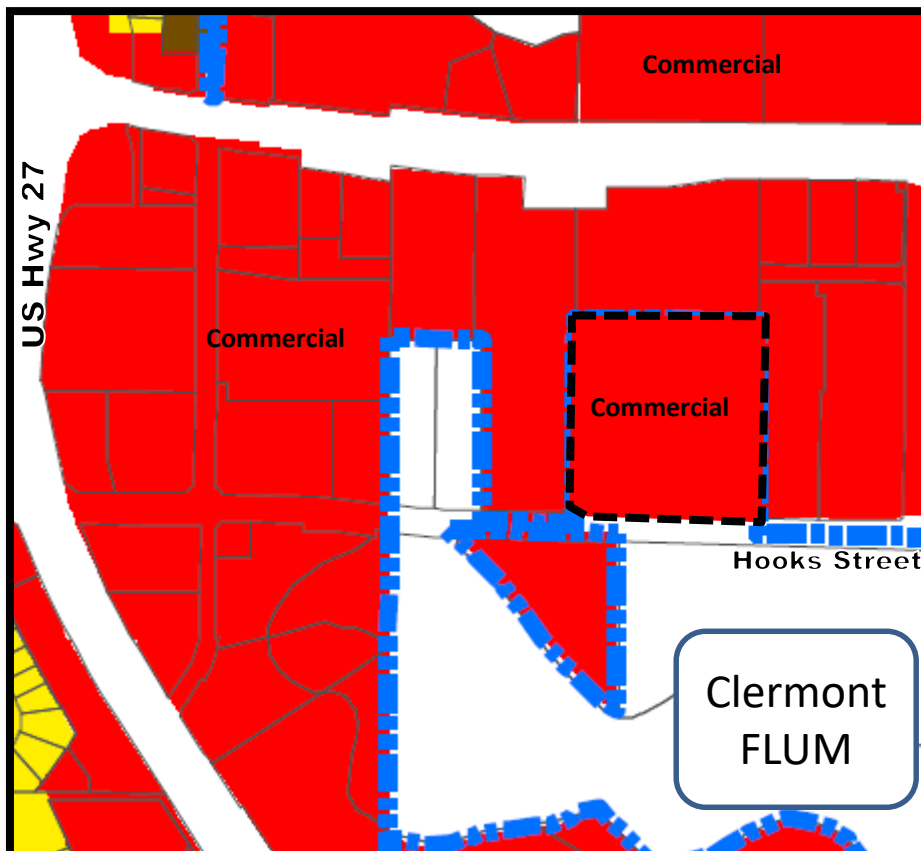
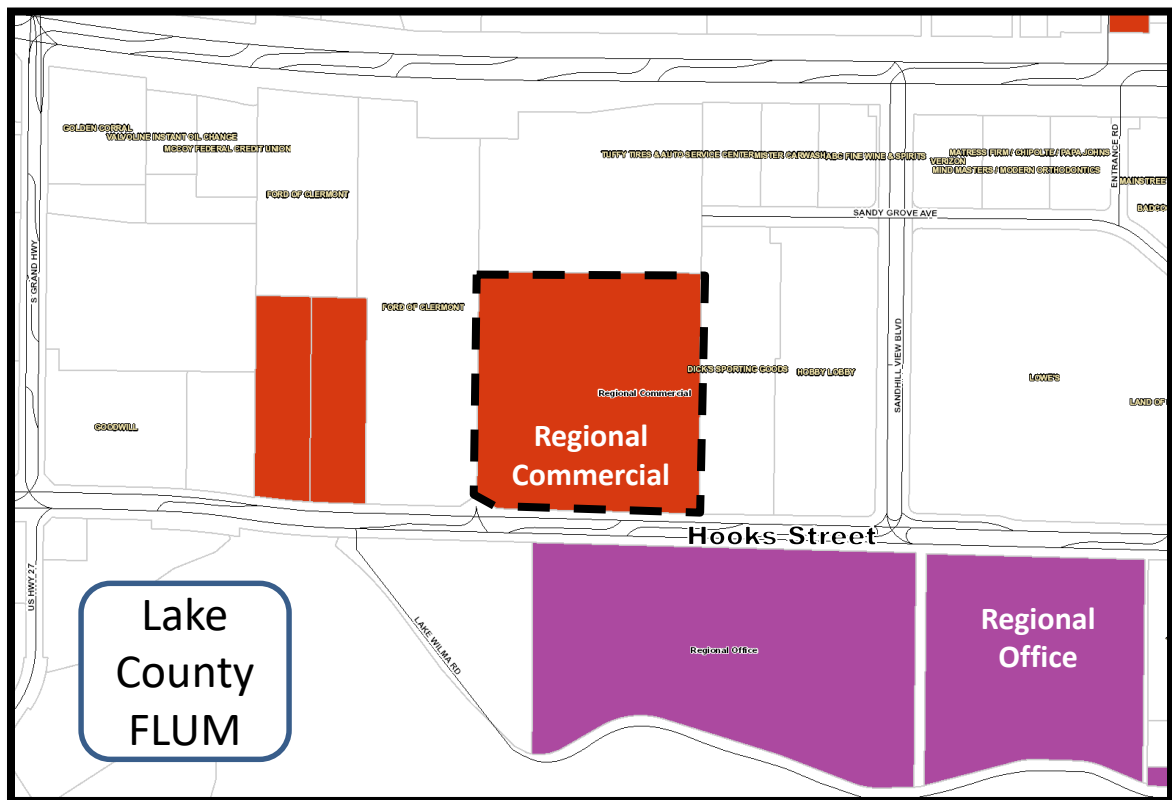
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

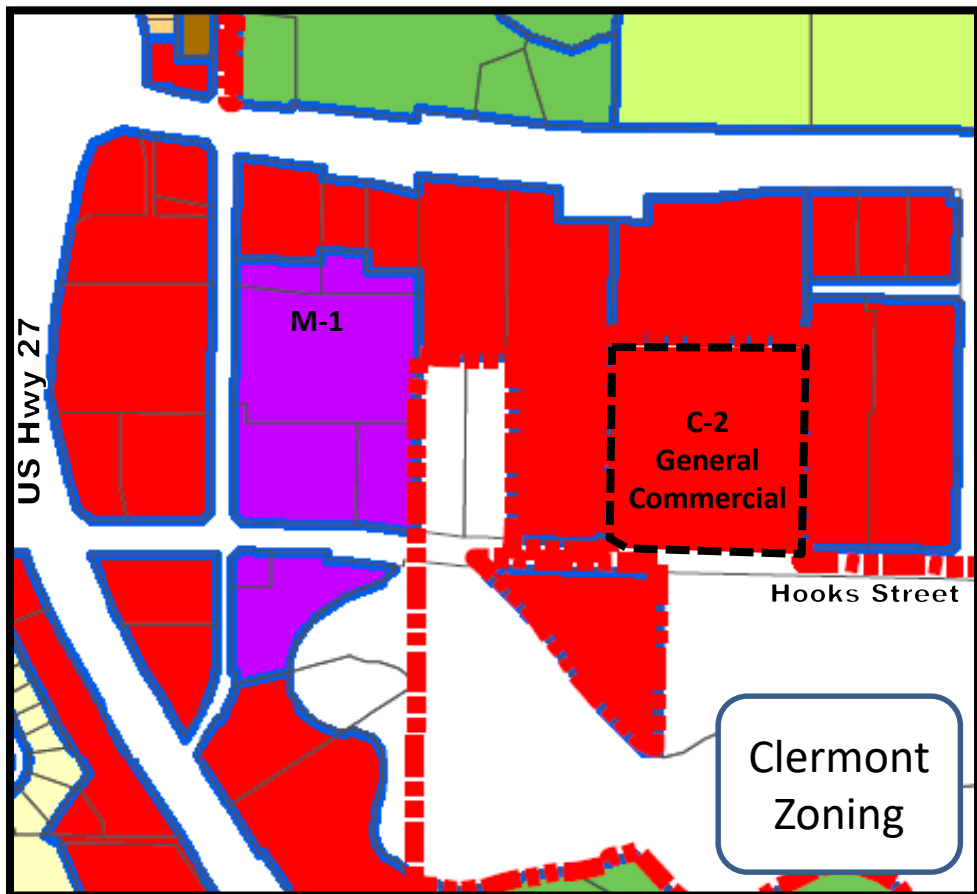
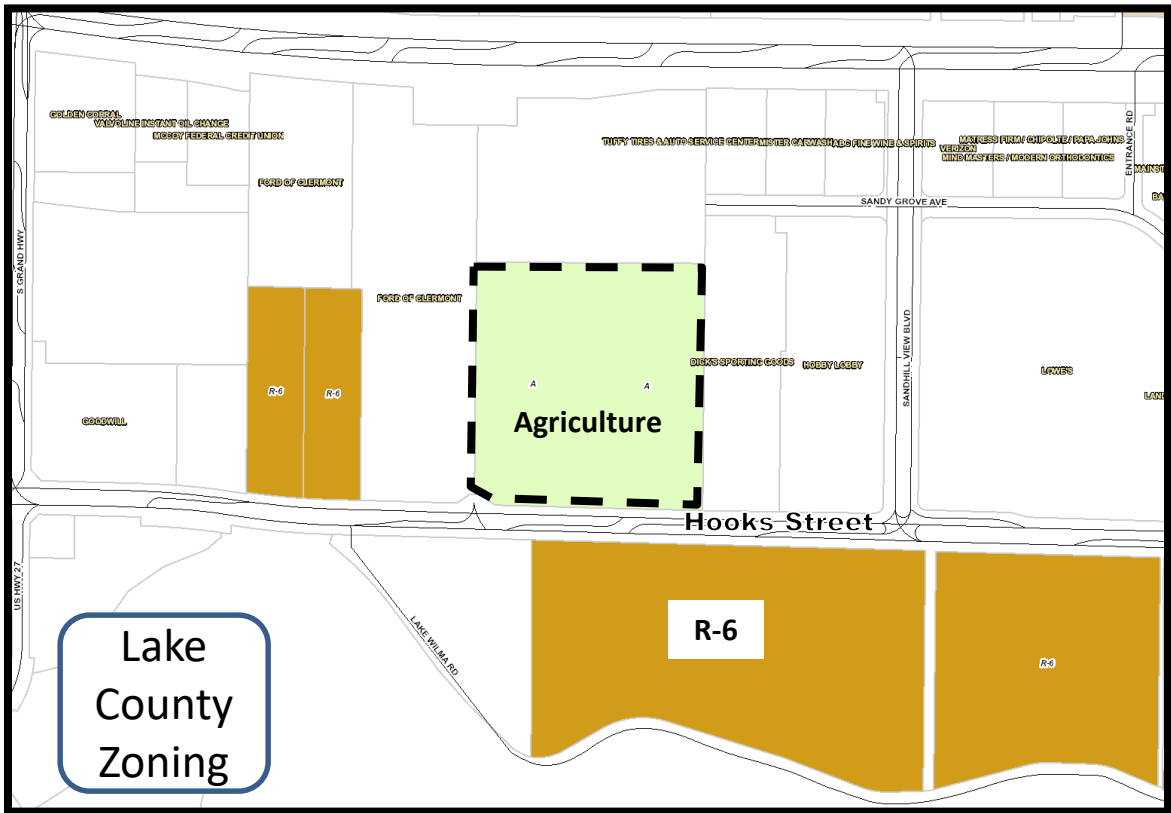
Exhibit - Location Map – Rocky Mount Commercial Phase 2



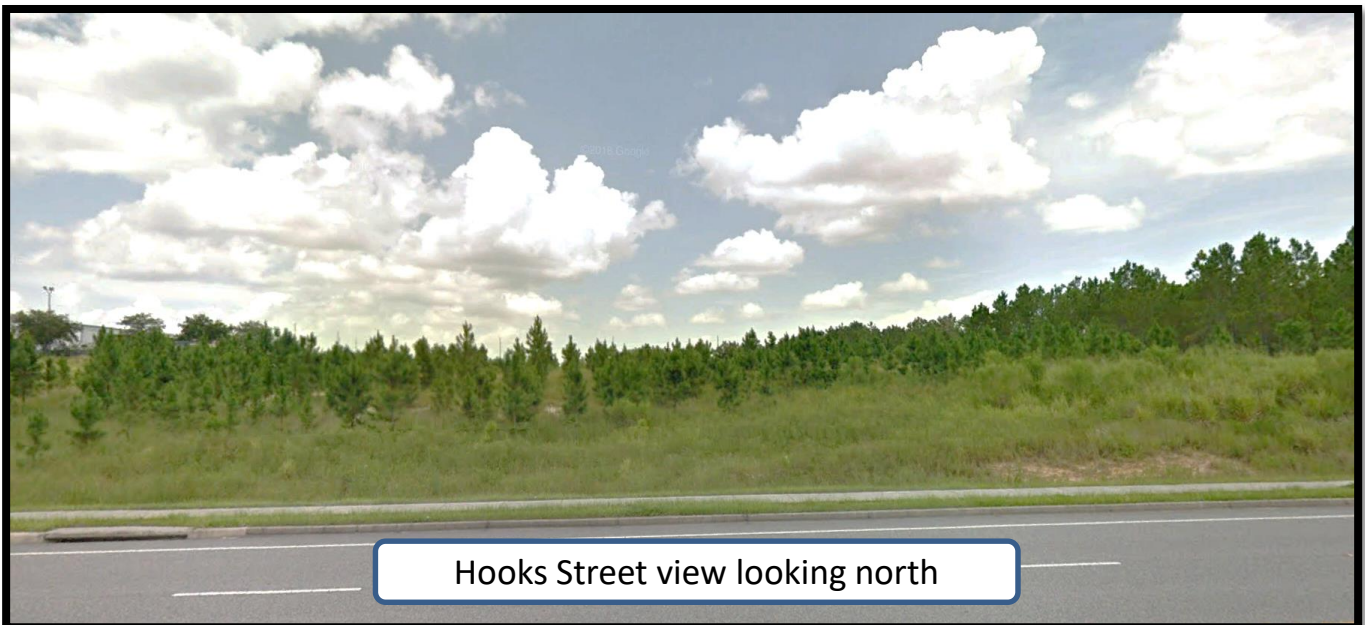
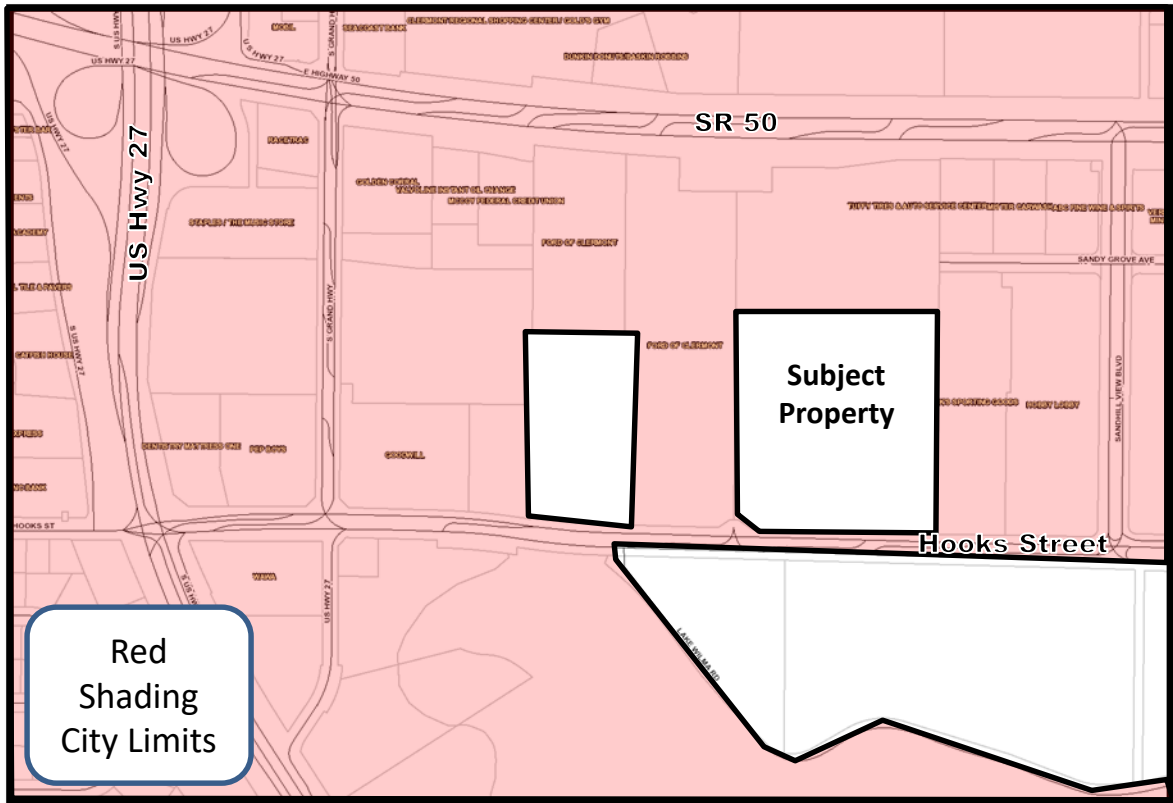
Future Land Use Map–Rocky Mount Commercial Phase 2



Zoning Map–Rocky Mount Commercial Phase 2



City Limits Map–Rocky Mount Commercial Phase 2





**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: August 29, 2019

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Rocky Mount Commercial - Phase 2

APPLICANT: Rocky Mount Development Co., Inc.

CONTACT PERSON: Tom Dougherty

Address: 735 Almond Street, Suite A

City: Clermont State: FL Zip: 34711

Phone: 352-394-6151 Fax: _____

E-Mail: tom@tri-prorealty.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: Northwest Quadrant Hooks Street & Sandhill View Blvd. (adjacent to the east to Ford of Clermont)

Legal Description (include copy of survey): Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida

Acreage: 10.8 +/- Land Use: Regional Commercial
(City verification required)

Present Zoning: UE Proposed Zoning: C-2
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION**
Page 2

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

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

Requesting Annexation into the City of Clermont, which requires a rezone.

The property is to be developed for General Commercial uses, in conformance with the surrounding area.

Tom K. Dougherty, P, D

Applicant Name (print)

X

Tom K. Dougherty
Applicant Name (signature)

Tom K Dougherty, P, D

Owner Name (print)

X

Tom K. Dougherty
Owner Name (signature)

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

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10091408
Phone: (352) 241-7331
Date: 10/09/19
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	10/21/2019	11/25/2019	\$250.68

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. 2019-44

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

LOCATION:

Vacant parcel approximately 1/2 mile east of the US Hwy 27 and Hooks Street intersection
Alternate Key 1103916
10.8 +/- Acres

This request will be considered by the Planning & Zoning Commission on Tuesday, November 5, 2019 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, December 10, 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: 10091408
October 21, 2019 &
November 25, 2019

LEGAL DESCRIPTION

Lake Highlands 29-22-26, Tracts 22 & 27 - Less Beginning at East Line of Tract 22 and South Line of FDOT Right of Way, Run south along East Line 500 Feet, North 89-39-36 West to West Boundary of said Tract 22, North to FDOT Right of Way, Easterly along said Southerly FDOT Right of Way to Point of Beginning - Being part of Tract 22 & 27, PB 2, PG 25, ORB 860, PG 1354, ORB 1004, PG 270, Public Records of Lake County Florida.

Site contains 10.8 +/- acres

From: Urban Estate
To: C-2 General Commercial

Payment Info	
Ad Price	\$250.68
Tax	\$0.00
Sub Total	\$250.68
Prepaid Amount	\$0.00
Balance Due	\$250.68

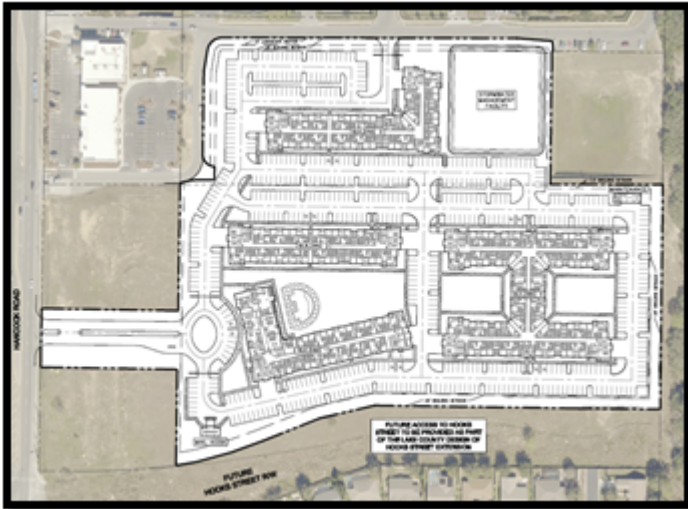


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 10, 2019	
Agenda Item Name	
Ordinance No. 2019-46 <i>Final</i> <i>Hancock Commons Apartments</i>	
Requested Action	
Recommend approval of Ordinance 2019-46.	
Staff Report	
The owner, Clermont 15, LLC and Hancock Commons, LLC, is requesting an amendment to a PUD to allow 281 multifamily units on 16.49+/- acres located on vacant property northeast of the Hooks Street and Hancock Road intersection. The property is part of the original Hills of Clermont development that consisted of commercial, office, and residential use along Hooks Street and Hancock Road. A developer's agreement was signed between the developer and the Hills of Clermont Homeowners' Association in 2006 prohibiting multifamily development on this parcel. A modification of the developer's agreement was executed and recorded with the Lake County Clerk of the Courts on May 16, 2019 removing the prohibition of the multifamily development. The owner desires to develop an apartment complex on the property using the affordable housing bonus density process. The applicant has applied for 281 units on 16.49 acres. The base density of the parcel is 12 units per acre or 197 units. The bonus density request is for 84 units for a cumulative total of 281 units. This is a density of 17.1 units per acre. Under the Affordable Housing Density Bonus Ordinance 2018-30, applicants along the Hooks Street Corridor can request up to 20 units per acre through the provision of having affordable units based upon HUD standards and income limitations. The applicant has indicated 15 % of the bonus units would be provided for moderate-income households. This would be 0.15×84 bonus units = 13 affordable units. These units would remain as affordable units in perpetuity. The applicant has provided a conceptual site plan prepared by Kimley-Horn showing the four buildings, amenity area and associated parking. The multi-story buildings will have elevators since they may have a maximum height of 55 feet. The applicant has provided architectural elevations showing the proposed buildings along with sight lines.	



The applicant has requested five waivers to the code in order to develop the project. Upon discussion and review, staff is able to support a majority of the requested waivers. The waivers are:

1. Allow private streets within the project with gated entry/exits.
2. Allow cut/fill exceeding 10 feet but not more than 15 feet on up to 20% of the site except for the stormwater system that may have up to 35 feet of cut, as indicated on the cut/fill exhibit.
3. Allow individual retaining wall height up to a maximum of 12 feet as indicated on the conceptual site plan.
4. Allow roll out trash collection for each building. If additional trash collection is required, an onsite compactor will be provided.

The final waiver requested by the applicant, is not to be responsible for the construction of Hooks Street along the southern border of the property. Staff is unable to support this request since the continuation of Hooks Street will provide an additional east/west corridor parallel to SR 50 in the near future, offering some relief from SR 50. A condition for the developer to construct Hooks Street has been included in the PUD ordinance along with providing an option to seek impact fee credit from Lake County.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The applicant is requesting five waivers. A majority of the waivers have been requested before in other Planned Unit Developments. With the amended developer's agreement, the applicant has been able to move forward with this request that was previously prohibited. The request for the affordable housing density bonus units allowable under Ordinance 2018-30 have provided a mechanism for the increased density from 197 units up to 281 units or 17.1 dwelling units per acre.

Staff recommends approval of Ordinance 2019-46 for an amendment to a PUD to allow 281 multifamily units to be developed in substantial accordance with the Conceptual Sketch, Sheet SP-04, prepared by Kimley-Horn and Associates, Inc. *The Planning and Zoning Commission recommended denial, 3-2.*

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ordinance 2019-46 Final CC Formatted	Ordinance 2019-46 Final CC Formatted.DOCX	
2.	Hancock Commons Map	Hancock Commons Map.pdf	
3.	Conceptual Site Plan	Conceptual Site Plan.pdf	
4.	Clermont Rendering Hancock Commons Apts	Clermont Rendering Hancock Commons Apts.pdf	
5.	A5-5.1_BUILDING 100 - RENDERED ELEVATIONS	A5-5.1_BUILDING 100 - RENDERED ELEVATIONS.PDF	
6.	A5-5.0_BUILDING 100 - RENDERED ELEVATIONS	A5-5.0_BUILDING 100 - RENDERED ELEVATIONS.PDF	
7.	Hancock Commons - Waiver Request Letter	Hancock Commons - Waiver Request Letter .pdf	
8.	Waiver Request Letter-Attachment #1-Walls	Waiver Request Letter-Attachment #1-Walls.pdf	
9.	Waiver Request Letter-Attachment #2-Cut-Fill	Waiver Request Letter-Attachment #2-Cut-Fill.pdf	
10.	Recorded Dev Agreement 051619	Recorded Dev Agreement 051619.pdf	
11.	Clermont Rezoning Application(signed)	Clermont Rezoning Application(signed).pdf	
12.	ORD 2019-46 Hancock Commons Apts Legal Ad	ORD 2019-46 Hancock Commons Apts Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-46

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

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4449, PAGE 2263 AND A PORTION OF LOT 5, HANCOCK COMMONS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 87-88, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE WITH THE WEST LINE OF SAID NW 1/4, N01°06'13"E, A DISTANCE OF 291.34 FEET; THENCE S88°53'47"E, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD (100-FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2010, PAGE 321, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) AND THE POINT OF BEGINNING;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N01°06'13"E, A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, S88°53'47"E, A DISTANCE OF 279.16 FEET; THENCE N01°02'42"E, A DISTANCE OF 261.02 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 13°09'06" AND A CHORD BEARING AND DISTANCE OF N79°00'00"E, 32.06 FEET) FOR AN ARC DISTANCE OF 32.14 FEET TO A POINT OF NON-TANGENCY; THENCE N89°53'44"E, A DISTANCE OF 38.94 FEET; THENCE N00°21'11"E, A DISTANCE OF 27.25 FEET; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 90°48'31" AND A CHORD BEARING AND DISTANCE OF N44°29'27"W, 34.18 FEET) FOR AN ARC DISTANCE OF 38.04 FEET TO A POINT OF TANGENCY; THENCE N00°54'49"E, A DISTANCE OF 170.71 FEET; THENCE N09°48'38"E, A DISTANCE OF 43.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.40 FEET, A CENTRAL ANGLE OF 80°31'31" AND A CHORD BEARING AND DISTANCE OF N50°04'24"E, 39.29 FEET) FOR AN ARC DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; THENCE S89°39'51"E, A DISTANCE OF 603.64 FEET; THENCE S85°14'02"E, A DISTANCE OF 68.08 FEET; THENCE SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4.80 FEET, A CENTRAL ANGLE OF 84°43'57" AND A CHORD BEARING AND DISTANCE OF S42°52'04"E, 6.47 FEET) FOR AN ARC DISTANCE OF 7.10 FEET TO A POINT OF TANGENCY; THENCE S00°30'05"E, A DISTANCE OF 16.19 FEET TO THE NORTH LINE OF TRACT A OF SAID HANCOCK COMMONS; THENCE WITH SAID NORTH LINE, N89°05'20"W, A DISTANCE OF 2.10 FEET TO THE WEST LINE OF SAID TRACT A; THENCE WITH SAID WEST LINE, S00°52'01"W, A DISTANCE OF 272.76 FEET TO THE SOUTH LINE



CITY OF CLERMONT
ORDINANCE NO. 2019-46

OF SAID TRACT A; THENCE WITH SAID SOUTH LINE, S89°46'36"E, A DISTANCE OF 230.01 FEET TO THE EAST LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID EAST LINE, S00°52'01"W, A DISTANCE OF 459.16 FEET TO THE NORTH LINE OF HOOKS STREET EXTENSION (A PROPOSED 120-FOOT RIGHT OF WAY); THENCE WITH SAID PROPOSED NORTH RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) N89°12'30"W, A DISTANCE OF 166.38 FEET; 2) N88°57'53"W, A DISTANCE OF 417.63 FEET; 3) S77°04'10"W, A DISTANCE OF 114.90 FEET; 4) S68°31'15"W, A DISTANCE OF 125.31 FEET; 5) S70°10'37"W, A DISTANCE OF 68.40 FEET; 6) S74°51'59"W, A DISTANCE OF 72.40 FEET; 7) S80°11'08"W, A DISTANCE OF 44.21 FEET; THENCE LEAVING SAID PROPOSED NORTH RIGHT-OF-WAY LINE, N01°02'42"E, A DISTANCE OF 196.46 FEET; THENCE N88°53'47"W, A DISTANCE OF 279.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.499 ACRES OF LAND, MORE OR LESS.

LOCATION

Vacant property located northeast of the Hooks Street and Hancock Road intersection

From: Planned Unit Development with C-2 General Commercial Uses
To: Planned Unit Development with Multi-Family Uses

SECTION 2. General Conditions

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; 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 Conceptual Sketch, Sheet SP-04, prepared by Kimley-Horn and Associates, Inc., dated 10-2-2019, Hancock Commons. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

1. A total of up to 281 multi-family dwelling units (d.u) may be permitted on the site, which includes 197 units at a base density of 12 dwelling units/acre plus the affordable housing density bonus of 84 units. The dwelling units per acre shall not exceed 17.1 dwelling units /acre with the inclusion of the affordable housing component.
2. The Affordable Housing Density Bonus units shall be governed by Ordinance No. 2018-



CITY OF CLERMONT
ORDINANCE NO. 2019-46

30. The applicant has indicated 15% of the bonus units would be set aside for moderate income households. This would be 0.15 times 84 bonus units which equals 13 affordable units. These units shall remain as affordable units in perpetuity.
3. Building setbacks shall be 25 feet from the property line.
 4. Maximum building height shall be up to 55 feet, measured at the highest point.
 5. The project will have private gated streets at all entrance points and will be maintained by the developer or designated party.
 6. The project may have elevation changes of up to 15 feet in height up to 20% of the project site, as shown on the cut and fill exhibit, with the exception of the stormwater system that may have up to 35 feet of cut. These elevation changes will be submitted to the City Engineer at the time of final engineering.
 7. Individual retaining wall height up to 12 feet in height are permitted to deal with grade changes on the perimeter of the project.
 8. The project may use dedicated roll out dumpsters for the development that will be incorporated into the buildings. A trash compacter may be substituted for roll out dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
 9. Elevators shall be installed in each multi-story apartment building.
 10. The developer will agree to construct that segment of Hooks Street lying along the southern property boundary in exchange for impact fee credits or other consideration as outlined in an agreement with the City and Lake County. The project shall be required to connect to Hooks Street as an access point for the development. This will be completed prior to first building receiving a Certificate of Occupancy.
 11. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented in the Davis Development sheet drawings A5-5.0 and A5-5.1, prepared by GLA-ATL, LLC, dated 07-26-2019 and shall meet the City of Clermont's Architectural Standards.
 12. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.
 13. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.



CITY OF CLERMONT
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14. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on October, 2019 by Kimley-Horn.
15. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

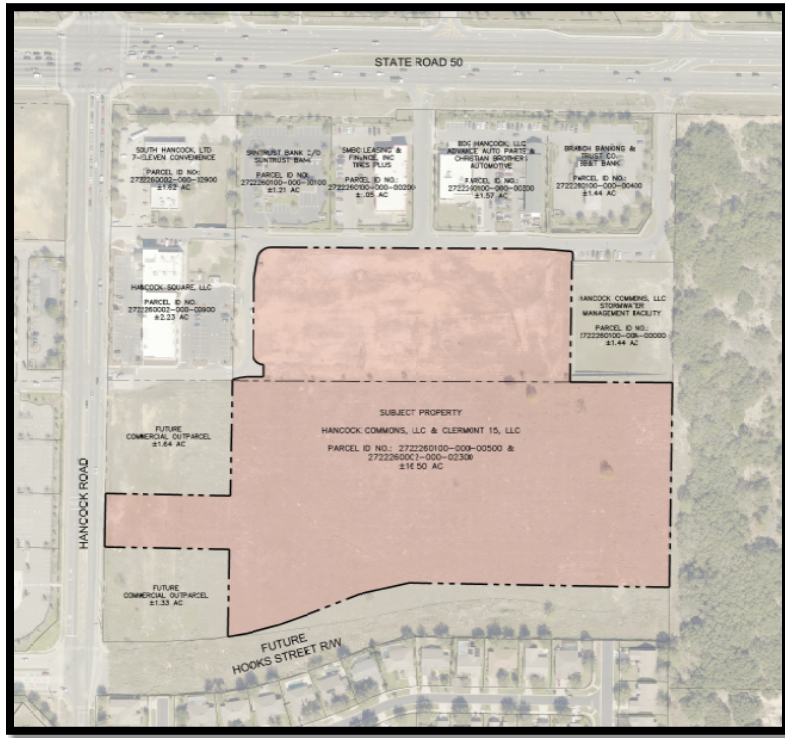
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 7.

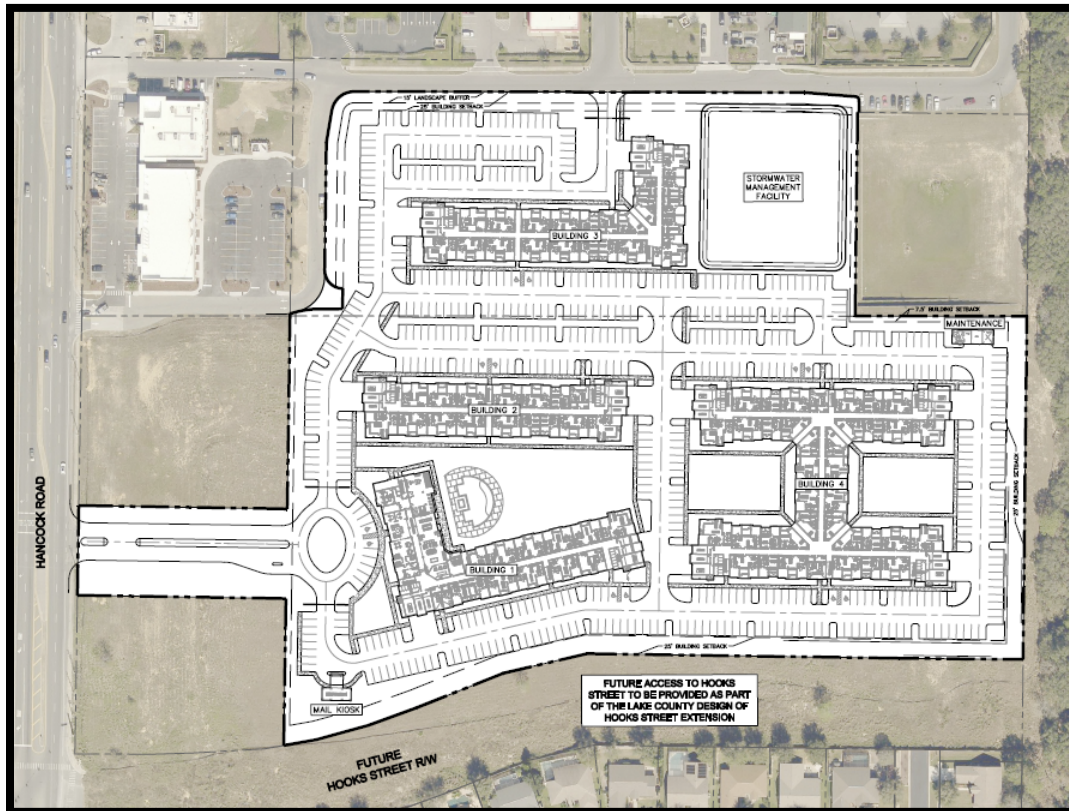
This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

CITY OF CLERMONT
ORDINANCE NO. 2019-46

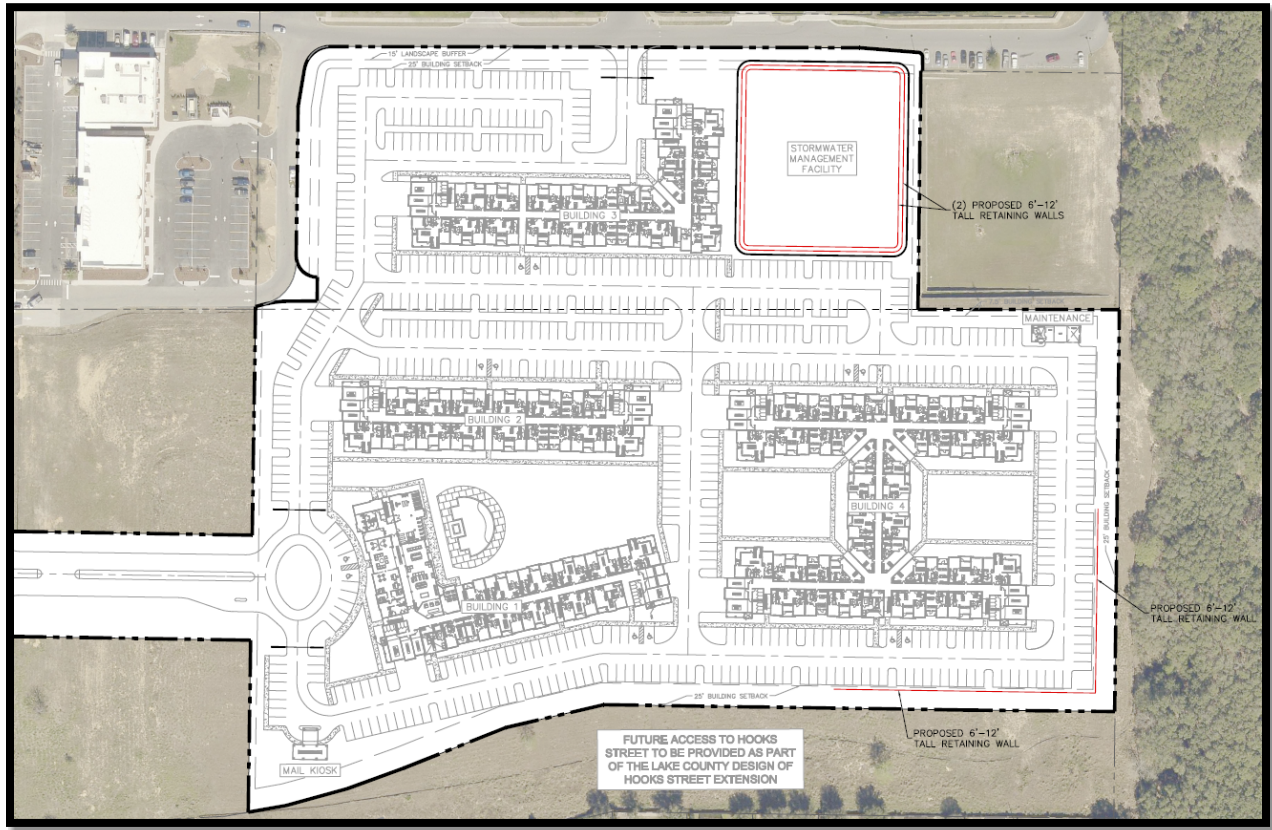
Location map:



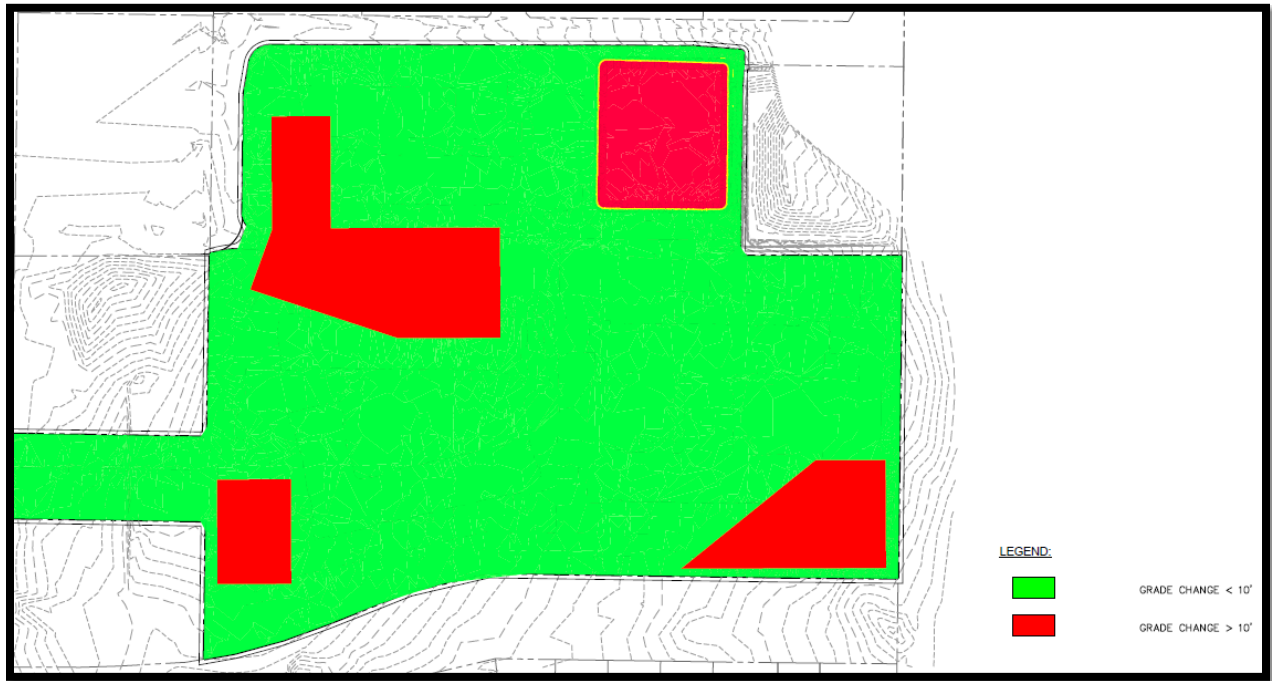
Conceptual Site Plan:



Retaining Wall Exhibit:



Cut/Fill Exhibit:







CITY OF CLERMONT
ORDINANCE NO. 2019-46

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

CITY OF CLERMONT

Gail L. Ash, Mayor

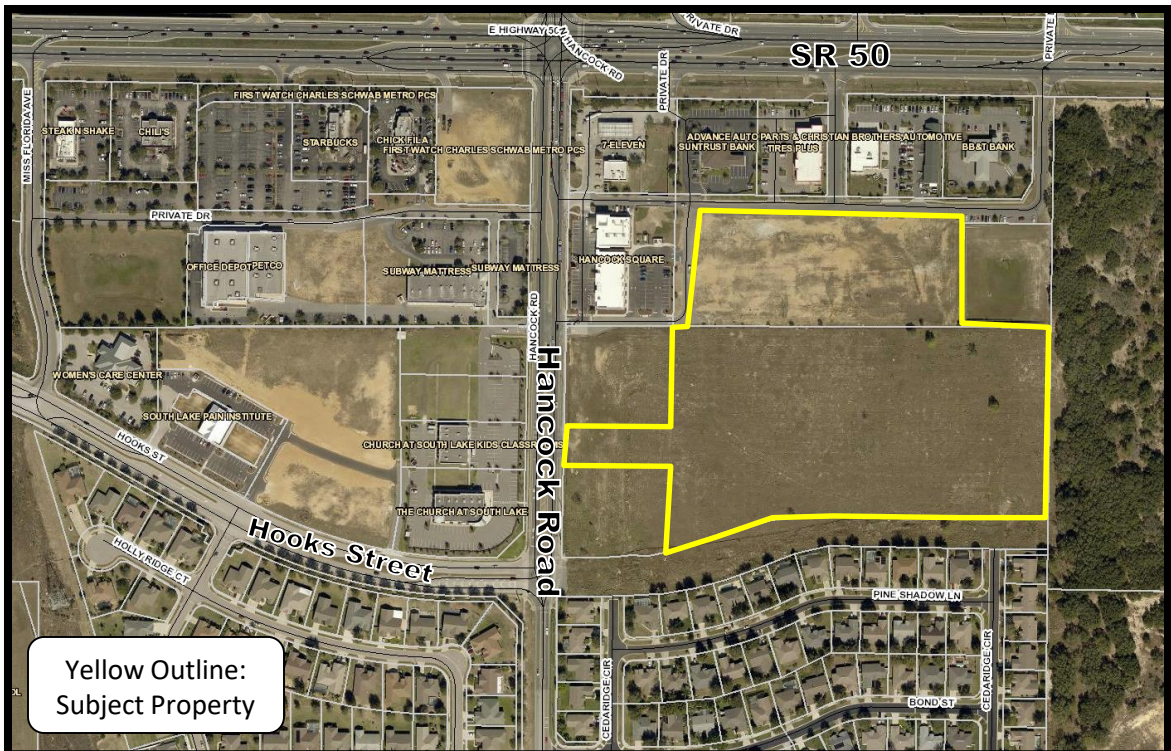
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

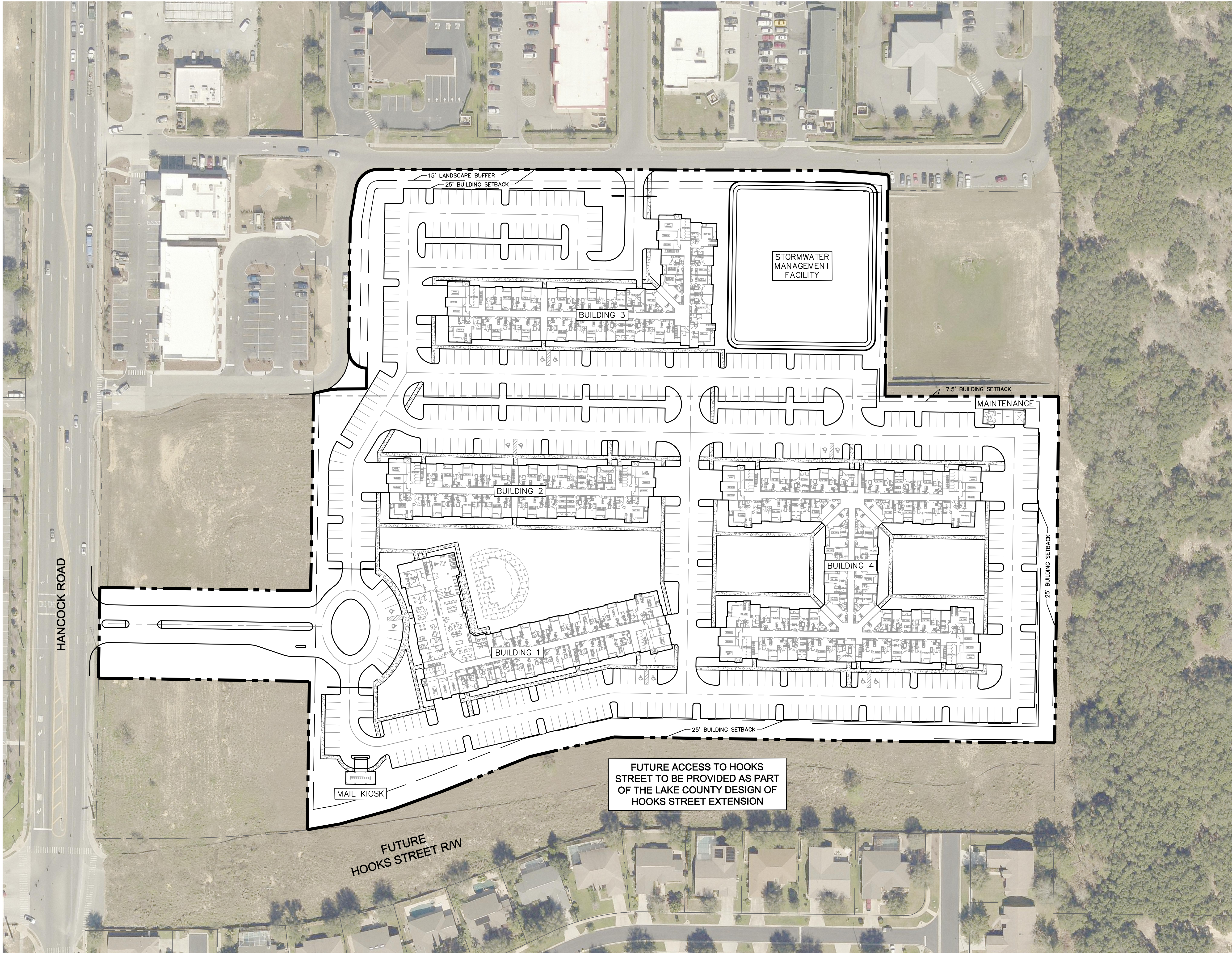
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Hancock Commons Apartments



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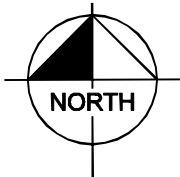
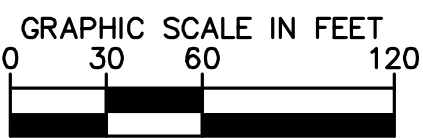


SITE DATA:	
TOTAL UNITS	281 UNITS
AVERAGE UNIT SIZE	1,043 SF
GROSS ACREAGE	21.53 AC
GROSS DENSITY	13.05 DU/AC
NET ACREAGE	16.22 AC
NET DENSITY	17.32 DU/AC
IMPERVIOUS COVER ALLOWED	11.35 AC (70%)
IMPERVIOUS COVER SHOWN	±10.0 AC (62%)

PARKING DATA:	
REQUIRED PARKING	
1 BEDROOM (112 DU X 1.5 SPACES/DU)	168 SPACES
2 BEDROOM (146 DU X 2.0 SPACES/DU)	292 SPACES
3 BEDROOM (23 DU X 2.5 SPACES/DU)	58 SPACES
	518 SPACES

PROVIDED PARKING	
STANDARD	580 SPACES
550 PARKING LOT (10' X 20') SPACES	
30 GARAGE SPACES	
ADA ACCESSIBLE	12 SPACES
12 PARKING LOT (12' X 20') SPACES	
TOTAL	592 SPACES

REQUIRED ADA SPACES	
580 SPACES X 2%	12 SPACES



Kimley»Horn

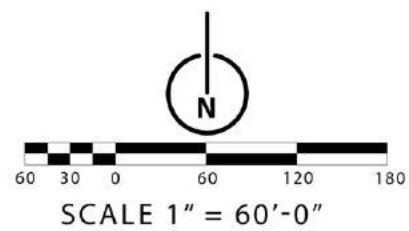
HANCOCK COMMONS

CITY OF CLERMONT, FLORIDA

CONCEPTUAL SKETCH

10/02/2019 - CONTACT BRENT A. LENZEN, P.E. (407) 427-1610

SP-04



HANCOCK COMMONS

CLERMONT, FLORIDA

Illustrative Site Plan





Hancock Commons - Perspective 1

10-09-2019



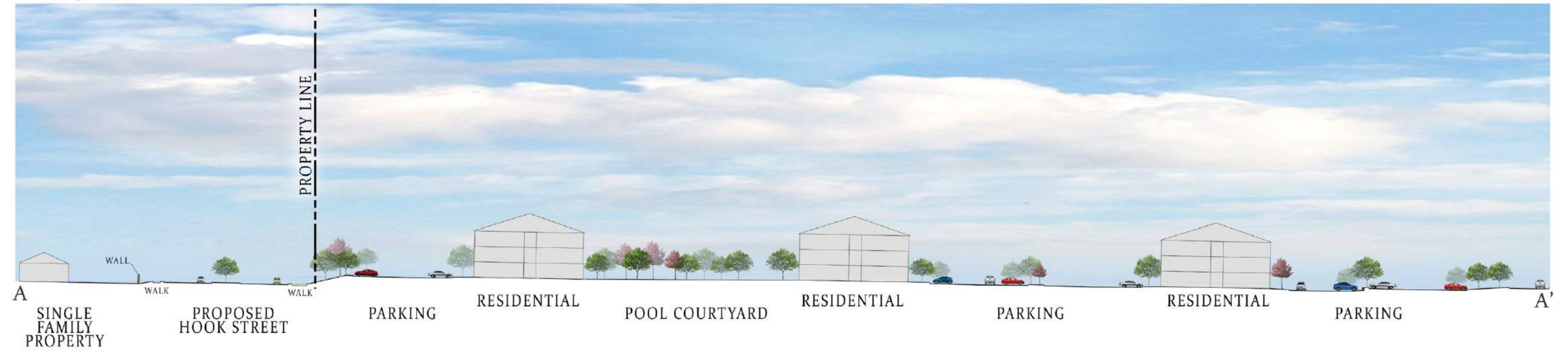
www.leeandassociates.net



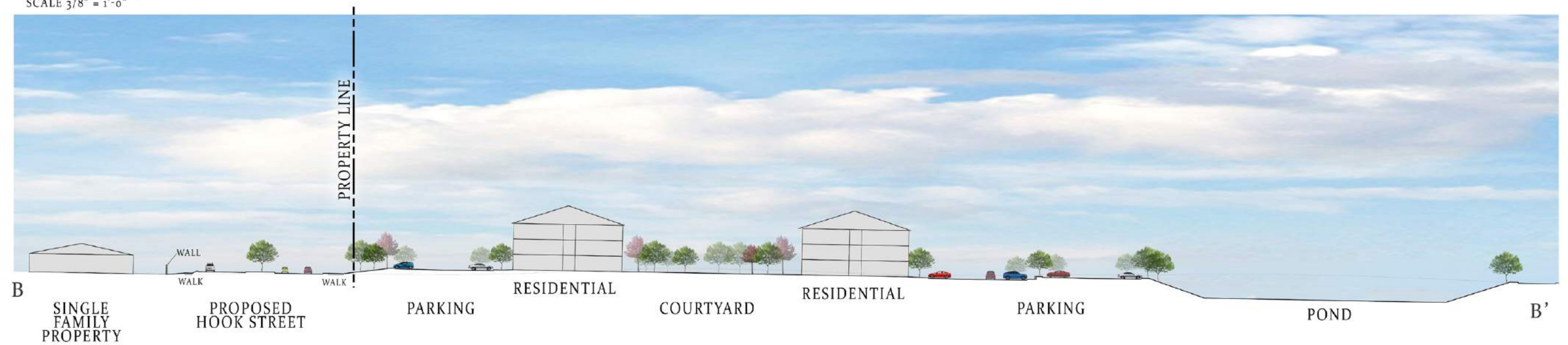
Hancock Commons - Perspective 2
10-09-2019

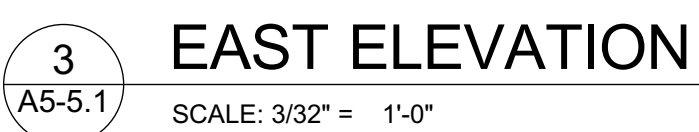
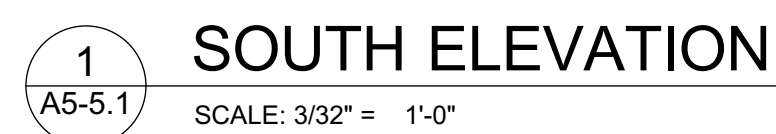


SITE SECTION A
SCALE 3/8" = 1'-0"



SITE SECTION B
SCALE 3/8" = 1'-0"





- Metal Panel Roof:
Charcoal

[illegible]

SCHEMATIC DESIGN

Friday, September 27, 2019 2:30 PM



October 8, 2019

City of Clermont
Development Services Department
685 W. Montrose St.
Clermont, FL 34712

Re: **Hancock Commons**
Waiver Request Letter

To Whom It May Concern:

As part of the project's PUD Rezoning submittal, please find below the requested Waivers:

❖ **Cut/Fill**

- o **LDC Sec. 94-195(c)(2):** *Elevation changes in topography shall be limited to ten feet.*
 - Request to exceed the limitation of 10' cut/fill within the areas of the development shown on the cut/fill heat map (see attached). Proposed cut/fill shall not exceed 35' in the pond area and 15' in all other areas indicated on the cut/fill heat map. 80% of the site will be designed to meet the cut/fill requirement of 10' maximum.

❖ **Retaining Wall Max Height**

- o **LDC Sec. 122-343(c)(2):** *Fences and walls in business, commercial and industrial districts shall be no higher than six feet.*
 - Request to exceed the limitation of a 6' max height retaining wall for the walls shown on the attached site plan. Maximum wall height in these areas shall not exceed 12'.

❖ **Trash Collection**

- o **LDC Sec. 114-8(a)(1):** *Townhouses and multifamily projects. Townhouse and multifamily projects shall provide a dumpster pad with an approved enclosure at a ratio of one dumpster for every 25 residential units or fraction thereof. Fee simple owned townhouses with direct road frontage (as opposed to parking lots or private drives) are exempt from dumpster service requirements.*
 - Request to remove requirement for trash collection to utilize dumpsters with enclosures. The proposed development is proposed to utilize roll out trash collection for each building.

❖ Gates

- o **LDC Sec. 110-192(1):** *There shall be no private streets or easements for street use platted in any subdivision unless a variance is granted by the city council. Private streets shall conform to the standard roadway design specified in this chapter. Approved private streets shall be privately maintained. All gated communities in the city shall install on each access gate into the community an emergency vehicle access control (EVAC) system. The EVAC system shall be installed and maintained at the communities expense for the purpose of public safety admittance into their development. The EVAC system shall be in addition, and separate, from the gate opening system that is provided for the residents. The installation of the EVAC system shall be done with a vendor of the communities choice.*
 - The proposed development is to be gated at all entrance points. Emergency access at these gates will be provided. All requirements in LDC Sec. 110-192(1) will be met.

❖ Building Height

- o **LDC Sec. 122-185(4):** *Height. Maximum height of 45 feet shall be allowable for the finished height of all buildings or structures, including architectural features. The height limitations of this chapter shall also apply to church spires, belfries, cupolas and domes not intended for human occupancy and may be a maximum of 55 feet in height. Facilities owned by the city are exempt from the height regulations.*
 - Request to exceed the maximum height limitation of 45'. Proposed buildings are to be greater than 45' but less than 55'.

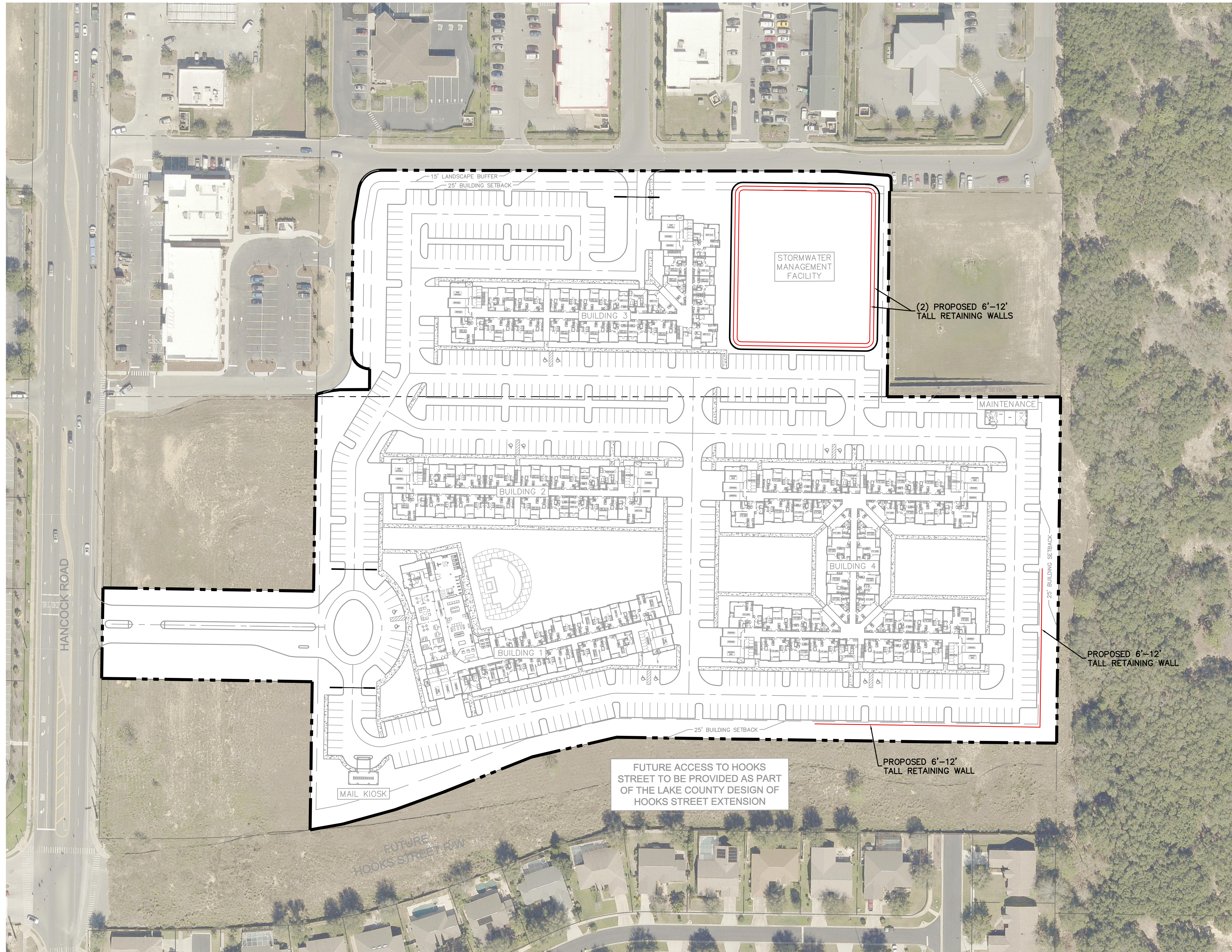
❖ Hooks Street Extension

- o **LDC Sec. 110-192:**
 - The proposed development will not be responsible for the extension of Hooks Street along the southern border of the property. Hooks Street Extension will be designed/permitted and constructed by Lake County.

❖ Density

- o **See Affordable Density Application included as part of this Submittal Package.**

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HANCOCK COMMONS

GRAPHIC SCALE IN FEET



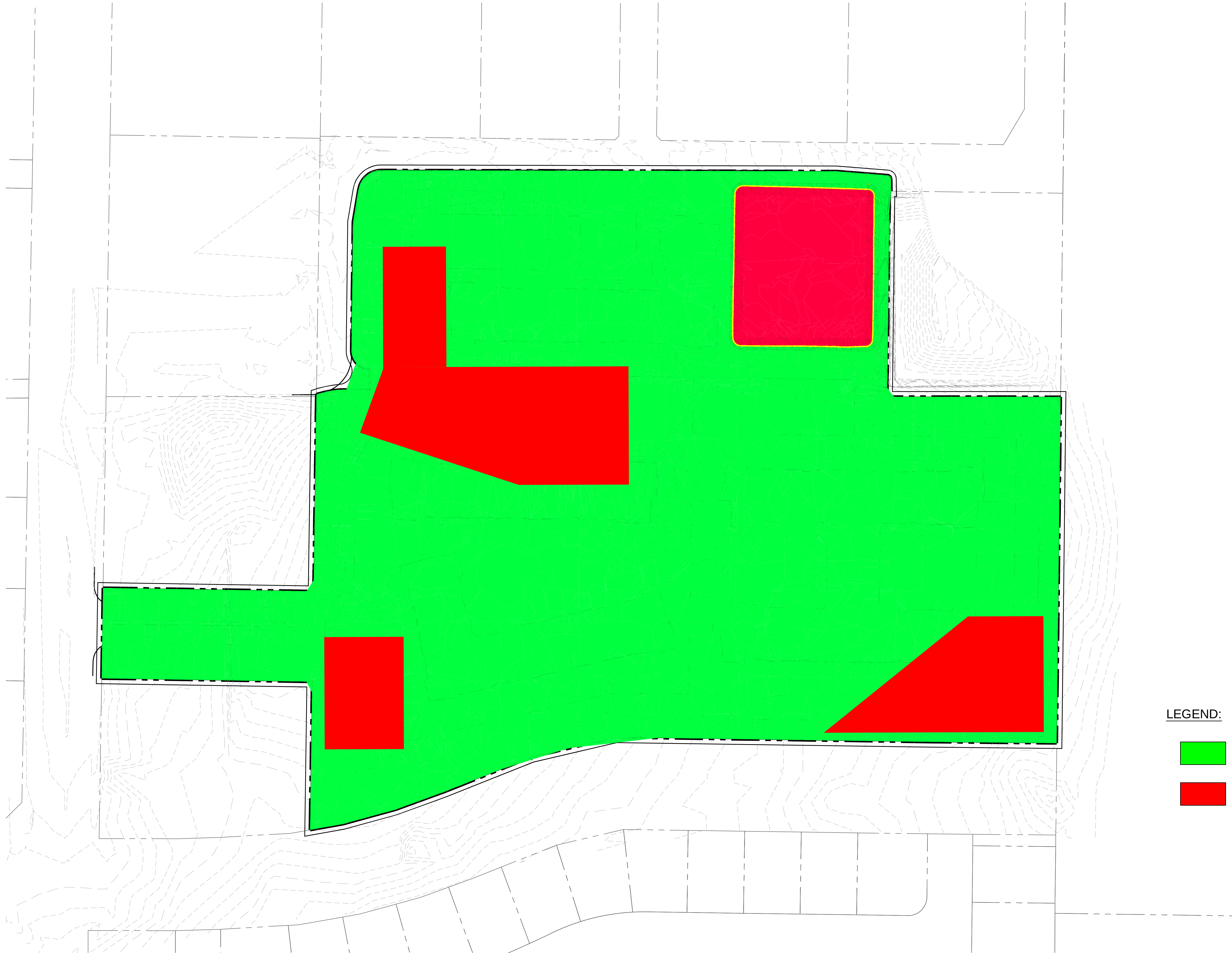
A horizontal scale bar with tick marks at 0, 30, 60, and 120 feet. The bar is divided into alternating black and white segments: a black segment from 0 to 30, a white segment from 30 to 60, a black segment from 60 to 90, and a white segment from 90 to 120.



Kimley»Horn

EX-WALL

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LEGEND:



GRADE CHANGE < 10'



GRADE CHANGE > 10'

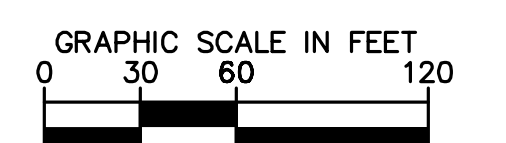
HANCOCK COMMONS

CITY OF CLERMONT, FLORIDA

CONCEPTUAL GRADE CHANGE EXHIBIT

10/03/2019 - CONTACT BRENT A. LENZEN, P.E. (407) 427-1610

EX-GD



Kimley»Horn

Prepared by and return to:
Preston Bolt
800 Highland Ave. Ste 200
Orlando, FL 32803
407 297-1600

Cross Ref: Book 3275, Page 2237

MODIFICATION OF DEVELOPMENT AGREEMENT
BETWEEN
CLERMONT 15, LLC
AND
THE HILLS OF CLERMONT HOMEOWNERS ASSOCIATION, INC.
FOR CERTAIN REAL
PROPERTY AS DESCRIBED BELOW

This Agreement entered into by and between Clermont 15, LLC ("**Clermont 15**") and Hancock Commons, LLC ("**Hancock Commons**") both having an address of 800 Highland Avenue, Suite 200, Orlando, Florida 32803, hereinafter sometimes referred to jointly as "**OWNERS**" and The Hills of Clermont Homeowners Association, Inc., whose address is 2755 Cedaridge Circle, Clermont, FL 34711, sometimes referred to as "**Association**."

WITNESSETH

WHEREAS, Hancock Fifteen, LLC ("**Hancock**") (erroneously referred to as Hancock 15, LLC) and **Association** entered into that certain Development Agreement dated March 7, 2006, recorded in OR Book 3275, Page 2237 Public Records of Lake County, Florida (the "Development Agreement") whereby **Hancock** restricted the use of the land described on **Exhibit "A"** attached hereto and made a part hereof (the "**Property**");

WHEREAS **Clermont 15** is the successor in interest of **Hancock** pursuant to foreclosures and deed transfers recorded in the Public Records of Lake County Florida;

WHEREAS, **OWNER** and **Association** desire to amend the Development Agreement to allow the development and operation of an apartment community which will include parking and amenities adjacent to commercial outparcels;

WHEREAS, **Clermont 15** warrants and represents that it is the in fee simple owner of the **Property** and is authorized to enter into this Agreement;

WHEREAS, the **Association** pursuant to its Declaration recorded at OR Book 1676, Page 2446 and its By-Laws recorded at OR Book 3696, Page 1087 has an interest in the development of the project and is authorized to enter into this Development Agreement.

NOW, THEREFORE, the parties hereto do hereby agree in consideration of the above, and the promises and undertakings hereinafter set forth, as follows:

1. The above recitals are true and correct and are incorporated herein as if set forth below. Unless otherwise defined herein the terms as defined in the Development Agreement shall have the same meaning herein.

2. Paragraph "3" of the Development Agreement is hereby deleted in its entirety and the following is inserted in lieu thereof:

"3. Developer does hereby agree on behalf of itself and on behalf of any, heirs, assigns, transferees, beneficiaries, or property owner associations that the Restricted Land shall be developed in accordance with the restriction that the following listed operations shall not be permitted on its Restricted Land.

- A. All 24-hour operations.
- B. Automobile and truck services, car washes and automobiles, truck, boat and farm equipment sales;
- C. Recreational facilities, theaters including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions;
- D. Restaurants with drive-ins;
- E. Stand-alone restaurant on the southernmost corner facing Hancock Road.
- F. Lounges, liquor stores, lodges or clubs;
- G. Residential storage warehouses;
- H. Agricultural service operations;
- I. Convenience stores and gas stations;
- J. Laundries;
- K. Hotels, motels and recreational vehicle parks;
- L. Automobile and truck repair garages, painting, welding and body shops;
- M. Mobile home parks;
- N. Cemeteries;
- O. Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales."

4. The **OWNERS** or their successors and assigns shall be permitted to develop, operate and construct an apartment project and commercial project on the Property.

5. This Agreement shall at **OWNERS** expense, be recorded in the public records of Lake County, Florida and shall remain in effect unless amended or terminated in accordance with the applicable law. Therefore, it is expressly agreed that the terms and conditions herein run with, appertain and attach to the Property, as such this Agreement is binding on the Parties hereto, their heirs, personal representatives, successors, grantees and/or assigns.

[signatures begin on the following page]

IN WITNESS WHEREOF, the OWNER has executed this Agreement on the 8th day of May, 2019.

Signed, sealed and delivered.

CLERMONT 15, LLC, a Florida limit liability company

BY: ORANGE AND BLUE MANAGEMENT, LLC, Its manager

By:

Michelle C Carlton
Michelle C Carlton, Manager

HANCOCK COMMONS, LLC, a Florida limited liability company

BY: ORANGE AND BLUE MANAGEMENT, LLC, Its manager

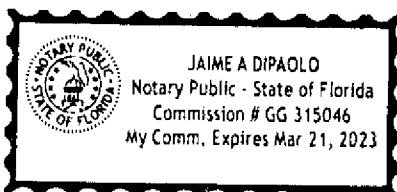
By:

Michelle C Carlton
Michelle C Carlton, Manager

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 8th day of May, 2019 by Michelle C Carlton, as Manager of ORANGE AND BLUE MANAGEMENT, LLC, a Manager of both CLERMONT 15, LLC and HANCOCK COMMONS, LLC, who ☒ is personally known or ☐ have produced _____ as identification.

[Notary Seal]



Printed
Name:

Jaime A. DiPaolo

My Commission
Expires:

03-21-23

Signed, sealed and delivered in our presence.

Misty Attie
Witness
Doree Shanoski

Witness
Lynne Mitchell
Witness
Madeline C. C.

Witness
Linda M. McCale
Witness
John J. McCale

THE HILLS OF CLERMONT
HOMEOWNERS' ASSOCIATION, INC.

By: JOHN SHANOSKI

Print Name: John Shanoski

Title: Director

By: SUREN RAMJATTAN

Print Name: Suren Ramjattan

Title: Director

By: Sean Kruckenberg

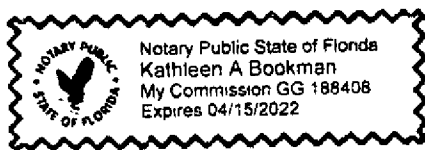
Print Name: Sean Kruckenberg

Title: Director

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 11th day of April, 2019
by John Shanoski as a Director of The Hills of Clermont Homeowner's Association
who [x] is personally known or [x] have produced
Florida Driver's License as identification.

[Notary Seal]



Kathleen A. Bookman
Notary Public

Printed

Name: Kathleen A. Bookman

My Commission

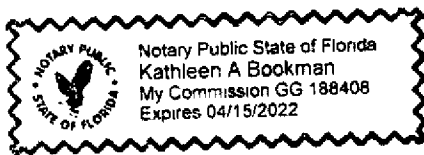
Expires: 4/15/2022

See acknowledgements following page

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 10th day of April, 2019 by Suren Ramjattan, as a Director of The Hills of Clermont Homeowner's Association who [] is personally known or [☒] have produced Florida Driver License as identification.

[Notary Seal]



Kathleen A Bookman
Notary Public

Printed

Name:

Kathleen A Bookman

My Commission

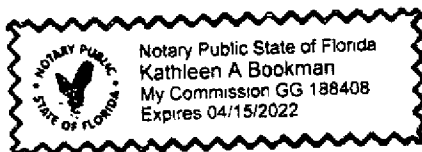
Expires:

4/15/2022

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 2019 by Sean Kruckenburg as a Director of The Hills of Clermont Homeowner's Association, who [] is personally known or [☒] have produced Florida Driver License as identification.

[Notary Seal]



Kathleen A Bookman
Notary Public

Printed

Name:

Kathleen A Bookman

My Commission

Expires:

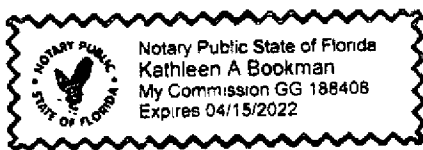
4/15/2022

State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 14th day of May, 2019 by John Skanski, who [] are personally known or [x] have produced FL Drivers License as identification.

[Notary Seal]



Kathleen A Bookman
Notary Public

Printed
Name: Kathleen A Bookman

My Commission
Expires: 4/15/2022

Exhibit "A"

("Property")

DESCRIPTION:

That part of the Northwest 1/4 of Section 27, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the West 1/4 corner of said Section 27; thence run S89°23'17"E along the South line of said Northwest 1/4 for a distance of 50.00 feet to the East right-of-way line of Hancock Road, as described in Official Records Book 2010, Page 321, of the Public Records of Lake County, Florida; thence run N00°42'51"E along said East right-of-way line for a distance of 58.87 feet to the POINT OF BEGINNING; thence continue N00°42'51"E along said East right-of-way line for a distance of 605.38 feet; thence leaving said East right-of-way line run S89°22'08"E along the North line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27 for a distance of 1268.28 feet; thence leaving said North line run S00°23'15"W along the East line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27 for a distance of 480.14 feet to a point being 95.52 feet on a bearing of N00°23'15"E from the Northeast corner of Lot 243, HILLS OF CLERMONT, according to the plat thereof, as recorded in Plat Book 44, Pages 27 and 28, of the Public Records of Lake County, Florida; thence leaving said East line run the following courses and distances: N89°21'43"W for a distance of 546.56 feet to the point of curvature of a curve concave Southerly having a radius of 890.00 feet and a chord bearing of S79°12'13"W; thence run Westerly along the arc of said curve through a central angle of 22°52'07" for a distance of 355.23 feet to the point of reverse curvature of a curve concave Northerly having a radius of 809.13 feet and a chord bearing of S73°06'21"W; thence run Westerly along the arc of said curve through a central angle of 10°40'23" for a distance of 150.72 feet to the point of compound curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of N88°28'21"W; thence run Westerly along the arc of said curve through a central angle of 26°10'13" for a distance of 45.68 feet to the point on a non-tangent curve concave Northerly having a radius of 800.00 feet and a chord bearing of S85°45'44"W; thence run Westerly along the arc of said curve through a central angle of 08°19'45" for a distance of 116.30 feet to the point of tangency; thence run S89°55'37"W for a distance of 74.19 feet to the POINT OF BEGINNING.

Containing 15.143 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



**CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS**

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

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

The Applicant shall provide the following information with this application:

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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: September 30, 2019

FEE: \$542.⁰⁰

+ cost of advertisement

PROJECT NAME (if applicable): Chira/Davis Multifamily Housing

APPLICANT: Clermont 15, LLC and Hancock Commons, LLC

CONTACT PERSON: Michelle C. Carlton

Address: 800 Highland Ave, Suite 200

City: Orlando State: Florida Zip: 32803

Phone: 407-297-1600 Fax: _____

E-Mail: mcarlton@mcequity.com

OWNER: Clermont 15, LLC and Hancock Commons, LLC

Address: 800 Highland Ave, Suite 200

City: Orlando State: Florida Zip: 32803

Phone: 407-297-1600 Fax: _____

Address of Subject Property: SE quadrant of Highway 50 and Hancock Rd.

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

Acreage: 16.499

Land Use: Commercial

(City verification required)

Present Zoning: PUD

(City verification required)

Proposed Zoning: PUD



**CITY OF CLERMONT
REZONING
APPLICATION**
Page 2

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

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

Development of a 281 unit multifamily residential project on the currently vacant 16.499-acre property located within the SE quadrant of the intersection of SR 50 and Hancock Road in the City of Clermont, FL. The proposed development PUD rezoning submittal includes Waiver requests, which are outlined on the attached Waiver Request Letter.

Clermont 15, LLC and Hancock Commons, LLC
Applicant Name (print)

X 
Applicant Name (signature)

Michelle C. Carlton
Owner Name (print)

X 
Owner Name (signature)

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

Advertising Receipt

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: 10091519
Phone: (352) 241-7331
Date: 10/14/19
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	10/21/2019	11/25/2019	\$560.64

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. 2019-46

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

LOCATION

Vacant property located northeast of the Hooks Street and Hancock Road intersection. Approx. 16.5 +/- Acres

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4449, PAGE 2263 AND A PORTION OF LOT 5, HANCOCK COMMONS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 87-88, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE WITH THE WEST LINE OF SAID NW 1/4, N01°06'13"E, A DISTANCE OF 291.34 FEET; THENCE S88°53'47"E, A DISTANCE OF 50.00 FEET TO THE

EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD (100-FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2010, PAGE 321, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) AND THE POINT OF BEGINNING;

THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N01°06'13"E, A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, S88°53'47"E, A DISTANCE OF 279.16 FEET; THENCE N01°02'42"E, A DISTANCE OF 261.02 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 13°09'06" AND A CHORD BEARING AND DISTANCE OF N79°00'00"E, 32.06 FEET) FOR AN ARC DISTANCE OF 32.14 FEET TO A POINT OF NON-TANGENCY; THENCE N89°53'44"E, A DISTANCE OF 38.94 FEET; THENCE N00°21'11"E, A DISTANCE OF 27.25 FEET; THENCE NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 90°48'31" AND A CHORD BEARING AND DISTANCE OF N44°29'27"W, 34.18 FEET) FOR AN ARC DISTANCE OF 38.04 FEET TO A POINT OF TANGENCY; THENCE N00°54'49"E, A DISTANCE OF 170.71 FEET; THENCE N09°48'38"E, A DISTANCE OF 43.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.40 FEET, A CENTRAL ANGLE OF 80°31'31" AND A CHORD BEARING AND DISTANCE OF N50°04'24"E, 39.29 FEET) FOR AN ARC DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; THENCE S89°39'51"E, A DISTANCE OF 603.64 FEET; THENCE S85°14'02"E, A DISTANCE OF 68.08 FEET; THENCE SOUTHEASTERLY WITH THE ARC OF A

CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4.80 FEET, A CENTRAL ANGLE OF 84°43'57" AND A CHORD BEARING AND DISTANCE OF S42°52'04"E, 6.47 FEET) FOR AN ARC DISTANCE OF 7.10 FEET TO A POINT OF TANGENCY; THENCE S00°30'05"E, A DISTANCE OF 16.19 FEET TO THE NORTH LINE OF TRACT A OF SAID HANCOCK COMMONS; THENCE WITH SAID NORTH LINE, N89°05'20"W, A DISTANCE OF 2.10 FEET TO THE WEST LINE OF SAID TRACT A; THENCE WITH SAID WEST LINE, S00°52'01"W, A DISTANCE OF 272.76 FEET TO THE SOUTH LINE OF SAID TRACT A; THENCE WITH SAID SOUTH LINE, S89°46'36"E, A DISTANCE OF 230.01 FEET TO THE EAST LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID EAST LINE, S00°52'01"W, A DISTANCE OF 459.16 FEET TO THE NORTH LINE OF HOOKS STREET EXTENSION (A PROPOSED 120-FOOT RIGHT OF WAY); THENCE WITH SAID PROPOSED NORTH RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1) N89°12'30"W, A DISTANCE OF 166.38 FEET; 2) N88°57'53"W, A DISTANCE OF 417.63 FEET; 3) S77°04'10"W, A DISTANCE OF 114.90 FEET; 4) S68°31'15"W, A DISTANCE OF 125.31 FEET; 5) S70°10'37"W, A DISTANCE OF 68.40 FEET; 6) S74°51'59"W, A DISTANCE OF 72.40 FEET; 7) S80°11'08"W, A DISTANCE OF 44.21 FEET; THENCE LEAVING SAID PROPOSED NORTH RIGHT-OF-WAY LINE, N01°02'42"E, A DISTANCE OF 196.46 FEET; THENCE N88°53'47"W, A DISTANCE OF 279.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.499 ACRES OF LAND, MORE OR LESS.

From: Planned Unit Development with C-2 General Commercial Uses

To: Planned Unit Development with Multi-Family Uses

This request will be considered by the Planning & Zoning Commission on Tuesday, November 5, 2019 at 6:30 p.m. and a public meeting to consider the request will be held before the City Council on Tuesday, December 10, 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.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10091519
October 21, 2019 &
November 25, 2019

Payment Info	
Ad Price	\$560.64
Tax	\$0.00
Sub Total	\$560.64
Prepaid Amount	\$0.00
Balance Due	\$560.64



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 10, 2019		
Agenda Item Name		
Ordinance No. 2019-48 <i>Final</i> <i>Olympus Sports and Entertainment</i>		
Requested Action		
Recommend approval of the Community Development District (CDD).		
Staff Report		
Olympus Sports & Entertainment (OSE) has submitted a petition for a Community Development District (CDD) as a funding mechanism for the project. This is a common tool to provide necessary funding for infrastructure and project improvement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Notice_of_Establishment_Hearing_-_Olympus	Notice_of_Establishment_Hearing_-_Olympus.doc	
2. 2019-48 Olympus CDD CC 12-10-19	2019-48 Olympus CDD CC 12-10-19.docx	

NOTICE OF PUBLIC HEARING
City Council of the City of Clermont, Florida
Petition to Establish the Olympus Community Development District

DATE: December 10, 2019
TIME: 6:30 p.m.
LOCATION: City Hall
685 West Montrose Street
Clermont, FL 34711

In accordance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the City Council of the City of Clermont beginning at 6:30 p.m., on December 10, 2019, at City Hall, 685 West Montrose Street, Clermont, Florida 34711, to consider an ordinance granting a petition to establish a community development district which will be known as the “Olympus Community Development District” (the “District”). The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS OLYMPUS AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2001 AND HEREAFTER); ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN SECTIONS 190.006-190.041, FLORIDA STATUTES, AND AS REFERENCED AND PROVIDED BY SECTION 190.004(4), FLORIDA STATUTES, AND CONFIRMED BY SECTION 189.4031(2), FLORIDA STATUTES; ESTABLISHING THE DISTRICT (ON THE PROPERTY PROPOSED IN THIS PETITION) AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND, DESIGNATING THE PROPOSED LAND AREA WITHIN WHICH THE DISTRICT MAY MANAGE AND FINANCE ITS BASIC INFRASTRUCTURE, SYSTEMS, FACILITIES, SERVICES, IMPROVEMENTS AND PROJECTS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

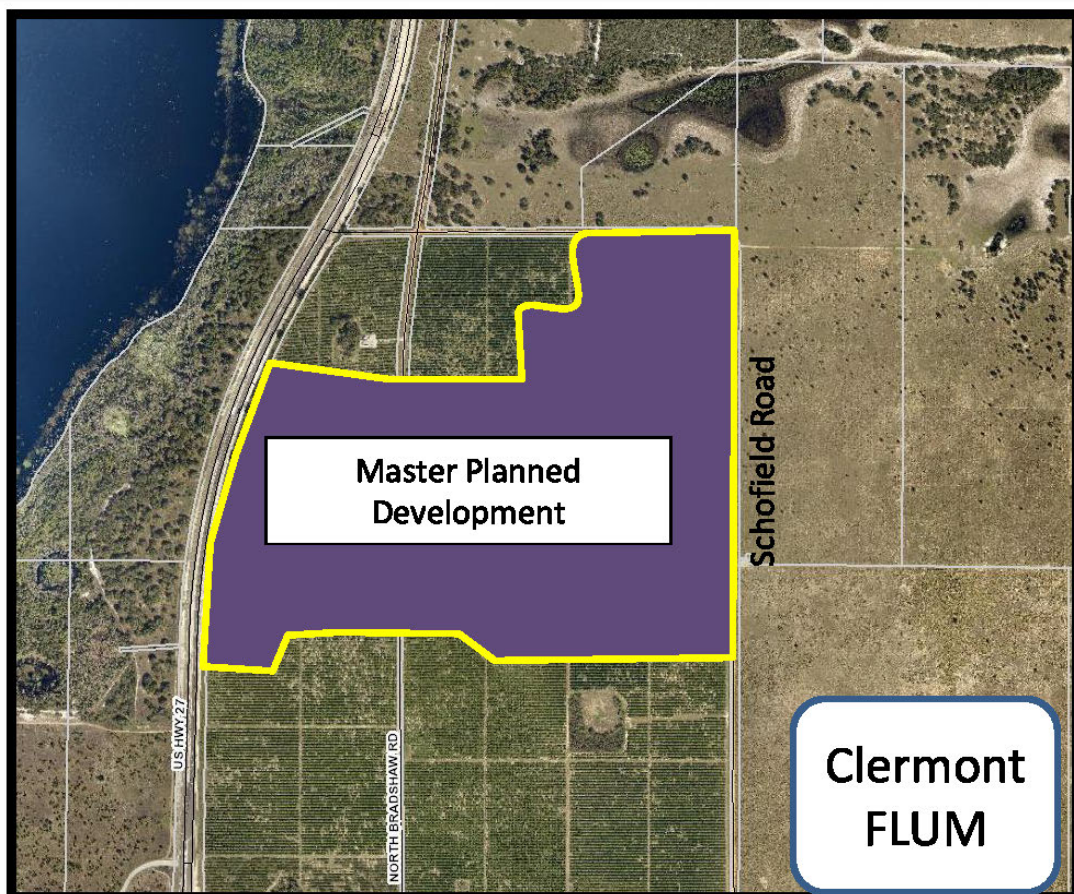
The proposed community development district is comprised of approximately 247.02 acres, more or less, generally located east of U.S. Highway 27, south and west of Schofield Road, and north of the Trout Lake. The Petitioner has proposed to establish the Olympus Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, *Florida Statutes*.

Copies of the petition and the proposed ordinance are open to public inspection at the office of the City Clerk, 685 West Montrose Street, Clermont, Florida 34711.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and *Florida Statutes*, Section 286.26, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the City Clerk, 685 West Montrose Street, Clermont, Florida 34711, (352) 241-7331, not later than 5 business days prior to the proceeding. Vision or hearing impaired please call (800) 955-8771.

Run Dates: November 12, 19, 26 and December 3





CITY OF CLERMONT
ORDINANCE NO. 2019-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS OLYMPUS AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2001 AND HEREAFTER); ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN SECTIONS 190.006-190.041, FLORIDA STATUTES, AND AS REFERENCED AND PROVIDED BY SECTION 190.004(4), FLORIDA STATUTES, AND CONFIRMED BY SECTION 189.4031(2), FLORIDA STATUTES; ESTABLISHING THE DISTRICT (ON THE PROPERTY PROPOSED IN THIS PETITION) AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND, DESIGNATING THE PROPOSED LAND AREA WITHIN WHICH THE DISTRICT MAY MANAGE AND FINANCE ITS BASIC INFRASTRUCTURE, SYSTEMS, FACILITIES, SERVICES, IMPROVEMENTS AND PROJECTS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of Clermont, Florida received on October 23, 2019 a petition (the “Petition”) for Establishment of a Community Development District of less than 2500 acres located entirely within the municipal boundaries of the City of Clermont, hereinafter the “District”, as provided pursuant to Chapter 190, Florida Statutes, from Michael J. Carroll, Sr. (the “Petitioner”); and

WHEREAS, it has been determined that the Petition contains the requisite information as mandated by Section 190.005(1)(a), Florida Statutes; and

WHEREAS, the Petitioner has obtained the written consent to the establishment of the District by the owners of 100% of the real property described in Exhibit A, attached hereto and collectively referred to as Olympus; and

WHEREAS, the decision of the City Council to establish the District is a quasi-legislative decision authorized by Chapter 190, Florida Statutes, and the City of Clermont’s home rule authority and Article VIII of the Florida Constitution; and

WHEREAS, the City of Clermont has reviewed factors as required by Chapter 190, Florida Statutes, and will consider such factors prior to the final adoption of the subject ordinance, and upon such review has determined that the establishment of the District is in the best interest of the City of Clermont, for the orderly growth of the City in an efficient manner for their existing and future health, safety and welfare.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-48

SECTION 1. Findings of Fact and Considerations

The City of Clermont has reviewed the petition, and the representations, information, statements and evidence presented at the public hearing by Petitioner or on Petitioner's behalf and makes the following Findings of Fact:

- a. The Statements contained within the Petition are true and correct.
- b. The Petition for and establishment of the District is not inconsistent with the State Comprehensive Plan or City's comprehensive plan.
- c. The area of land within the District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
- d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- e. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. The area to be served by the District is amenable to separate independent special-district government.

SECTION 2. Establishment of District

Based on the above findings and consideration, the City Council of the City of Clermont does hereby grant the Petition and there is hereby established the Olympus Community Development District for all purposes consistent with, and as authorized by Chapter 190, Florida Statutes, and all other applicable laws. The City does further hereby acknowledge the uniform district charter set forth in Chapter 190, Florida Statutes.

SECTION 3. Establishment of District Boundary

The external boundary for the District shall include and incorporate all property as more particularly described in Exhibit A, attached hereto and incorporated herein, all such property (247 acres more or less) being located entirely within the municipal boundaries of the City of Clermont. No real property within the external boundaries of the District is to be excluded.

SECTION 4. Appointment of Initial Board of Supervisors

The City Council of the City of Clermont does hereby appoint the following individuals as the initial Board of Supervisors to serve for a period not to exceed ninety (90) days after the creation of the District upon which a new Board of Supervisors will be elected as provided by law. The initial Board of Supervisors shall be:



CITY OF CLERMONT
ORDINANCE NO. 2019-48

- a. Michael J. Carroll, Sr
- b. Michael J. Carroll, Jr.
- c. Joshua Jeppesen
- d. Mathew Carroll
- e. Russell Caldwell

SECTION 5. Charter; Powers

The District shall be governed by the provisions of Chapter 190, Florida Statutes as amended. The District shall have, and the District Board of Supervisors may exercise, all powers and functions granted pursuant to Sections 190.011 and 190.012(1), Florida Statutes, as amended from time to time, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to any area included in the District. In addition, the City Council of the City of Clermont hereby consents to the District's Board of Supervisors exercise of certain other special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities and basic infrastructure within, and outside of, the boundaries of the District as described under and authorized by Section 190.012(2), Florida Statutes.

SECTION 6. City Comprehensive Plan and Land Development Code

The District shall be governed by the development and construction standards of the City of Clermont Comprehensive Plan and the City of Clermont Land Development Code on its construction as if it were a developer.

SECTION 7. Severability and Repeal

All ordinances, agreements, or resolutions and parts thereof in conflict herewith to the extent of such conflicts are hereby repealed. If any phrase, clause, sentence, paragraph, section or subsection of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections or subsections of this Ordinance.

SECTION 8. 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.

SECTION 9. Recording

A certified copy of the ordinance may be filed with the Clerk of the Circuit Court of Lake County, Florida, and duly recorded among the Public Records of Lake County, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2019-48

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 10, 2019			
Agenda Item Name			
Board Appointments			
Requested Action			
Staff Report			
Notice was advertised requesting a resume and letter of interest to be submitted to the Clerk's office for individuals interested with serving on the available boards and committees. Attached are the letters of interest submitted to the City.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Outside Agency Appt 2019	Outside Agency Appt 2019.pdf	
2.	Board Appointment Requests 2019	Board Appointment Requests 2019.pdf	
3.	Board Appt. Requests and Resumes	Board Appt. Requests and Resumes.pdf	

Outside Agency Appointments

Agency/Board	Current Appointee	Term Expiration
South Lake Chamber of Commerce	Council Member Brishke	
Lake County League of Cities Board of Directors	Council Member Bates	
MPO Governing Board	Council Member Travis	
MPO Governing Board Alternate		
Lake County Arts and Cultural Alliance	Chris Dudeck	
Tourism Development Council	Council Member Travis	Term Expires December 2022
Tourism Development Council Alternate		Term Expires December 2022
Lake Apopka Natural Gas	Mayor Ash	January 2020

BOARD APPOINTMENT REQUESTS

FIRE PENSION BOARD Two 2-year terms	REQUESTOR	ADDRESS/SUBDIVISION	YEARS OF SERVICE ON THE BOARD	REQUEST
	John Rhames	1480 Hammock Ridge Road		Appointment
PLANNING AND ZONING COMMISSION Three 2-year terms	REQUESTOR	ADDRESS/SUBDIVISION	YEARS OF SERVICE ON THE BOARD	REQUEST
	Jane McAllister	2151 Winsley Street		Appointment
	Joe Gustafson	3699 Corsica Lane		Appointment
	John Higgins	2349 Hampstead Avenue		Appointment
	Tony Hubbard	1910 Brantley Circle	09/2014 to Current	Reappointment
	David Colby	3072 Santa Maria Avenue; Verde Ridge	12/2017 to Current	Reappointment
POLICE OFFICERS PENSION BOARD One 2-year term	MEMBER	ADDRESS/SUBDIVISION	YEARS OF SERVICE ON THE BOARD	REQUEST
	John Baker	3847 Sanibel Street	06/2010 to Current	Reppointment

Jane C. McAllister
2151 Winsley Street
Clermont, FL. 34711
352-989-5764

November 7, 2019

Tracy Ackroyd Howe, MMC
City Clerk
685 W. Montrose Street
Clermont, FL 34711

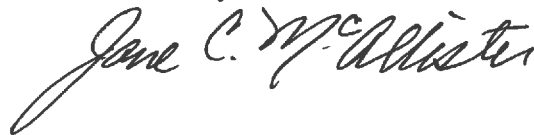
Dear Ms. Howe,

I have been a resident of Clermont since 1988, and have been part of City Government for 18 of those years. I love Clermont, and I have had the pleasure of watching it grow and blossom into the city it is today. Looking to the future, I hope to be chosen to participate in its continued growth as a member of the Planning and Zoning Commission.

As you know I have had first hand experience with Development Services in the City of Clermont. I think I could contribute some valuable insights regarding continued development.

Should there be an opening on the Planning and Zoning Commission I would very much like to be considered to serve.

Yours truly,

A handwritten signature in black ink that reads "Jane C. McAllister". The signature is written in a cursive style with a large, flowing initial "J".

Carlie Zinker

From: Tracy Ackroyd
Sent: Monday, November 18, 2019 9:19 AM
To: Carlie Zinker
Subject: FW: PNZ Board Positions Open in January
Attachments: JEHResume Current 2019.docx; ATT00001.htm



Tracy Ackroyd Howe, MMC
Clermont City Clerk
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Darren Gray
Sent: Saturday, November 16, 2019 9:07 AM
To: Tracy Ackroyd <TAckroyd@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>
Subject: Fwd: PNZ Board Positions Open in January

FYI

Darren Gray
City Manager - City of Clermont
685 W. Montrose St, Clermont FL 34711
Tel 352-241-7358. / Fax 352-394-4087
dgray@clermontfl.org
www.clermontfl.gov

Begin forwarded message:

From: John Higgins <je Higgins@rocketmail.com>
Date: November 14, 2019 at 2:41:45 PM EST
To: Darren Gray <dgray@clermontfl.org>
Subject: PNZ Board Positions Open in January

I want to be on the PNZ Board and I am attaching my resume but more important is what I have been doing since retirement. I know all about rules and their importance.

I have lived in Kings Ridge since May of 2002 and have been very active in community affairs. I have served as Secretary of the HOA and then 6 years as President of the Remington HOA. I have been a chair of nearly all committees with Landscape being the most time consuming.

I served three years on the Kings Ridge Master Board and was instrumental in effecting many changes for the benefit of Kings Ridge. I understand the rules and I either support them or push for change if that is needed.

I am the go to person in my neighborhood and even now people outside of my neighborhood have been told to reach out to me. I have supported many residents with technology issues and I am proud to be one of the two founding people who sourced OpticalTel for our TV/Video/WiFi and Phones for the ten neighborhoods in Kings Ridge. We are the first Fiber to the Home Gigabyte community in Central Florida.

I have been regularly attending the council meetings and feel that I can be a great addition to the PNZ Board. I take any position seriously and never miss a scheduled meeting.

Respectfully
John Higgins

Sent from [Mail](#) for Windows 10

John Higgins

2349 Hampstead Ave
Remington@KingsRidge
Clermont, FL 34711-5221

Phone/Fax (321) 273-9437

jehiggins@rocketmail.com

PROFESSIONAL QUALIFICATIONS

Novell Certified "CNA" IntranetWare 4.11 May 1997

Novell Certified "CNE" IntranetWare 4.11 Nov 1999

Highly motivated, results-oriented IT professional with over fifteen years of information technology experience in a support environment. Strong leadership, successful team building capabilities and excellent technical skills. Interested in continuing to grow and move into more challenging management positions.

Specialties/Technologies

Computers, Technology, Customer Service, Problem Resolution, Relations, Conflict Management, Networking, Program Development, Coaching, Relationship Management, Virtualization, Server Management, UC4 Batch Job Scheduling, Windows 10, MS Office Suite, Netbackup, Maestro Job Scheduler (currently renamed IBM Tivoli Workload Scheduler), Peregrin - Service Center, HP Openview ITO, Citrix, Linux,

PROFESSIONAL EXPERIENCE

Remote Video Monitoring Service

July 2019– Current

- Administration and Management of NVR Video Recorder
- Remote Monitoring of 53 cameras at Georgian Inn Beach Resort – Ormond Beach, FL

Property Manager

October 2013– Current

- Complete management of duplex property
- Total refurbish of one unit, finding a new tenant, background check, handling issues and collecting rent for the owner.
- Second unit to be refurbished at the end of its current lease or April 01. Then the process of finding a tenant begins.
- Owner is expecting to acquire more duplexes this year to add to my management. Once tenants are in there is little work that needs done.

Walt Disney World Parks & Resorts

Oct 2012 – Dec 2012

iMOD UC4 Batch Environment Configuring and Monitoring - Network Analyst

- Partnered with Level 2 application teams to set up proper run time, dependencies and predecessors using UC4 v9.0 batch operations,
- Monitoring Agent Health: ensure end point agents are functioning and online., Monitoring Batch Jobs.,
- Work with application teams to perform the appropriate response (submit, cancel, restart, reschedule, holds, change submit times, or other events.
- Outsourced to India

Walt Disney World Parks & Resorts

iMOD Sustainment Level 1- Network Analyst

Infrastructure Modernization (IMOD) at Walt Disney World –

Dec 2011 – Oct 2012

- Established a new Infrastructure Modernization Department to monitor and support all critical tier 1 application,
- setting up virtual servers as needed, patch, trouble shoot and escalated as required. Partnered with Level 2 server and application teams.

John Higgins

AON-Hewitt

Set Up Configuration Specialist

May 2006 – April 2011

Setup Configuration Specialist (SCS) is responsible for configuring and testing Hewitt's proprietary Total Benefit Administration (TBA) System based on analysis documents of client requirements. Configuring involves using graphical user interface tools to customize code to fix a system defect or update the system per change orders. SCSs are responsible for testing the code and debugging issues/defects prior to the code being moved to production.

- Created analysis documents and configuration to the TBA System (using graphic user interface tools) to fix a system defect or complete a client request/change. Completed high level testing to ensure no major defects are in the code. Documented defects when actual results do not meet expected results.
- Executed test plans (including regression testing) by identifying/creating test participants and performing calculations for expected results. Determines if configuration performs accurately, reflects requirements, and has zero negative impact to existing provisions.
- Analyzes issues/defects and debugs the system when configuration is not producing expected results. Researches issues to determine if source of error is with the test data, test plan, or configuration. Resolved issues with test cases or set-up and re-tests configuration. Escalates issues as appropriate.
- SME for ECHO Recording Tool, Member of the Orlando Associate Focus Forum

Walt Disney IT - Corp

Systems Administrator – Production Support

May 2002 – Dec 2005

Provide client server production support, including production environment monitoring, automated scheduling and centralized backup monitoring. The following is a recap of what is being monitored as of current:

3,700 Unix and Intel- based mid range computer servers

1.4 pentabytes of data being backed up and monitored.

226 servers monitored by maestro

1,200 servers monitored by HP Openview

- Monitor production environment with IBM Tivoli/Maestro, to ensure proper job completion. Contacted customers when there were problems with their jobs and schedules.
- Provide appropriate triage for production issues, and escalation to appropriate personnel as needed.
- Provide support for centralized backups, ensuring successfully completion
- Complete service requests assigned through Peregrin - ServiceCenter
- Partner with various support areas, such as the Global Customer Support Center and multiple business unit Technical Support teams, to ensure system and resource availability for clients
- Act as contact point for Technical Support teams, providing assistance such as application and host support
- Performed system reboots, backups, restores both locally and remote.
- Used HP Openview ITO browser for. Monitoring of Windows and Unix servers. Monitored system consoles for proper logging..
- Performed ad-hoc requests for customers (i.e.: adding and deleting job dependencies rerun and cancel jobs, releasing jobs).
- Worked closely with other departments like Maestro scheduling and Tape Operations.
- **Outsourced to IBM - Boulder Colorado was an IBM employee for 6 months during the transition.**

John Higgins

Aquent, Inc / Contracted to work at Walt Disney World

Walt Disney World Parks & Resorts / Production Support

Feb 2002 – May 2002

- We started by developing a project plan with the aid of MSProject 98 and the VPO Agents for HP OpenView and have had conference calls with both Gartner and Meta to assist us in developing a project that has started with 98 Unix Servers and quickly encompassed Novell/NT/Exchange/Hubs/Routers/and other devices attached to the Disney Enterprise.
- I played a key role in forming the Production Support Department, implementing monitoring tools, methodology and trending and correlating events. Our goal is to resolve 70% of issues with consistent analysis and executing predefined scripts. Getting the on call involved only if they are truly needed which will increase their quality of life. We have exceeded that goal and in November 2001 five contractors with converted to cast members. This is now a highly valued department

TEKSystems / Contracted to work at Walt Disney World

Walt Disney World Parks & Resorts IT Support Center/Network Monitoring

Feb 1999 – Feb 2002

Given the opportunity to create a Production Support Department. Responsibilities include: assisting in defining guidelines and setting retention policies for proper use of Walt Disney Company assets, monitoring the state of routers used for cc:Mail using Global Vision and PCAnywhere to reset processors in the cubix boxes and routers for ccMail, notifying the Messaging Team 15 days prior to an out of disk space alarm, monitoring and reacting to alarms generated on a global network, interfacing with the appropriate Field Teams to restore service to failed components and circuits with a five day notice, and performing preventative maintenance.

Compiled historical data on 98 Servers / 446 Volumes to assist in setting proper alarms and gathering information as to what types of things are found on our network (i.e., size of the top 15 users of space in both their user and E-Mail directories). This information is then available for the field teams to assist in managing the network volumes.

Assisted in the design of specialty software to fine-tune monitoring to lower directory levels. Currently monitoring 19 Sys2 Volumes at these lower directory levels and 58 Directories for space restrictions. As a result, our Field Team partners are now asking for this service and we have to ability to tell them where the Loss/Gain of free disk space came from. Partnered with a small group of Field Team members to have them pick "Owners" for their shared data directories. Once ownership of the data area is established, we should no longer have a need to monitor at the volume level. Currently working on automating this process and expanding this service to collect the data on 100% of the volumes.

Completed Microsoft's "Updating Support skills from Windows NT to Windows 2000" # 1560BCP May, 2000

John Higgins

TEKSystems / Contracted to work at Walt Disney World

April 98 – Feb 99

Walt Disney World Parks & Resorts IT Support Center/LEVEL ONE ANALYST

A member of a small but highly dedicated customer focused team, supporting a complex environment of approximately 44,000 users. I was cross-trained with multiple groups within this team, where multitasking was required for successful support of the customer. Supported MSDos/Win3.1/Win95/WinNT and Office95/Office97 in a Novell / Microsoft WAN environment geographically spread across the Eastern U.S. I provided central support for desktops and peripherals located locally, as well as across the Eastern U.S. Administered Exchange and Active Directory. I also diagnosed and attempted resolution for pc's and peripherals for connectivity to the network. Network connectivity included TCP/IP and IPX\SPX protocols across Ethernet, Token Ring and Fiber topology as well as dial-up networking. We also configured mainframe emulators for connection to Unix, AS400 and MVS. Duties include, but are not limited to administration of 80 Novell servers (approximately 70% NetWare 4.1+, 30% NetWare 3.11+, converted to 100% NW4.11), identification and resolution of problems associated

EDUCATION

Kent State University, Kent, Ohio

Youngstown State University, Youngstown, Ohio

Dun & Bradstreet Credit & Financial Analysis

R.L.Van DeMark Wholesaler Inventory Control

Wilson Learning - Counselor Sales Person

Systemark of Orlando, Inc.

ExecuTrain

REFERENCES AVAILABLE UPON REQUEST

Carlie Zinker

From: Tracy Ackroyd
Sent: Wednesday, November 20, 2019 3:25 PM
To: Carlie Zinker
Subject: FW: P&Z



Tracy Ackroyd Howe, MMC
Clermont City Clerk

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Curt Henschel
Sent: Wednesday, November 20, 2019 3:20 PM
To: Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: Fwd: P&Z

FYI

Sent from my iPad

Begin forwarded message:

From: Tony Hubbard <tonyhubbardrealtor@gmail.com>
Date: November 20, 2019 at 3:12:57 PM EST
To: chenschel@clermontfl.org
Subject: P&Z

Hi Kurt,

Per your request, I would still like to serve on the Clermont P&Z board. I have enjoyed the opportunity to give back to my community, as it has been very good to me over the many years of being in the real estate business.

Thank you,

Tony Hubbard
Broker/Owner
407-948-8038 cell

Beth & Joe Gustafson
3699 Corsica lane
Clermont, Florida 34711
407-654-9004 – Tel.
407-491-3139 - Cell
Jgustafson4@cfl.rr.com
Gustafsonbeth1@gmail.com

November 20, 2019

Mr. Curt Henschel
Development Services Director
685 West Montrose Street
Clermont, Florida 34711

Dear Mr. Henschel

I would like to submit my name for consideration as a member of the Clermont Planning and Zoning Board.

I have been a resident of Clermont for about 7 years. Since attending the Clermont Citizens Academy about 3 years ago, I have had a substantial interest in the city's future. My understanding is that Planning and Zoning has significant input into the final decisions of the Engineering Department and City Council. I believe my business experience can contribute to the deliberations of Planning and Zoning.

I am not knowledgeable about what the timing is, and what the next steps are for me to be considered.

Please contact me at your earliest convenience.

Sincerely,



Joe Gustafson

Attached - Resume
- Application

Joe Gustafson

3699 Corsica Lane

Clermont, Fl. 34711

Graduated from the NY State Maritime College in 1965 with a US Navy Ensign Commission, Coast Guard Officer License, and degrees in Meteorology and Oceanography. Served as 3rd & 2nd Mate in the US Merchant Marine for 4 years as Navigation and Cargo officer, and 6 years in US Navy reserve.

Worked 26 years at NYNEX, (now Verizon) – took an early retirement as Managing Director of Business Market Development.

Consulted for Long island University – regarding their Venture Capital Masters Game.

Started a Strategy Development Consulting firm - J G Market Development LLC.

After 2 years was asked to join a consulting firm, (IPG), as an Associate. Two years later was then asked to join another consulting firm, (VPA), as Managing Partner

After 5 years sold his share of the firm to his partners; wanted to give back to society and do volunteer work.

Was a Court appointed Professional Guardian for people who were unable to care for themselves financially, medically, or personally.

Served on the Board of Banana Bay Estates HOA, Board of Governors of The Windemere Country Club, and the Resident Advisory Council at Heritage Hills

Created and Chaired the Windermere Country Club Foundation, (501-C-3), to raise money for local Central Florida Charities, (WCCF). Over a 15-year period WCCF raised almost \$1,000,000 for various local charities. The last 7 years were dedicated to raising funds to provide the families of Disabled Veterans with Mortgage Free homes; helped provide 7 mortgage free homes to these veterans.

For 17 years served as A volunteer chairmen for the Arnold Palmer Invitational to benefit the Winnie Palmer and Arnold Palmer hospitals. For 11 years served as a volunteer chairman for The Walt Disney World golf event to benefit The Children's Miracle Network Hospitals.

Currently a volunteer at Special Olympic events, and a part time consultant to a group of parents of challenged children who are planning to build a Special Place for these children in The Villages.

Has been a guest lecturer at Long Island University, Florida State University and Seminole CC.

From 1956-1962 worked at Yankee Stadium as peanut vendor, ground crew, and scoreboard operator.

Joe and wife Beth currently live in Heritage Hills. They have two daughters and 5 Grandchildren living in Long Island NY.

Carlie Zinker

From: Tracy Ackroyd
Sent: Thursday, November 21, 2019 1:41 PM
To: Carlie Zinker
Subject: FW: Planning and Zoning Appointment



Tracy Ackroyd Howe, MMC
Clermont City Clerk

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7331 | Fax 352-394-2379
TAckroyd@clermontfl.org
www.Clermontfl.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: Curt Henschel
Sent: Thursday, November 21, 2019 1:40 PM
To: Tracy Ackroyd <TAckroyd@clermontfl.org>
Subject: FW: Planning and Zoning Appointment

FYI..



Curt Henschel
Development Services Director

685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7308
chenschel@clermontfl.org
www.cityofclermontfl.com

From: David Colby <davidc@southlakechamber-fl.com>
Sent: Thursday, November 21, 2019 1:15 PM
To: Curt Henschel <CHenschel@clermontfl.org>
Cc: John E. Kruse <jekruse@clermontfl.org>
Subject: Planning and Zoning Appointment

Dear Curt,

I would like to be reappointed to the Clermont Planning and Zoning Commission for another two year term.

I became a Clermont resident in April of 2017 and work at the South Lake Chamber of Commerce headquartered in Clermont. I have been employed at South Lake Chamber of Commerce as the President & CEO since May of 2016. I

have enjoyed my involvement on the commission and believe that I bring a valuable perspective as a concerned citizen of Clermont and as a person who has worked for a business advocacy organization for over 25 years.

I thank you for advancing my name for consideration.

Best,
David Colby

David B. Colby
President & CEO
South Lake Chamber of Commerce
620 W. Montrose Street · Clermont · Florida · 34711
Office: 352-394-4191 · Fax: 352-394-5799
Email: DavidC@southlakechamber-fl.com
Website: southlakechamber-fl.com



Carlie Zinker

From: Tracy Ackroyd
Sent: Sunday, December 01, 2019 1:29 PM
To: Carlie Zinker
Subject: Fwd: Request to sit on the Police or Fire Pension Board
Attachments: Rhames Resume 2020 - 2.docx

Please add to the list for the agenda item. Thanks

----- Forwarded message -----

From: John Rhames <jrhames3718@gmail.com>
Date: Nov 30, 2019 7:21 PM
Subject: Request to sit on the Police or Fire Pension Board
To: Tracy Ackroyd <TAckroyd@clermontfl.org>
Cc:

Good morning, I just want to thank you again for the information you provided me in reference to volunteering my service with the City of Clermont. I am requesting to be a member of the Police and / or Fire Pension Board. I have attached a copy of my resume.

Thank you.

John R. Rhames

1480 Hammock Ridge Road, Clermont, Florida 34711 * 954-553-2078 + [jrhamess3718@gmail.com](mailto:jrhames3718@gmail.com)

Professional Summary

Motivated professional with an extensive background in Management, Hiring & Recruiting, Payroll, Internal and External Investigations, Training, Customer Service, Auditing and Security.

Work History

Driver's License Examiner, 9/2019 to Currently Employed
OOSI (Orange County, Osceola County Safety Institute)

Worked on master's degree from 11/2018 to 9/2019

Medical Malpractice Investigator, 03/2016 to 11/2018
Florida Department of Health – Doral, Florida
Investigated licensed and unlicensed Medical Practice.

Background Investigator, 08/2015 to 01/2016
North Miami Police Department – North Miami, Florida
Conducted background investigations for potential new employees.

Chief of Public Safety, 11/2014 to 06/2015
Miami Dade College – Miami, Florida
Director over public safety: hiring & recruiting, patrol operations, Investigative services, dispatch center, PBX operators, training and purchasing.

Assistant Chief of Police, 03/1995 to 04/2013
Lauderhill Police Department – Lauderhill, Florida
Assisting Director Over: Administration, Patrol Operation, Hiring and Recruiting, Budget, Purchasing, Records Department and etc.

Police Officer, 01/1989 to 03/1995
Riviera Beach Police – Riviera Beach, Florida
Positions held: Detective Sergeant / Hiring and Recruiting Sergeant / Marine Patrol Sergeant / Detective / Patrol Officer

Education

Bachelor's Degree: Criminal Justice, 2005
Union College

Advanced Education / Certifications

FBINA – Federal Bureau of Investigation National Academy
FBI

SMIP – Senior Management Institution of Policing
PERF – Police Executive Research Forum

SPI – Southern Police Institute
Southern Police Institute and Broward College

Florida Law Enforcement Certification
Palm Beach College

FEMA (NIMS) Training: IS 100, 200, 300, 400, 700 & 800

Accomplishments

Awards: Officer of the Year, Officer of the Quarter, Officer of the Tri-County and numerous Community Involvement awards.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 10, 2019

Agenda Item Name

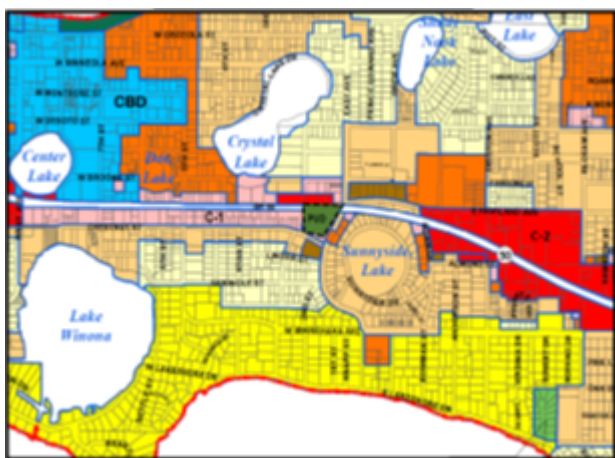
Ordinance No. 2020-01 *Introduction
Karma Housing*

Requested Action

Recommend approval of Ordinance No. 2020-01.

Staff Report

The applicant, GatorSKtch Inc., is requesting to rezone the subject parcel from C-1 Light Commercial district to Planned Unit Development (PUD). The property is located at the southwest corner of SR 50 and East Avenue and is approximately 3.04 acres, with a Commercial Future Land Use Designation. The property contains three parcels that will be combined to allow for development. The applicant would like to construct a 36-unit multi-family apartment development, and use the existing commercial building in conjunction with the apartments for the leasing office, laundry room, gym, retail store, for the tenants of the multi-family development.



The requested 36 apartment units is the maximum density allowed of 12 units per acre for the Commercial Land Use Designation. The site as designed will provide two access points, one on Chestnut Street as the secondary and the other on Second Street as the primary access. The applicant has not identified any requested code waivers and will develop the site to meet the City's Architectural Standards and Land Development Codes. The applicant has provided a request for an exemption from a Tier 1 Traffic Impact Analysis Report, which will be reviewed by the City's Traffic Engineer Consultant. The applicant will be required to provide school concurrency for the development.

Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The request to change the zoning from C-1 Light Commercial to Planned Unit Development is consistent with the development pattern for the surrounding areas. Therefore, staff recommends approval to rezone the subject property to a Planned Unit Development (PUD) with the conditions contained in Ordinance No. 2020-01.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2020-01-Formatted	Ordinance 2020-01-Formatted.pdf
2.	Karma Housing-Location Map	Karma Housing-Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	9-13-19 Site Plan	9-13-19 Site Plan.pdf
5.	GSC Narrative-9-12-19	GSC Narrative-9-12-19.pdf
6.	KarmaHousingMF_APFLtr_09132019	KarmaHousingMF_APFLtr_09132019.pdf
7.	Tier 1 Exemp. Request - Karma Housing	Tier 1 Exemp. Request - Karma Housing.pdf
8.	Application	Application.pdf
9.	ORDINANCE NO 2020-01-Legal AD	ORDINANCE NO 2020-01-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-01

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

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

ALL OF LOTS 1 THROUGH 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN O.R. BOOK 624, PAGE 449 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

A PARCEL OF LAND LYING IN PORTIONS OF LOTS 1 & 2, PORTIONS OF LOTS 14 & 15, LOTS 16 THROUGH 19, AND PORTIONS OF LOT 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°35'10" WEST, 10.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 "A.K.A. WEST COLONIAL DRIVE" (80.0' RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF 2ND STREET (60.0' RIGHT-OF-WAY); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF 2ND STREET AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, SOUTH 89°24'50" EAST, 197.75 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND THE **POINT OF BEGINNING** THENCE FROM SAID **POINT OF BEGINNING** AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°24'50" EAST, 100.00 FEET TO A NAIL & DISC "FDOT" AND POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, FOR A OF 137.77 FEET TO A NAIL & DISC "LB 6892 PLS 5130" LYING ON A NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SAID CURVE HAS A



CITY OF CLERMONT
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RADIUS OF 5689.65 FEET, A CENTRAL ANGLE OF 001°23'14", A CHORD BEARING OF SOUTH 88°43'13" EAST, AND CHORD DISTANCE OF 137.76 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND SAID ALONG SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SOUTH 33°33'48" EAST, 28.95 FEET TO A 5/8" IRON ROD "NO IDENTIFICATION", LYING AT THE INTERSECTION OF SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND THE NORTHWEST RIGHT-OF-WAY LINE OF EAST AVENUE (80.0' RIGHT-OF-WAY) ALSO LYING IN A NON TANGENT CURVE; THENCE LEAVING SAID NON TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, FOR A DISTANCE OF 106.39 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", SAID CURVE HAS A RADIUS OF 1919.94 FEET, A CENTRAL ANGLE OF 003°10'30", A CHORD BEARING OF SOUTH 28°11'16" WEST, AND CHORD DISTANCE OF 106.38 FEET; THENCE LEAVING SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY, SOUTH 29°46'31" WEST, 200.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF CURVATURE; THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY TO THE LEFT, CONCAVE TO THE SOUTHEAST, FOR A DISTANCE OF 30.17 FEET TO A 5/8" IRON ROD AND CAP "LS 5130", SAID CURVE HAS A RADIUS OF 868.90 FEET, A CENTRAL ANGLE OF 001°59'22", A CHORD BEARING OF SOUTH 28°46'50" WEST, AND CHORD DISTANCE OF 30.17 FEET; THENCE LEAVING SAID CURVE AND SAID NORTHWEST RIGHT-OF-WAY LINE, NORTH 63°23'31" WEST, 126.95 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE NORTH 13°23'10" EAST, 95.50 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252"; THENCE NORTH 00°35'10" EAST, 172.27 FEET TO THE POINT OF BEGINNING.

LOCATION

Vacant property located at the southwest corner of State Road 50 and East Avenue
(Alternate Key – 1619432, 2697431 and 2919761)

From: C-1 Light Commercial
To: Planned Unit Development (PUD)

SECTION 2. General Conditions

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; 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 Conceptual Site Plan, prepared by GatorSktck, Inc., and identified as 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.



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

SECTION 3. Land Uses and Specific Conditions

1. A total of up to 36 multi-family dwelling units may be permitted on the site, which is the maximum density permitted of 12 dwelling units per acre by the Comprehensive Plan for Commercial Land Use Designation. The existing on site commercial building shall be used in conjunction with the multifamily development as a multi-purpose building, rental office and retail building, gym and laundry room for the tenants of the apartments.
2. All Building setbacks shall comply with C-1 zoning Land Development Regulations.
3. The maximum building height shall be up to 55 feet, measured at the highest point.
4. The project will provide vehicle access points on Second Street as a primary and Chestnut Street as a secondary vehicular egress/ingress access. The developer will be required to comply with City vehicular and pedestrian circulation requirements. The City Engineer will review any required driveway permits at the time of final Engineering.
5. The maximum height of any retaining walls shall be up to 6 feet in height as allowed by the Land Development Regulations.
6. The project will be required to comply with Clermont Solid Waste requirements for any dumpsters and enclosures to meet the waste demands for the project.
7. The site may be developed to allow two (2), three (3) story apartment buildings with up to 18 units per buildings. The one bedrooms apartments must provide a minimum of 600 square foot of living space and the two bedroom apartments must provide a minimum of 975 square foot of living space for each unit.
8. The buildings shall be constructed to meet the City of Clermont's Architectural Design Standards.
9. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.



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10. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
11. Any Level of Service (LOS) traffic capacity deficiencies identified in the Transportation Impact Analysis must be mitigated by the property owner/applicant before issuance of any zoning clearance or development permits.
12. The project shall be developed according to the C-1 Light Commercial zoning designation in the Land Development Code, unless expressly stated above.
13. Sidewalks and pedestrian cross access shall be designed and constructed to meet ADA requirements and provide pedestrian safety for this project. Sidewalks are required for all rights of way.
14. Street lighting is required for this project to provide pedestrian safety. A photometric plan that includes the location and foot candle at ground level will be reviewed during final site plan approval.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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 7.

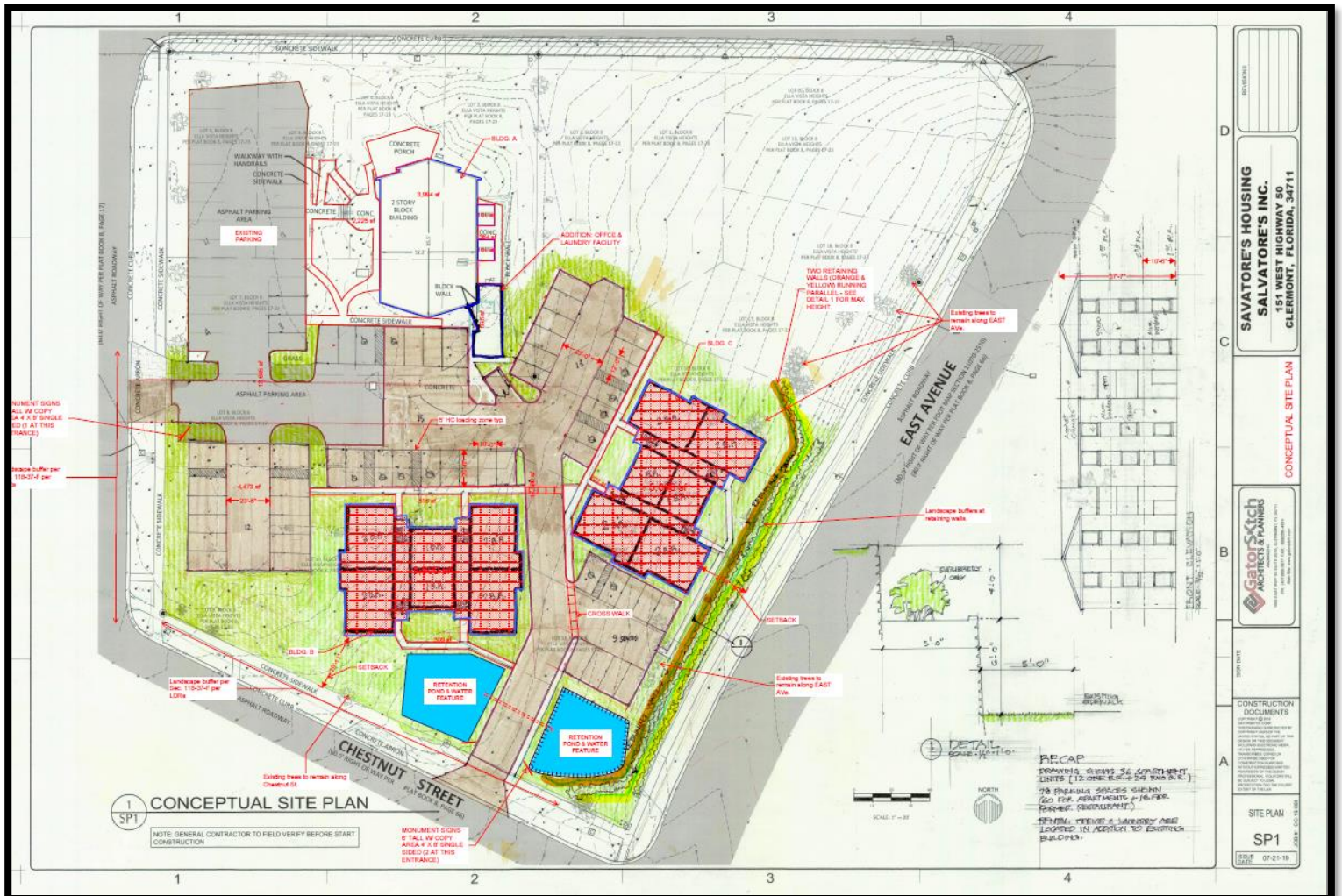
This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

Location map:



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Conceptual Site Plan Exhibit A:





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ORDINANCE NO. 2020-01

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of _____, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

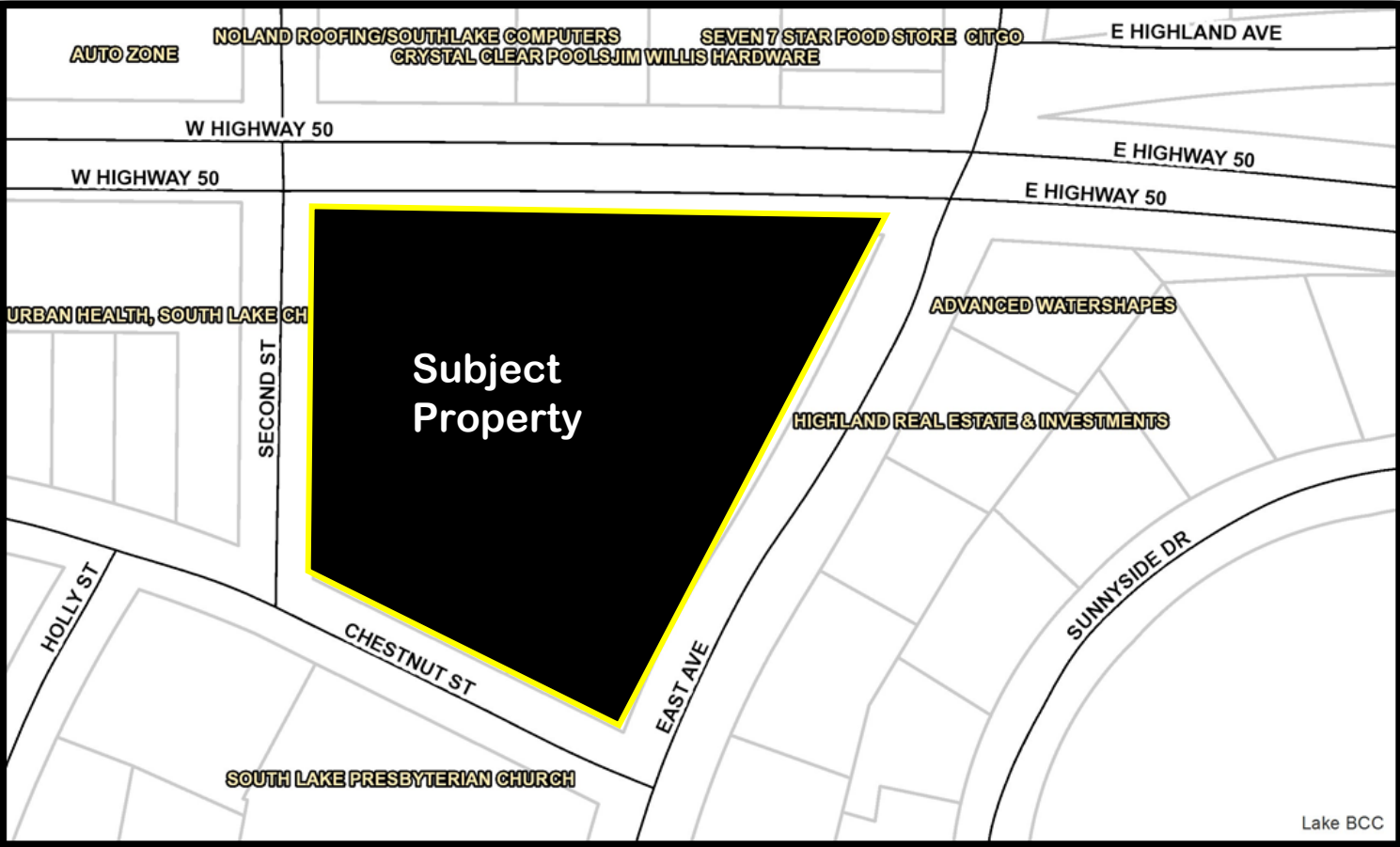
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

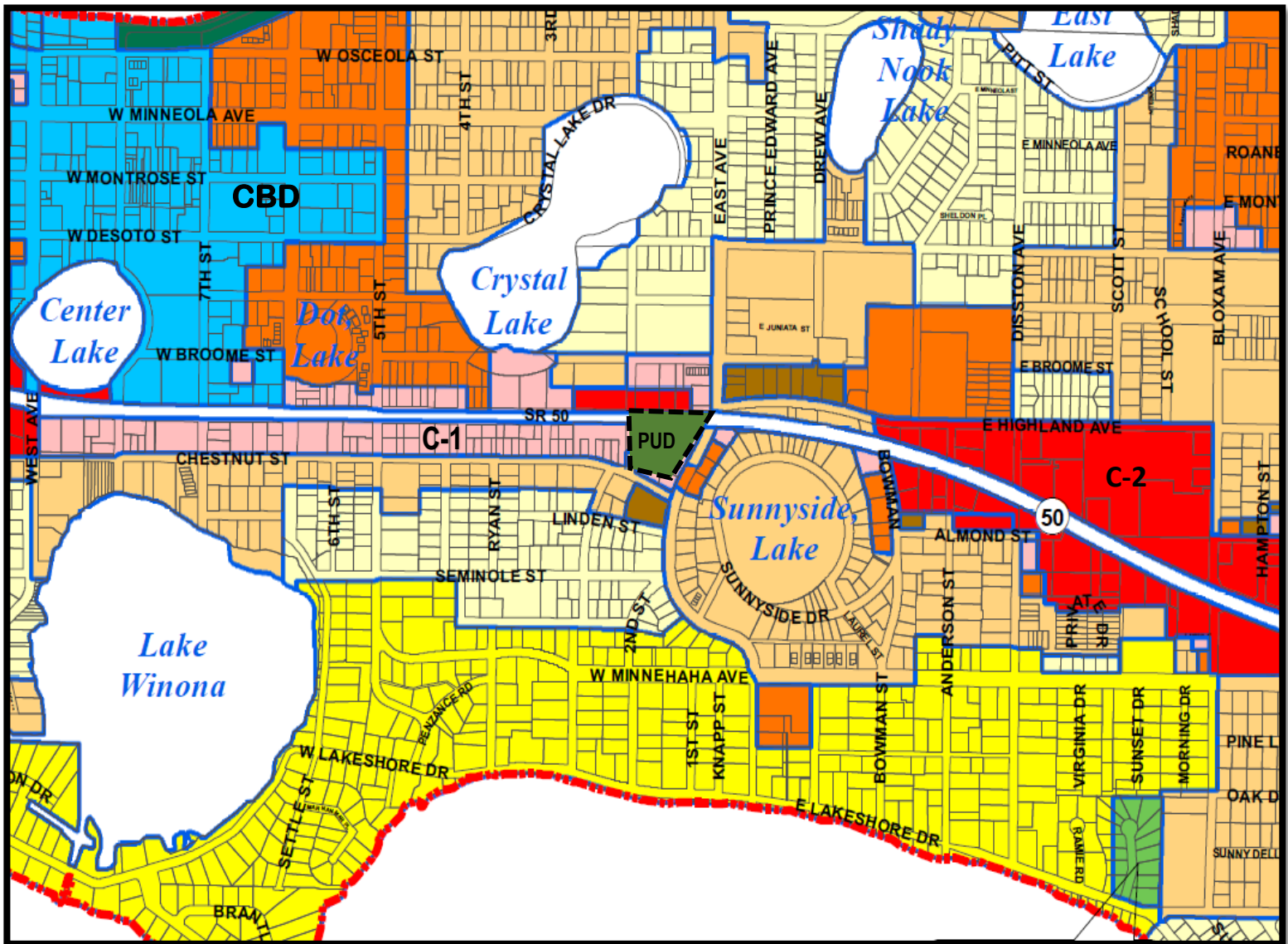
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map



Clermont Zoning Map

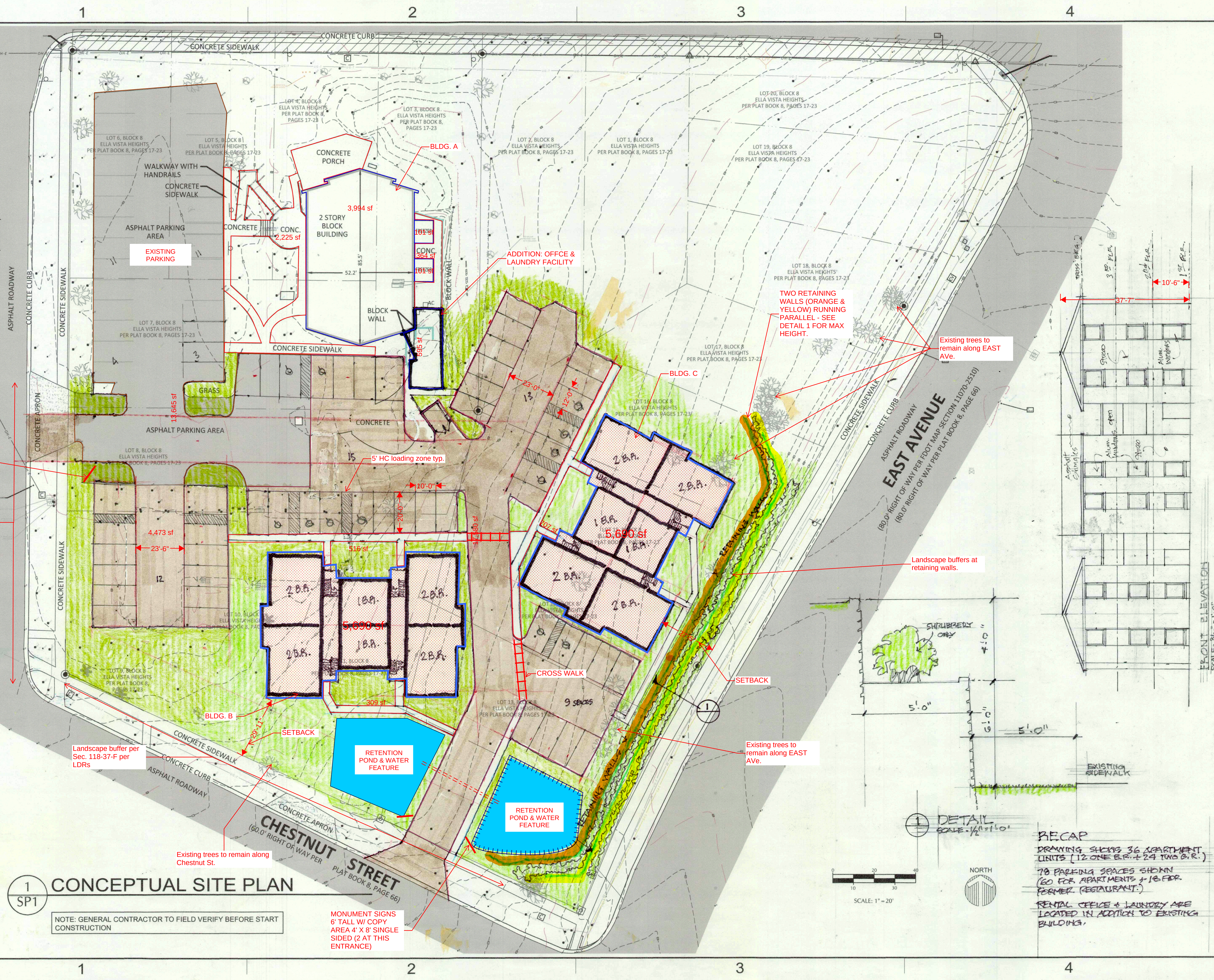


Legend

City Limits

Zoning Designations

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



1
SP1

CONCEPTUAL SITE PLAN

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY BEFORE START CONSTRUCTION

MONUMENT SIGNS
6' TALL W/ COPY
AREA 4' X 8' SINGLE
SIDED (2 AT THIS
ENTRANCE)

RECAP
DRAWING SHOWS 36 APARTMENT
UNITS (12 ONE B.R. + 24 TWO B.R.)
78 PARKING SPACES SHOWN
(60 FOR APARTMENTS + 18 FOR
FORMER RESTAURANT)
RENTAL OFFICE + LAUNDRY ARE
LOCATED IN ADDITION TO EXISTING
BUILDING.

REVISIONS

SAVATORE'S HOUSING
SALVATORE'S INC.
151 WEST HIGHWAY 50
CLERMONT, FLORIDA, 34711

CONCEPTUAL SITE PLAN

GatorSketch
ARCHITECTS & PLANNERS
1000 EAST HWY 50 SUITE 201A, CLERMONT, FL 34711
PH: (817) 505-5677 FAX: (888) 599-4814
Web Site: www.gatorsketch.com

SIGN DATE

CONSTRUCTION DOCUMENTS
COPYRIGHT © 2019
GATORSKETCH CORP.
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COPYRIGHT LAWS OF THE
UNITED STATES. NO PART OF THIS
DESIGN OR THIS DOCUMENT
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OTHERWISE USED FOR
CONSTRUCTION PURPOSES
WITHOUT EXPRESSED WRITTEN
PERMISSION OF THE DESIGN
PROFESSIONAL. VIOLATORS WILL
BE SUBJECT TO LEGAL
PROSECUTION TO THE FULLEST
EXTENT OF THE LAW.

SITE PLAN
SP1
ISSUE DATE 07-21-19
JOB # GC-19-008



Narrative response per City Request dated August 6, 2019.

The intent is to Re-zone the three lots from C1 to PUD.

Add two 3 story apartment buildings with 18 units each. One Bedroom apartments are 600 sqft and the two bedroom apartments are 975 sqft.

3.04 acres x 12 units per acre = 36 units. (This is a conditional use item for the PUD)

To keep the existing Commercial building and use. Add space to this building for office, maintenance and laundry spaces.

Demo the existing building (1200 sqft on the south side of the property – alternate key 2697431).

Re-use the existing drive cut on Second St. as a primary means of vehicular egress / ingress.

Re-use the existing drive cut on Chestnut as a second means of vehicular egress / ingress.

Add standard and Ada parking for Apartment Buildings

Provide one dumpster Enclosure.

Provide two Fire Hydrants per Fire Marshal direction and Code

Provide two retention ponds that are connected by culvert under Chestnut entrance.

Provide double retaining wall system per detail 1 on site plan per LDR's

Providing all set backs of new construction per LDR.

Landscape buffers on East Ave, Chestnut Street and Second Street will be a 10' buffer using existing trees, new trees and plants per LDR. Highway 50 frontage will remain as is.

Existing utilities on site. This service will be developed for the new buildings during the design phase.

End of Narrative.



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

September 13, 2019

Ms. Jean Tirri
8022 Lake Nellie Road
Clermont, Florida 34711

**RE: Karma Housing MF – City of Clermont
Adequate Public Facilities Determination (LCS APF30-2019)**

Dear Ms. Tirri:

The School District has reviewed the above referenced development proposing 36 multi-family units on approximately three (3) acres. The subject property is located on the southwest corner of Highway 50 and East Avenue.

The proposed development has the potential to generate approximately ten (10) students for the Lake County School system. Based on current school attendance zones, the schools impacted by the proposed residential project and their projected 5th year capacities are as follows:

- | | |
|-------------------------------------|----------------------|
| • Clermont Elementary School | 67% Capacity |
| • Clermont Middle School | 50% Capacity |
| • East Ridge High School | 100% Capacity |

At this time, the school district has adequate facilities to serve the students estimated to be generated by the proposed residential project. A new K8 school is planned to replace the elementary and middle schools. Construction of the new K8 facility is scheduled to be completed in 2023. Please be aware that this analysis was based on the 2018/19 enrollment. The 2019/20 enrollments will be adjusted after the 40th day count in early October. Please be aware that proportionate share mitigation may be required at time of school concurrency review.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Analysis



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools
PROJECT NAME/CASE#	LCS APF30-2019 Karma Housing MF
APPLICANT	Salvatores, Inc./Jean Tirri
ITEM DESCRIPTION	36 unit apartment building
LOCATION	151 West Highway 50, SWC of Hwy 50 and East Avenue
AK's	2697431, 2919761, 1619432

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
NEW DU IMPACT				0	36
STUDENT GENERATION	0.328	0.283	0.206	0	10
Elementary School	0.152	0.143	0.097	0	5
Middle School	0.074	0.063	0.047	0	2
High School	0.102	0.077	0.062	0	3

*Students generated may differ from distribution percentages due to rounding

SCHOOL NAMES	Projected Enrollment 2023-2024	Concurrency Capacity*	Projected Five Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
Clermont Elementary	419	634	66%	424	67%	Yes
Clermont Middle	454	911	50%	456	50%	Yes
East Ridge High	2,650	2,648	100%	2,653	100%	No

*Lake County School District Five-Year Plan, Fiscal Year 2019-2024

Please note that this is not a capacity reservation.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept.

Issue Date:

9/13/2019

KARMA HOUSING Request for Exemption from a Tier 1 Traffic Analysis

The purpose of this evaluation is to provide a traffic analysis for a proposed multi-family development. The project site is located at the corner of Chestnut St. and East Ave. in the City of Clermont. The site currently has a 3,000 SF general office building that will be removed. The proposed site will have 36 multi-family units. The buildings will be three-story

TRIP GENERATION RATES

Trip rates used in this analysis are from the ITE publication, Trip Generation, 10th Edition. Table 1 below summarizes the land use types, land use codes and trip rates for the development.

Table 1 - ITE Trip Rates

LAND USE	LUC	UNIT RATE	PM PEAK HOUR		
			EQUATION	% In	% Out
Multi-Family Mid-Rise	221	Trips/Dwelling Units	Average Rate = 0.44	61%	39%
General Office Building	710	Trips/1,000 SF GFA	Average Rate = 1.15	16%	84%

TRIP GENERATION - EXISTING

Table 2 summarizes the trip generation for the existing site.

Table 2 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
General Office Building	3,000 SF of GFA	3	0	3

TRIP GENERATION - PROPOSED

Table 3 summarizes the trip generation for the proposed site.

Table 3 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
Multi-Family Mid-Rise	36 Dwelling Units	16	10	6

NET NEW TRIPS

Table 4 summarizes the estimated trip generation net increase (or decrease) due to the proposed development during the PM peak hour of the adjacent street (4-6 PM).

Table 4 - Net New Trips

CONDITION	PM PEAK HOUR		
	Vol.	In	Out
Existing	3	0	3
Proposed	16	10	6
Net New Trips	13	10	3

ROAD CAPACITY

The nearest Transportation Management segments to the project are SR 50 between CR 561 and East Avenue and SR 50 between East Avenue and US 27. The PM Peak Hour/Peak Direction capacity is 2,000 and 3,020 trips respectively. The 2018 PM Pk Hr/Pk Dir volumes are 1,774 trips westbound ($v/c=0.89$) for the segment between CR 561 and East Avenue, and 1,712 trips westbound ($v/c=0.57$) for the segment between East Avenue and US 27. The project will add 10 inbound peak hour trips. The critical link for inbound trips at this location is the segment between CR 561 and East Avenue. Assuming that all of those new inbound trips travel westbound on this segment, the new volume would be 1,784 trips ($v/c=0.89$).

REQUEST FOR EXEMPTION FROM A TIER 1 TRAFFIC IMPACT ANALYSIS

The proposed project will result in 10 inbound trips and 3 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore we request an exemption from a Tier 1 Traffic Impact Analysis.



Donald A Griffey
2019.09.13 13:09:11 -04'00'

Donald A. Griffey, P.E. # 36799
FL Certificate of Authorization # 8082

This item has been digitally signed and sealed by Donald A. Griffey, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



See responses below in Red. 9-13-19

August 6, 2019

Michael Latham
GatorSkitch Architects & Planners
151 West Highway 50
Clermont, FL 34711

Re: Karma Housing LLC Application

Dear Mr. Latham,

The City has reviewed your application and supporting material for a rezoning for the above referenced project and finds the items below needing additional information or to be insufficient responses:

1. Incomplete application – What is the property being rezoned to and do you have the authority to act on behalf of the owner?
2. A complete narrative including what is being requested in detail.
3. Legal description of the property in a Word format provided to the City
4. Identify excessive cut and fill of the property (more than 10 feet)
5. Traffic Impact Analysis of the proposed use
6. Lake County Schools Adequate School Facilities determination letter
7. City of Clermont Availability of water and sewer
8. PUD restrictions/covenants
9. Conceptual Site Plan with following items:
 - a. Size of residential unit (min. square footage)
 - b. Maximum height of building
 - c. Total square footage of each building
 - d. Building setbacks
 - e. Parking calculations/table using # of bedrooms
 - f. Landscape buffers
 - g. Waivers to the City Code
 - h. Retaining wall locations and height
 - i. Architectural elevations
10. The proposed building appears to run over an existing sewer line. Has the project been to Site Review for discussion with the other departments prior to submittal?

Once these items have been provided and addressed, then the project will be scheduled for the public hearing process.

If you would like to discuss these items in detail, please contact me and we can arrange a meeting with the Development Services Department team, including the Director, Curt Henschel.

Sincerely,



John Kruse, AICP
Planning Manager
jekruse@clermontfl.org
352-241-7309

Responses:

- 1: Rezoning is from C-1 to PUD. The owner signed the application. See attached letter from Owner.
2. Narrative: See attached Narrative.
3. Legal Description in Word Document sent to City: See attached copy of the Word Document that was emailed to John Kruse and Curt Henschel on 9-13-19.
4. Identify excessive cut and fill on property (more than 10 feet) The fill on the property is at a double retaining wall system per our conversation (See detail 1 on site plan, see orange and yellow lines for retaining wall locations. We do not plan on exceeding 10'.
5. Traffic Analysis: See attached Traffic Study from Engineer Don Griffey.
6. Lake County Schools Adequate Capacity determination letter. See attached letter from Senior Planner Helen LaValley.
7. City Water and Sewer availability: Both utilities are on site
8. PUD restrictions and covenants: See narrative. #2
9. Site Plan items: See attached D size Site Plan.
10. Existing Sewer line : Sewer line will be relocated.

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: 10092418
Phone: (352) 241-7331
Date: 11/18/19
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	11/19/2019	12/30/2019	\$582.32

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 shall be given an opportunity to express their views on this matter.

ORDINANCE NO. 2020-01

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

LOCATION

Vacant parcel located on the Southwest corner of State Road 50 and East Avenue.
Alternate Key 1619432, 2697431 and 2919761

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN O.R. BOOK 624, PAGE 449 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

(SURVEYOR'S LEGAL DESCRIPTION)
A PARCEL OF LAND LYING IN PORTIONS OF LOTS 1 & 2, PORTIONS OF LOTS 14 & 15, LOTS 16 THROUGH 19, AND PORTIONS OF LOT 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF

THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°35'10" WEST, 10.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 "A.K.A. WEST COLONIAL DRIVE" (80.0' RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF 2ND STREET (60.0' RIGHT-OF-WAY); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF 2ND STREET AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, SOUTH 89°24'50" EAST, 197.75 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°24'50" EAST, 100.00 FEET TO A NAIL & DISC "FDOT" AND POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, FOR A OF 137.77 FEET TO A NAIL & DISC "LB 6892 PLS 5130" LYING ON A NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SAID CURVE HAS A RADIUS OF 5689.65 FEET, A CENTRAL ANGLE OF 001°23'14", A CHORD BEARING OF SOUTH 88°43'13" EAST, AND CHORD DISTANCE OF 137.76 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND SAID ALONG SAID NON-TA-

NGENT LINE (RIGHT-OF-WAY CORNER CLIP), SOUTH 33°33'48" EAST, 28.95 FEET TO A 5/8" IRON ROD "NO IDENTIFICATION", LYING AT THE INTERSECTION OF SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND THE NORTHWEST RIGHT-OF-WAY LINE OF EAST AVENUE (80.0' RIGHT-OF-WAY) ALSO LYING IN A NON TANGENT CURVE; THENCE LEAVING SAID NON TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, FOR A DISTANCE OF 106.39 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", SAID CURVE HAS A RADIUS OF 1919.94 FEET, A CENTRAL ANGLE OF 003°10'30", A CHORD BEARING OF SOUTH 28°11'16" WEST, AND CHORD DISTANCE OF 106.38 FEET; THENCE LEAVING SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY, SOUTH 29°46'31" WEST, 200.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF CURVATURE; THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY TO THE LEFT, CONCAVE TO THE SOUTHEAST, FOR A DISTANCE OF 30.17 FEET TO A 5/8" IRON ROD AND CAP "LS 5130", SAID CURVE HAS A RADIUS OF 868.90 FEET, A CENTRAL ANGLE OF 001°59'22", A CHORD BEARING OF SOUTH 28°46'50" WEST, AND CHORD DISTANCE OF 30.17 FEET; THENCE LEAVING SAID CURVE AND SAID NORTHWEST RIGHT-OF-WAY LINE, NORTH 63°23'31" WEST, 126.95 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE NORTH 13°23'10" EAST, 95.50 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252"; THENCE NORTH 00°35'10" EAST, 172.27 FEET TO THE POINT OF BE-

GINNING.

FROM: C-1 Light Commercial District TO: Planned Unit Development (PUD) District

This request will be considered by the Planning & Zoning Commission on Tuesday, December 3, 2019 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, December 10, 2019 at 6:30 p.m. for (Introduction) and on Tuesday, January 14, 2020 for (Final Adoption).

The meetings will be held at City Hall, Council Chambers, 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. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
Daily Commercial
City Clerk

Ad No: 10092418
November 19, 2019 &
December 30, 2019

Payment Info	
Ad Price	\$582.32
Tax	\$0.00
Sub Total	\$582.32
Prepaid Amount	\$0.00
Balance Due	\$582.32



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 10, 2019

Agenda Item Name

Ordinance No. 2020-02 *Introduction*
Victory Pointe

Requested Action

Recommend approval of Ordinance No. 2020-02.

Staff Report

The owner, Mark Graff is requesting to amend the Planned Unit Development (PUD) Ordinance 2018-25 to allow for construction of eleven (11) residential townhomes at the subject property. The parcel is located northwest of the intersection of Montrose Street and 10th Street. On June 26, 2018, the City Council approved Ordinance No. 2018-25, rezoning the property from R-3 Residential/Professional District and CBD Central Business District to a Planned Unit Development (PUD). The property is approximately 0.62 +/- acre in size and is currently vacant. The existing PUD allows 17 residential condominiums; the applicant was also able to utilize the recent density bonus in the Downtown Mixed Use future land use for development of the lot.



The project as proposed will provide (11) eleven residential townhome units instead of the approved 17 units. The propose development will provide less density than previously approved. The project shall be developed in a manner to promote walkability and increased residential opportunities in the downtown area. One of the key elements of the Downtown and Waterfront Master Plan is to maximize the number of people who live, work and visit downtown, the proposed project is consistent with that concept. The project will connect into the City's Victory Pointe Master Stormwater System for the drainage and retention requirements. The project will be required to comply with the Land Development Regulations and Architectural Design Standards.

Staff has reviewed the application as submitted and finds the proposed use is compatible with the surrounding areas. Staff finds the project is in accordance with the vision of the Downtown and Waterfront Master Plan and

consistent with the Comprehensive Plan. The application as submitted meets the provisions of Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2020-02.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | Final 2020-02 Townhomes PUD | Final 2020-02 Townhomes PUD.pdf |
| 2. | Victory Pointe PUD Maps | Victory Pointe PUD Maps.pdf |
| 3. | Concept Plan | Concept Plan.pdf |
| 4. | Building Elevations | Building Elevations.pdf |
| 5. | Application | Application.pdf |
| 6. | ORDINANCE 2020-02-Legal AD | ORDINANCE 2020-02-Legal AD.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-02

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

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

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)
Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of The City of Clermont, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of The City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.



CITY OF CLERMONT
ORDINANCE NO. 2020-02

LOCATION

Vacant parcel northwest of the intersection of Montrose Street and 10th Street
Alternate Key: 3826383 & 178419

To Amend Ordinance No. 2019-25 Planned Unit Development (PUD)

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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 6. General Conditions

This application is to amend a Planned Unit Development (PUD) Ordinance No. 2018-25 to allow for a residential townhome development, 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 accordance with the Clermont Land Development Regulations and all buildings must be designed to meet Clermont Architectural Design Standards. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.



CITY OF CLERMONT
ORDINANCE NO. 2020-02

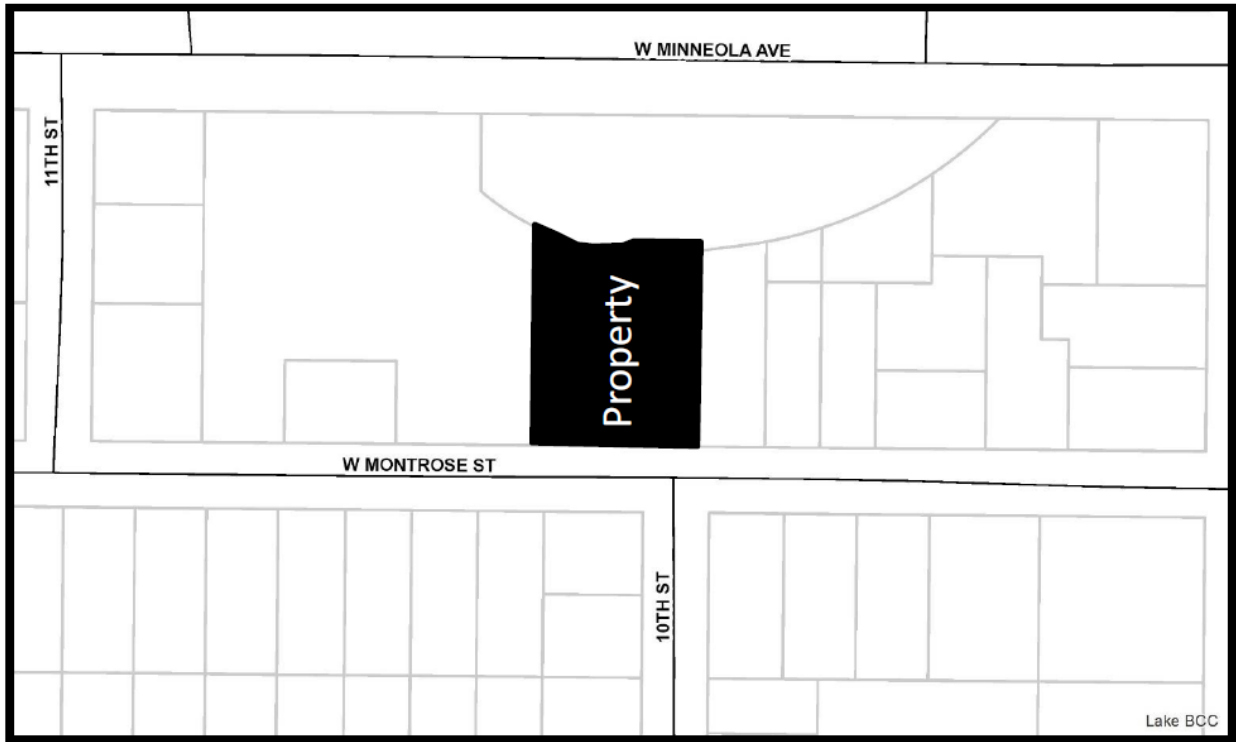
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals,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

SECTION 7. Land Uses and Specific Conditions

1. A total of up to eleven (11) single-family residential townhomes may be permitted on the site, not to exceed the maximum allowed density per acre within the project.
2. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
3. Retaining wall heights up to 10 feet in height are allowed to deal with the grades on the site and the construction of the below level parking garage.
4. The building shall be constructed in a manner that is similar in design to the architectural style and elevation as depicted in the Victory Pointe Townhomes Building Façade exhibit prepared by Elite Universal Architecture.
5. The northern landscape buffer along the parking area shall consist of a continuous shrub row.
6. The eastern and western landscape buffer shall be landscaped with groundcover and shrubs.
7. The southern landscape buffer shall consist of groundcover, shrubs, and understory trees.
8. Decorative ornamental fencing may be installed along the perimeter of the property line.
9. For connectivity to downtown, a pedestrian connection to the City's Victory Pointe Stormwater property shall be provided. This connection may be gated.
10. The proposed project will be allowed to connect to the City's Victory Pointe Master Stormwater System to meet the stormwater requirements of the City of Clermont and St. Johns River Water Management District.
11. School concurrency shall be met prior to site plan approval in accordance with the Comprehensive Plan and Land Development Code.
12. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.

CITY OF CLERMONT
ORDINANCE NO. 2020-02

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-02

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of _____, 2020.

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 – Victory Pointe LLC

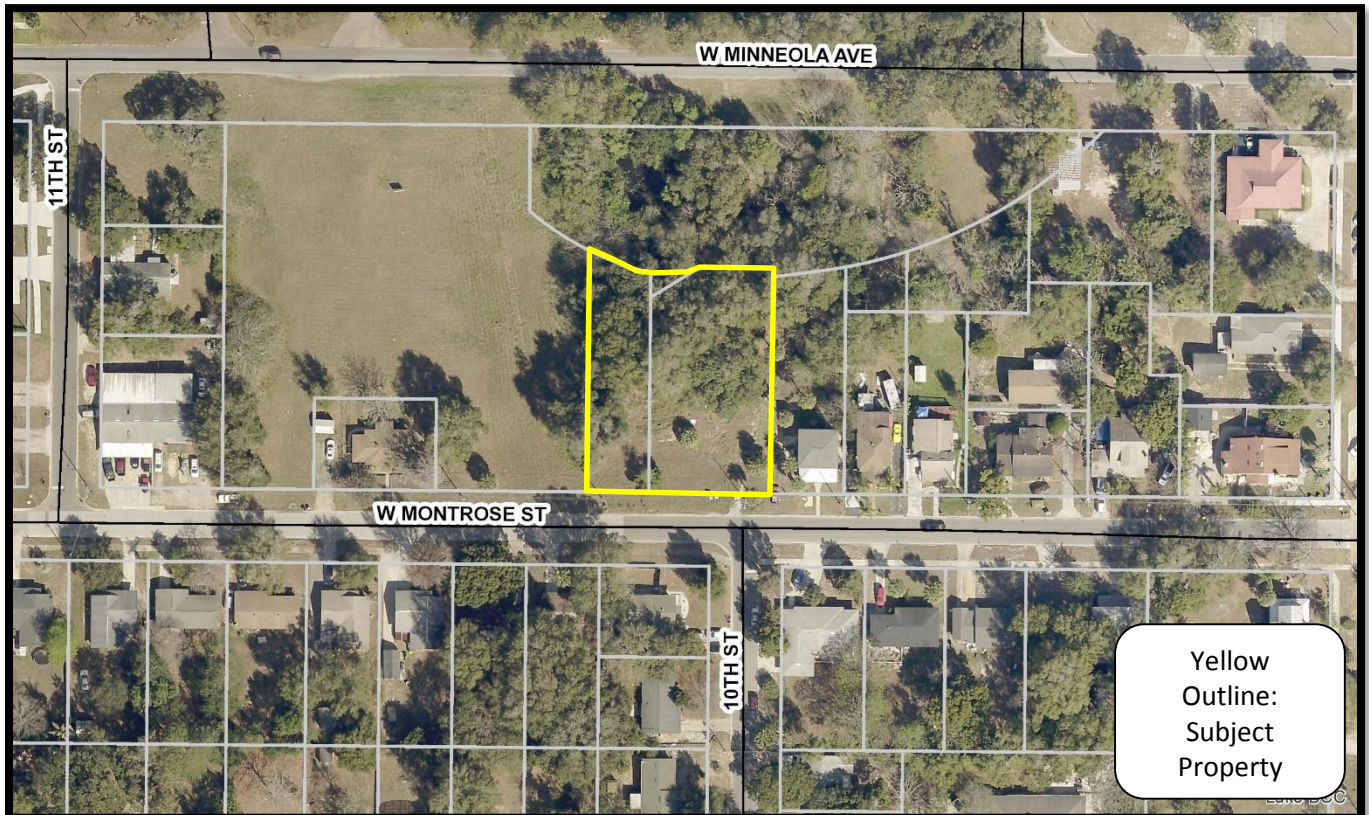
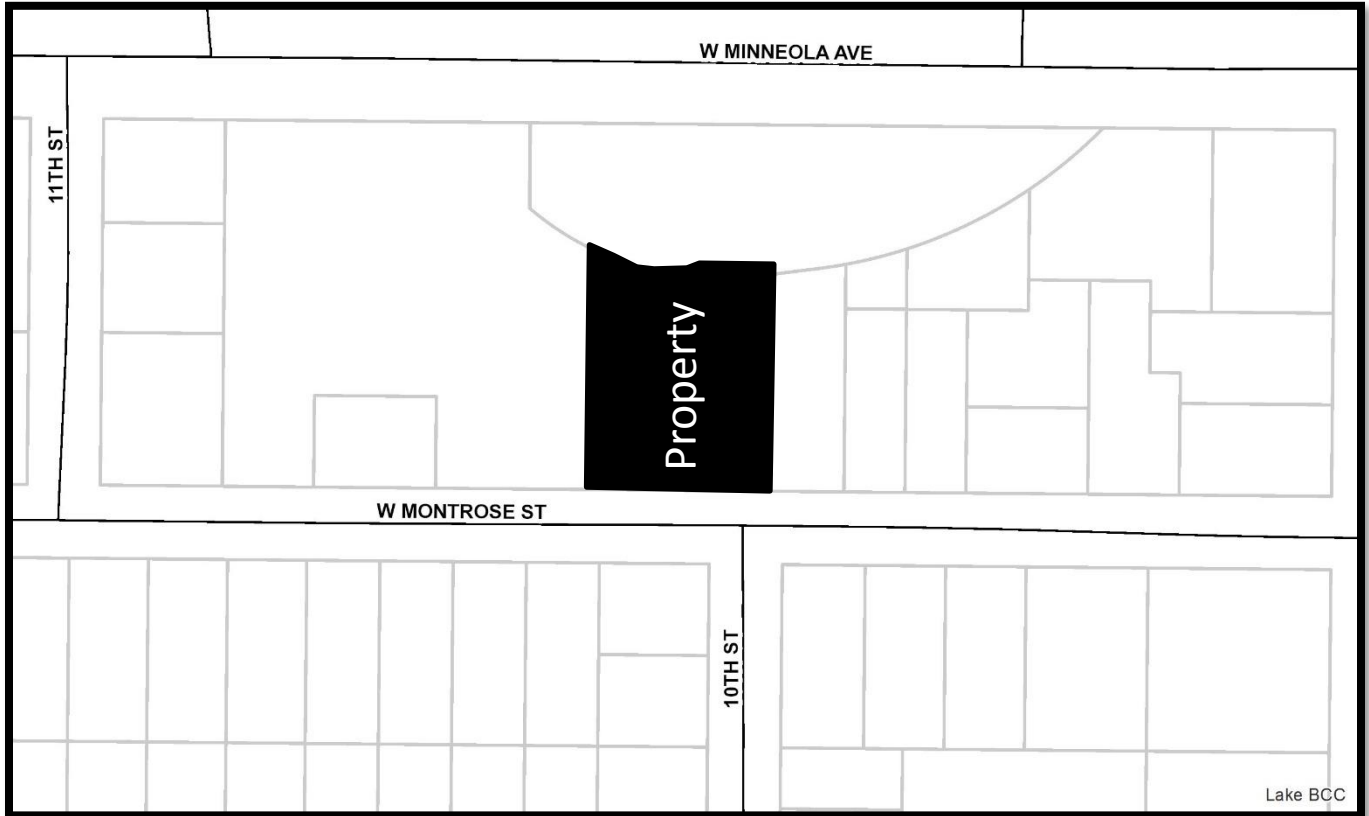


Exhibit – Future Land Use Map – Victory Pointe LLC

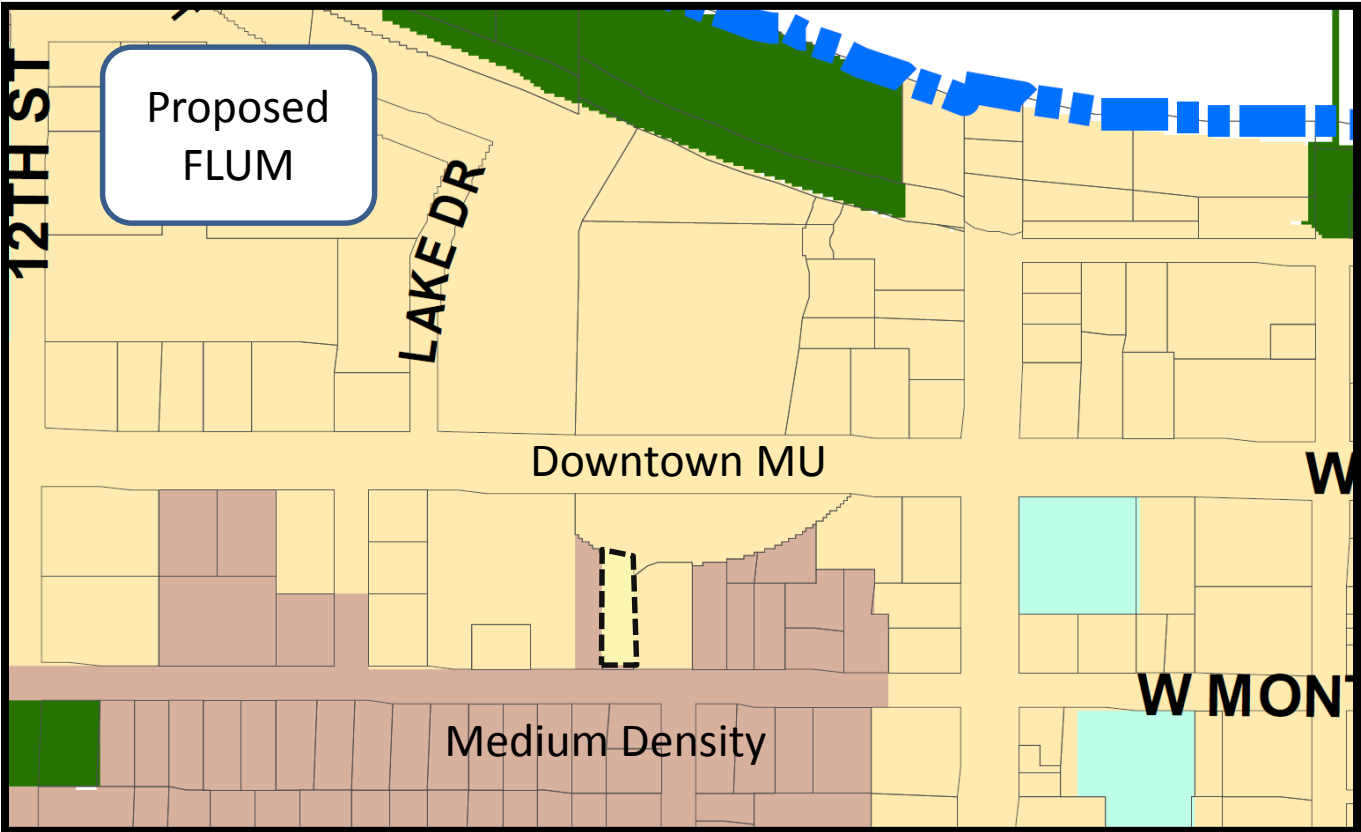
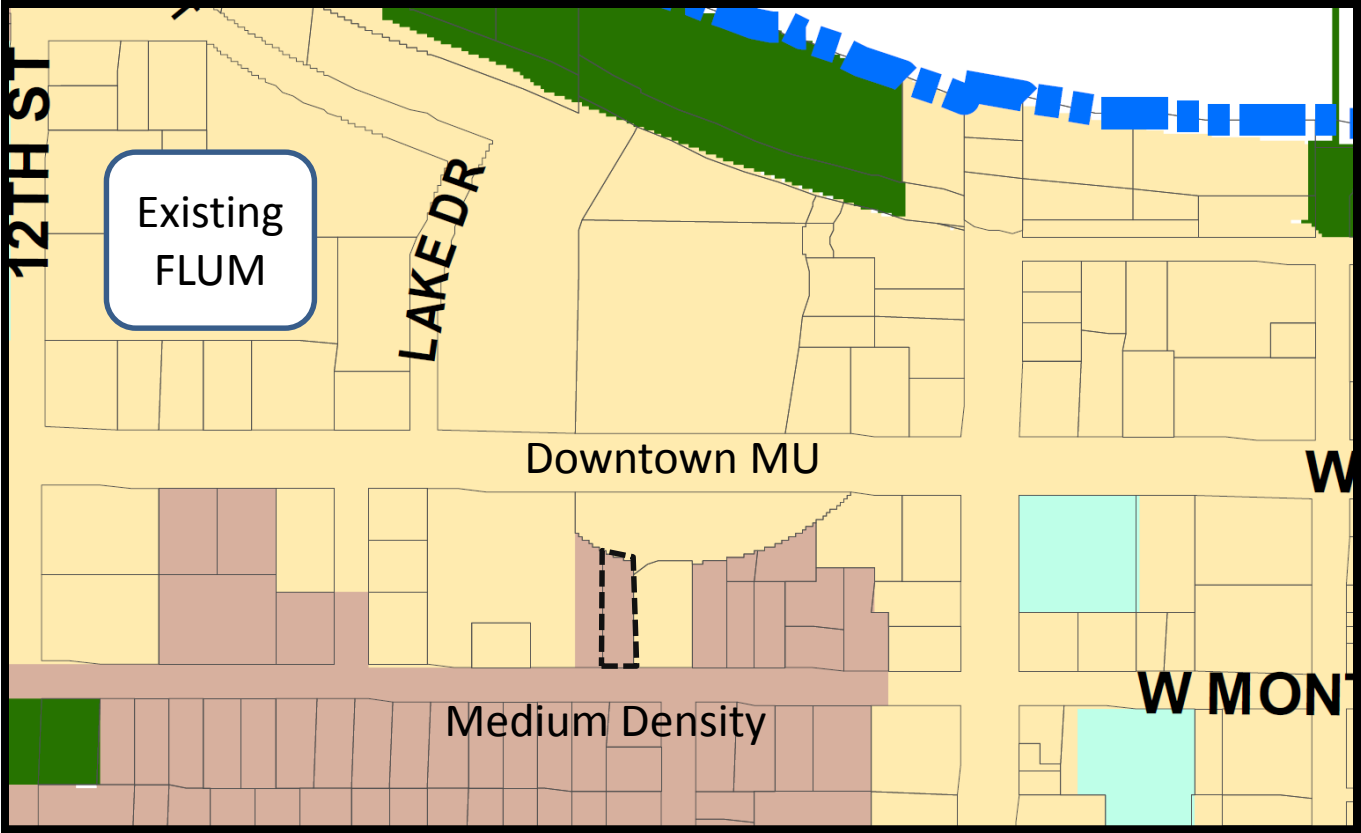
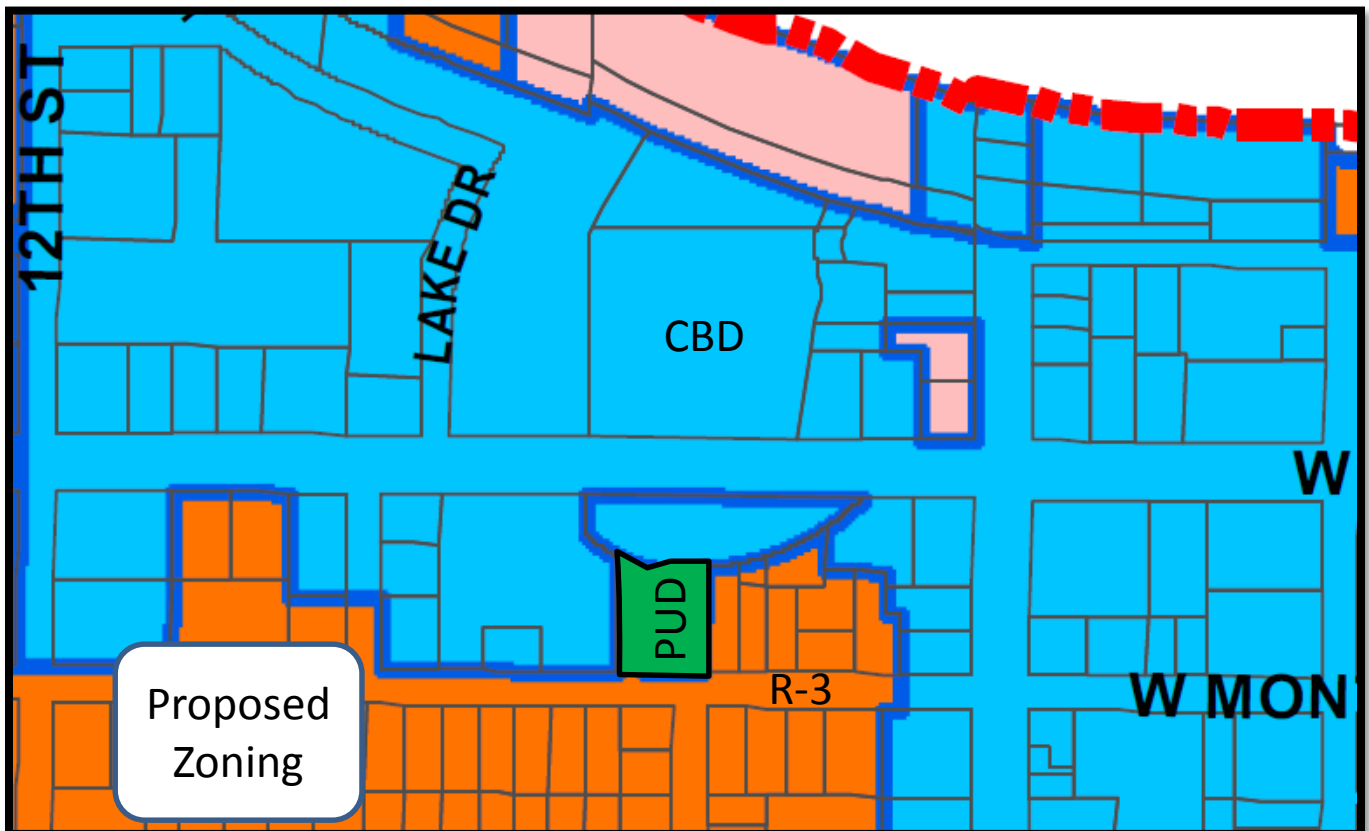
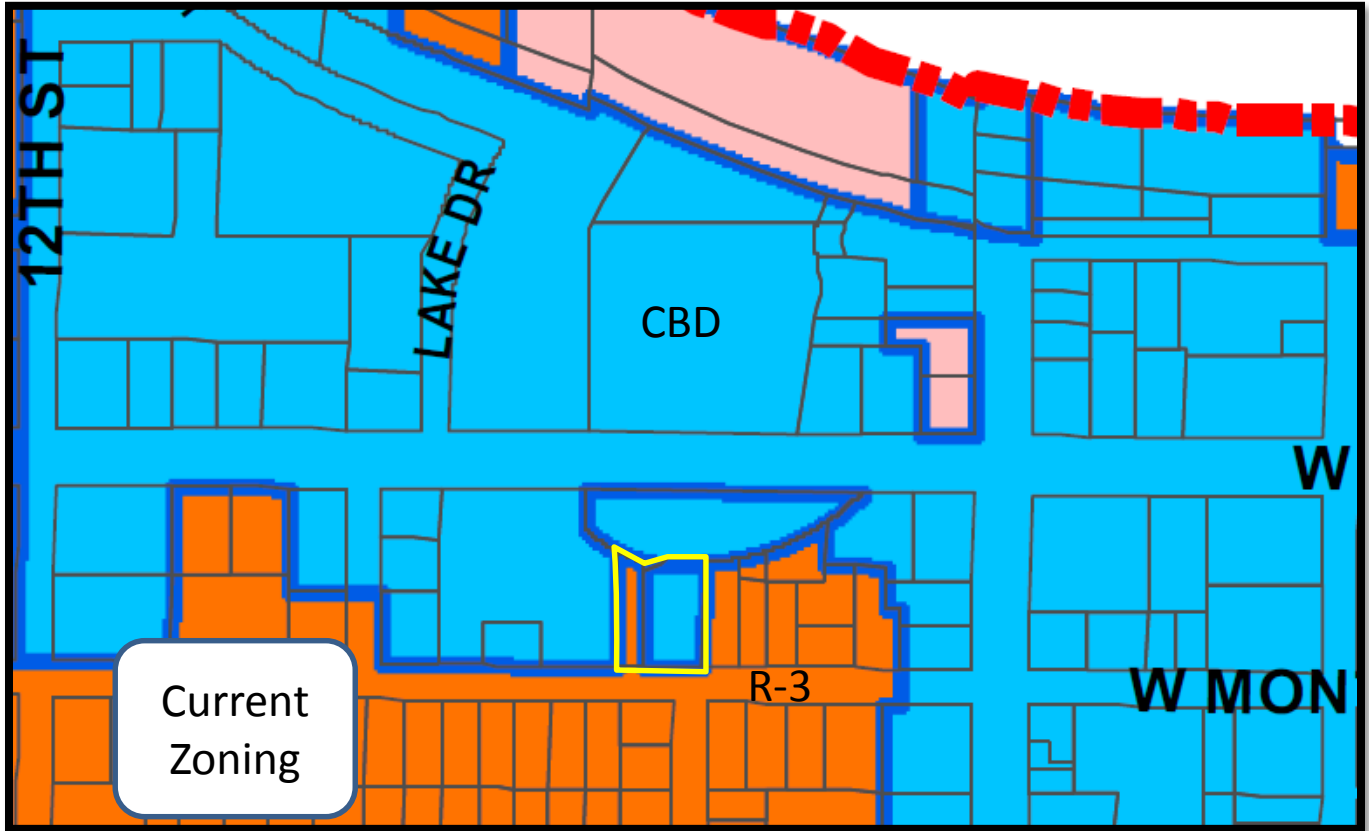


Exhibit – Zoning Map – Victory Pointe LLC





SOUTH ELEVATION

SCALE: 3/16"=1'-0" 04



NORTH ELEVATION

SCALE: 3/16"=1'-0" 01

VICTORY POINTE
W. MONTROSE STREET 34711
CLERMONT, FLORIDA
LAKE COUNTY

**BUILDING
ELEVATIONS**

Andrew Sachse, PA
AFS (1803) (F.L.)

REVISIONS:		
#	DATE	DESCRIPTION
1	09/09/18	SUBMIT

DRAWN BY: AFS
CHECKED BY: AFS
DATE: SEPTEMBER 9, 2018

SHEET:
A
205
Elite Universal Job No. 00028



**CITY OF CLERMONT
REZONING
APPLICATION**



DATE: 9/30/19

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): VICTORY POINTE

APPLICANT: VICTORY POINTE, LLC

CONTACT PERSON: MARK GRAFF

Address: 1200 OAKLEY SEAVEA DR, SUITE 203

City: CLERMONT State: FL Zip: 34711

Phone: 352-516-1580 Fax: _____

E-Mail: MGRAFF@GRAFFHOLDINGS.COM

OWNER: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 1000 MONTROSE ST.

Legal Description (include copy of survey): _____

Acres: _____ Land Use: _____

(City verification required)

Present Zoning: PUD Proposed Zoning: PUD AMENDMENT

(City verification required)



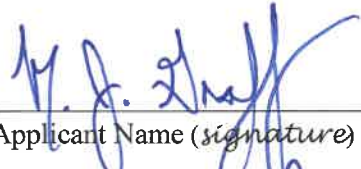
**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

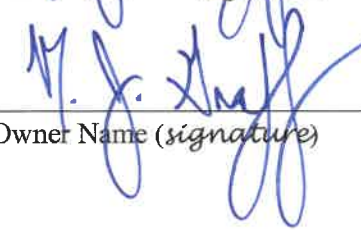
What are you proposing to do that would require a rezoning?

AMENDING THE PUD TO REDUCE NUMBER OF RESIDENCES FROM
17 TO 11. CHANGING BUILDING LAYOUT.

MARK GRAFF
Applicant Name (print)

X 
Applicant Name (signature)

MARK GRAFF
Owner Name (print)

X 
Owner Name (signature)

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10092386
Phone: (352) 241-7331
Date: 11/15/19
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	11/18/2019	12/30/2019	\$390.84

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. 2020-02

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

LOCATION

Northwest of the intersection of Montrose Street and 10th Street
Alternate Key 3826383 & 1789419

LEGAL DESCRIPTION

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

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To amend existing Planned Unit Development (PUD) Ordinance 2018-19

This request will be considered by the Planning & Zoning Commission on Tuesday, December 3, 2019 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, December 10, 2019 at 6:30 p.m. for (Introduction) and on Tuesday, January 14, 2020 for (Final Adoption).

The meetings will be held at City Hall,

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Tracy Ackroyd Howe, MMC
Daily Commercial
City Clerk

Ad No: 10092386
November 18, 2019 &
December 30, 2019

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