



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, February 11, 2020**

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

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 December 10, 2019 and January 14, 2020 Council meeting minutes.
Item No. 2 - Plat Approval	Consider re-plat of a portion of lots in Phase 1 of Lakeview Preserve to correct an issue with a drainage swale and landscape wall.
Item No. 3 - Plat Approval	Consider Crestview Phase 2 plat of 143 single family lots.
Item No. 4 - Bid Award	Consider awarding bid to Big Air Mechanical, LLC, in the budgeted amount of \$54,300 for the purchase of variable frequency drives.
Item No. 5 - Bid Award	Consider awarding contract to Kimley-Horn and Associates, Inc., Kittelson & Associates, Inc., and S&ME, Inc. to provide traffic and transportation engineering consultant services.
Item No. 6 - Board Appointment	Consider reappointment of Judy Proli to the Firefighter's Pension Board of Trustees.
Item No. 7 - Utility Service Agreement	Consider agreement approval for City water services to allow construction of a new single family home located at 14227 County Road 455.

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| Item No. 8 - Modified Utility Service Agreement | Consider request to modify an existing utility agreement for a multi-family project located northeast of County Road 455 and SR 50 intersection. |
| Item No. 9 - Resolution No. 2020-07R | Consider approval of an updated Comprehensive Fee Schedule. |

UNFINISHED BUSINESS

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| Item No. 10 - Mason Ridge CUP Revocation | Consider revocation of a Conditional Use Permit (Resolution No. 2016-30) to allow a multi-family development for vacant property south of Pitt Street and west of Grand Highway. |
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NEW BUSINESS

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| Item No. 11 - Variance Request
<i>Thompson Palm Lane</i> | Consider request to allow for a lot width and lot size less than the minimum requirements of the Land Development Code, Section 122-104 for a vacant lot. |
| Item No. 12 - Ordinance No. 2020-09 <i>Introduction</i>
Bloxam Street Office CPA | Consider ordinance to change the future land use from Medium Density Residential to Commercial for property located at 1227 Bloxam Avenue. |
| Item No. 13 - Ordinance No. 2020-10 <i>Introduction</i>
<i>Bloxam Street Office</i> | Consider zoning change from R-2 Medium Density Residential to R-3 Residential/Professional District for property located at 1227 Bloxam Avenue. |
| Item No. 14 - Ordinance No. 2020-12 <i>Introduction</i>
<i>Hartle Road Industrial Park</i> | Consider voluntary annexation of 36+/- acres located 3/4 mile south of the CR 455 and SR 50 intersection. |
| Item No. 15 - Ordinance No. 2020-13 <i>Transmittal</i>
<i>Hartle Road Industrial Park CPA</i> | Consider future land use change from Lake County Regional Office to City of Clermont Industrial for property located 3/4 mile south of the CR 455 and SR 50 intersection. |

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

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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
January 14, 2020

The City Council met in a regular meeting on Tuesday, January 14, 2020 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

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

PROCLAMATIONS

City Clerk Howe read the Clermont Reads History Month proclamation aloud. Mayor Ash presented the proclamation to Boyd Bruce, Caryl Harris, and Doris Bloodsworth of the Cooper Memorial Library.

Caryl Harris thanked Council for support and appreciated the funds approved to extend the hours of the library.

PRESENTATIONS

Florida League of Cities Youth Council Video Competition Award

Sharon Berrian, Florida League of Cities, expressed appreciation to City Manager Gray and City Clerk Howe for this opportunity as well as staff for the tour of downtown Clermont. She thanked the Clermont Youth Council for submitting a video for the eighth annual video competition. Youth Councils from around the state were given the opportunity to create a video to address how they are a part of the City and why they are proud of their City. The Clermont Youth Council did an amazing job of answering the question along with highlighting the City of Clermont. She presented a trophy and check for \$250.

Lake Apopka Natural Gas District

Monica Marlow, Lake Apopka Natural Gas District, thanked the Mayor for her time on the Board of Directors. The district has 58 employees who provide services to 24,526 customers. There has been a boost of 40 percent growth in this district over the past five years. This district has been consistently recognized as one of the fastest growing, municipally owned, natural gas utilities in the State of Florida. The State of Florida has 31 municipally owned natural gas utilities. In 2019, the organization brought on 1,671 new customers. A 12 percent growth in a year. With the rapid growth, it is important to continue a close relationship with the City and work together with builders and developers to plan and discuss the availability and the benefit of natural gas service to those communities. Customers in a home with a mix of natural gas and electric can sell for up to six percent more than a home with solely electric power. District was awarded the System Operational Achievement Recognition Award for 2019. Each year we take the opportunity to celebrate staff who put the lines in the ground to bring the services to the community. In March, we celebrate the workers during a national day for Gas Utility Workers. In 2019, the CEO, Sam Davis, assumed the role of Chairman of the American Public Gas Association. Over the past year, there has been a growing trend of City's declaring moratoriums on the provision for natural gas to serve local homes and businesses. These policies are designed to move policies to an all-electric fuel source, which eliminates the use of natural gas. Natural gas is a cost effective, reliable, and economic energy source.

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Master Plan Update

Deputy City Manager Kinzler presented the Master Plan and capital projects update to include Victory Pointe, Kehlors building replacement, city limit signs, boat ramp, Artwalk project, Public Works relocation, Downtown Waterfront District Phase 1 – Osceola Street and West Avenue in progress; Phase 2 -8th Street and Minneola Avenue to be completed in late 2020; Phase 3 – City Hall Park and Montrose Street to be completed in 2021. Fire Station No. 2 will return in April after Fire Chief Ezell reviews.

City Manager Gray commented the City Council adopted a 10-year master plan and all projects will be complete in 7 years.

PUBLIC COMMENTS

Sarah Larson 1333 Lakeview Drive, requested a continuous sidewalk along Grand Highway for safety reasons. She conducted a walk audit of where the issues are and what needs improvement. She expressed concern for pedestrian safety, and noted eligibility for federal funding by FDOT.

City Manager Gray stated it is not a city road; it is in the jurisdiction of Lake County. Staff will provide assistance. City code requires a sidewalk.

Tom English, Pig on the Pond, stated due to a family emergency, Pig on the Pond is forced to cancel the 2020 event. It was a difficult decision as it affects other non-profits as well. He thanked the city for support over the years. Mr. Gray offered assistance of city staff however; Mr. English respectfully declined the offer. He will be requesting new event dates in 2021.

Council Member Purvis directed staff to send a personal letter to Cheryl Fishel wishing her the best in her recovery.

Lou Manzella, expressed concern for 959 W. Minneola Avenue. He tried to address the process for four years by setting up meetings with City Manager Gray. There is now a legal dispute with the property and he is being sued along with the City. He stated he was told if he could provide clear title for the property, the City would look to make a resolution to this issue. There have been two depositions by members of the State both declaring the State never owned the property and they could not convey it to the City of Clermont. Mr. Manzella showed a map indicating a property he purchased on W. Minneola Avenue. He paid utilities and permits for the property until 2014 when the property disappeared stating the property had been conveyed to the City by the State.

City Attorney Mantzaris stated the matter has been a heavily litigated matter, which is being handled by the City's insurance carrier and general counsel. Mr. Manzella's statement about his ownership is incorrect based on the facts that have been presented to the City. An attorney who is not believed to be present represents the man that filed the lawsuit against the City. City Attorney Mantzaris cautioned the Council to not delve any further in to the matter this evening.

Steve Sprinkles, 13513 Tetherline Trail, Orlando, stated he is the owner of the property at 959 W. Minneola.

City Attorney Mantzaris stated Mr. Sprinkles has an attorney, which is capable of contacting the City's attorney to discuss the matter.

Tim Murry, 574 W. Desoto Street, invited the Council to the 27th annual Black Achievers Award banquet on February 15 at the Arts and Recreation Center. They will be honoring Police Chief Broadway at the event. He thanked staff for their assistance regarding the Martin Luther King celebration event. Mayor Ash and City Manager Gray will be making opening comments.

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REPORTS

City Manager Gray noted staff has met with Mr. Manzella and has a difference of opinion.

The Martin Luther King, Jr. holiday is Monday, January 20 with city offices closed. The second annual Martin Luther King, Jr. event will begin with a parade at 10:00am at McKinney Park and the ceremony at 11:00am at the Highlander Pavilion. A Council workshop has been scheduled for next Tuesday, January 21 at 9:00am.

Agenda Item No. 11 Lien reduction has been withdrawn.

Council Member Purvis expressed support to give staff direction to begin exploring foreclosure options. City Attorney Mantzaris informed Council of the process. Action cannot be taken now; it has to go to the Special Magistrate.

City Attorney Mantzaris – No report.

Council Member Bates reported the Florida legislative session started today. Sixteen bills have been filed that could affect home rule. City Manager Gray stated we have a contract with Gray Robinson and they will keep us updated.

Council Member Bates reported Lake County will discuss 455 connecting Hartwood Marsh to Schofield Road on January 28.

Council Member Purvis reported on the boat ramp grand opening event last Friday.

Council Member Travis welcomed back John Kruse to the city. She reported on the Tourism Development Council meeting. They approved \$350,000 NCAA Volleyball. The next meeting is April 6 and will be discussing Lake County funding of the boat ramps. She requested support. City Manager Gray thanked Council Member Travis for having a voice at the Tourism Development Council meetings.

Council Member Brishke reported on the South Lake Chamber breakfast and attended the ribbon cutting of the boat ramp.

Mayor Ash reported on attending the December 12 staff holiday breakfast and celebrated the retirement of Finance Director Joe Van Zile. She attended the Battle of the Badges basketball game at Clermont Elementary School between Lake County Sheriff's Office and Clermont Police Department. The Clermont Police Department won this year. Toys were donated to children in need. She attended the first day of the winter citizen's academy on January 9 and January 10 boat ramp ribbon cutting. She thanked Lake County for the funding.

CONSENT AGENDA

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

Item No. 1 – Surplus Request

Consider declaring end of life inventory as surplus from City Clerk, Public Works, Environmental Services, Police, Finance, Parks & Recreation, and IT and dispose of in accordance with the Purchasing Policy.

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| Item No. 2 – Piggyback Purchase and Budget | Recommend request to piggyback the Florida Sheriffs Association contract with Garber Fleet Sales to purchase eight (8) police vehicles for \$287,827.40 and a budget amendment to the Police Impact Fund for \$43,500. |
| Item No. 3 – Contract Award and Budget | Consider request to piggyback the Hillsborough County B.C.C. contract with Blackburn Controls, Inc., d/b/a BCI Technologies to purchase Orbits Radio System in the estimated amount of \$250,000 and a budget amendment to the Sewer Fund in the amount of \$177,530. |
| Item No. 4 – Utility Service Agreement | Consider agreement approval for City water services to allow construction of a new single family home located at 15600 Johns Lake Road. |
| Item No. 5 – Event and Road Closure Request | Consider request for the Clermont Downtown Partnership to host their annual “Downtown Clermont Home and Vintage Show” on February 22, 2020. |
| Item No. 6 – Event and Road Closure Request | Consider Downtown Partnership request to host weekly Farmer’s Market with road closures for 12 months. |
| Item No. 7 – Event, Open Container and Road Closure Request | Consider allowing the tenants of 790 west (Suncreek Brewery, Michael’s Ali Coal Fired Pizza and Savoree) host “Celtic Fest” event in downtown. |
| Item No. 8 – Resolution No. 2020-05R | Consider approval of a new City of Clermont CM 401(a) Defined Contribution Employee Retirement Plan Document, Adoption Agreement, and Plan Services Agreement. |

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

UNFINISHED BUSINESS

Item No. 9 – Ordinance No. 2020-01, *Final, Karma Housing*

City Clerk Howe read Ordinance No. 2020-01 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, an effective date, and publication.

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The applicant, GatorSKtch Inc., has requested 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 combine to allow for development of 36 multifamily apartment units, 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 development.

This application was submitted and deemed complete prior to the multi-family moratorium. The requested 36 apartment units is the maximum density allowed under the Commercial Future Land Use Designation. The site, as designed, will provide two access points; one on Second Street as the primary access point and the other on Chestnut Street. The applicant has not requested any code waivers and will develop the site to meet the City's Architectural Design Standards and Land Development Regulation. The applicant has requested an Exemption from a Tier 1 Traffic Impact Analysis Report, which shall be reviewed by the City's Traffic Engineering Consultant. The development will be required to provide school concurrency for the project prior to site plan approval.

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. Planning and Zoning recommended approval.

Applicant Michael Latham Gatorskitch Architects was present and available for questions.

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

Council Member Purvis inquired about an elevator and the number of levels.

Mr. Latham replied there would not be an elevator. It is not subsidized; it will be affordable homes. There will be one and two bedroom units.

Council Member Travis asked if the property is being sold.

Mr. Latham responded the current owner is developing the property.

Council Member Bates noted the issue with traffic with the last project proposed at this location.

City Manager Gray noted the issue before was access from State Road 50. Mr. Latham stated there was a preliminary traffic study done. With additional units, there were 16 trips total. There will not be an access from State Road 50 or East Avenue.

Council Member Travis moved to approve; seconded by Council Member Purvis. The motion passed 4 to 1 on a roll call vote with Council Member Bates opposing.

Item No. 10 – Ordinance No. 2020-02, *Final, Victory Pointe*

City Clerk Howe read Ordinance No. 2020-02 aloud by title only.

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

Development Services Director Henschel presented Victory Pointe Townhomes. This request is an amendment to allow 11 townhomes instead of 17 units. This will provide less density than previously approved. It will connect to the city Victory Pointe drain system. The developer requested one waiver to irrigate a section of landscape with potable water. Staff reviewed the request and it is compatible with the surrounding areas. It is consistent with the comprehensive plan and staff recommended approval.

Applicant Mark Graff was present 1200 Oakley Seavey Drive, Suite 203, Clermont. The project was scaled back to 11 townhomes and available for questions.

Mayor Ash opened the public hearing. There were no comments. Mayor Ash closed the public hearing.

Council Member Bates moved to approve Ordinance No. 2020-02; seconded by Council Member Purvis.

Council Member Brishke inquired about the view and the name of the townhomes.

Mr. Graff responded it will be an angled view of the lake and is considering naming it Victory Pointe Townhomes.

The motion passed 5 to 0 on a roll call vote.

NEW BUSINESS

Item No. 11 – Lien Reduction Request

Withdrawn

Item No. 12 – Ordinance No. 2020-11, *Introduction, Advent Health*

City Clerk Howe read Ordinance No. 2020-11 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 2020-11; seconded by Council Member Travis. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 7:59pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 10, 2019

The City Council met in a regular meeting on Tuesday, December 10, 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

Pastor Brian Broadway gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

City Manager Gray noted tonight is Finance Director Van Zile's last budget presentation.

FY 2019 Quarter 4 Budget

Finance Director Van Zile presented highlights of the City of Clermont Quarterly budget report for October 1, 2018 – September 30, 2019. The report presented an overview of the City's top 10 revenues, major fund revenues, major fund expenditures, departmental expenditures, surplus/deficit, and Master Plan expenditures for the September 30, 2019 quarter of the 2019 Fiscal Year budget.

City Manager Gray remarked on the transparency in the Finance Department for putting together a quarterly report and presenting the report to the City Council. City Manager Gray recognized Finance Director Van Zile for his 34 years of service to the City of Clermont where he provided strong financial leadership and guidance. His expertise has been invaluable to the City. City Manager Gray reviewed Finance Director Van Zile's career highlights and stated his last day will be on December 20.

Finance Director Van Zile stated he has loved his job for 34 years. The staff has been very supportive and stayed there through the hard and great times. He also expressed appreciation for the Council's support over the years.

Mayor Ash stated Finance Director Van Zile has done a phenomenal job and he will be missed.

PUBLIC COMMENTS

Mary Block, 3348 White Blossom Lane, thanked the Council for the additional handicap spaces but stated it is not enough, especially at the Arts and Recreation Center. Ms. Block also thanked the Council for the larger rooms in the Arts and Recreation Center.

City Manager Gray stated the City is currently working on that, as every project has to comply with American with Disabilities Act standards.

Tim Murry, 574 W. Desoto Street, stated Battle of the Badges would occur on December 13, 2020 at 6:00pm with Clermont Police Department versing the Lake County Sheriff's Office at Clermont Elementary School.

REPORTS

City Manager Gray reported Light up Clermont event occurred over the weekend along with the annual parade. He thanked Parks and Recreation Director Davidoff and staff for their efforts with the event. There will be a Council Workshop on January 21, 2020 at 9:00am to 12:00pm in the Council Chambers. The second Council Meeting in December has been canceled. City offices will be closed December 24 and 25 for the holidays. The applicant has withdrawn agenda item No. 10 for Advent Health.

City Attorney Mantzaris – No report.

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December 10, 2019

Council Member Bates thanked City staff for this weekend and Mrs. Bloodsworth for producing a history book.

City Manager Gray stated the books would be available for purchase at City Hall.

Council Member Bates reported Mikayla McLean would be representing the City of Clermont in the Ms. America pageant.

Council Member Purvis reported he participated in Lessons in Carols at the Arts and Recreation Center and thoroughly enjoyed it.

Council Member Brishke commended the Light up Clermont event.

Council Member Travis reported attending the book signing last Monday, which had a great turnout and thanked staff for Light Up Clermont.

Mayor Ash reported on November 25, she attended the Lake Apopka Natural Gas Board's regularly scheduled board meeting where background was given on recent developments installing gas. On December 2, she attended the Cooper Memorial Library for the reveal and book signing of Doris Bloodsworth's new book on the history of Clermont. On December 6, she attended the Light up Clermont event where a young man named Jacob flipped the switch to turn on the holiday lights through the City. On December 7, she attended the new American Legion Post 55 building for the ribbon cutting ceremony.

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.

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| 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 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. |
| Item No. 5 – Contract Award | Consider request to piggyback the City of Zephyrhills contract with RCM Utilities, Inc. to provide Water & Wastewater Miscellaneous Services in the estimated budget amount of \$150,000. |

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December 10, 2019

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| 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 Fire Impact Funds for \$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. |

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

NEW BUSINESS

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

Item No. 11 – Ordinance No. 2019-29, Final, Hartwood Properties CPA

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

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

Item No. 12 – 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.

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REGULAR COUNCIL MEETING
December 10, 2019

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 a quarter 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 Council transmitted the land use change to the State reviewing agencies on August 27. 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 Planned Unit Development (PUD) ordinance.

Since the project is located within the City, the City can provide adequate public facilities and services, 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.

The owner has requested a rezoning to a Planned Unit Development with C-2 General Commercial uses and Residential uses. The owner desires to develop the property 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. 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.

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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.

City Manager Gray stated the property was annexed without a plan and the applicant has been part of the wellness way projects.

Chris Daugherty, applicant, was present and concurred with staff's recommendation.

Mayor Ash opened the public hearing. There were no comments. Mayor Ash closed the public hearing.

Council Member Bates requested confirmation of whether the matter will return to Council for approval. Development Services Director Henschel confirmed the matter would return to Council for any multi-family, single-family, and commercial uses.

Council Member Bates moved to approve Ordinance No. 2019-29; seconded by Council Member Purvis. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2019-30; seconded by Council Member Brishke. The motion passed with a 5 to 0 roll call vote.

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

Item No. 13 – 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.

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

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

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

Item No. 15 – Ordinance No. 2019-33, Final, Bradshaw North

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

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

The owner, BLR-Shell Pond/Floribra-Shell Pond, is requesting voluntary annexation of the subject property by adjacency to the City limits. The property, approximately 16.7 acres, is located northeast of the intersection of US Hwy 27 and Schofield Road.

The adjacency to the City limits would be to the south, Clonts Groves and to the east, the recently annexed South Lake Crossing project. 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. 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.

The owner has requested an amendment to the Future Land Use Map to designate the property with a future land use category of Commercial.

The Council transmitted the land use change to the State reviewing agencies on August 27. 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. The owner has requested a rezoning to C-2 General Commercial.

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 on the 16-acre parcel. 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 storm water 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.

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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 approved 6-0.

Chris Daugherty, SME, applicant, was present and concurred with staff's recommendation.

Mayor Ash opened the public hearing. There were no comments.

Mayor Ash closed the public hearing.

Council Member Bates moved to approve Ordinance No. 2019-31; seconded by Council Member Purvis. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2019-32; seconded by Council Member Brishke. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2019-33; seconded by Council Member Brishke. The motion passed with a 5 to 0 roll call vote.

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

Item No. 16 – Ordinance No. 2019-42, Final, Rocky Mount Commercial Ph2

City Clerk Howe read Ordinance No. 2019-42 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. 17 – Ordinance No. 2019-43, Final, Rocky Mount Commercial Ph2 CPA

City Clerk Howe read Ordinance No. 2019-43 aloud by title only.

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

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

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

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

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 property has been previously mined and is currently used for agricultural purposes. 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.

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 infill of the existing City limits; staff recommends approval of the annexation.

The applicant has requested an amendment to the Future Land Use Map to designate the property with a future land use category of Commercial. 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.

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.

The applicant has requested a rezoning change to the C-2 General Commercial zoning designation. 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.

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Therefore, staff recommends approval of the rezoning to the City's C-2 General Commercial zoning designation. The Planning and Zoning Commission recommended 6-0 for approval.

Rick McCoy, applicant, was present and available for any questions.

Mayor Ash opened the public hearing. There were no comments.

Mayor Ash closed the public hearing.

Council Member Bates moved to approve Ordinance No. 2019-42; seconded by Council Member Brishke. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2019-43; seconded by Council Member Brishke. The motion passed with a 5 to 0 roll call vote.

Council Member Bates moved to approve Ordinance No. 2019-44; seconded by Council Member Brishke. The motion passed with a 5 to 0 roll call vote.

Item No. 19 – Ordinance No. 2019-46, *Final, Hancock Commons Apartment*

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.

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 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 percent 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.

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The applicant has provided a conceptual site plan prepared by Kinley-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 percent of the site except for the storm water 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 the 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.

Lee Shirah, 800 Highland Avenue, stated this project would be a gated community Class A apartment complex classification. The property was rezoned commercial and feels the major issue is traffic. The site plan was revised with the help of Fred Schneider. Hancock Road will be extended to the edge of the subject property. A meeting with City staff and County staff was held to discuss the extension. The applicant will pay for the extension.

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The applicant has agreed to the County's request for donation of right of way, as the road is too narrow. However, this will eliminate the walls. The applicant has agreed to grade the property so there is a slope. There will be a school pick up area for students off Hooks Road.

Lance, Davis Development, Atlanta, Georgia, presented the project site plan, amenities and features. The apartment complex will offer a higher quality and be an asset to the City of Clermont as well as a better traffic solution. The buildings have changed somewhat.

Fred Hazel, Development Group, met with the surrounding homeowners in March. There were comments made at the Planning and Zoning meeting. The project has been a collaborative effort with the City and the County on traffic issues. The project is similar to a hotel with the project having freight elevators. Affordable units, which are the first to exercise that in the City.

Lance, Davis Development, the Traffic Engineer is also present to answer any questions.

Mayor Ash opened the Public Hearing.

Damaris Moraza, 2698 Pine Shadow Lane, expressed opposition to the project.

Stephen Franklin, 378 12th Street, expressed concern for the increase in density and for the size of Hancock Road.

Wayne Pae, 2694 Pine Shadow Lane, expressed opposition to the project.

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

Max Krzyminski, 3497 Embers Lane, suggested tabling the matter and discussing it at a future workshop.

Sean Kruckenberg, 2708 Sunbery Street, with the Hills of Clermont Homeowners Association, stated Pine Shadow is the most impacted by this project.

Mayor Ash closed the Public Hearing.

Applicant responded to the comments.

James, Kinley Horn, responded to the traffic comments.

Lee Shirah, addressed access to the north would eliminate cross over. The project is anticipated to be under construction in a year or so from now.

Council Member Bates expressed support for the project but concern regarding traffic issues.

Council Member Travis stated the Council has previously declared no new projects when the County has not fixed roads. City Manager Gray replied Commissioner Parks is leading a charge to work on making Hancock Road into a four-lane road.

Council Member Travis stated the project looks like a beautiful development but expressed opposition to approving the project before Hooks Street has been finished.

Mayor Ash expressed concern for traffic.

Council Member Brishke expressed agreement with Mayor Ash.

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Council Member Purvis expressed support for the project.

Mayor Ash requested clarification of completion of Hooks Street to Hartle Road. City Manager Gray replied the applicant would be responsible for the portion alongside their development.

City Attorney Mantzaris stated staff's recommendation is to build.

Mayor Ash expressed support for having the developer to do the whole distance.

Council Member Travis moved to approve Ordinance No. 2019-46 contingent upon the Hooks Street extension being finished; seconded by Council Member Purvis for discussion.

Lee Shirah suggested not having access to Hooks Street in order to eliminate all issues. Rather the project could have access behind the 7-11 convenience store.

Mayor Ash inquired if the applicant would be willing to complete Hooks Street to the end of the development. Lee Shirah replied the applicant is working with the County to complete the road extensions and would suggest using the North access until the road extensions are open.

Council Member Bates expressed concerns regarding traffic issue and opposition to the project.

Mayor Ash expressed opposition to the project.

The motion failed on a 2 to 3 roll call vote with Council Member Purvis and Council Member Travis in support.

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

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(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.

City Attorney Mantzaris presented Olympus' request and stated the Ordinance will be used as a financing mechanism.

Hank Fishkind, applicant, stated the request is being petitioned according to Florida Statutes and he met with staff to discuss. The request is a limited form of government whose whole purpose is to operate the community infrastructure. Mr. Fishkind requested approval from Council.

City Manager Gray stated there is no liability to the City and, by Florida Statutes; the Council has to give authorization.

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

Council Member Bates inquired to the number of board members. Mr. Fishkind replied there would be five board members who would have to submit the budget to the City.

City Attorney Mantzaris stated under Florida Statutes, the Board Members become elected officials in the community and are controlled by the owners within the community.

Council Member Bates moved to approve Ordinance No. 2019-48; seconded by Council Member Travis. The motion passed with a 5 to 0 roll call vote.

NEW BUSINESS

Item No. 21 – Board Appointments

The City Council discussed the outside board appointments.

- | | |
|----------------------------------|------------------------|
| • South Lake Chamber of Commerce | Council Member Brishke |
| • Lake County League of Cities | Council Member Bates |
| • MPO Governing Board | Council Member Purvis |
| • MPO Governing Board Alternate | Council Member Travis |
| • Tourism Development Council | Council Member Travis |
| • Lake Apopka Natural Gas | Council Member Travis |

Council Member Bates moved to approve the outside board appointments; seconded by Council Member Purvis. The motion passed with all members present voting aye.

John Baker requested reappointment to the Police Officers Pension Board of Trustees. Jim Purvis resigned from the Firefighters Pension Board of Trustees. John Rhames requested appointment to the Firefighters Pension Board of Trustee.

Council Member Purvis moved to approve the suggested Fire and Police Pension Board appointments; seconded by Council Member Bates. The motion passed with all members present voting aye.

Mayor Ash asked those who are interested in serving on the Planning & Zoning Commission to come forward and speak.

David Colby, 3072 Santa Maria Avenue, stated he has been a resident since 2017 and has served the last two years. He requested to be reappointed.

Jane McAllister, 2151 Winsley Street, stated she has been here since 1988 and worked for the City for 18 years. She stated she would like to be a part of the City's future.

Joe Gustafson, 3699 Corsica Lane, stated he would like the opportunity to serve on the commission.

Stephen Franklin, 378 12th Street, stated he has lived in the City for the last 30 years and is familiar with the codes and ordinances.

John Higgins, 2349 Hampstead Avenue, stated he is involved in Kings Ridge and committees.

Council Member Travis nominated Joe Gustafson, Council Member Bates nominated David Colby, Council Member Purvis nominated John Higgins and Council Member Brishke nominated Jane McAllister.

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Council Member Bates moved to appoint Joe Gustafson, David Colby, and Jane McAllister to the Planning & Zoning Commission; seconded by Council Member Brishke. The motion passed 4 to 1 with Council Member Purvis opposed.

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

City Clerk Howe read Ordinance No. 2020-01 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, an effective date, and publication.

Council Member Bates moved to introduce Ordinance No. 2020-01; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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

City Clerk Howe read Ordinance No. 2020-02 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, an effective date, and publication.

Council Member Bates moved to introduce Ordinance No. 2020-02; seconded by Council Member Brishke. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting adjourned at 9:08pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of the replat.		
Staff Report		
The applicant, Pulte Homes, is requesting a re-plat of a portion of lots in Phase 1 of Lakeview Preserve to correct an issue with a drainage swale and landscape wall. The plat was reviewed by the City's designated surveyor and engineer. The plat meets the requirements of Chapter 177 of the Florida Statutes and the City's Subdivision Regulations.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Lakeview Preserve - Replat Lots 180-188 Tract OS-2 CC Lakeview Preserve - Replat Lots 180-188 Tract OS-2 CC.pdf		

LAKEVIEW PRESERVE REPLAT

SHEET 1 OF 2

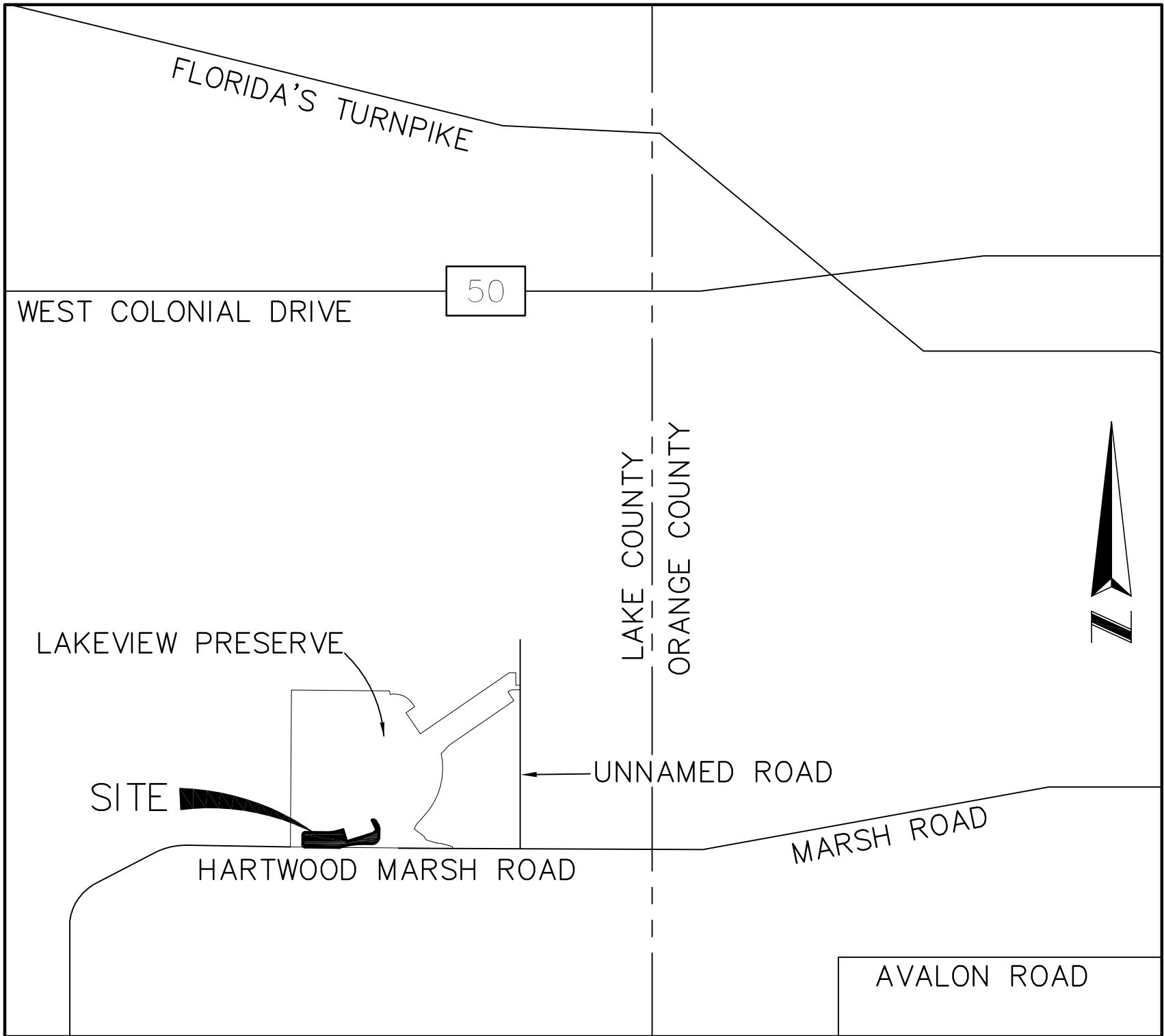
A REPLAT OF LOTS 180 THROUGH 188 AND TRACT OS-2, LAKEVIEW PRESERVE AS RECORDED IN PLAT BOOK 71, PAGES 48 THROUGH 54 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BEING ALL OF LOTS 180 THROUGH 188 AND TRACT OS-2, LAKEVIEW PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 48 THROUGH 54 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 180; THENCE RUN SOUTH 16°54'57" EAST, ALONG THE EAST LINE OF SAID LOT 180, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF LOT 179 OF SAID LAKEVIEW PRESERVE AND THE NORTH LINE OF SAID TRACT OS-2; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT OS-2 THE FOLLOWING COURSES: NORTH 73°05'03" EAST, 243.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 04°50'43", AN ARC LENGTH OF 66.81 FEET, A CHORD LENGTH OF 66.79 FEET AND A CHORD BEARING OF NORTH 70°39'41" EAST; THENCE RUN NORTH 54°23'31" EAST, NON-TANGENT TO SAID CURVE, 60.16 FEET; THENCE RUN NORTH 26°04'04" WEST, 127.80 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 00°15'54", AN ARC LENGTH OF 3.01 FEET, A CHORD LENGTH OF 3.01 FEET AND A CHORD BEARING OF NORTH 63°47'59" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°48'54", AN ARC LENGTH OF 37.01 FEET, A CHORD LENGTH OF 33.72 FEET AND A CHORD BEARING OF SOUTH 73°55'30" EAST TO THE POINT OF TANGENCY AND THE EASTERLY LINE OF SAID TRACT OS-2; THENCE RUN ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: SOUTH 31°31'03" EAST, 61.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 32°04'57", AN ARC LENGTH OF 35.84 FEET, A CHORD LENGTH OF 35.37 FEET AND A CHORD BEARING OF SOUTH 15°28'34" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°33'54" WEST, 93.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 120.95 FEET, A CHORD LENGTH OF 108.89 FEET AND A CHORD BEARING OF SOUTH 45°33'54" WEST TO THE POINT OF TANGENCY AND THE SOUTH LINE OF SAID TRACT OS-2; THENCE RUN ALONG SAID SOUTH LINE THE FOLLOWING COURSES: NORTH 89°26'06" WEST, 49.22 FEET; SOUTH 88°50'48" WEST, 114.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 17°08'13", AN ARC LENGTH OF 169.59 FEET, A CHORD LENGTH OF 168.96 FEET AND A CHORD BEARING OF SOUTH 80°16'41" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 71°42'35" WEST, 39.88 FEET; THENCE RUN NORTH 89°26'06" WEST, 387.52 FEET TO THE POINT CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 44°26'06" WEST TO THE POINT OF TANGENCY AND THE WEST LINE OF SAID TRACT OS-2; THENCE RUN NORTH 00°33'54" EAST, ALONG SAID WEST LINE AND THE WEST LINE OF SAID LOT 188, A DISTANCE 115.00 FEET TO THE POINT CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°33'54" EAST TO THE POINT OF TANGENCY AND THE NORTH LINE OF SAID LOT 188; THENCE RUN ALONG THE NORTH LINE OF SAID LOTS 180 THROUGH 188 THE FOLLOWING COURSES: SOUTH 89°26'06" EAST, 265.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 17°28'51", AN ARC LENGTH OF 109.84 FEET, A CHORD LENGTH OF 109.41 FEET AND A CHORD BEARING OF NORTH 81°49'29" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 73°05'03" EAST, 54.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 2.60 ACRES MORE OR LESS.



VICINITY MAP (not to scale)

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

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1-23-26, AS BEING NORTH 89°26'06" WEST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- BELOW IS A LIST OF THE EXCEPTIONS INCLUDED IN THE PLAT TITLE CERTIFICATION:

TEMPORARY EASEMENT AGREEMENT IN FAVOR OF PHILIP OSBORNE AND TERESA OSBORNE RECORDED AUGUST 23, 2018 IN OFFICIAL RECORDS BOOK 5158, PAGE 1323 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

PLAT OF LAKEVIEW PRESERVE, RECORDED JULY 8, 2019 IN PLAT BOOK 71, PAGE 48 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT (PULTE EASEMENT) IN FAVOR OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED AUGUST 5, 2019 IN OFFICIAL RECORDS BOOK 5320, PAGE 1961 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER PROVISIONS, INCLUDING PROVISION WHICH PROVIDE FOR A PRIVATE CHARGE OR ASSESSMENT, ACCORDING TO THAT CERTAIN COMMUNITY DECLARATION FOR LAKEVIEW PRESERVE, RECORDED SEPTEMBER 12, 2019 IN OFFICIAL RECORDS BOOK 5340, PAGE 1169 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY AND AMONG PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AND MARY B. EDDY, TRUSTEE OF THE MARY B. EDDY FAMILY TRUST DATED JUNE 27, 1997 RECORDED OCTOBER 16, 2019 IN OFFICIAL RECORDS BOOK 5359, PAGE 112 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

TERMS AND PROVISIONS OF AGREEMENT BY AND AMONG ANNA T. AKERMAN, TRUSTEE, MARY B. EDDY, TRUSTEE, GEORGE J. EDDY AND MCKINNON GROVES, RECORDED DECEMBER 27, 1983 IN OFFICIAL RECORDS BOOK 1267, PAGE 125 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

NOTICE OF LAKE COUNTY'S APPROVAL OF SUBDIVISION OF PROPERTY RECORDED APRIL 1, 1994 IN OFFICIAL RECORDS BOOK 1286, PAGE 31 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

NOTICE OF LAKE COUNTY'S APPROVAL OF LOT LINE DEVIATION ADJUSTMENT RECORDED JANUARY 9, 2013 IN OFFICIAL RECORDS BOOK 4264, PAGE 122, CORRECTIVE FINAL DEVELOPMENT ORDER DUE TO ERROR IN LEGAL DESCRIPTION ON FINAL DEVELOPMENT ORDER RECORDED IN ORB 4264, PAGE 122-123 RECORDED MARCH 19, 2013 IN OFFICIAL RECORDS BOOK 4295, PAGE 1242 ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

ORDINANCE NO. 2017-40 BY THE CITY OF CLERMONT, A FLORIDA MUNICIPAL CORPORATION, RECORDED FEBRUARY 6, 2018 IN OFFICIAL RECORDS BOOK 5062, PAGE 2212 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

ASSIGNMENT OF BENEFITS AND ENTITLEMENTS IN FAVOR OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, RECORDED AUGUST 23, 2018 IN OFFICIAL RECORDS BOOK 5158, PAGE 1317 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

MEMORANDUM OF JOINT OWNERSHIP AND DEVELOPMENT AGREEMENT BY AND BETWEEN TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED AUGUST 23, 2018 IN OFFICIAL RECORDS BOOK 5158, PAGE 1317 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

MEMORANDUM OF JOINT OWNERSHIP AND DEVELOPMENT AGREEMENT BY HANOVER RIDGEVIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RECORDED DECEMBER 20, 2019 IN OFFICIAL RECORDS BOOK 5394, PAGE 2102 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. NO EXHIBIT A RECORDED WITH THIS DOCUMENT, NOT PLOTTABLE.

PLAT BOOK _____ PAGE _____

LAKEVIEW PRESERVE REPLAT
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, PULTE HOME COMPANY, LLC a Michigan limited liability company being the owner in fee simple of all the lands described herein does hereby dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

1. TO LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC.: Tract OS-2 shall be owned and maintained by the LAKEVIEW PRESERVE HOMEOWNERS ASSOCIATION, INC. for the purpose of signage, drainage, utilities, wall and landscaping. The landscape Easement over lots 187 and lot 188 for the purpose of maintenance.

2. TO LOT OWNERS OF LOTS 180 THROUGH 188 LAKEVIEW PRESERVE: A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A utility easement is hereby granted over, across and upon those areas designated as utility easements shown hereon.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC a Michigan limited liability company has executed this Dedication in the manner provided by law on _____, 2020.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication in the manner provided by law on _____, 2020.

Signed and sealed and delivered in our presence as witnesses:

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

The foregoing Dedication was acknowledge before me this ____ day of _____ 2020 by _____ as _____ of PULTE HOME COMPANY, LLC a Michigan limited liability company

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

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

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the ____ day of _____ 2020 provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within 365 days from the date of approval by said City of Clermont, Florida.

Attest: _____ City of Clermont

City Clerk _____	Mayor _____
Print Name _____	Print Name _____

REVIEWER STATEMENT

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

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

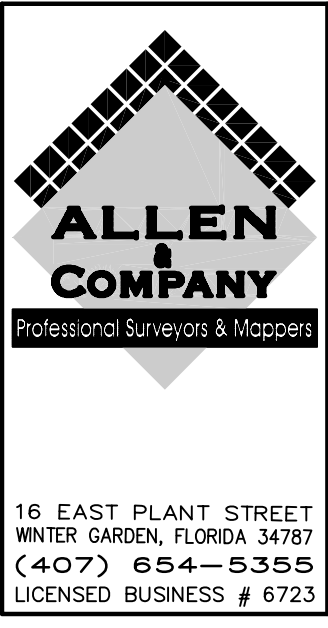
KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ I completed the survey of the lands as shown in the foregoing plat: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under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

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

CERTIFICATE OF CLERK

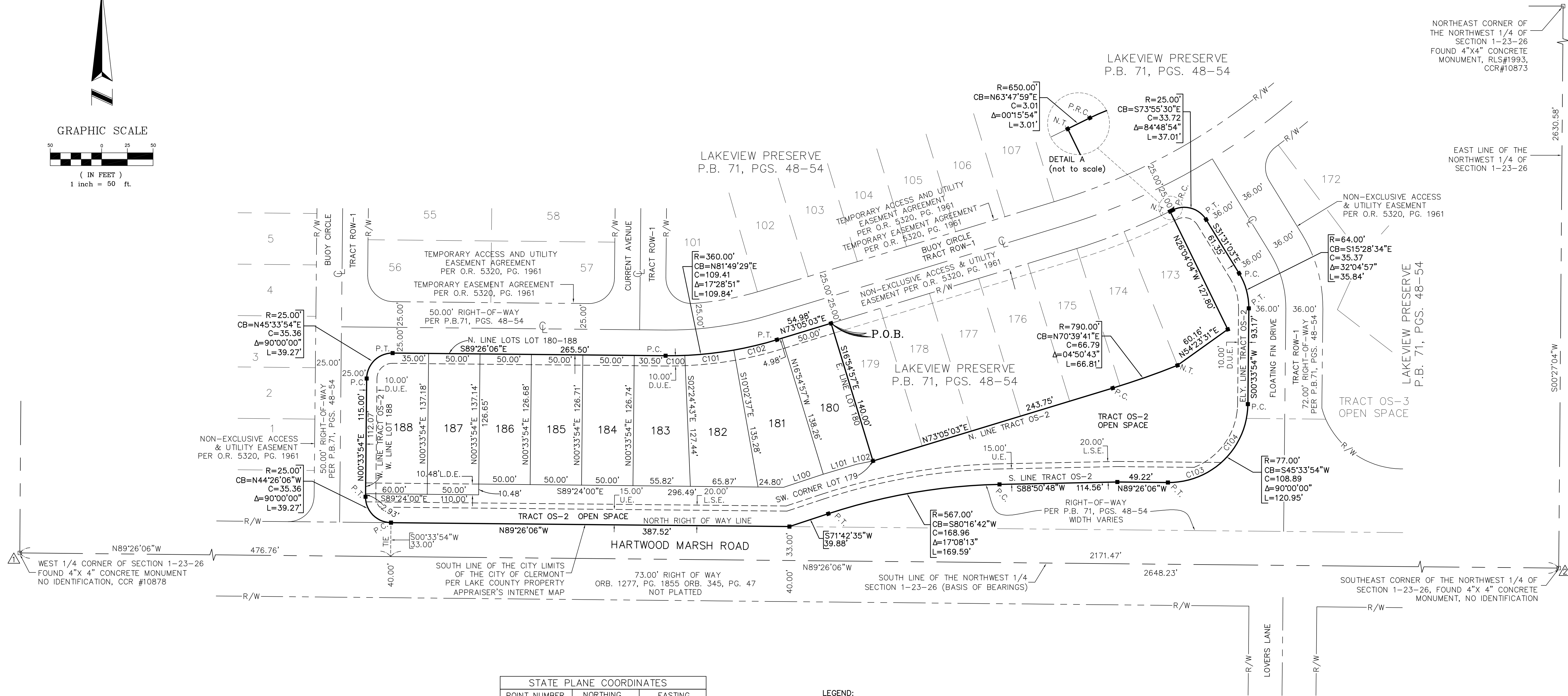
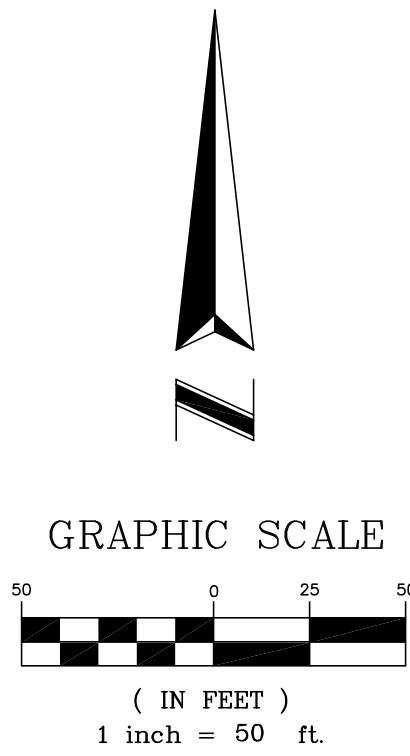
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

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



LAKEVIEW PRESERVE REPLAT

A REPLAT OF LOTS 180 THROUGH 188 AND TRACT OS-2, LAKEVIEW PRESERVE AS RECORDED IN PLAT BOOK 71, PAGES 48 THROUGH 54 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C100	360.00'	18.71'	18.70'	N89°04'35"E	2°58'38"
C101	360.00'	47.95'	47.91'	N83°46'20"E	7°37'54"
C102	360.00'	43.18'	43.15'	N76°31'13"E	6°52'20"
C103	77.00'	56.78'	55.50'	S69°26'31"W	42°14'47"
C104	77.00'	64.18'	62.33'	S24°26'31"W	47°45'13"

STATE PLANE COORDINATES		
POINT NUMBER	NORTHING	EASTING
1	1520323.8911	439740.7427
2	1520297.7734	442388.8477

LINE TABLE		
LINE	LENGTH	BEARING
L100	40.60'	N71°45'59"E
L101	34.29'	N73°21'42"E
L102	15.79'	N78°49'07"E

- LEGEND:

 - P.O.B. POINT OF BEGINNING
 - ORB. OFFICIAL RECORDS BOOK
 - PG(S). PAGE(S)
 - P.B. PLAT BOOK
 - CCR# CERTIFIED CORNER RECORD
 - N.T. NON-TANGENT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - CL CENTERLINE
 - PRM PERMANENT REFERENCE MONUMENT
 - U.E. UTILITY EASEMENT
 - STATE PLANE COORDINATE
 - U.E. UTILITY EASEMENT
 - RLS REGISTERED LICENSED SURVEYOR
- R/W RIGHT-OF-WAY
 - SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 6723, UNLESS OTHERWISE NOTED
 - LB LICENSED BUSINESS
 - D.U.E. DRAINAGE UTILITY EASEMENT
 - R DENOTES RADIUS
 - CB DENOTES CHORD BEARING
 - C DENOTES CHORD LENGTH
 - Δ DENOTES CENTRAL ANGLE
 - L DENOTES LENGTH
 - L.S.E. LANDSCAPE EASEMENT
 - L.D.E. LANDSCAPE & DRAINAGE EASEMENT

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

ALLEN & COMPANY
Professional Surveyors & Mappers

18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Crestview Phase 2 Plat.		
Staff Report		
Crestview Phase 2 plat consists of 143 single family lots. The plat was reviewed by the City's designated surveyor and engineer. The plat meets the requirements of Chapter 177 of the Florida Statutes and the City's Subdivision Regulations. The overall lot count with this phase is 262 lots and will be the final phase of the Crestview Subdivision.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CRESTVIEW PHASE 2 CC	CRESTVIEW PHASE 2 CC.pdf	

CRESTVIEW PHASE II
A REPLAT

REPLATTING TRACT "L", CRESTVIEW, RECORDED IN PLAT BOOK 71, PAGES 58 THROUGH 62
LOCATED IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING ALL OF TRACT "L", CRESTVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 58 THROUGH 62, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "L"; THENCE NORTH 89°33'18" WEST, ALONG THE SOUTH LINE OF SAID TRACT "L", A DISTANCE OF 1438.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "L"; THENCE DEPARTING SAID SOUTH LINE RUN, ALONG THE WESTERLY LINE OF SAID TRACT "L" THE FOLLOWING ELEVEN COURSES: THENCE RUN NORTH 25°06'15" EAST, 176.29 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 15°32'15", AN ARC LENGTH OF 116.61 FEET, A CHORD LENGTH OF 116.25 FEET AND A CHORD BEARING OF NORTH 57°07'37" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 49°21'30" WEST, 127.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°04'07", AN ARC LENGTH OF 38.86 FEET, A CHORD LENGTH OF 35.07 FEET AND A CHORD BEARING OF SOUTH 86°06'27" WEST; THENCE NON-RADIAL TO SAID CURVE RUN, NORTH 50°13'48" WEST, 60.04 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30°28'22", AN ARC LENGTH OF 13.30 FEET, A CHORD LENGTH OF 13.14 FEET AND A CHORD BEARING OF NORTH 26°34'01" EAST; THENCE NON-RADIAL TO SAID CURVE RUN, SOUTH 60°06'13" WEST, 227.65 FEET; THENCE RUN NORTH 00°26'42" EAST, 541.77 FEET; THENCE RUN SOUTH 89°33'18" EAST, 137.45 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 25°53'00", AN ARC LENGTH OF 27.10 FEET, A CHORD LENGTH OF 26.88 FEET AND A CHORD BEARING OF NORTH 13°02'04" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°05'34" WEST, 750.85 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID TRACT "L"; THENCE DEPARTING SAID WESTERLY LINE OF SAID TRACT "L", RUN SOUTH 49°21'30" EAST, ALONG THE EASTERLY LINE OF SAID TRACT "L", A DISTANCE OF 2236.41 FEET; THENCE RUN SOUTH 00°26'42" WEST, ALONG SAID EASTERLY LINE, 112.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND CONTAINS 32.116 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EASTERLY LINE OF TRACT "L", CRESTVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 58 THROUGH 62, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING SOUTH 49°21'30" EAST.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT (P.R.M.) STAMPED LS. # 4044, UNLESS OTHERWISE NOTED.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS. # 4044.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT "A" (PRIVATE ROADWAY), SHALL BE OWNED AND MAINTAINED BY THE CRESTVIEW COMMUNITY HOMEOWNERS ASSOCIATION, INC.
- TRACTS "B", "C", "D", "E" AND "F" (OPEN SPACE), SHALL BE OWNED AND MAINTAINED BY THE CRESTVIEW COMMUNITY HOMEOWNERS ASSOCIATION, INC.
- ALL LOT LINES THAT INTERSECT CURVILINEAR RIGHT-OF-WAY LINES ARE RADIAL, UNLESS OTHERWISE NOTED (N.R.), NON-RADIAL.
- THERE IS A 5.00 FEET WIDE DRAINAGE EASEMENT, ALONG THE SIDE AND REAR LOT LINES AND SHALL BE OWNED AND MAINTAINED BY THE CRESTVIEW COMMUNITY HOMEOWNERS ASSOCIATION, INC.

ENCUMBRANCES/MATTERS AFFECTING TITLE

Type of Instrument	O.R. Book	Page	Comments from surveyor
Easement	320	610	IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
Memorandum of Notice	3736	2189	IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
Easement	422	555	IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PROPERTY.
Sewer Easement Agreement	5104	74	IS SHOWN HEREON AND DOES BENEFIT THE SUBJECT PROPERTY.
Energy Access Easement	5104	85	IS SHOWN HEREON AND DOES BENEFIT THE SUBJECT PROPERTY.
Sewer Easement and Temporary Construction Easement	5104	99	THE TEMPORARY CONSTRUCTION EASEMENT, SHALL AUTOMATICALLY TERMINATE ON THE EARLIER TO OCCUR OF 10 DAYS AFTER ISSUANCE OF A CERTIFICATE OF COMPLETION OR NOVEMBER 30, 2019.
Drainage Easement and Temporary Construction Easement	5104	113	IS SHOWN HEREON AND DOES BENEFIT THE SUBJECT PROPERTY.
Plot of CRESTVIEW	P.B. 71	58-62	IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
Ordinance	2348	642	IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
Ordinance	4793	1397	IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
PROPERTY.			
Ordinance	4571	1720	IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
Impact Fee Agreement	4936	982	MAY AFFECT THE SUBJECT PROPERTY AS A FUTURE BENEFICIAL
Assignment of Developer's Right	5102	921	IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
Ordinance	5163	472	IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
Owner/Developer/Builder Agreement	5260	711	IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
Notice of Commencement	5296	537	IS NOT A MATTER OF SURVEY
Easement	5361	374	IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
Declaration of Covenants, Conditions, Restrictions and Easements			

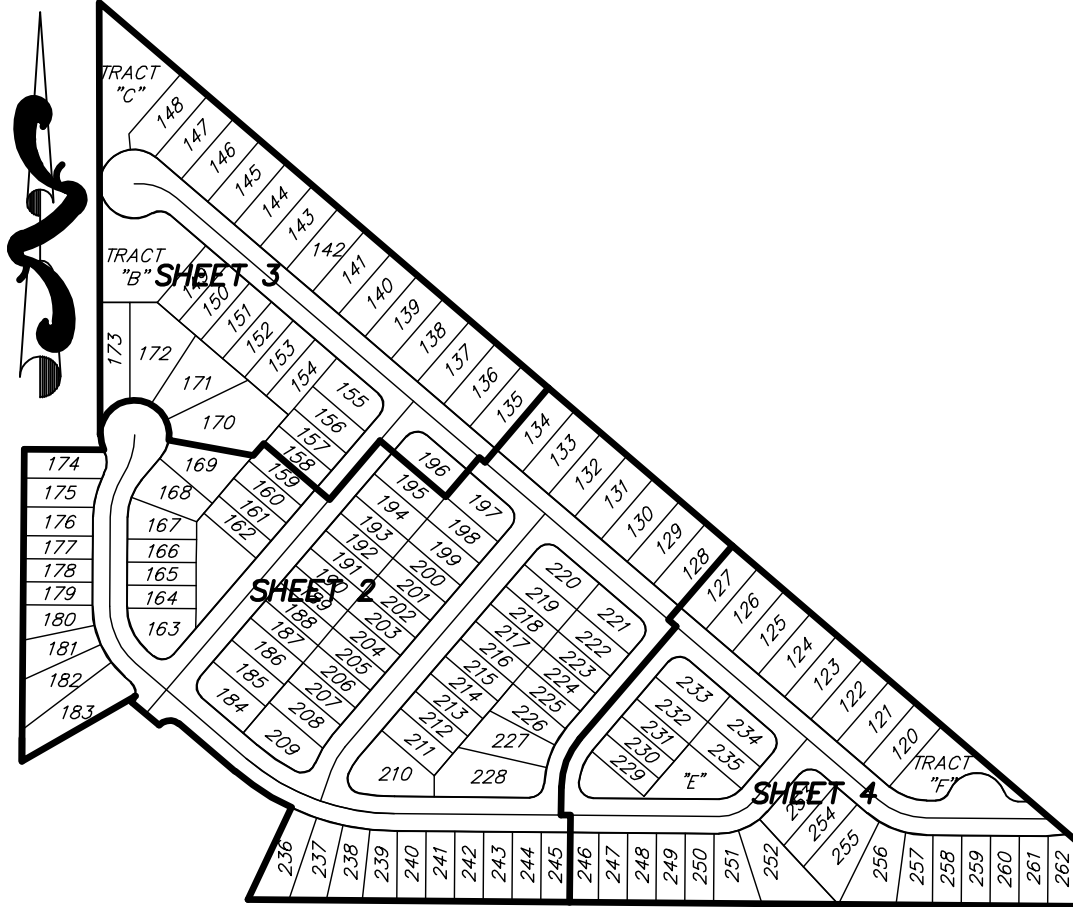
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

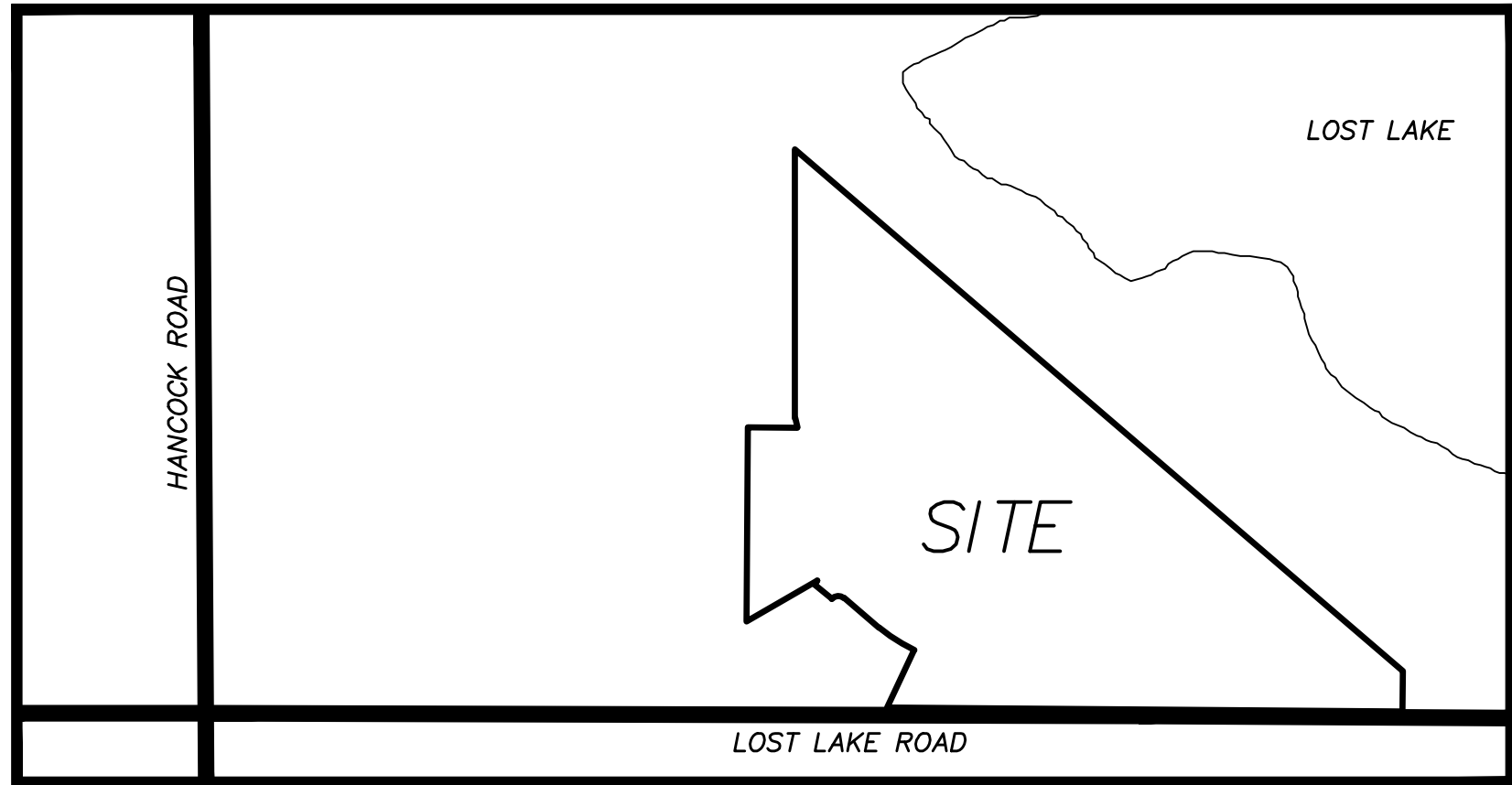
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 407-542-4967



KEY SHEET
NOT TO SCALE

LEGEND

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG.(S) - PAGE(S)
- (RAD) - RADIAL
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENT
- R/W - RIGHT-OF-WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- - SET NAIL AND DISK STAMPED P.C.P. LS # 4044
- D.E. - DRAINAGE EASEMENT
- (TYP.) - TYPICAL
- R/W - RIGHT-OF-WAY
- (P) - PLAT
- CL - CENTERLINE
- U.E. - UTILITY EASEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- PI - POINT OF INTERSECTION
- PRC. - POINT OF REVERSE CURVATURE
- RP. - RADIUS POINT
- R - RADIUS
- Δ - CENTRAL ANGLE
- L - ARC LENGTH
- C - CHORD LENGTH
- CB. - CHORD BEARING
- LS. - LICENSED SURVEYOR
- LB. - LICENSED BUSINESS
- N.R. - NON-RADIAL



LOCATION MAP
SCALE 1" = 500'

PLAT BOOK ____ PAGE ____

CRESTVIEW PHASE II
A REPLAT
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned corporation named below, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates Utility Easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Avatar Properties Inc., a Florida corporation, has caused these presents to be executed and acknowledged by its _____ thereunto duly authorized on this ____ day of _____ 2020.

AVATAR PROPERTIES, INC.
a Florida corporation

Print Name: _____
(Witness) _____
Print Name: _____
(Witness) _____

By: _____
Brian Brunhofer
Division President

(CORPORATE SEAL)

STATE of Florida
COUNTY of Orange

I HEREBY CERTIFY, that on this day, before me personally appeared Brian Brunhofer, as Division President of Avatar Properties, Inc., a Florida corporation, who is () personally known to me or () produced _____ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this ____ day of _____ 2020.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the county and state of _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a registered surveyor and mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision and that this plat complies with all the provisions of Chapter 177, Part 1, Platting, Florida Statutes.

Date _____ David A. White
LS 4044 Surveyor's Name (printed)
Surveyor's Registration Number _____
LB 7808 Surveyor's Signature
Certificate of Authorization Number _____
PEC - Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

SURVEYOR REVIEW STATEMENT

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

LS. 5309
Signature _____ Date _____ Registration Number _____
James M. Straughan

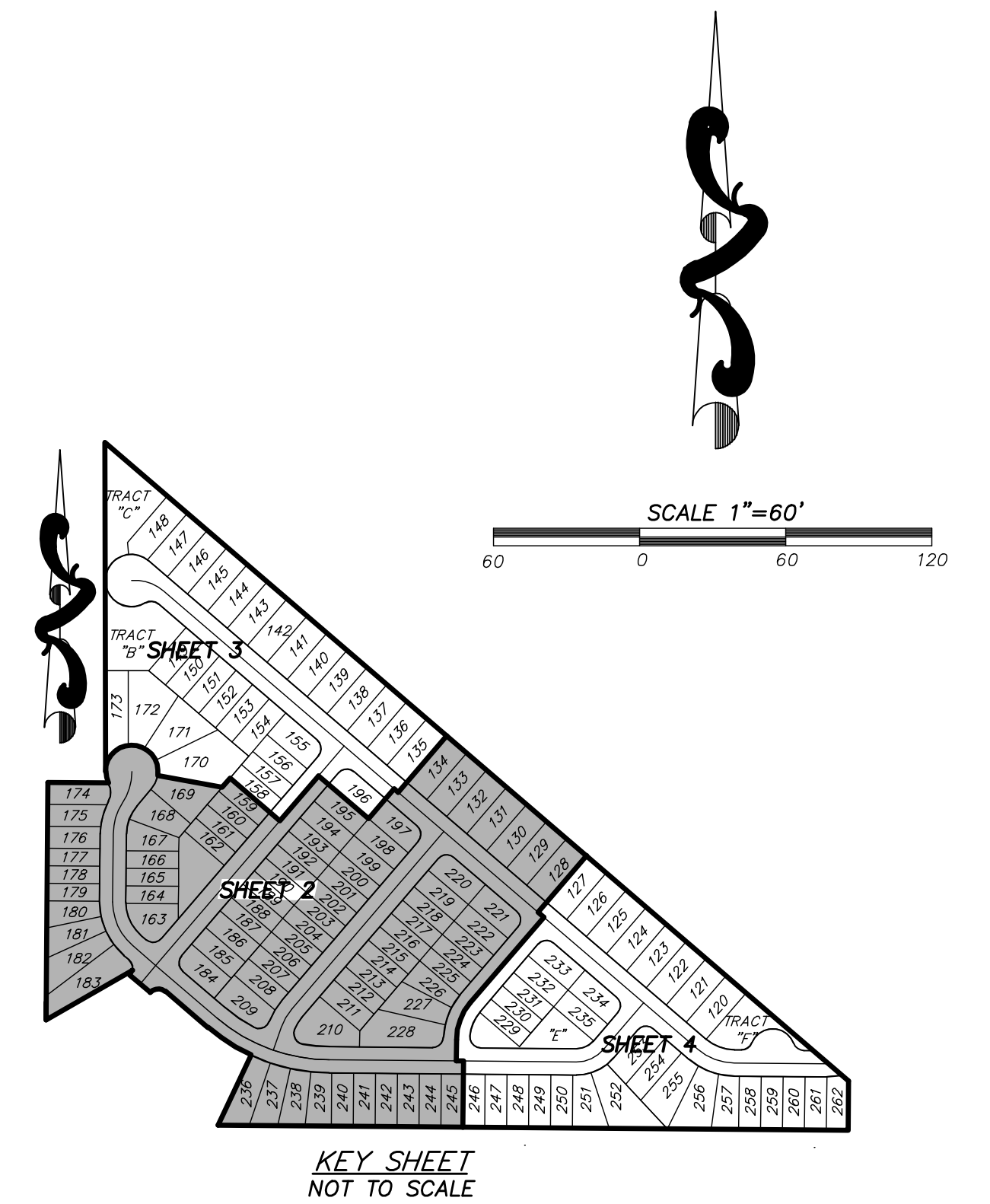
CERTIFICATES OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that the plat was presented to the City Council of Clermont, Lake County, Florida and approved by said City Council of Clermont for recording, and the dedication of Utility Easements is accepted for municipal purposes of said City on the ____ day of _____ 2020, provided that the plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 90 days from the date of approval by said Council of the City of Clermont, Florida.

Mayor

Attest: City Clerk

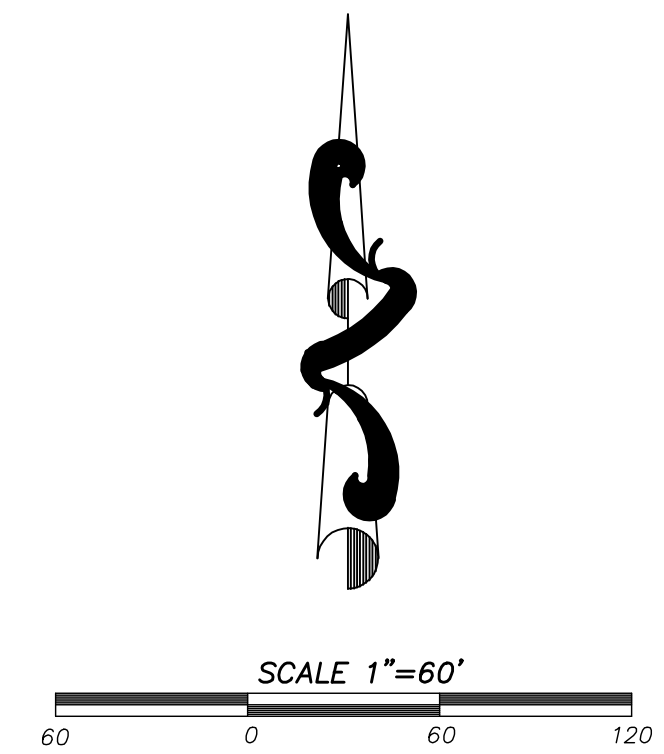
REPLATTING TRACT "L", CRESTVIEW, RECORDED IN PLAT BOOK 71, PAGES 58 THROUGH 62
LOCATED IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



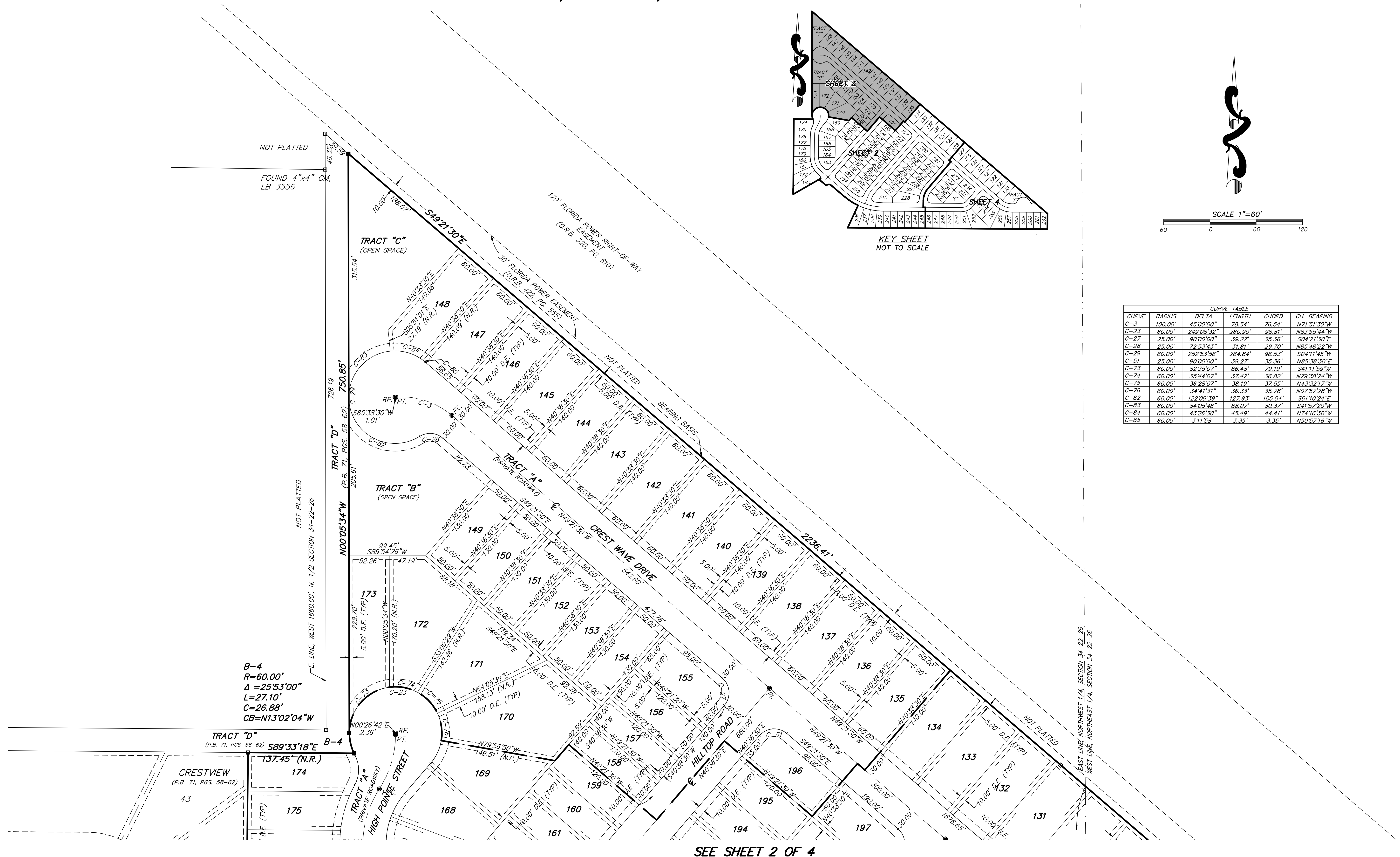
CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING	
C-5	400.0'	4011'48"	280.63'	274.91'	S69°27'24"E	
C-6	400.0'	18°14'47"	130.52'	128.95'	S80°12'25"E	
C-7	400.0'	21°30'01"	150.10'	149.22'	S60°06'31"E	
C-8	130.0'	49°48'12"	113.00'	109.48'	S24°27'24"E	
C-9	130.0'	32°41'32"	74.18'	73.17'	S16°47'28"W	
C-10	130.0'	32°41'32"	74.18'	73.17'	S16°47'28"E	
C-11	500.0'	10°22'33"	91.07'	9.07'	N41°09'41"E	
C-12	130.0'	21°30'01"	48.78'	48.50'	S29°53'29"W	
C-13	130.0'	4011'48"	91.20'	89.34'	S20°32'36"W	
C-18	430.0'	4011'48"	301.67'	295.52'	S69°27'24"E	
C-19	25.0'	91°09'42"	38.78'	35.71'	N63°46'39"W	
C-20	25.0'	32°48'12"	13.74'	13.42'	S24°27'24"E	
C-21	160.0'	28°09'49"	78.65'	77.86'	S14°31'37"W	
C-22	40.0'	57°06'32"	39.87'	38.24'	S00°37'16"W	
C-23	60.0'	249°08'32"	260.90'	98.81'	N83°55'44"W	
C-24	100.0'	4011'48"	70.16'	68.73'	S20°32'36"W	
C-25	100.0'	49°48'12"	86.92'	84.21'	S24°27'24"E	
C-26	25.0'	90°00'00"	39.27'	35.36'	S85°38'30"W	
C-27	25.0'	90°00'00"	39.27'	35.36'	S85°38'30"W	
C-40	160.0'	38°15'43"	106.85'	104.82'	S21°30'39"W	
C-41	25.0'	88°03'55"	38.43'	34.75'	S24°44'45"W	
C-42	370.0'	9°30'17"	61.38'	61.31'	N84°48'09"W	
C-43	25.0'	102°16'36"	44.63'	36.93'	N28°54'37"E	
C-44	100.0'	90°00'00"	32.14'	32.00'	N31°26'03"E	
C-45	100.0'	90°00'00"	32.14'	32.00'	N31°26'03"E	
C-46	25.0'	90°00'00"	39.27'	35.36'	S24°41'20"E	
C-47	160.0'	2015°28"	56.57'	56.28'	S30°30'46"W	
C-48	25.0'	97°55°24"	42.73'	37.71'	S69°20'44"W	
C-49	370.0'	122°20'24"	78.65'	79.50'	N55°31'32"E	
C-50	25.0'	90°00'00"	39.27'	35.36'	N04°21'30"E	
C-60	430.0'	43°37'30"	42.22'	42.20'	S86°44'33"E	
C-61	430.0'	43°37'30"	42.22'	42.20'	S86°44'33"E	
C-62	430.0'	62°04'41"	47.62'	47.59'	S74°24'49"E	
C-63	430.0'	62°04'44"	47.62'	47.60'	S86°04'07"E	
C-64	25.0'	60°41'20"	26.48'	25.26'	S19°00'50"E	
C-65	160.0'	121°15'32"	34.07'	34.00'	S43°15'31"E	
C-66	160.0'	12°41'48"	35.46'	35.38'	S30°48'39"E	
C-67	160.0'	12°42'32"	35.49'	35.42'	S18°06'E	
C-68	160.0'	121°15'32"	34.07'	34.00'	S43°15'31"E	
C-69	160.0'	54°26'28"	16.13'	16.12'	S03°19'56"W	
C-70	160.0'	18°37'34"	52.01'	51.79'	S15°31'57"E	
C-71	160.0'	34°54'48"	10.51'	10.51'	S26°43'38"W	
C-72	60.0'	2°12'27"	2.64'	2.64'	S27°14'17"E	
C-73	60.0'	31°15'14"	32.73'	32.32'	N25°00'55"E	
C-74	100.0'	20°05'54"	34.90'	34.90'	N28°54'37"E	
C-79	100.0'	20°05'54"	35.08'	34.90'	N10°22°39"E	
C-80	100.0'	2°03'50"	3.60'	3.60'	N00°35'13"E	
C-81	100.0'	474°22'32"	83.32'	80.93'	N25°28'19"E	
C-88	160.0'	0°55'08"	2.57'	2.57'	N00°50'56"W	
C-89	160.0'	12°05'31"	33.77'	33.70'	S33°40'37"E	
C-90	160.0'	15°03'32"	42.05'	41.93'	S20°06'06"E	
C-91	160.0'	101°13'40"	28.43'	28.43'	N28°54'37"E	
C-92	160.0'	94°31'39"	27.15'	27.12'	S33°46'51"E	
C-93	160.0'	102°30°09"	29.42'	29.38'	S25°39°06"W	

SHEET 3 OF 4

The map is a triangular land plat divided into three sheets. SHEET 1 (top right) contains lots 1 through 100, with TRACT A at the top and TRACT B at the bottom. SHEET 2 (middle) contains lots 101 through 200, with TRACT C at the top and TRACT D at the bottom. SHEET 3 (bottom left) contains lots 201 through 300, with TRACT E at the top and TRACT F at the bottom. A north arrow is located in the upper left corner. The map is titled 'KEY SHEET' and 'NOT TO SCALE' at the bottom.

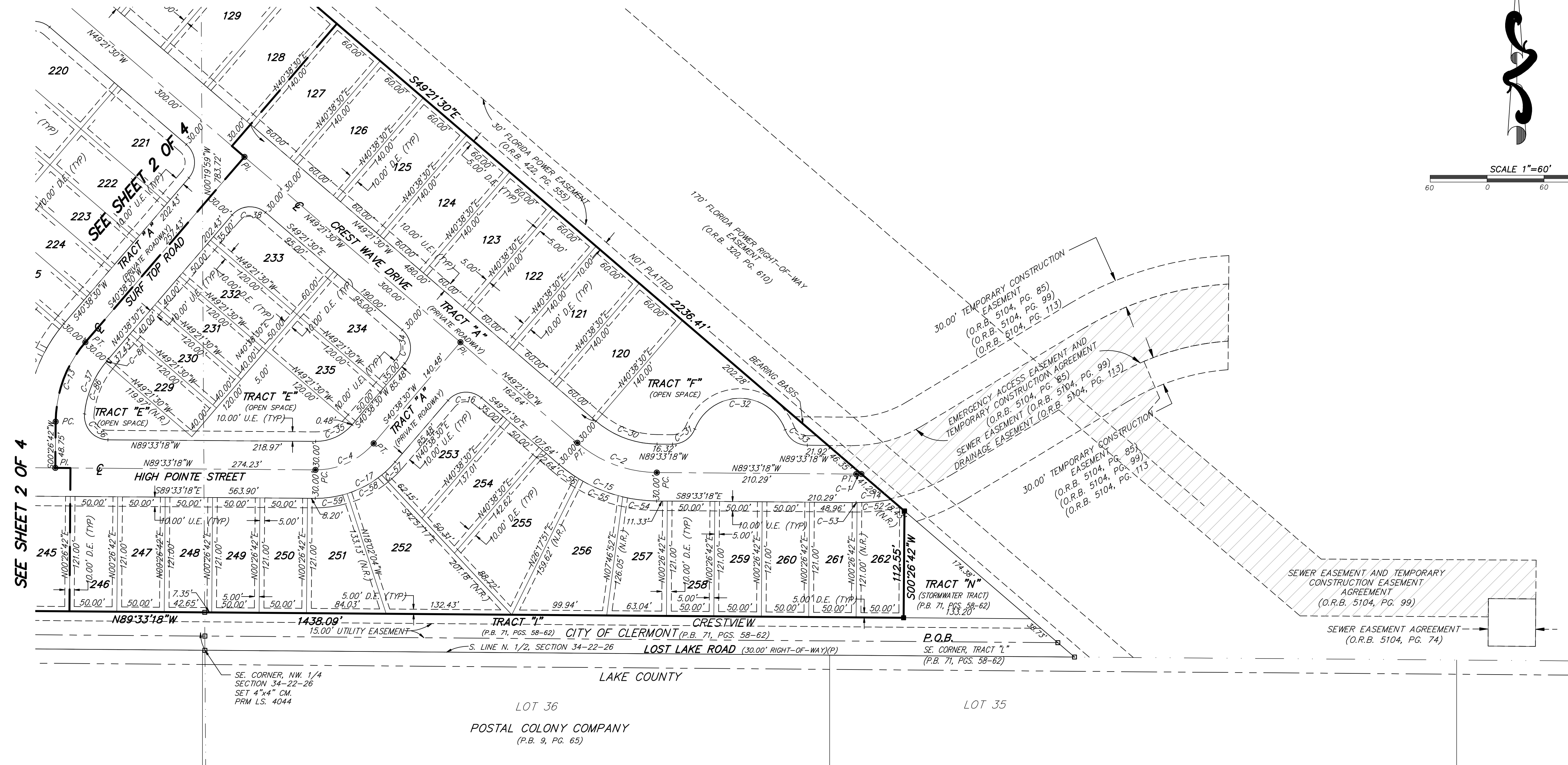


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-3	100.0'	45°00'00"	78.54'	76.54'	N71°51'34"W
C-23	60.0'	249°08'32"	260.90'	98.81'	N81°35'54"W
C-27	25.0'	90°00'00"	39.27'	35.36'	S04°21'30"E
C-28	25.0'	73°53'43"	31.81'	29.70'	N85°48'22"W
C-29	25.0'	252°53'56"	264.84'	96.53'	S04°11'45"W
C-30	60.0'	90°00'00"	89.28'	84.47'	N85°48'22"W
C-73	60.0'	82°35'07"	69.68'	79.19'	S41°11'53"W
C-74	60.0'	35°44'07"	37.42'	36.82'	N79°38'24"W
C-75	60.0'	36°28'07"	38.19'	37.55'	S43°32'17"W
C-76	60.0'	34°41'31"	36.33'	35.78'	N07°52'28"W
C-82	60.0'	122°09'39"	127.93'	105.04'	S61°10'24"E
C-83	60.0'	84°05'48"	66.07'	60.37'	S45°17'20"W
C-84	60.0'	33°28'52"	37.69'	34.95'	N05°48'30"W
C-85	60.0'	31°17'58"	33.35'	3.35'	N50°57'26"E

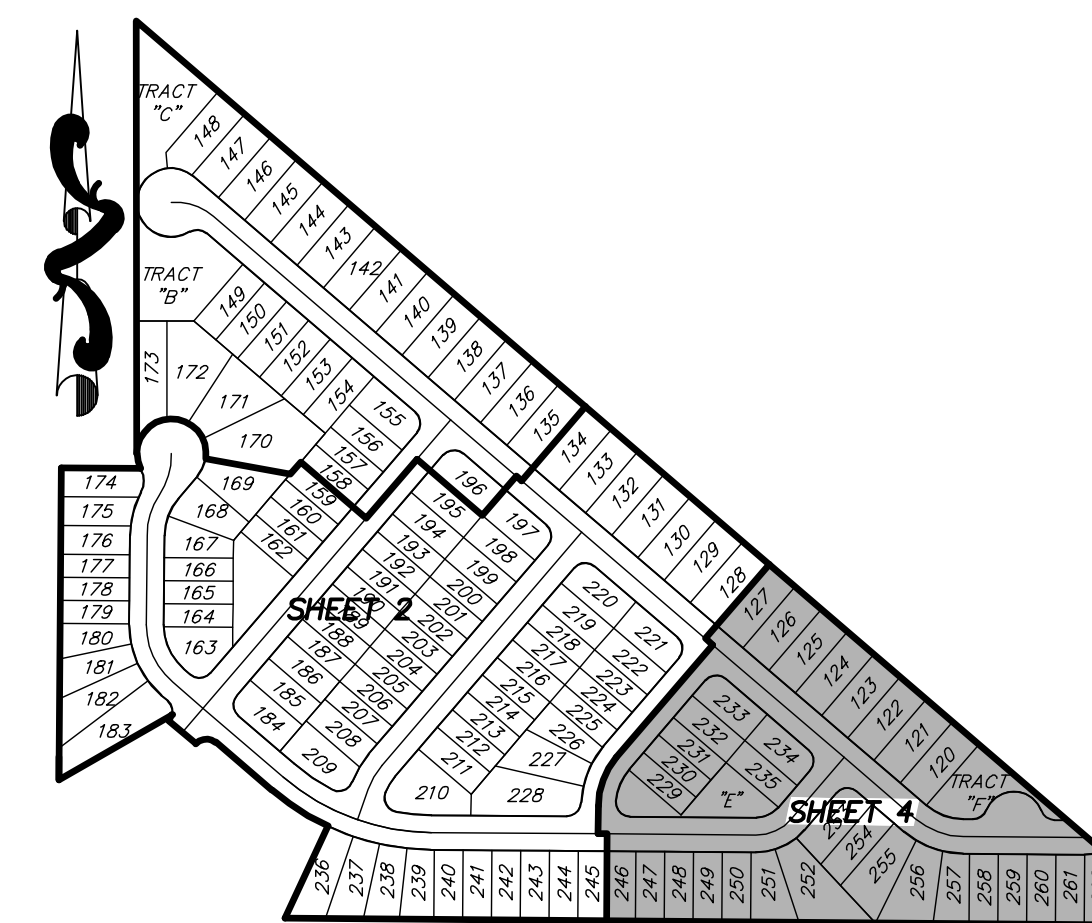


CRESTVIEW PHASE II A REPLAT

REPLATTING TRACT "L", CRESTVIEW, RECORDED IN PLAT BOOK 71, PAGES 58 THROUGH 62
LOCATED IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	170.00'	149°55'	5.44'	5.44'	N89°31'45"E
C-2	130.00'	40°11'48"	91.20'	89.34'	S89°27'24"E
C-4	80.00'	49°48'12"	69.54'	67.37'	N65°32'36"E
C-13	130.00'	40°11'48"	91.20'	89.34'	S20°32'36"W
C-14	200.00'	10°39'02"	37.18'	37.12'	N85°07'11"E
C-15	160.00'	40°11'48"	112.25'	109.96'	S89°27'24"E
C-16	25.00'	90°00'00"	39.27'	35.36'	N85°38'30"E
C-17	110.00'	49°48'12"	95.62'	92.63'	N65°32'36"E
C-30	100.00'	40°11'48"	70.16'	68.73'	S89°27'24"E
C-31	25.00'	69°11'26"	30.19'	28.39'	N85°30'50"E
C-32	51.00'	138°22'51"	123.18'	95.35'	N89°33'18"W
C-33	25.00'	69°11'26"	30.19'	28.39'	S54°57'55"E
C-34	25.00'	90°00'00"	39.27'	35.36'	S04°21'30"E
C-35	50.00'	49°48'12"	43.46'	42.11'	N65°32'36"E
C-36	25.00'	84°46'37"	41.35'	36.80'	S42°09'59"E
C-37	100.00'	35°25'11"	61.82'	60.84'	S22°55'55"W
C-38	25.00'	90°00'00"	39.27'	35.36'	N85°38'30"E
C-52	200.00'	10°21'08"	36.14'	36.09'	N84°58'14"E
C-53	200.00'	07°54'	1.04'	1.04'	S89°42'15"E
C-54	160.00'	12°51'44"	35.92'	35.84'	S83°07'26"E
C-55	160.00'	17°59'23"	50.24'	50.03'	S67°41'52"E
C-56	160.00'	9°20'41"	26.10'	26.07'	S54°01'50"E
C-57	110.00'	10°15'46"	19.70'	19.68'	N45°46'23"E
C-58	110.00'	21°44'21"	41.74'	41.49'	N61°44'21"E
C-59	110.00'	17°48'06"	34.18'	34.04'	S81°32'59"W
C-66	100.00'	33°56'58"	59.25'	58.39'	S22°11'48"W
C-67	100.00'	1°28'13"	2.57'	2.57'	N39°54'24"E



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 407-542-4967



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve award to Big Air Mechanical, LLC for the purchase of variable frequency drives.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 20-013 to purchase variable frequency drives. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were seven (7) responses to the RFB. Award is being recommended to the low responsive and responsible bidder in the estimated amount of \$54,300.00 and who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$54,300.00 is included in the current year approved budget. General Ledger Account Code: 42535-66321		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 20-013 Response Tabulation	RFB 20-013 Response Tabulation.pdf	
2. RFB 20-013 Award Recommendation	RFB 20-013 Award Recommendation.pdf	



**RFB 20-013, PURCHASE OF VARIABLE FREQUENCY DRIVES
DUE DATE/TIME: JANUARY 16, 2020 AT 2:00 P.M. (EST)**

COMPANY NAME	ADDN. 1	TOTAL PRICE
Big Air Mechanical – Wellington, FL	Y	\$54,300.00
Flanders Electric Motors – Lakeland, FL	Y	\$54,932.00
Dax Automation – Springfield, PA	N	\$60,956.00
Ruby Industrial Technologies LLC d.b.a Kaman Industrial Technologies – Bloomfield, CT	Y	\$63,080.90
Technology International Inc. – Lake Mary, FL	Y	\$65,590.00
Winsupply of Port St. Lucie FL Co. –Port St. Lucie, FL	N	\$110,000.00
Wastewater Solutions, LLC – Boca Raton, FL	N	\$139,950.00
YRY Homes	Nonresponsive	

*Addendum 1 was not a mandatory submittal with bid response.



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
JANUARY 27, 2020
RFB 20-013 Purchase of Variable Frequency Drives

Based on the results of the bid submittals, the Purchasing Department is recommending the award to the low responsive and responsible bidder, Big Air Mechanical, LLC, in the total price of \$54,300.00.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Kimley-Horn and Associates, Inc., Kittelson & Associates, Inc., and S&ME, Inc. to provide traffic and transportation engineering consultant services.		
Staff Report		
The evaluation committee recommends approval of the above action. The Purchasing Department issued a Request for Qualification (RFQ) number 20-006 on August 27, 2019 to obtain the services from qualified respondents to establish a fixed fee term contract for traffic and transportation engineering consultant services. The RFQ was fully competed, advertised and complies with the City of Clermont Purchasing Policy. There were seven (7) responses to the RFQ. An evaluation committee composed of five (5) City staff members (three voting members and two non-voting member) reviewed, scored and ranked the RFQ. Kimley-Horn and Associates, Inc., Kittelson & Associates, Inc., and S&ME, Inc. were selected as the top three ranked firms due to their qualifications, knowledge and experience in transportation engineering services. The scope of services includes for the firms to oversee, plan, organize, direct, coordinate, and implement the planning, design, development, funding, construction, and administration of complex City transportation related programs and projects, including major capital programs and projects involving work with technical staff. Establish funding plans for City transportation related projects and programs including identification of research and completion of the appropriate forms and applications. The award recommendation is being made to the most qualified respondent Kimley-Horn and Associates, Inc., Kittelson & Associates, Inc., and S&ME, Inc.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact. Cost of services will be passed on to applicant.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFQ 20-006 Evaluation Summary RFQ 20-006 Evaluation Summary.pdf		
2. RFQ 20-006 Award Recommendation RFQ 20-006 Award Recommendation.pdf		

RFQ 20-006 Evaluation Summary for Traffic and Transportation Engineering Consultant Services
Evaluation Closing Date: October 25, 2019 at 5:00 P.M.

Kimley-Horn and Associates, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	9.67 of 10	14.5%	14.5 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB D - Company Project Experience	15%	9.67 of 10	14.5%	14.5 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB E - Personnel Experience	15%	9 of 10	13.5%	13.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	8.33 of 10	8.33%	8.33 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts
TAB G - Special Qualifications	10%	7.67 of 10	7.67%	7.67 of 10 pts	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts	8 of 10	8%	8 of 10 pts
TAB H - Methodology and Approach	10%	8.33 of 10	8.33%	8.33 of 10 pts	10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts	6 of 10	6%	6 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	9 of 10	9%	9 of 10 pts	10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts
		71.67 of 85	86%	85.83 of 100 pts	74 of 85	89%	88.5 of 100 pts	75 of 85	90%	90 of 100 pts	66 of 85	79%	79 of 100 pts

Kittelson & Associates, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	4.67 of 5	4.67%	4.67 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	4 of 5	4%	4 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.67 of 10	13%	13 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	15%	9.33 of 10	14%	14 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
TAB E - Personnel Experience	15%	9.33 of 10	14%	14 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	8.67 of 10	8.67%	8.67 of 10 pts	8 of 10	8%	8 of 10 pts	10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
TAB G - Special Qualifications	10%	8 of 10	8%	8 of 10 pts	8 of 10	8%	8 of 10 pts	8 of 10	8%	8 of 10 pts	8 of 10	8%	8 of 10 pts
TAB H - Methodology and Approach	10%	9.33 of 10	9.33%	9.33 of 10 pts	10 of 10	10%	10 of 10 pts	10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	8.33 of 10	8.33%	8.33 of 10 pts	10 of 10	10%	10 of 10 pts	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts
		71.33 of 85	85%	85 of 100 pts	74 of 85	88%	88 of 100 pts	75 of 85	90%	90 of 100 pts	65 of 85	77%	77 of 100 pts

S&ME, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	3.67 of 5	3.67%	3.67 of 5 pts	4 of 5	4%	4 of 5 pts	3 of 5	3%	3 of 5 pts	4 of 5	4%	4 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8 of 10	12%	12 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	6 of 10	9%	9 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB D - Company Project Experience	15%	7.67 of 10	11.5%	11.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	6 of 10	9%	9 of 15 pts	8 of 10	12%	12 of 15 pts
TAB E - Personnel Experience	15%	9 of 10	13.5%	13.5 of 15 pts	10 of 10	15%	15 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	8.33 of 10	8.33%	8.33 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts
TAB G - Special Qualifications	10%	6.67 of 10	6.67%	6.67 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7%	7 of 10 pts	7 of 10	7%	7 of 10 pts
TAB H - Methodology and Approach	10%	7.67 of 10	7.67%	7.67 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	8.33 of 10	8.33%	8.33 of 10 pts	10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts
		64.33 of 85	77%	76.67 of 100 pts	70 of 85	84%	84 of 100 pts	61 of 85	72%	71.5 of 100 pts	62 of 85	75%	74.5 of 100 pts

Florida Transportation Engineering, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	4 of 5	4%	4 of 5 pts	4 of 5	4%	4 of 5 pts	3 of 5	3%	3 of 5 pts	5 of 5	5%	5 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	7.67 of 10	11.5%	11.5 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB D - Company Project Experience	15%	7 of 10	10.5%	10.5 of 15 pts	8 of 10	12%	12 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB E - Personnel Experience	15%	8.67 of 10	13%	13 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	6.33 of 10	6.33%	6.33 of 10 pts	6 of 10	6%	6 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts
TAB G - Special Qualifications	10%	6.33 of 10	6.33%	6.33 of 10 pts	6 of 10	6%	6 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts
TAB H - Methodology and Approach	10%	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	7.33 of 10	7.33%	7.33 of 10 pts	8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts	8 of 10	8%	8 of 10 pts
		60.33 of 85	72%	72 of 100 pts	61 of 85	73%	72.5 of 100 pts	53 of 85	64%	64 of 100 pts	67 of 85	80%	79.5 of 100 pts

CALTRAN Engineering Group, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	3.67 of 5	3.67%	3.67 of 5 pts	4 of 5	4%	4 of 5 pts	3 of 5	3%	3 of 5 pts	4 of 5	4%	4 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6.67 of 10	10%	10 of 15 pts	6 of 10	9%	9 of 15 pts	6 of 10	9%	9 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	15%	7.33 of 10	11%	11 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB E - Personnel Experience	15%	8.33 of 10	12.5%	12.5 of 15 pts	8 of 10	12%	12 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	7.67 of 10	7.67%	7.67 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts
TAB G - Special Qualifications	10%	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts
TAB H - Methodology and Approach	10%	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts
		59.67 of 85	71%	70.83 of 100 pts	64 of 85	76%	75.5 of 100 pts	50 of 85	60%	60 of 100 pts	65 of 85	77%	77 of 100 pts

Fehr & Peers	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	4.33 of 5	4.33%	4.33 of 5 pts	5 of 5	5%	5 of 5 pts	4 of 5	4%	4 of 5 pts	4 of 5	4%	4 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	7.67 of 10	11.5%	11.5 of 15 pts	8 of 10	12%	12 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	15%	7 of 10	10.5%	10.5 of 15 pts	8 of 10	12%	12 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB E - Personnel Experience	15%	8.67 of 10	13%	13 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	10 of 10	15%	15 of 15 pts	7 of 10	10.5%	10.5 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	6.33 of 10	6.33%	6.33 of 10 pts	8 of 10	8%	8 of 10 pts	5 of 10	5%	5 of 10 pts	6 of 10	6%	6 of 10 pts
TAB G - Special Qualifications	10%	6 of 10	6%	6 of 10 pts	7 of 10	7%	7 of 10 pts	5 of 10	5%	5 of 10 pts	6 of 10	6%	6 of 10 pts
TAB H - Methodology and Approach	10%	6.67 of 10	6.67%	6.67 of 10 pts	8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts	6 of 10	6%	6 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts
		58.67 of 85	70%	70.33 of 100 pts	66 of 85	79%	78.5 of 100 pts	54 of 85	65%	65 of 100 pts	56 of 85	68%	67.5 of 100 pts

W.E. Oliver, P.E. LLC	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	3.67 of 5	3.67%	3.67 of 5 pts	4 of 5	4%	4 of 5 pts	3 of 5	3%	3 of 5 pts	4 of 5	4%	4 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6 of 10	9%	9 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	15%	7.33 of 10	11%	11 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB E - Personnel Experience	15%	8.67 of 10	13%	13 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB F - Subcontractor Experience and Qualifications	10%	6.67 of 10	6.67%	6.67 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7%	7 of 10 pts
TAB G - Special Qualifications	10%	6.67 of 10	6.67%	6.67 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7%	7 of 10 pts
TAB H - Methodology and Approach	10%	7.33 of 10	7.33%	7.33 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts	7 of 10	7%	7 of 10 pts
TAB I - Business Location	5%	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts	0 of 5	0%	0 of 5 pts
TAB J - Quality of Submittal	10%	7.67 of 10	7.67%	7.67 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts
		59 of 85	70%	70 of 100 pts	62 of 85	74%	73.5 of 100 pts	53 of 85	63%	62.5 of 100 pts	62 of 85	74%	74 of 100 pts

Evaluation Committee Members:

- Curt Henschel, Development Services Director
- John Kruze, Planning Manager
- Regina McGruder, Senior Planner
- Freddy Suarez, Purchasing Director (non-voting member)
- Ramsey Gross, Senior Purchasing Agent (non-voting member)

Meeting Summary:

The Evaluation Committee met on October 28, 2019 at 10:30 A.M. to discuss the proposals and score summary. The scoring was done individually by each evaluator, electronically through BidSync. At the time of the meeting the Purchasing Director provided the score summary to the committee and proceeded to review the scores. The Evaluation Committee agreed on the score summary and chose to rank the proposals accordingly. There will be no informal presentations. Instead, the Evalaution Committee chose to obtain the hourly rates schedule from the top three ranked firms which include Kimley-Horn and Associates, Inc., Kittelson & Associates, Inc., and S&ME, Inc.



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
JANUARY 30, 2020
RFQ 20-006 – TRAFFIC AND TRANSPORTATION ENGINEERING CONSULTANT
SERVICES

The Evaluation Committee is recommending award to Kimley-Horn and Associates, Inc., Kittelson & Associates, Inc., and S&ME, Inc.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, February 11, 2020			
Agenda Item Name			
Board Appointment			
Requested Action			
Recommend reappointment of Judy Proli.			
Staff Report			
This is a request to reappoint Judy Proli to the Firefighters' Pension Board of Trustees. Her term expired in December 2019. Staff advertised and only received interest from one citizen who was appointed in December to fill the seat vacated by Jim Purvis.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



AGENDA ITEM

Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Utility Service Agreement		
Requested Action		
Recommend approval of the Utility Service Agreement.		
Staff Report		
The property owner is requesting water services for a new single-family residential home located on a vacant 5 acre parcel located at 14227 County Road 455. The owner will permit and construct the single family home in Lake County but would like connection to the City water service. The estimated water consumption is 480 gallons per day. A septic tank will be installed; sewer services are not required for the residence. Staff has verified that the City can provide water services to the residential home and it is within the City's service area.		
		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Bonneta Water Application - AK 3777483	AK 3777483.pdf
2. Bonneta Parsotam SFR Water	Bonneta Parsotam SFR Water.doc



CITY OF CLERMONT

UTILITY SERVICE AGREEMENT ~ APPLICATION

For Utilities Outside of Municipal Boundaries &
Determination of Capacity

APPLICANT: Bonneta Parsotam Date: 1.15.20

CONTACT PERSON: Bonneta Parsotam
Address: 14227 CR 455
City: Clermont State: FL Zip: 34711
Phone: 352.988.9908 Fax: _____
E-Mail: _____

OWNER: Bonneta Parsotam
Address: 14227 CR 455
City: Clermont State: FL Zip: 34711
Phone: 352.988.9908 Fax: _____
E-Mail: Simish1314@yahoo

PARTY RESPONSIBLE FOR AGREEMENT: _____

Address of the subject property: 14227 CR 455, Clermont, FL 34711

General Location of the Property: AK 3777483
(Include Location Map)

Area of the property: 5 acres

* Zoning: Agriculture County Future Land Use Urban Low
Attach development orders, ordinances and staff reports by Lake County and the
Florida Dept. of Economic Opportunity (DEO).

Estimated Water Consumption is _____ Gallons per day.
(excluding irrigation)

Estimated Sewer Consumption is NA Gallons per day.
Detailed description of project: (or attach)

Estimated Re-Use (Gray Water) Water Consumption is _____ Gallons per day.

Notes: NOT FOR SEWER

Items required for submittal include one (1) copy of the following items:

- ☒ Signed original application and materials required for processing.
- ☐ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept. Phone: (352) 241-0178
- ☒ Proposed Site Plan (if applicable)
- ☒ Lake County Property Appraiser - record card
- ☒ Location map
- ☐ Any applications currently on file with Lake County
- ☐ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

BONNETA PARSOTAM
Applicant Name (print)

X *Bonnet Parsota*
Applicant Name (signature)

BONNETA PARSOTAM
Owner Name (print)

X *Bonnet Parsota*
Owner Name (signature)

**Prior to submitting an application, a meeting with
the City of Clermont *is required***

To schedule a meeting please contact:

- **James Hitt, CRA & Mobility Director**
Phone: 352-241-7305
Email: jhitt@clermontfl.org

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

City of Clermont
Development Services Department
685 W. Montrose St.
Clermont, FL. 34711
(352) 241-7305 Fax: (352) 394-3542



January 17, 2020

pointLayer



Override 1

polygonLayer



Override 1

Street Names



Local Streets



Address Locations

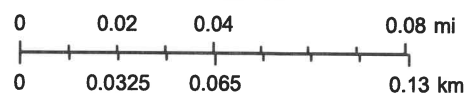
Property Name

Tax Parcels Alternate Key



Tax Parcels

1:2,500



Lake BCC

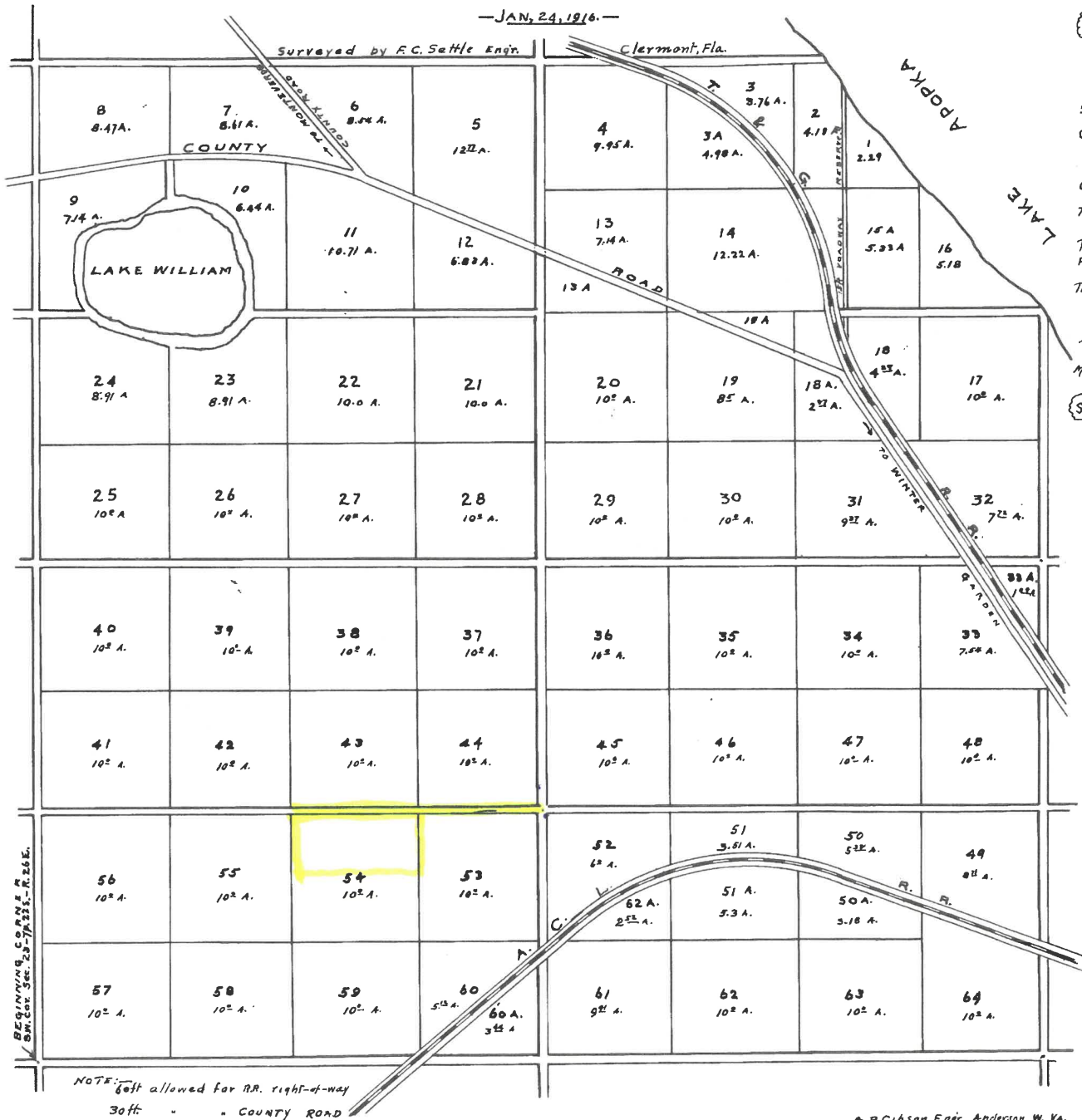
MAP OF
SECTION 23
TOWNSHIP 22 S-RANGE 26 E.
LAKE COUNTY, FLORIDA.

— PROPERTY OF —
LAKE HIGHLANDS COMPANY,

CLERMONT, FLA.
HUNTINGTON, W. VA

SCALE, 1" = 400'

—JAN, 24, 1916.—



A. P. Gibson, Engr., Anderson, W. Va.

343 9641
\$1

PROPERTY RECORD CARD

General Information

Owner Name:	PARSOTAM VHAJAI & BONNETA	Alternate Key:	3777483
Mailing Address:	1098 PRINCETON DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1000-054-00000
		Millage Group and City:	0003 (UNINCORPORATED)
		2019 Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	14227 COUNTY ROAD 455 CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 23-22-26 N 1/2 OF TRACT 54 PB 4 PG 11 ORB 5161 PG 1010		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.69	AC	\$0.00	\$66,544.00
2	WETLAND (9600)	0	0		3.31	AC	\$0.00	\$149.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5161 / 1010	8/15/2018	Warranty Deed	Qualified	Vacant	\$80,000.00
2909 / 58	7/22/2005	Warranty Deed	Qualified	Vacant	\$155,000.00
1667 / 1141	11/25/1998	Warranty Deed	Qualified	Vacant	\$50,000.00
1581 / 489	1/26/1998	Warranty Deed	Qualified	Vacant	\$50,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$66,693	\$66,693	\$66,693	5.07340	\$338.36
	\$66,693	\$66,693	\$66,693	0.46290	\$30.87

UTILITY SERVICE AGREEMENT - WATER

This document constitutes an agreement between the City of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and Vhajai & Bonneta Parsotam, and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting service to a new single family residential home which is located on 5.0+/- acres at 14227 County Road 455 on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

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

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

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

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

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

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

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

- 1.1 CITY shall provide water service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.

- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project. No building permits shall be issued until water is provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of off-site improvements.
- 1.7 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.8 The existing utilities shall stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.9 The project shall provide access easements to the City of Clermont to access the water meter for the site. The City of Clermont will charge water fees based on the water meter readings.
- 1.10 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY.
- 1.11 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for an approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs.
- 1.12 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the water lines and appurtenances, both on site and off site, required to serve the Property.
- 1.13 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees. All fees are non-refundable.

Section 2. DEVELOPMENT STANDARDS

- 2.1 Any other water service development items to the site that have not been addressed must be completed in accordance with City of Clermont standards unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- 2.2 The use shall be limited to a single family residential structure with typical water use.

Section 3. ANNEXATION

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

The OWNER, agrees on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns that once the property is annexed into the City, in the event that the septic tank or septic field fails, the OWNER shall connect to City's sewer system when a sewer connection is available as determined by City.

Section 4. SEVERABILITY

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

Section 5. NOTICES

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

CITY

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

OWNER

Vhajai & Bonneta Parsotam
1098 Princeton Drive
Clermont, FL 34711

Section 6. AMENDMENTS

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

Section 7. EFFECTIVE DATE AND TERM

This agreement shall take effect as of the latest date either party executes this agreement and shall expire on the fifth anniversary thereof unless extended by a subsequent agreement of the parties.

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

DATED this 11th day of February, 2020.

CITY OF CLERMONT

ATTEST:

Gail L. Ash, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

OWNER:

Vhajai & Bonneta Parsotam

Signature

Print Name

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, as _____ of _____, who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this _____ day of _____, 20____.

Notary Public _____

SEAL:

Type/print name _____

EXHIBIT "A"
PROPERTY DESCRIPTION

Owner:

Vhajai & Bonneta Parsotam
1098 Princeton Drive
Clermont, FL 34711

Description:

The North ½ of Tract 54 being in Section 23, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 4, Page 11, Public Records of Lake County, Florida

Containing 5.0 acres more or less.

Lake County Alternate Key Numbers:

3777843



EXHIBIT “B”

Notice of Encumbrance
to Annex to City of Clermont

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

THIS INSTRUMENT, Made this **11th day of February, 2020**, between Vhajai & Bonneta Parsotam, property owner in the County of Lake, State of Florida Grantor*, and the CITY OF CLERMONT, FLORIDA, A Municipal Corporation, Grantee*:

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

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

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

Exhibit “A”

GRANTER, agrees on his/hers/theirs/its own behalf and that of Grantors’ heirs and assigns that once the property is annexed into the City, in the event that the septic tank or septic field fails, the GRANTER shall connect to City's sewer system when a sewer connection is available as determined by City.

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

PROPERTY OWNER(S):

WITNESSES (Two required):

Vhajai & Bonnetta Parsotam

Witnesses

By: _____
Signature

1. _____
Signature

Type or print name

Type or print name

2. _____
Signature

Type or print name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____

SEAL:

Type/print name _____

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

**AGENDA ITEM**

Meeting Date	
Tuesday, February 11, 2020	
Agenda Item Name	
Modified Utility Service Agreement	
Requested Action	
Recommend approval of the Utility Service Agreement modification.	
Staff Report	
The property owner is requesting a modification to an existing water and wastewater utility agreement with the City of Clermont. The original agreement was issued for 288 multi-family units in September 2019. Upon final PUD approval and engineering from Lake County in November 2019, the total number of units is 296. The owner wishes to revise the current agreement to reflect the unit count in PUD Ordinance 2019-63. Staff has verified that the City can provide water and wastewater services to the multi-family project.	
	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	East Clermont Village Utility Agreement FINAL CC	East Clermont Village Utility Agreement FINAL CC.docx	
2.	Lake Co PUD 2019-63	Lake Co PUD 2019-63.pdf	
3.	Clermont Utility Agreement 9-24-19	Clermont Utility Agreement 9-24-19.pdf	
4.	Lake Co PUD 2018-51	Lake Co PUD 2018-51.pdf	

UTILITY SERVICE AGREEMENT FOR WATER & WASTEWATER

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

WITNESSETH

Whereas, OWNER is requesting service for a Multi-family Residential Project (East Clermont Village) with up to 296 units, which is located on real property (the "Property") described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

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

Whereas, the OWNER currently has a water and sewer utility agreement in place with the City for 288 units (Oak Properties, LLC) that was executed with CITY on September 24, 2019 ; and

Whereas, the OWNER has received final PUD approval (Ordinance 2019-63) from Lake County for 296 units and wishes to modify the Oak Properties, LLC agreement; and

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

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

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

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

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

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

- 1.1 CITY shall provide water and sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY.

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

“A” but may be assignable to any heirs, assigns or successors in interest or title to part or all of said Property.

- 1.17 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
- 1.18 The City may require a looped system to provide reliability and redundancy to the property.
- 1.19 The point of sewer connection shall be coordinated with the existing utilities on the south side of State Road 50. The applicant will own and maintain the off-site force main from the private lift station to the existing gravity sewer system located on the south side of State Road 50.
- 1.20 Any fencing within public view, (including retention ponds), must be ornamental metal with complementing structural columns, as approved by the City's Site Review Committee. No chain link shall be used in public view areas.
- 1.21 Parking of any vehicles outside the paved parking areas, or in any landscape buffers shall not be permitted.
- 1.22 The OWNER must coordinate with Lake County and the Metropolitan Planning Organization (MPO) for compliance with Transportation Concurrency, and the Transportation Concurrency Management System (TCMS).
- 1.23 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.
- 1.24 The Agreement shall be for commercial utility flow/demand for a Multi-family Residential Project (East Clermont Village) with up to 296 units, with water at 45,584 gallons per day (gpd) and sewer at 45,584 gpd, based on an annual average.

Section 2. DEVELOPMENT STANDARDS

- (a) The project shall be developed in accordance with the East Clermont Village Planned Unit Development RZ-19-23-2 (Lake County Ordinance 2019-63), as amended.
- (b) Except as may be specifically set forth and expressly stated in the East Clermont Village Planned Unit Development RZ-19-23-2 (Lake County Ordinance 2019-63), the project shall be developed according to City standards, unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- (c) The project shall be developed according to the City of Clermont Sign Code, Section 102.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a *Notice of Encumbrance to Annex* Property in a form substantially in compliance with the form set forth in Exhibit “B”, attached hereto and incorporated herein. The CITY shall record this Notice in the

public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

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

Section 5. NOTICES

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

CITY

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

OWNER

East Clermont Village, LLC
C/O First Team Commercial, LLC
1089 W. Morse Blvd, Ste D
Winter Park, FL 32789

Section 6. AMENDMENTS

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

Section 7. EFFECTIVE DATE

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

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

DATED this _____ day of _____, 2020.

CITY OF CLERMONT

ATTEST:

Gail L. Ash, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

OWNER: East Clermont Village, LLC

Signature Title: _____

Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2020, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Owner: East Clermont Village, LLC

TRACTS 51A, AND A PORTION OF TRACTS 61 AND 62 LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER (1/4) CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE, SOUTH 89°47'05" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 455 (VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 00°43'08" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 195.32 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST, A DISTANCE OF 39.55 FEET; (2) NORTH 89°16'52" WEST, A DISTANCE OF 13.00 FEET; (3) NORTH 00°43'08" EAST, A DISTANCE OF 533.34 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 50°47'04" EAST, A DISTANCE OF 9.58 FEET TO A POINT OF CURVATURE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,402.70 FEET, A CENTRAL ANGLE OF 56°27'54". AND A CHORD LENGTH OF 1,327.10 FEET, WHICH BEARS NORTH 79°01'01" EAST; (2) EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,382.36 FEET, TO A POINT ON THE EAST LINE OF TRACT 51A; THENCE, DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 00°36'47" WEST, ALONG SAID EAST LINE AND THE EAST LINE OF TRACT 62, A DISTANCE OF 836.93 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°46'45" WEST, A DISTANCE OF 1,295.45 FEET TO THE POINT OF BEGINNING.

Site contains 24.654 +/- acres.

EXHIBIT “B”

Notice of Encumbrance
to Annex to City of Clermont

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

THIS INSTRUMENT, Made this ____ day of _____, 2020, between **East Clermont Village, LLC**, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT, FLORIDA**, A Municipal Corporation, Grantee*:

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

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

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

Exhibit “A”

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

PROPERTY OWNER(S):

WITNESSES (Two required):

EAST CLERMONT VILLAGE LLC

Witnesses

By: _____
Signature

Type or print name

By: _____
Signature

Type or print name

1. _____
Signature

Type or print name

2. _____
Signature

Type or print name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2020, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

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

EXHIBIT "C"

LOCATION MAP

EAST CLERMONT VILLAGE LLC

Aerial view:



Ordinance 2019-63
East Clermont Village Planned Unit Development (PUD)
RZ-19-23-2

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE**
2 **LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

3 **WHEREAS**, Rebecca Wilson, Esq., Lowndes Law (the "Applicant"), on behalf of Oak Properties, LLC
4 (the "Owner"), has made a request to amend Planned Unit Development (PUD) Ordinance #2018-51 to revise
5 the maximum structure height and to establish new off-site transportation improvements; and

6 **WHEREAS**, the subject property consists of 46.81 +/- acres and is located north of State Road 50
7 and east of County Road 455 in the Clermont area, within Sections 23 & 26, Township 22 South, Range 26
8 East, and is more particularly described in Exhibit "A"; and

9 **WHEREAS**, on October 23, 2018, PUD Ordinance #2018-51 was approved by the Lake County
10 Board of County Commissioners to revoke Conditional Use Permit (CUP) #957-3 and to rezone the subject
11 property from Agriculture (A) to Planned Unit Development (PUD) zoning district to accommodate a mixed-
12 use residential and commercial development; and

13 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-19-23-2 on October
14 30, 2019, after giving Notice of Hearing on petition for a change in the zoning, including notice that the petition
15 would be presented to the Board of County Commissioners of Lake County, Florida, on November 19, 2019;
16 and

17 **WHEREAS**, the Ordinance #2018-51 shall be superseded and replaced upon the adoption of this
18 new PUD ordinance; and

19 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the
20 Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the
21 public and surrounding property owners at a public hearing duly advertised; and

22 **WHEREAS**, upon review, certain terms pertaining to the development of the above described
23 property have been duly approved; and

24 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
25 Florida, that:

26 **Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to show the
27 property as Planned Unit Development (PUD) zoning district in accordance with this Ordinance.
28 All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of
29 this Ordinance. To the extent where there are conflicts between the Concept Plan and this
30 Ordinance, the Ordinance shall take precedence. Ordinance #2018-51 is shall be revoked and
31 replaced with the adoption of this ordinance.

32 **A. Permitted Land Uses.**

33 1. Residential.

- 34 a. Residential uses are permitted on Tract A and Tract B as identified on the Concept Plan
35 in Exhibit B.
- 36 b. The overall density shall be a minimum of four (4) dwelling units per acre and a maximum
37 of twelve (12) dwelling units per acre.

- c. A maximum of 296 dwelling units may be constructed on the subject property. Dwelling units may include townhouses, apartments, single family residences, and duplexes.
- d. Residential Setbacks. Setbacks for the single family dwelling units and duplexes are as follows:

Front	25 feet from the property line or right-of-way, whichever is greater.
Secondary Front	15 feet from the property line or right-of-way, whichever is greater.
Side	5 feet from the property line.
Rear	10 from the property line for the dwelling unit and 5 feet from the property line for accessory structures (including pools & screen rooms).
Between Buildings (for Single Family Attached Dwellings only)	20 feet plus 15 feet for each story in excess of two.
Driveways	Single-Family Detached: Five (5) feet from the side property line. Single-Family Attached: May be allowed to have a zero-foot side setback from the property line with an approved grading plan.

2. Commercial Development.

- a. Commercial Development is a permitted use on Tract B and Tract C, as depicted in the Concept Plan provided as Exhibit B.
- b. A maximum of 400,000 of Commercial/Office Uses may be developed on the subject property.
- c. All Planned Commercial (CP) uses are permitted with the exception of the following uses: Kennels, Lofts/Aviary, Plant Nursery, Mining and Quarrying, Obnoxious Uses, Adult Uses, Marina, Self-Service Laundry, Self-Service Storage, Truck Yard, Junkyard, Warehouses, Cemetery, College or University, and Major Utilities.
- d. Setbacks for Commercial Development shall be as follows:

Front	50 feet from the right-of-way of State Road 50 and County Road 455, and 25 feet from the right-of-way of any local/internal road or easement.
Side	15 feet from the property line (based on the 15-foot Type B landscape buffer requirement)
Rear setbacks shall be no less than twenty-five (25) feet for all structures.	

- All yard setbacks for principal and accessory buildings shall be a minimum of thirty (30) feet from residentially designated land and residential structures.

B. Development Standards.

1. Maximum height of ~~thirty-five (35)~~ fifty (50) feet shall be allowable for all designated habitable, occupancy use areas of a Building or structure, and a maximum height of ~~forty-five (45)~~ fifty-five (55) feet shall be allowable for the finished height of all buildings or structures. For the purposes of this section, habitable, occupancy use area shall mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy.
2. Fencing around water retention areas Shall be ornamental metal fencing.
3. Commercial development shall adhere to the Architectural Design Standards in LDR Section 15.02.04, *Architectural Standards*.

C. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height. All development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

D. Clermont Joint Planning Area (JPA): The project shall comply with all applicable regulations of Chapter XV of the Land Development Regulations (LDR), as amended.

E. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations, as amended.

F. Landscaping, Buffering, and Screening. All new development must provide landscaping in accordance with the Lake County Land Development Regulations, as amended.

G. Environmental Requirements. Prior to any future development, a current environmental assessment must be submitted to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora, and fauna.

H. Noise: Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

I. Transportation Improvements.

1. All access management shall be in accordance with FDOT, the Comprehensive Plan and Land Development Regulations, as amended.
2. An 8-foot wide sidewalk will be required along the site's CR 455 frontage as identified in the Lake County Trail Master Plan, as amended.
3. Offsite Road improvements will be required on CR 455, consisting of 12 ft. road lanes with 5 ft. paved shoulders and left and right turn lanes at the entrances, and paved shoulders within the limits of the offsite road improvements, or other improvements consistent with FDOT, the Comprehensive Plan and Land Development Regulations as amended, and approved by Lake County Public Works.
4. Right-of-Way dedication shall be required for CR 455.
5. The Owner shall landscape and maintain the SR 50 median from its east Property line westward to the intersection at CR 455, as approved by Lake County and FDOT.

1 **J. Utilities.** A Utility Service Agreement for water and sewer with the City of Clermont shall be
2 required prior to site plan approval. Connection to central water and wastewater treatment is
3 required and shall comply with all applicable State, Regional, and Lake County policies and
4 regulations, as amended.

5 **K. Stormwater Management.**

6 1. The additional stormwater drainage from the offsite road improvements shall be
7 accommodated in the master stormwater management for the site.

8 2. The stormwater management system shall be designed in accordance with all applicable
9 Lake County and St. Johns River Water Management District (SJRWMD) requirements, as
10 amended.

11 3. The stormwater management system shall demonstrate that each phase is able to exist as
12 an independent stable unit for drainage purposes while meeting both SJRWMD and Lake
13 County standards. The natural predevelopment drainage pattern shall be maintained to the
14 maximum extent possible, in accordance with SJRWMD and Lake County standards.

15 **L. Floodplain Management.** The Developer will be responsible for any flood studies required for
16 developing the site and to comply with Federal Emergency Management Agency (FEMA)
17 regulations, Comprehensive Plan, and the Lake County Land Development Regulations (LDR),
18 as amended. Any development within the floodplain as identified on the FEMA maps will require
19 compensating storage.

20 **M. External Lighting Standards and Requirements.**

21 1. Exterior lighting must be in accordance with the Lake County Land Development Regulations,
22 as amended, and consistent with Dark-Sky Principles.

23 2. All light fixtures, including security lighting, shall be limited to cutoff type fixtures and shall be
24 incorporated as an integral design element that complements the design of the development
25 through style, material, and color. Luminaries shall not be tilted. Floodlights or lighting types
26 featuring sag, convex, or drop lenses shall be prohibited.

27 3. The height of lighting fixtures inclusive of supporting pole, the lighting source, and fixture shall
28 not exceed 30 thirty (30') feet within parking areas and fifteen (15') feet in height in non-
29 vehicular pedestrian areas. Such height shall be measured from finished grade to the top of
30 the light fixture.

31 4. An exterior lighting plan shall be prepared and be submitted with any site plan or construction
32 plan application. Such plan shall consist of a photometric plan of the developed area of the
33 site with accompanying data tables and product design details addressing support poles,
34 lamp fixtures and lenses.

35 **N. Signage.**

36 1. Signs with visible moving, revolving or rotating parts or visible mechanical movement of any
37 description or other apparent visible movement achieved by electrical, electronic or
38 mechanical means shall be prohibited.

39 2. Signs with the optical illusion of movement by means of a design that presents a pattern
40 capable of giving the illusion of motion or changing of copy shall be prohibited.

3. Digital or light-emitting diode (LED) signs shall be prohibited.

4. All signage must be in accordance with the Lake County Land Development Regulations, as amended.

O. Concurrency Management Requirements.

1. The Owner shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the LDRs.

2. Future Amendments to Statutes, Code, Plan, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations (LDR) are inclusive of any future amendments to the Statutes, Code, Plan, and/or Regulations.

P. Development Review and Approval.

1. Prior to the issuance of any permits, the Applicant shall be required to submit a formal site plan (multi-family development and community facility development) or a preliminary plat, construction plans, and final plat (single-family/townhomes), generally consistent with Exhibit B, for review and approval to Lake County. The site plan or preliminary plat, construction plans, and final plat shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

3. Final approval of non-residential development shall require action by the Board of County Commissioners.

Section 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.

B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.

D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good

and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.

- E. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

[Rest of Page Intentionally Blank]

Section 5. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 19th day of November, 2019.

FILED with the Secretary of State November 25, 2019.

EFFECTIVE November 19, 2019.

BOARD OF COUNTY COMMISSIONERS

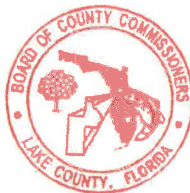
LAKE COUNTY, FLORIDA

Leslie Campione

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

[Signature]
GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



APPROVED AS TO FORM AND LEGALITY:

Melanie Marsh
MELANIE MARSH, COUNTY ATTORNEY

Exhibit A, Legal Description.

Tracts 51A, 52A, 61 and 62, of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 4, Page 11, of the Public Records of Lake County, Florida; LESS right of way on the West for State Road Number 455; together with Tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, at Page 52, of the Public Records of Lake County, Florida; LESS right of way on the West for State Road 455 and LESS right of way on the South for State Road 50, in and for Lake County, Florida.

LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 26, 2002, IN OFFICIAL RECORDS BOOK 2231, PAGE 2257, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

A portion of tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

That portion of the following described Parcel lying within 50 feet East of the North-South Mid-Section line of Section 26, Township 22 South, Range 26 East, Lake County, Florida,

Tract 13 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, LESS AND EXCEPT right of way for SR 50.

UTILITY SERVICE AGREEMENT FOR WATER & WASTEWATER

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

WITNESSETH

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

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

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

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

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

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

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

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

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

improvement plans.

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

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

Section 2. DEVELOPMENT STANDARDS

- (a) The project shall be developed in accordance with the East Clermont Village Planned Unit Development RZ-18-05-2 (Lake County Ordinance 2018-51), as amended.
- (b) Except as may be specifically set forth and expressly stated in the East Clermont Village Planned Unit Development RZ-18-05-2 (Lake County Ordinance 2018-51), the project shall be developed according to City standards, unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- (c) The project shall be developed according to the City of Clermont Sign Code, Section 102.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a *Notice of Encumbrance to Annex Property* in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of

the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

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

Section 5. NOTICES

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

CITY

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

OWNER

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

Section 6. AMENDMENTS

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

Section 7. EFFECTIVE DATE

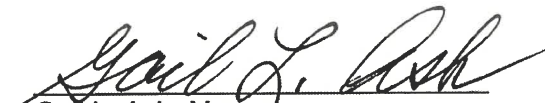
The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

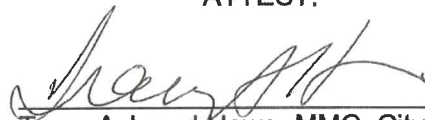
IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this 24 day of September, 2019.

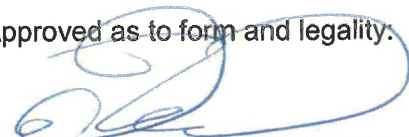
CITY OF CLERMONT

ATTEST:


Gail L. Ash, Mayor


Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality.


Daniel F. Mantzaris, City Attorney

OWNER: Oak Properties, LLC , a New York limited liability company

By: The Charitable Lead Annuity Trust A
U/W Louis Feil, its sole member

Signature

Title: Jeffrey J. Feil, as Trustee and not
individually

Jeffrey J. Feil, as Trustee

Print Name

STATE OF

COUNTY OF

New York
New York

The foregoing instrument was acknowledged before me on this 10 day of October,
2019, by Jeffrey J. Feil, as Trustee**, who is personally known to
me or who has produced a DRIVER'S LICENSE as identification and who
did not take an oath.

** of The Charitable Lead Annuity Trust A U/W Louis Feil, as sole member of Oak
Properties, LLC, a New York limited liability company

Notary Public

Donna Marie Vocaturo SEAL:

Type/print name

DONNA MARIE VOCATURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VO6030686
Qualified In Queens County
My Commission Expires September 20, 2021

EXHIBIT "A"

PROPERTY DESCRIPTION

Owner: Oak Properties, LLC – Clermont 111 RES

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

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

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

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

TOTAL PARCEL, LESS AND EXCEPT THE 30 FOOT WIDE UNNAMED ROAD, CONTAINS 1,050,273.56 SQUARE FEET (24.11 ACRES) MORE OR LESS.

EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

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

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

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

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

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

Exhibit "A"

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

PROPERTY OWNER(S):

WITNESSES (Two required):

Oak Properties, LLC, a New York limited liability company

Witnesses

By: The Charitable Lead Annuity Trust A U/W Louis Feil,
its sole member

By: _____
Signature

1.

Signature

Jeffrey J. Feil, as Trustee and not individually
Type or print name

Type or print name

By: _____
Signature

2.

Signature

Jeffrey J. Feil
Type or print name

Type or print name

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me on this 10 day of October, 2019, by Jeffrey J. Feil, as Trustee**, who is personally known to me or who has produced a Driver's License as identification and who did not take an oath.

**of The Charitable Lead Annuity Trust A U/W Louis Feil, as sole member of Oak Properties, LLC, a New York limited liability company

Notary Public Donna Marie Vocaturo SEAL:

Type/print name DONNA MARIE VOCATURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VO6030688
Qualified in Queens County
My Commission Expires September 20, 2021

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695.41; Prepared by a Public Officer, City Attorney, City of Clermont, Florida 34712

LOCATION MAP

Aerial view:



Ordinance 2018 - 51
East Clermont Village Planned Unit Development (PUD)
RZ-18-05-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy Crawford, Esq. (the "Applicant"), on behalf of Oak Properties, LLC (the "Owner") has made a request to revoke Conditional Use Permit (CUP) #957-3 and to rezone the property from Agriculture (A) to Planned Unit Development (PUD) zoning district to accommodate a mixed-use residential and commercial development; and

WHEREAS, the subject property consists of 46.81 +/- acres and is located north of State Road 50 and east of County Road 455 in the Clermont area, within Sections 23 & 26, Township 22 South, Range 26 East, and is more particularly described in Exhibit A; and

WHEREAS, the subject property is located within the Urban High Density and Regional Commercial Future Use Categories in accordance with Ordinance Number 2018-50; and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-18-05-2 on October 3, 2018, after giving notice of the hearing on the petition for voluntary revocation of CUP #957-3 and a petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on October 23, 2018; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Revocation. The County Manager or designee shall amend the Lake County Zoning Map in accordance with this Ordinance to reflect a revocation of Conditional Use Permit #957-3 for a clay and extraction facility, which is now null and void upon execution of this ordinance.

Section 2. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the property as Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance shall take precedence.

A. Permitted Land Uses.

1. Residential.

- a. Residential uses are permitted on Tract A and Tract B as identified on the Concept Plan in Exhibit B.

- b. The overall density shall be a minimum of four (4) dwelling units per acre and a maximum of twelve (12) dwelling units per acre.
- c. Dwelling units may include townhouses, apartments, single family residences, and duplexes.
- d. Residential Setbacks. Setbacks for the single family dwelling units and duplexes are as follows:

Front	25 feet from the property line or right-of-way, whichever is greater.
Secondary Front	15 feet from the property line or right-of-way, whichever is greater.
Side	5 feet from the property line.
Rear	10 feet from the property line for the dwelling unit and 5 feet from the property line for accessory structures (including pools & screen rooms).
Between Buildings (for Single Family Attached Dwellings only)	20 feet plus 15 feet for each story in excess of two.
Driveways	Single-Family detached: Five (5) feet from the side property line. Single-Family attached: May be allowed to have a zero foot side setback from the property line with an approved grading plan.

2. Commercial Development.

- a. Commercial Development is a permitted use on Tract B and Tract C, as depicted in the Concept Plan provided as Exhibit B.
- b. A maximum of 400,000 square feet of Commercial/Office Uses may be developed on the subject property.
- c. All Planned Commercial (CP) uses are permitted with the exception of the following uses: Kennels, Lofts/Aviary, Plant nursery, Mining and Quarrying, Obnoxious uses, Adult uses, Marina, Self-service laundry, Self-service storage, Truck yard, Junkyard, Warehouses, Cemetery, College or University, and Major Utilities.
- d. Setbacks for Commercial Development shall be as follows:

Front	50 feet from the right-of-way of State Road 50 and County Road 455, and 25 feet from the right-of-way of any local/internal road or easement.
-------	---

Side	15 feet from the property line (based on the 15-foot Type B landscape buffer requirement)
• Rear setbacks Shall be no less than twenty-five (25) feet for all structures. • All yard setbacks for principal and accessory buildings Shall be a minimum of thirty (30) feet from residentially designated land and residential structures.	

B. Development Standards.

1. Maximum height of thirty-five (35) feet Shall be allowable for all designated habitable, occupancy use areas of a Building or structure, and a maximum height of forty-five (45) feet Shall be allowable for the finished height of all buildings or structures. For the purposes of this section, habitable, occupancy use area Shall mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy.
2. Fencing around water retention areas Shall be ornamental metal fencing.
3. Commercial development shall adhere to the Architectural Design Standards in LDR Section 15.02.04, *Architectural standards*.

C. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height. All development standards must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

D. Clermont Joint Planning Area (JPA): The project shall comply with all applicable regulations of Chapter XV of the LDRs, as amended.

E. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations, as amended.

F. Landscaping, Buffering, and Screening. All new development must provide landscaping in accordance with the Lake County Land Development Regulations, as amended.

G. Environmental Requirements. Prior to any future development, a current environmental assessment must be submitted to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora, and fauna.

H. Noise: Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

I. Transportation Improvements.

1. All access management shall be in accordance with FDOT, the Comprehensive Plan and Land Development Regulations, as amended.

2. An 8-foot wide sidewalk will be required along the site's CR 455 frontage as identified in the Lake County Trail Master Plan, as amended.
3. Offsite Road improvements will be required on CR 455, consisting of 12 ft. road lanes with 5 ft. paved shoulders and left and right turn lanes at the entrances, or other improvements consistent with FDOT, the Comprehensive Plan and Land Developments Regulations, as amended, and approved by Lake County Public Works.
4. Right-of-Way dedication shall be required for CR 455.
5. The Owner shall landscape and maintain the SR 50 median from its east Property line westward to the intersection at CR 455, as approved by Lake County and FDOT.

J. Utilities. A Utility Service Agreement for water and sewer with the City of Clermont shall be required prior to site plan approval. Connection to central water and wastewater treatment is required and shall comply with all applicable State, Regional, and Lake County policies and regulations, as amended.

K. Stormwater Management.

1. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
2. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements; as amended.
3. The stormwater management system shall demonstrate that each phase is able to exist as an independent stable unit for drainage purposes while meeting both SJRWMD and Lake County standards. The natural predevelopment drainage pattern shall be maintained to the maximum extent possible, in accordance with SJRMW and Lake County standards.
4. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.

L. Floodplain Management. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Lake County Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

M. External Lighting Standards and Requirements.

1. Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.

2. All light fixtures, including security lighting, shall be limited to cutoff type fixtures and shall be incorporated as an integral design element that complements the design of the development through style, material, and color. Luminaries shall not be tilted. Floodlights or lighting types featuring sag, convex, or drop lenses shall be prohibited.
3. The height of lighting fixtures inclusive of supporting pole, the lighting source, and fixture shall not exceed 30 thirty (30') feet within parking areas and fifteen (15') feet in height in non-vehicular pedestrian areas. Such height shall be measured from finished grade to the top of the light fixture.
4. An exterior lighting plan shall be prepared and be submitted with any site plan or construction plan application. Such plan shall consist of a photometric plan of the developed area of the site with accompanying data tables and product design details addressing support poles, lamp fixtures and lenses.

N. Signage.

1. Signs with visible moving, revolving or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means Shall be prohibited.
2. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy Shall be prohibited.
3. Digital or light-emitting diode (LED) signs Shall be prohibited.
4. All signage must be in accordance with the Lake County Land Development Regulations, as amended.

O. Concurrency Management Requirements.

1. The Owner shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the LDRs.
2. Future Amendments to Statutes, Code, Plan, and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations are inclusive of any future amendments to the Statutes, Code, Plan, and/or Regulations.

P. Development Review and Approval.

1. Prior to the issuance of any permits, the Applicant shall be required to submit a formal site plan (multi-family development and community facility development) or a preliminary plat, construction plans, and final plat (single-family/townhomes), generally consistent with Exhibit B, for review and approval to Lake County. The site plan or preliminary plat, construction plans, and final plat shall meet all submittal requirements and comply with all County codes and ordinances, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.
3. Final approval of non-residential development shall require action by the Board of County Commissioners.

Section 3. Conditions.

- A. After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.
- B. No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.
- D. The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.
- E. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 5. Filing with the Department of State. The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

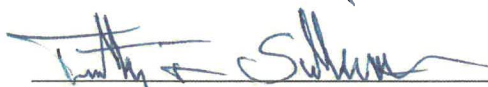
Section 6. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 23rd day of October, 2018.

FILED with the Secretary of State November 19,, 2018.

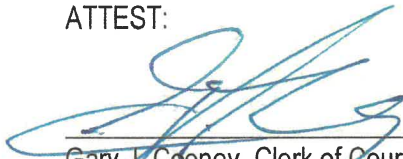
EFFECTIVE October 23,, 2018.

Board of County Commissioners
Lake County, Florida



Timothy I. Sullivan, Chairman

ATTEST:



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



APPROVED AS TO FORM AND LEGALITY



Melanie Marsh, County Attorney

Exhibit A. Legal Description.

Tracts 51A, 52A, 61 and 62, of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 4, Page 11, of the Public Records of Lake County, Florida; LESS right of way on the West for State Road Number 455; together with Tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, at Page 52, of the Public Records of Lake County, Florida; LESS right of way on the West for State Road 455 and LESS right of way on the South for State Road 50, in and for Lake County, Florida.

LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 26, 2002, IN OFFICIAL RECORDS BOOK 2231, PAGE 2257, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

A portion of tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

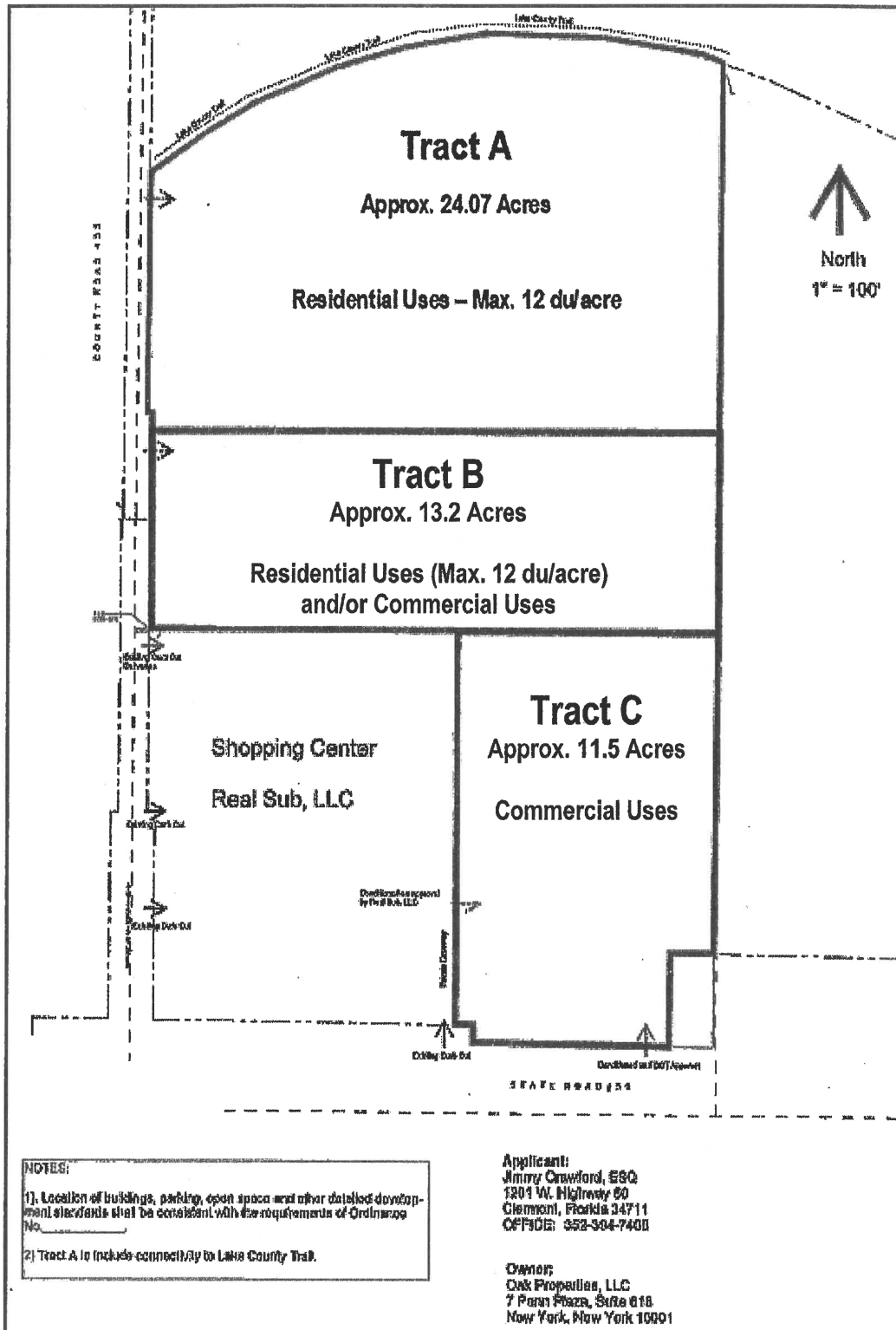
Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

That portion of the following described Parcel lying within 50 feet East of the North-South Mid-Section line of Section 26, Township 22 South, Range 26 East, Lake County, Florida.

Tract 13 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, LESS AND EXCEPT right of way for SR 50.

Exhibit B. Concept Plan.





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Resolution No. 2020-07R		
Requested Action		
Request approval of an updated Comprehensive Fee Schedule.		
Staff Report		
The current Comprehensive Fee Schedule includes an Entertainment Tech I fee of \$25.00 per hour with a 4 hour minimum. Staff is requesting to increase this fee to \$30.00 per hour to bring it into alignment with what the current industry standard prices are, and those of our contractors.		
Additional Analysis		
Fiscal Impact Summary		
There will be a slight increase in fees collected estimated at approximately \$1,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2020-07RwithstrikethruFee Schedule Update 2_11_20	2020-07RwithstrikethruFee Schedule Update 2_11_20.pdf



CITY OF CLERMONT
RESOLUTION NO. 2020-07R

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.

WHEREAS, the City of Clermont pursuant to its authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for planning and zoning, building services, fire review and inspection services, parks and recreation use, police, city clerk and utility billing; and

WHEREAS, the adoption of fees as set forth herein, is consistent with Clermont City Code Section 86.112, is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

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

SECTION 1.

The City Council does hereby amend Section 4 – Parks and Recreation Fees of the Comprehensive Fee Schedule, as follows:

Arts and Recreation Center Other Rental Rates (Per Hour)

	<u>City Resident/Non-Profit</u>	<u>Non-Resident</u>
Entertainment Tech I (4 hour minimum) \$25 per hour <u>\$30 per hour</u>	\$100.00 <u>\$120.00</u>	\$100.00 <u>\$120.00</u>

SECTION 2.

Any resolution or ordinance previously adopted by the City Council and in conflict herewith is hereby repealed to the extent of the conflict.

SECTION 3.

A copy of this Resolution and the Comprehensive Fee Schedule shall be kept on file in the City Clerk's office and made available to the public upon request.

SECTION 4.

This Resolution shall take effect February 11, 2020.



CITY OF CLERMONT
RESOLUTION NO. 2020-07R

DONE AND RESOLVED, by the City Council of the City of Clermont, Lake County, Florida this 11th day of February, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



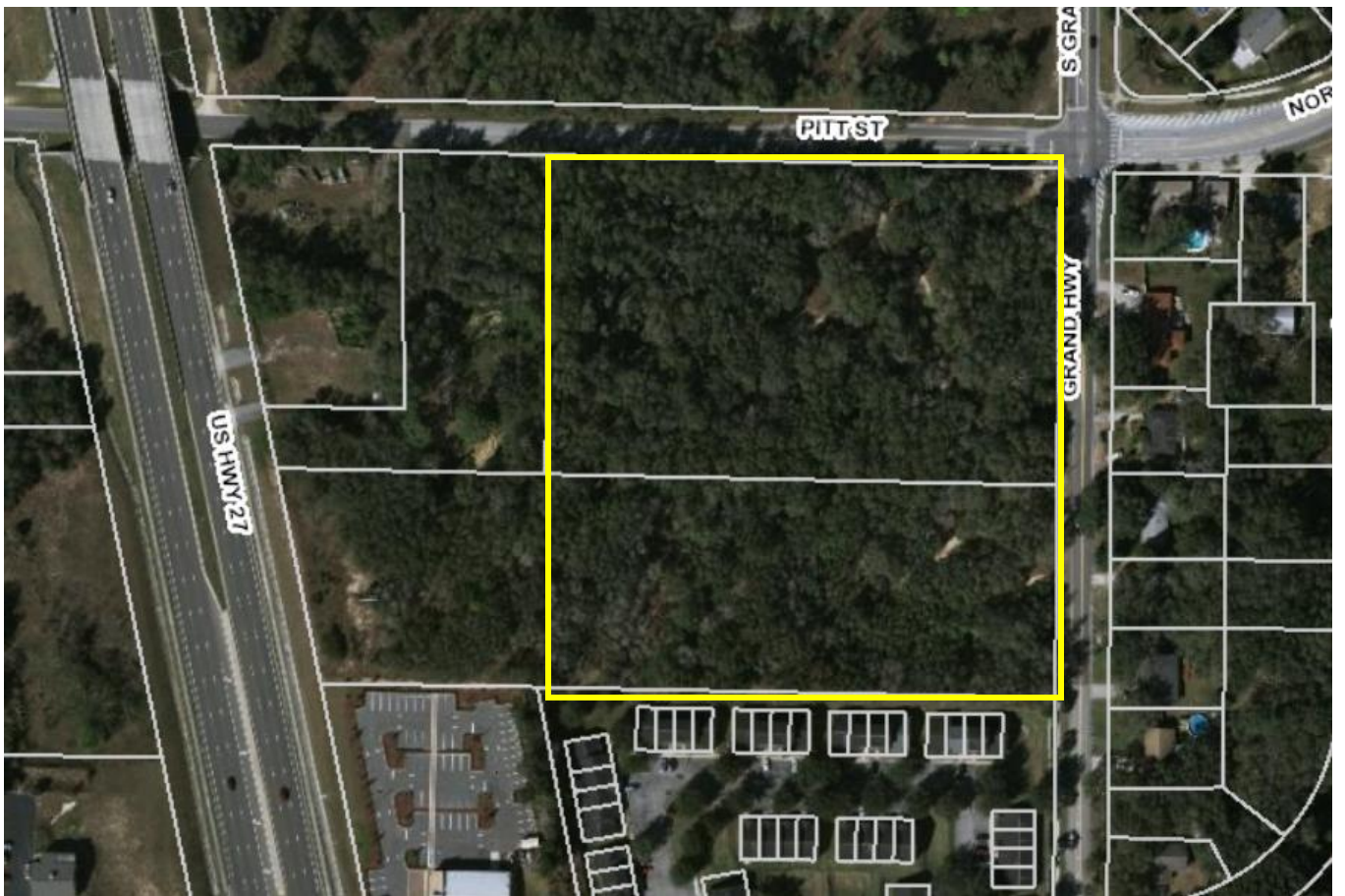
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

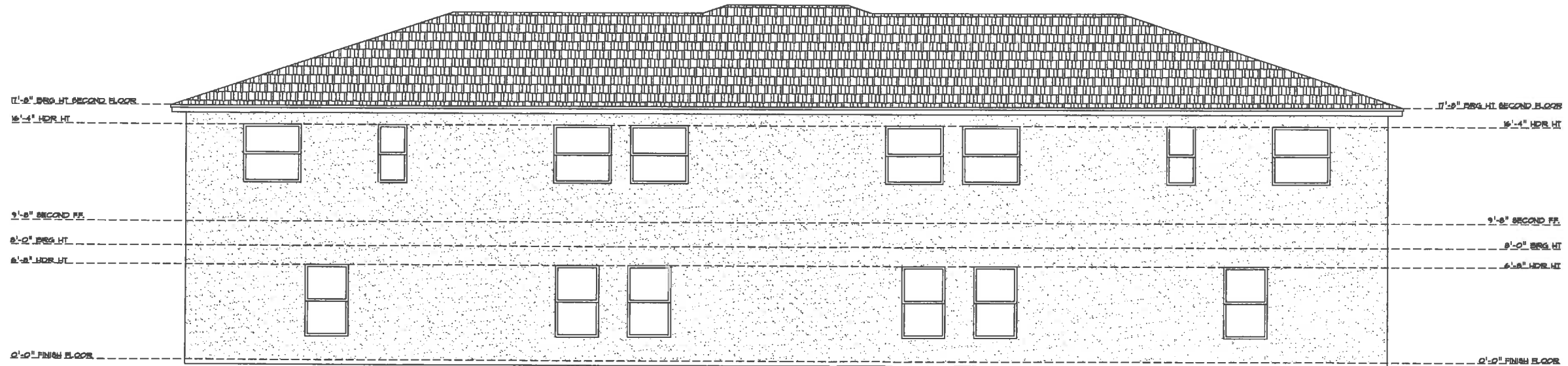
Meeting Date		
Tuesday, February 11, 2020		
Agenda Item Name		
Mason Ridge CUP Revocation		
Requested Action		
Recommend approval for revocation of Resolution No. 2016-30.		
Staff Report		
This item was tabled from the January 28 Council meeting. The applicant stated he will submit a construction schedule to present to Council. Staff is proposing this Conditional Use Permit Revocation for the Masons Ridge development that has not fulfilled their development plans for over two years. Mason's Ridge is a development that was originally approved by City Council in August of 2016 under Resolution No. 2016-30. The development is for 102 multi-family fee-simple town homes. After obtaining approval from City Council, the developer proceeded to obtain site plan approval to start construction on the site. Shortly after grading the site, installing utilities, and retaining walls the developer became absent from the site. In September 2016 Code Enforcement started receiving complaints in regards to the lack of maintenance of the site. After starting a case the developer cleared the overgrowth obstructing the right-of-way. In November 2018 Code Enforcement again started receiving complaints in regards to the lack of maintenance. Another case was started and was taken to a Special Magistrate hearing in January of 2019. The property was found to be in violation and a fine of \$250 per day after January 31, 2019 was ordered. No action was taken to maintain the property and 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. This Conditional Use Permit Revocation would remove any entitlements for Resolution 2016-30 which allowed up to 102 multi-family fee-simple townhomes. <i>The Planning and Zoning Commission voted 7-0 to provide three (3) recommendations for this CUP Revocation:</i> <i>1. To allow a maximum of 30 days to comply with code enforcement issues and bring the property into compliance and actively maintain property..</i> <i>2. PAY 1/2 (one half) of the existing Code Enforcement Lien of \$43,000.</i> <i>3. Allow for a maximum of 4 months to show active construction activity on site that will provide verification of construction progression toward completing the site development.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Location Map 2	Location Map 2.pdf
2.	Elevations	Elevations.pdf
3.	Resolution 2016-30	R-2016-30.pdf
4.	MASON RIDGE CUP Legal AD	MASON RIDGE CUP Legal AD.pdf





Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

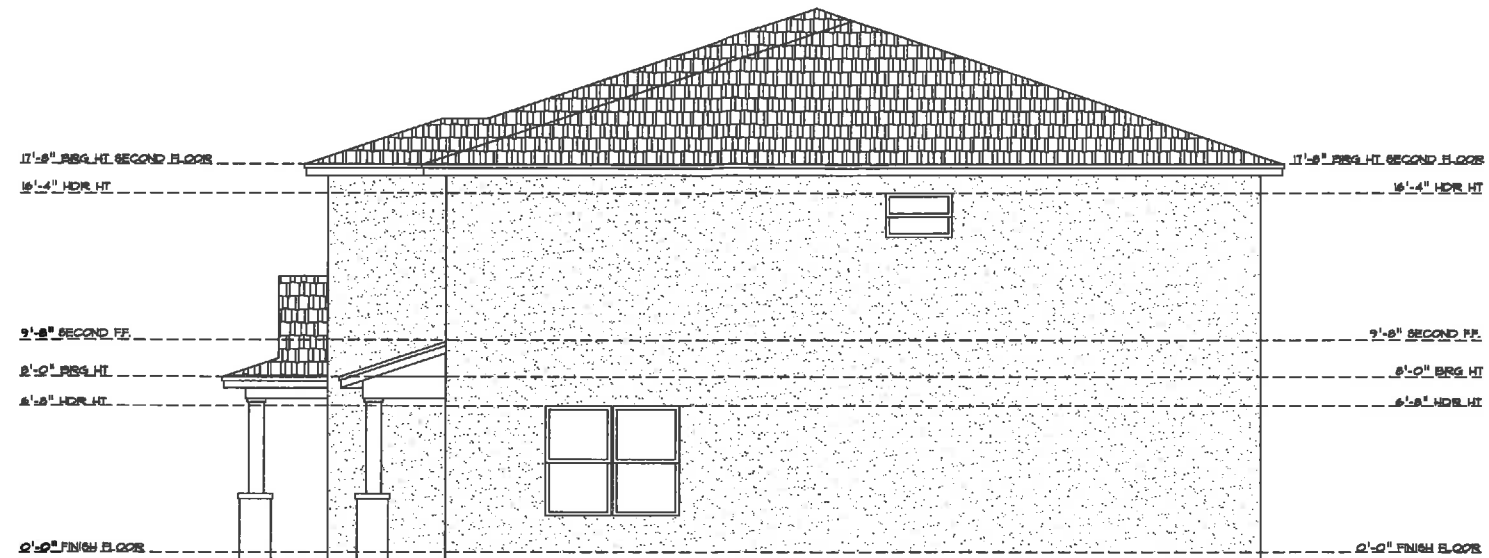
ELEVATION
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

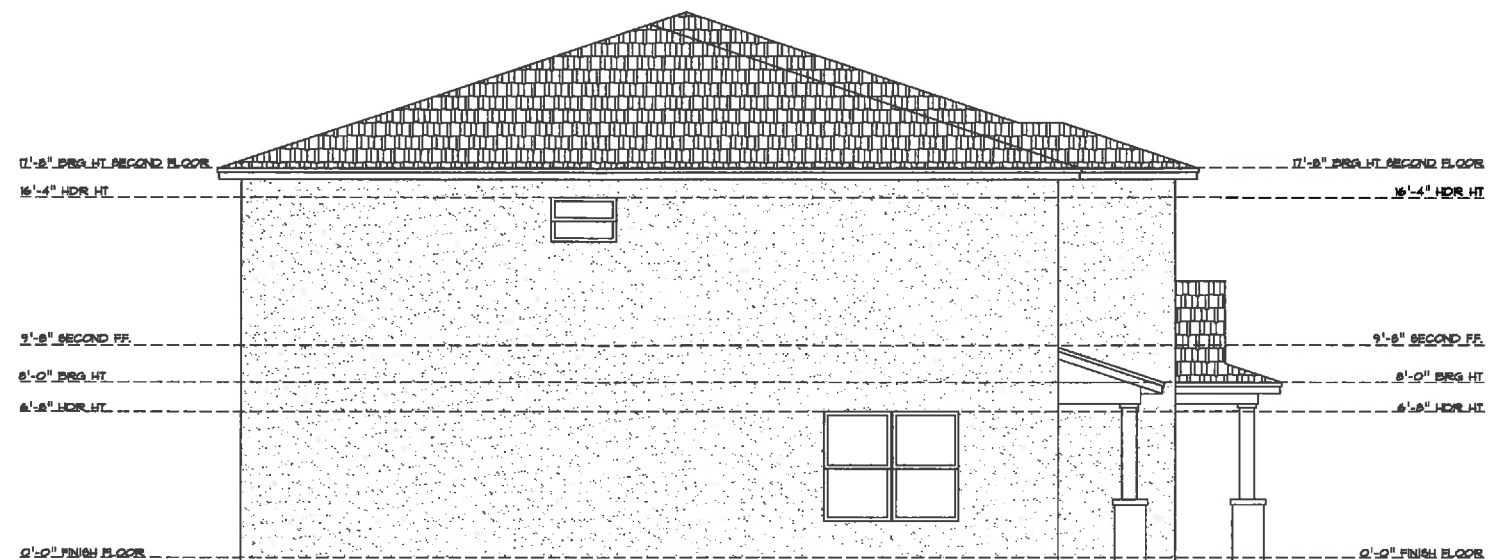
Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.
A1
sheet of



Right Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION
1/4"=1'-0"

Denise Pyke Const.
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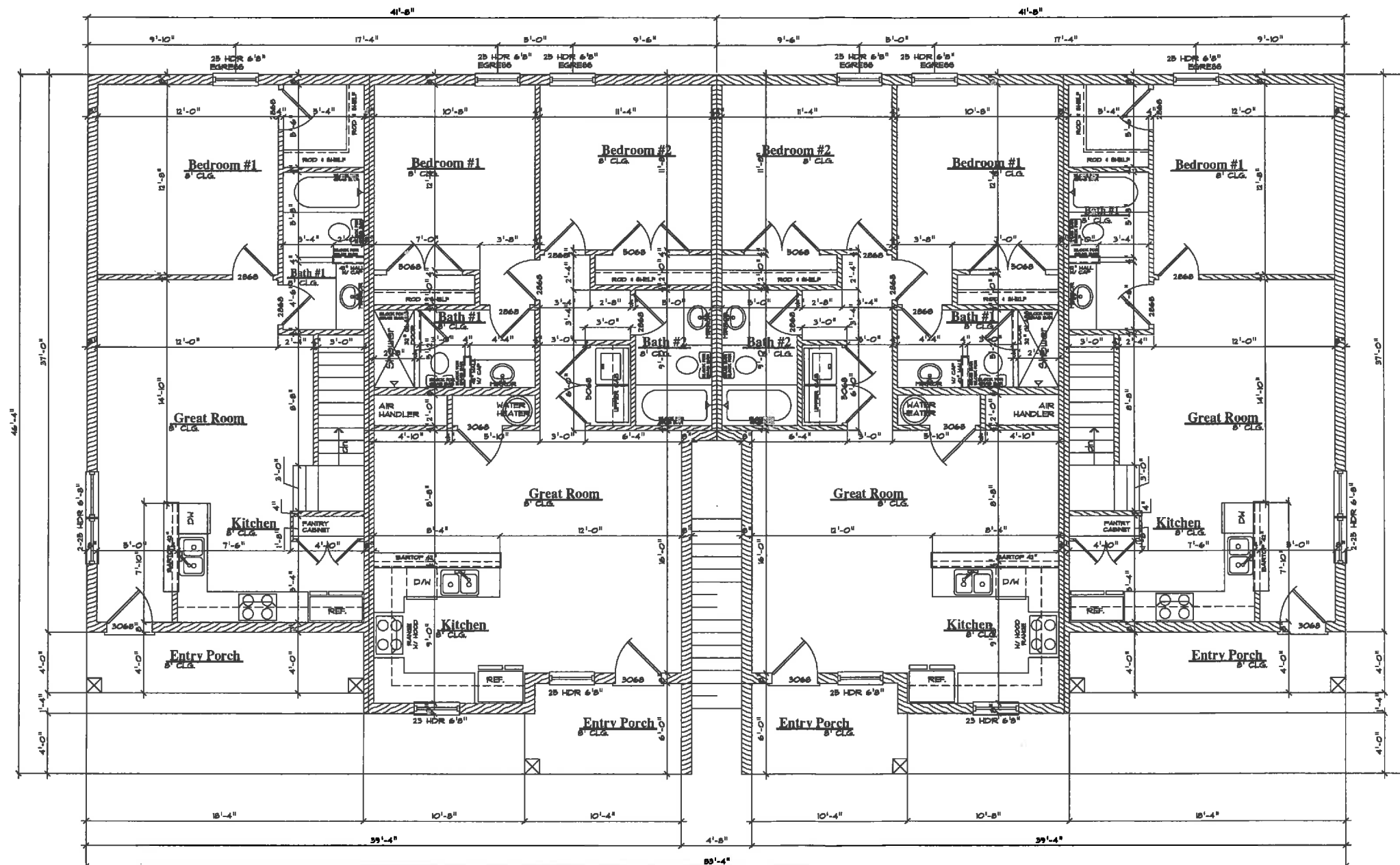
Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A2

sheet of



**Unit #1 First Floor
Three Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	691 SQ. FT.
SECOND FLOOR LIVING	548 SQ. FT.
FRONT ENTRY PORCH	73 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #2
Two Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
FRONT ENTRY PORCH	61 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #3
Two Bedroom**

**Unit #4 First Floor
Three Bedroom**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

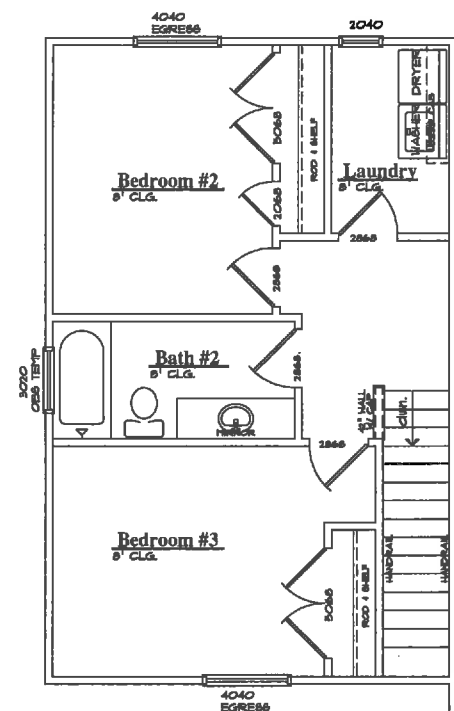
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HMS
checked by
HMS
date
8/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A3

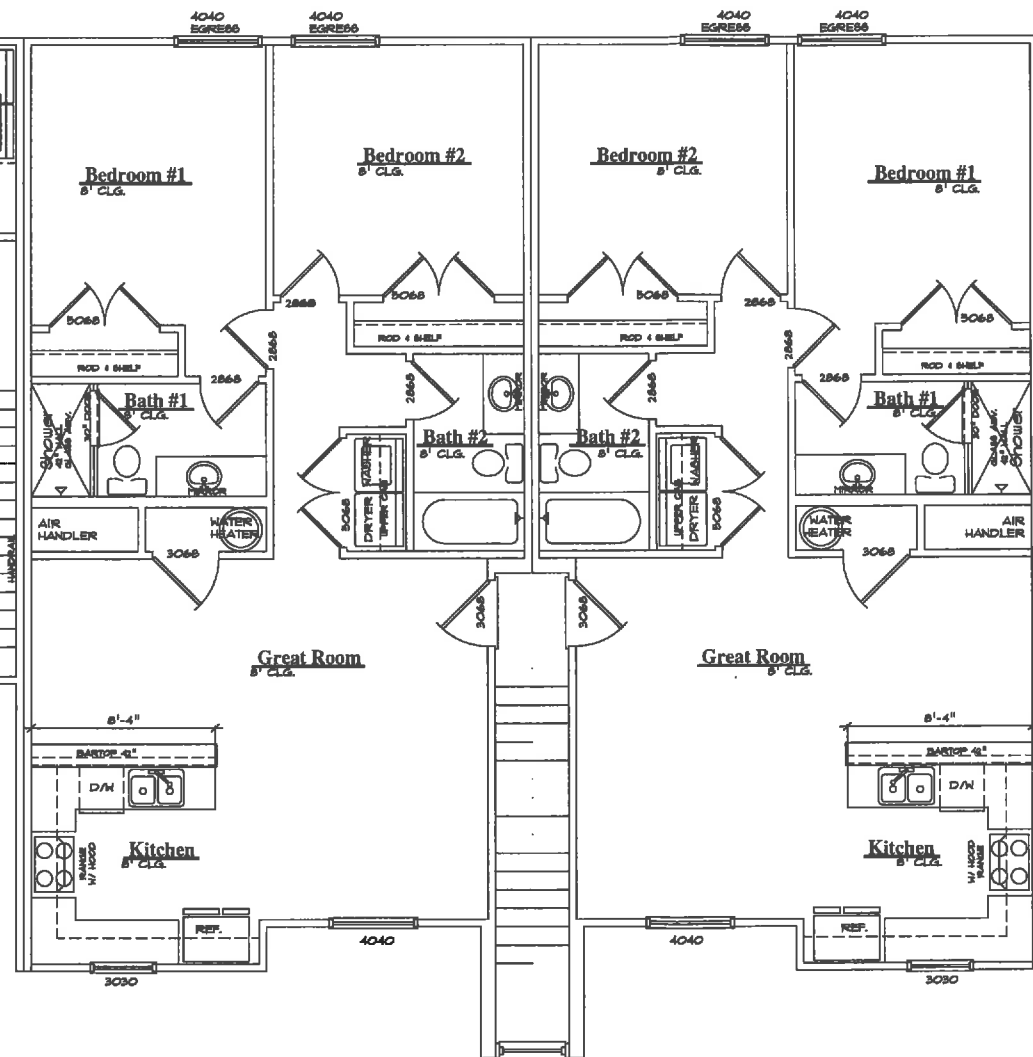
sheet of

Unit #1 Second Floor
Three Bedroom



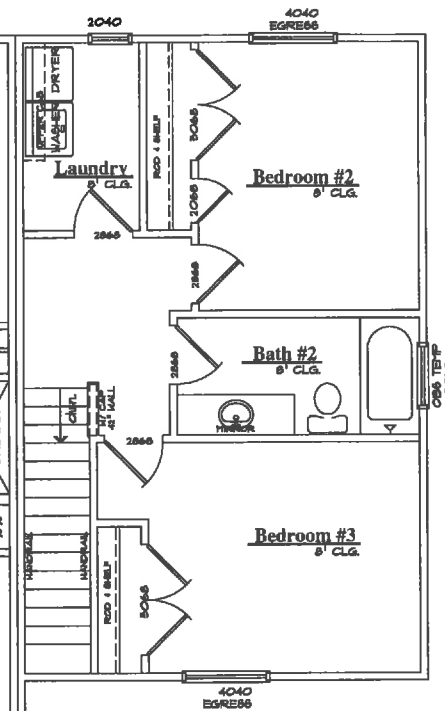
Unit #5
Two Bedroom

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
TOTAL	923 SQ. FT.



Unit #6
Two Bedroom

Unit #4 Second Floor
Three Bedroom



WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

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**CITY OF CLERMONT
RESOLUTION NO. 2016-30**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT WITH MORE THAN 12 UNITS, AND UP TO 12 UNITS PER ACRE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 2, 2016 voted 3-3, and as a tie, the action moves forward as a recommendation of denial for this Conditional Use Permit to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location

LOCATION:

Vacant property south of Pitt Street, east of Highway 27, and west of Grand Highway
Alternate keys 1070422 & 2702184

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

WHEREAS, based on the foregoing, the City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit

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

This application for a Conditional Use Permit to allow a multifamily development with more than 12 units, and up to 12 units per acre, be granted subject to the following conditions

Section 1 - General Conditions

- 1 The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest
- 2 The property shall be developed in substantial accordance with the conceptual site plan dated June 22, 2016 prepared by BESH Engineering Formal Construction Plans, incorporating all conditions stated in this Permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits The Conceptual Site Plans submitted with the Conditional Use Permit application are not the approved Construction Plans

CITY OF CLERMONT
RESOLUTION NO. 2016-30

- 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 The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void
- 5 The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit
- 6 This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion
- 7 The structure shall be inspected by the Fire Marshal for life safety requirements All requirements must be met prior to any Certificate of Occupancy being issued
- 8 The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued
- 9 The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met
- 10 No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department
- 11 If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution

Section 2- Land Use

- 1 This Conditional Use Permit (CUP) is for a multi-family residential development with up to 102 units, each in fee simple ownership on 8.5 acres, for a density of 12 dwelling units/acre

CITY OF CLERMONT
RESOLUTION NO. 2016-30

- 2 The City's Site Review Committee must approve the Site Plan prior to the Construction Plan approval
- 3 The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits

Section 3 – Site Development

- 1 Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
- 2 All excavated material shall be stored in a location approved by the City Engineer.
- 3 Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
- 4 The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.

Section 4 – Transportation Improvements

- 1 Sidewalks shall be required along Grand Highway, and Pitt Street and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
- 2 The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on- and off-site transportation designs are the sole responsibility of the developer.
- 3 A traffic study in accordance with City Codes shall be required to address Level of Service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS).

Section 5 – Utilities and Stormwater

- 1 The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.

CITY OF CLERMONT
RESOLUTION NO. 2016-30

- 2 The project shall be plumbed for reuse water with purple piping, until such time as reuse water is available, irrigation water shall be provided for by well

Section 6 – Landscaping

- 1 The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the development
- 2 All landscape plans and plantings shall meet or exceed the City of Clermont Code

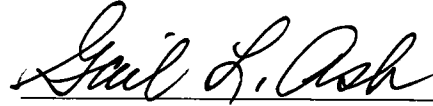
Section 7 - Architectural Design Standards

- 1 All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont
- 2 All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee

CITY OF CLERMONT
RESOLUTION NO. 2016-30

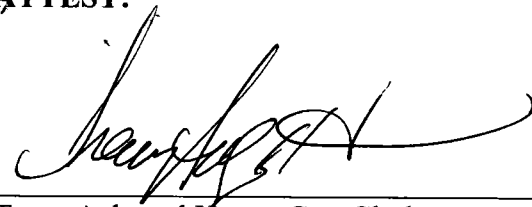
DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of August, 2016

CITY OF CLERMONT



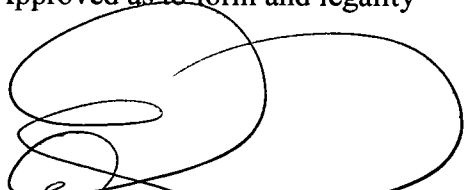
Gail L. Ash, Mayor

ATTEST:



Tracy Ackroyd Howe, City Clerk

Approved as to form and legality



Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

Account Number: 7101866
Order Number: 10093169
Phone: (352) 241-7331
Date: 12/18/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a r	12/30/2019	01/21/2020	\$161.84

LEGAL NOTICE January 21, 2020

Notice is hereby given that the City of Clermont will consider a request for Revocation of a Conditional Use Permit (Resolution No. 2016-30) to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location:

LOCATION

Vacant property south of Pitt Street,
east of Highway 27,
and west of Grand Highway
AK 1070422 & 2702184

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

The Planning & Zoning Commission will consider this request on Tuesday, January 7, 2020 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 28, 2020 at 6:30pm.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10093169
December 30, 2019 &

Payment Info	
Ad Price	\$161.84
Tax	\$0.00
Sub Total	\$161.84
Prepaid Amount	\$0.00
Balance Due	\$161.84

**AGENDA ITEM**

Meeting Date	
Tuesday, February 11, 2020	
Agenda Item Name	
Variance Request <i>Thompson Palm Lane</i>	
Requested Action	
Recommend approval of the variance request.	
Staff Report	
The owner, Blaine Thompson is requesting two variances to the Land Development Codes: (1) To allow for a lot width less than the minimum 100 feet requirement of the R-1A zoning district and (2) To allow for a lot size (area) less than the minimum 10,000 square feet requirement of the Land Development Code, Section 122-104. The minimum 10,000 square foot lot area is applicable to Subdivisions platted prior to the adoption of the zoning code amendment of September 26, 2000. The current R-1A zoning district requires a minimum lot area of 13,000 square foot for any property. The vacant lot is located on the south side of Palm Lane and Disston Avenue.  The applicant would like to construct a new single family home on the vacant lot. The original parcel of land has been subdivided to create three separate lots; the other two lots have constructed single-family homes. The variance request would allow a lot width of 84 feet instead of the 100 foot requirement and a lot depth of 95 feet for a total lot size of approximately 7,980 square feet, the R-1 A zoning code requires a minimum of 10,000 square feet lot area. Section 86-174 of the Land Development Code requires a positive finding on the variance review criteria in order to grant a variance, and staff finds the application as submitted meets a positive finding as required by the Code. Staff recommends approval of the variance request to the Clermont Land Development Code.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	New 86-174 Review Criteria-Palm Lane	New 86-174 Review Criteria-Palm Lane.pdf
2.	Location Map	Location Map.pdf
3.	SurveySite Plan	SurveySite Plan.pdf
4.	Lot Split Survey	Lot Split Survey.pdf
5.	Variance Justification Letter	Variance Justification Letter.pdf
6.	Application	Application.pdf
7.	PALM LANE VARIANCE-Legal AD	PALM LANE VARIANCE-Legal AD.pdf

Thompson – Palm Lane - Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners of negatively impact the standard of living of the citizens of the city;
Applicant response: *Please see variance request justification letter*

Staff comments: *Granting the variance should not interfere with the reasonable enjoyment of adjacent property owners.*

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *Granting the variance will allow for the building of a new single family home, as such, will add to the enhancement of the surrounding property owner’s value. Most of the properties in the neighborhood 50 plus years old.*

Staff comments: *Granting the variance will allow reasonable use of the property.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *We believe that the granting of the variance will allow for a use, compatible to the surrounding neighborhood.*

Staff comments:

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan.
Applicant response: *The granting of the variance is consistent to the City Comprehensive Plan in that it is a residential neighborhood, wherein a single family home is to be built on this lot.*

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies for single family residential.*

Positive finding

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

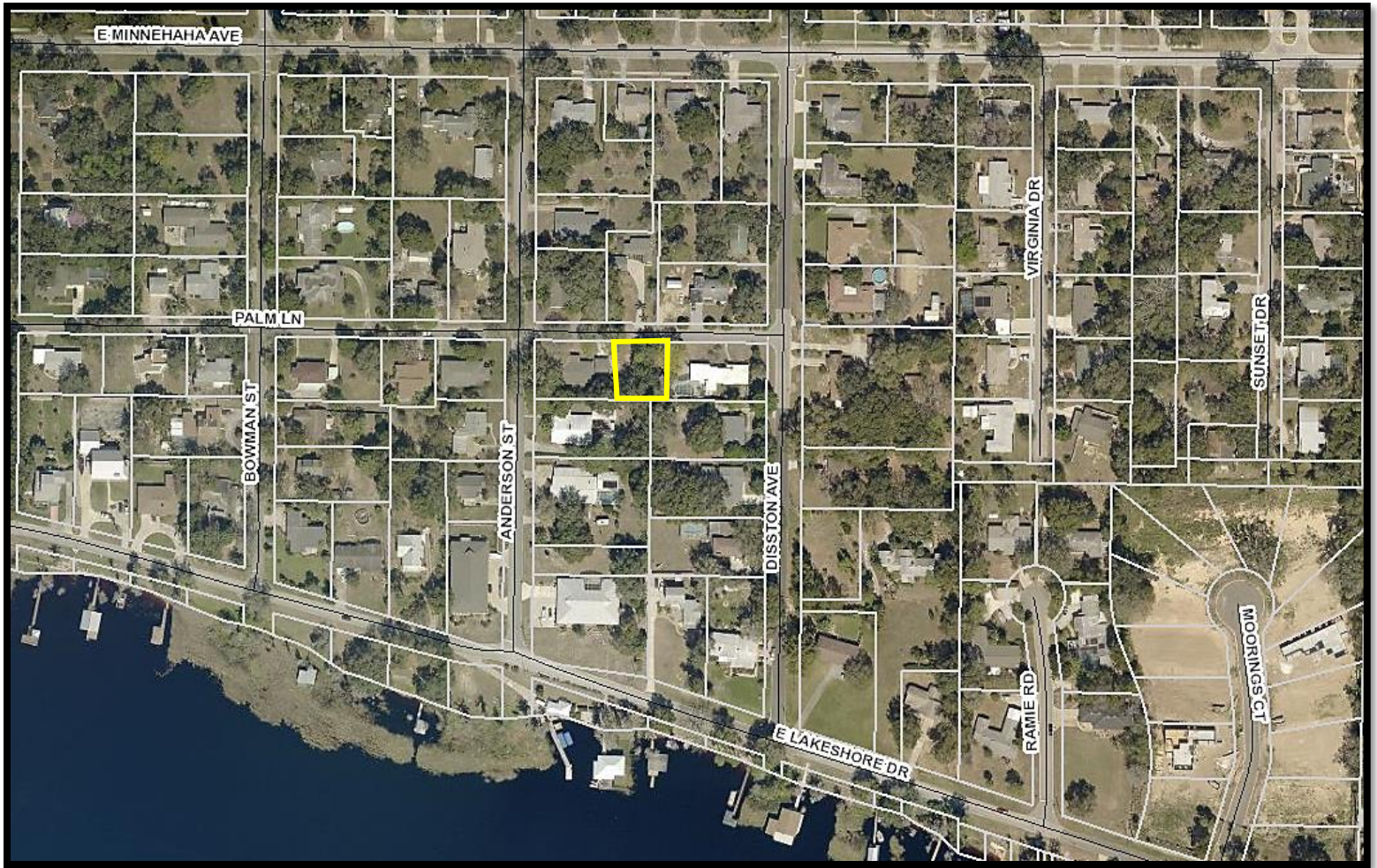
Applicant response: *The approval of this variance will allow for the building a new home, thus enhancing the neighborhood.*

Staff comments: *The requested variance is the minimum to allow reasonable use of the land. The proposed single family residential home will be consistent with other properties in the community and will not be out of character with the surrounding neighborhoods.*

Positive finding

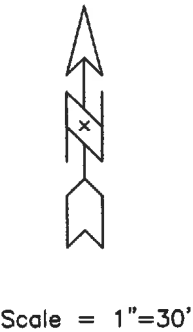
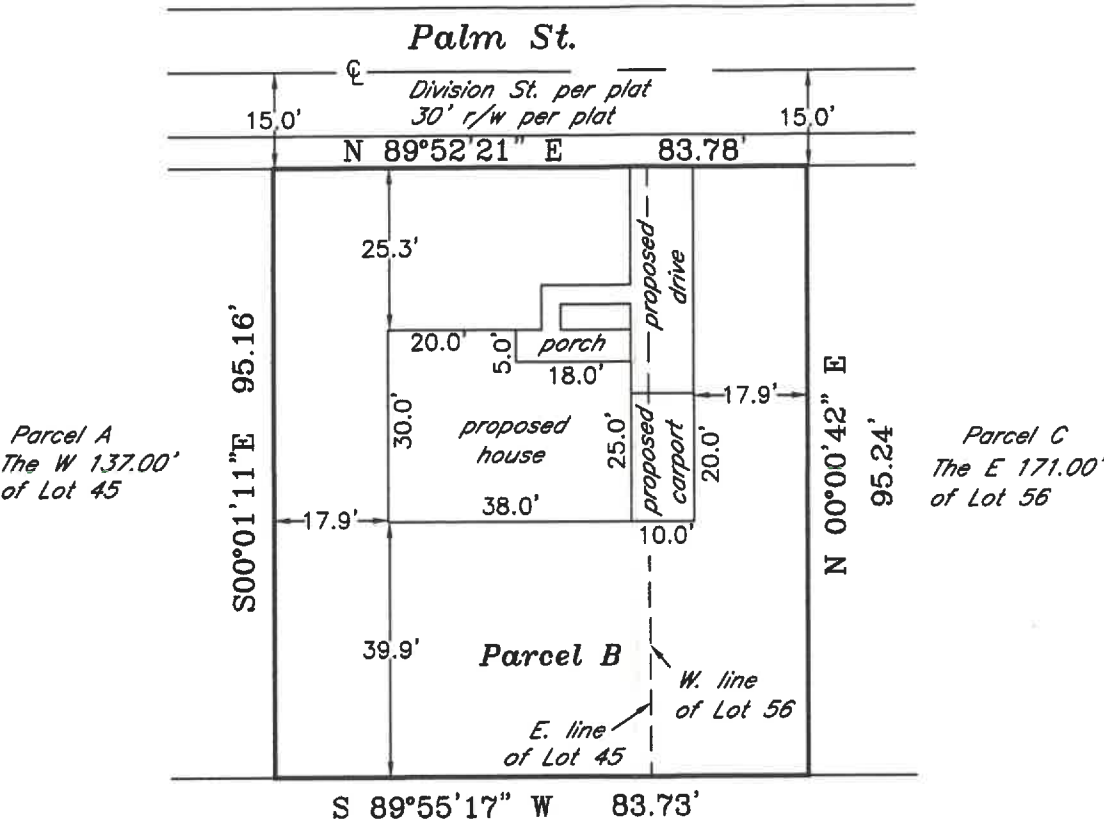
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends **approval**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

LOCATION MAP



Site Plan

Description-Parcel B:
Lot 45, CLERMONT HEIGHTS,
according to the plat thereof, as recorded in
Plat Book 4, Page 1, Public Records of
Lake County, Florida.
LESS the West 137.00 feet thereof.
AND
Lot 56, CLERMONT HEIGHTS,
according to the plat thereof, as recorded in
Plat Book 4, Page 1, Public Records of
Lake County, Florida.
LESS the East 171.00 feet thereof.



Notes:
-Bearings based on the North line of Parcel B as being N 89°52'21" E, an assumed meridian.
-Overall legal description supplied by client.
-No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 0.183 acres, more or less, and is subject to any rights of way or easements of record.
-THIS IS NOT A BOUNDARY SURVEY.

LEGEND:
⊕ Denotes centerline
R/W Denotes right of way

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.

#	Date	Revisions	Field Date	Prepared for:
			n/a	06053.005 <i>B. Thompson Construction</i>
			Drawn by:	<i>Rhoden Land Surveying, Inc.</i> LB #6980 1009 East Ave. Clermont, FL 34711 352-394-6255
			JMC	
			Scale:	
			1"=30'	

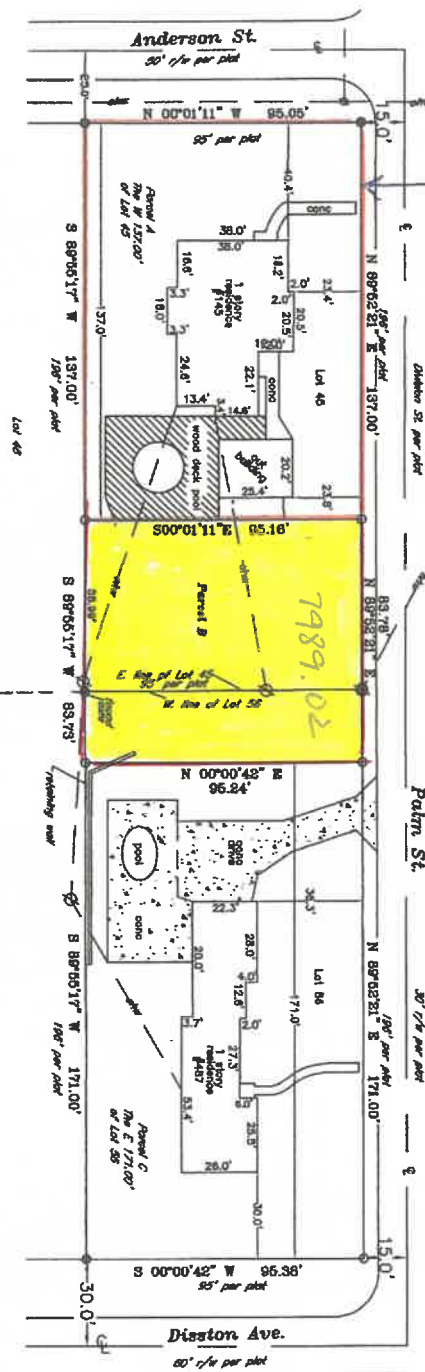
Map of Boundary Survey

PI-3862822

State of Georgia
I hereby declare that based on my examination of the Flood Insurance Rate Map (FIRM) 130135-0340 D dated July 3, 2002, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within Flood Zone X.

Scale = 1"=30'

35' E
9' S of E
25' 12



Notes:

- Bearing based on the East line of Lot 45 as being S 00°00'42" W, as assumed meridian.
- Overall legal description supplied by client.
- Large description Parcels A, B & C within by Rhoden Land Surveying, Inc.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect the parcel.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property is subject to any rights of way or easements of record.
- Parcel A contains 0.288 acres and (13,029 sqft) more or less.
- Parcel B contains 0.183 acres and (7,973 sqft) more or less.
- Parcel C contains 0.374 acres and (16,297 sqft) more or less.

Description-Parcel A:

Lots 45 & 56, CLEMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

Description-Parcel B:

The West 137.00 feet of Lot 45, CLEMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

Description-Parcel C:

Lot 45, CLEMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

AND

Lot 56, CLEMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

LESS the East 171.00 feet thereof.

Description-Parcel C:
The East 171.00 feet of Lot 56, CLEMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

#	Date	Revision	Prepared by	Checked by
1	1/23/07	Initial	Bob Thompson	

Surveyor's Certification

I hereby certify to Bob Thompson that this Map of Boundary Survey meets the minimum technical standards for surveys as set forth in Chapter 61017, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

JERRY P. RHODEN PLS 65322
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND APPROPRIATE, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Print Date	Prepared by	Checked by
12/14/06	Bob Thompson	
Drawn by	Rhoden Land Surveying, Inc.	
Scale	1"=30'	

Legend:	
●	Denotes found 4" x 4" concrete monument unless otherwise noted.
○	Denotes 3/4" iron rod and cap marked "L.S. 8890"
□	Denotes otherwise noted.
g	Denotes power pole
o	Denotes overhead power lines
E	Denotes centerline
N/W	Denotes right of way
N	Denotes North
E	Denotes East
S	Denotes South
W	Denotes West

1. Thirteen years ago, we came to Clermont City Hall to find out what we needed to do to create a buildable lot between two homes our family owned at the time, on Palm Lane. We came to the City first to establish what we needed for the lot split. In R1 zoning, we were told we needed 75 front feet, 7.5-foot side yard setbacks on each side and 7,500 sq. ft. total square feet, to build a single-family residence.

We hired Jeff Rhoden of Rhoden Land Surveying, to survey out from the two parcels on either side, sufficient enough to create a lot that met those standards in the building code. We then paid for the land, thus creating a lot, and had this recorded in public records with Alt Key # 3862822.

We then designed a home that would fit on the lot and brought it down to the Building Department for approval. The City calculated the permit fees and said the permit would be ready in a couple of weeks. The downturn in the 2008 economy was fast approaching and we elected not to build at that time.

Approximately fourteen years passed and now we are told the land is in R1A zoning. Had we known this, we would either not have bought the properties on both sides or we would have deeded more property, which was one option at the time to make it conform to R1A. We did not feel we needed to do this, since we were told it was an R1 zone.

So now we are asking for a variance to build a single-family home. We would like to conform to R1 requirements; however, we can still make the R1A requirements work with respect to the setbacks. Granting the variance will not cause any hardship or diminish the property owners on either side. Furthermore, most of the properties in this neighborhood, do not meet the R1A requirements, for setbacks.

2. Granting the variance will allow for the building of a new single-family home, as such, will add to the enhancement of the surrounding property owners' values. Most of the properties in the neighborhood 50 plus years old.
3. We believe that the granting of the variance will allow for a use, compatible to the surrounding neighborhood.
4. The granting of the variance is consistent to the City Comprehension Plan in that it is a residential neighborhood, wherein a single-family home is to be built on this lot.
5. The approval of this variance will allow for the building a new home, thus enhancing the neighborhood.

Respectfully Submitted,

Blaine D. Thompson

December 10, 2019



CITY OF CLERMONT
VARIANCE
Application

DATE: 12-9-19

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Blaine Thompson

CONTACT PERSON: Blaine Thompson

Address: 438 Almond St

City: Clermont State: FL Zip: 34711

Phone: 352-901-0443 Fax: NA

E-Mail: BlaineThompson297@yahoo.com

OWNER: Blaine Thompson

Address: 438 Almond St

City: Clermont State: FL Zip: ~~34711~~ 34711

Phone: 352-901-0443 Fax: N/A

Address of Subject Property: TO BE DETERMINED

General Location: AS PER ATTACHED

LOT size is Presently 7967.74 SQ FT

Legal Description (include copy of survey): AS PER ATTACHED SURVEY

LOT WIDTH is 83.73

LOT DEPTH is 95.16

Land Use (City verification required): Low Density Residential = 3 units per Acre

Zoning - R1A

Alternate Key # 3862822 - Clermont Heights
Lot 45 PB 4 Page 1

Total Lot = 0.87 Acres

Established Lot of Record? —

DPB 3434 Page 265 266



Zoning (City verification required): _____

CITY OF CLERMONT

VARIANCE

Application

Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

Sec 122-105

What are you proposing to do that would require a variance and why? BUILD A HOUSE

How does the Code create a hardship? LOT DOES NOT COMPLY WITH MINIMUM FRONT WIDTH OR TOTAL SQ. FOOTAGE

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

Variance requested – subject and code section: 122-104 & 122-105

Sec. 86-174. Review criteria and findings.

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

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

Clermont.



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

single family home

CITY OF CLERMONT

VARIANCE

Application

Page 3

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

See attached

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

See attached

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

See attached



**CITY OF CLERMONT
VARIANCE**

**Application
Page 4**

Blaine D. Thompson x Blh
Applicant Name (print) Applicant Name (signature)

Blaine D. Thompson x Blh
Owner Name (print) Owner Name (signature)

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

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

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

1. Thirteen years ago, we came to Clermont City Hall to find out what we needed to do to create a buildable lot between two homes our family owned at the time, on Palm Lane. We came to the City first to establish what we needed for the lot split. In R1 zoning, we were told we needed 75 front feet, 7.5-foot side yard setbacks on each side and 7,500 sq. ft. total square feet, to build a single-family residence.

We hired Jeff Rhoden of Rhoden Land Surveying, to survey out from the two parcels on either side, sufficient enough to create a lot that met those standards in the building code. We then paid for the land, thus creating a lot, and had this recorded in public records with Alt Key # 3862822.

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Approximately fourteen years passed and now we are told the land is in R1A zoning. Had we known this, we would either not have bought the properties on both sides or we would have deeded more property, which was one option at the time to make it conform to R1A. We did not feel we needed to do this, since we were told it was an R1 zone.

So now we are asking for a variance to build a single-family home. We would like to conform to R1 requirements; however, we can still make the R1A requirements work with respect to the setbacks. Granting the variance will not cause any hardship or diminish the property owners on either side. Furthermore, most of the properties in this neighborhood, do not meet the R1A requirements, for setbacks.

2. Granting the variance will allow for the building of a new single-family home, as such, will add to the enhancement of the surrounding property owners' values. Most of the properties in the neighborhood 50 plus years old.
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5. The approval of this variance will allow for the building a new home, thus enhancing the neighborhood.

Respectfully Submitted,

Blaine D. Thompson

December 10, 2019



Page : 1 of 1 01/31/2020 12:08:38

Order Number : 10094356
PO Number :
Customer : 7101866 CITY OF CLERMONT
Contact : Carlie Zinker
Address1 : P.O. BOX 120219
Address2 :
City St Zip : CLERMONT FL 34712
Phone : (352) 241-7331
Fax : (352) 394-2379

Printed By : liana.rickman
Entered By : liana.rickman

Keywords : LEGAL NOTICE Notice is hereby given that the City
Notes :
Zones :

Ad Number : 10272370
Ad Key :
Salesperson : D001 - Liana Davis - D001
Publication : Daily Commercial
Section : Public Notices
Sub Section : Public Notices
Category : LEGAL NOTICES
Dates Run : 02/04/2020-02/04/2020
Days : 1
Size : 1 x 5.21, 54 lines
Words : 234
Ad Rate : Open
Ad Price : 110.98
Amount Paid : 0.00
Amount Due : 110.98

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow a single-family residential lot width to be less than the minimum requirements of the Land Development Code, Section 122-104 and (2), To allow a single family residential lot size be less than the minimum requirements for R-1A zoning, Section 122-104 at the following location:

LOCATION:

Vacant lot on the south side of Palm Lane, and East Disston Avenue
(Alt. Key 3862822)

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

A public meeting to consider this request will be heard before the Clermont City Council on Tuesday, February 11, 2020 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street, Clermont, FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10094356
February 04, 2020



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 11, 2020	
Agenda Item Name	
Ordinance No. 2020-09 <i>Introduction</i> Bloxan Street Office CPA	
Requested Action	
Recommend approval of Ordinance No. 2020-09	
Staff Report	
The applicant is requesting a small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Commercial for property located at 1227 Bloxam Avenue. This request is being presented concurrently with the a request to rezone the subject parcel from R-2 Medium Density Residential to R-3 Residential/Professional and a Conditional Use Permit to allow for a professional office. The Land Development Regulations, Section 122-184 requires a Conditional Use Permit for professional office use in the R-3 zoning district. The subject property was previously used as a single family home. The parcel located to the east is a law office, with a commercial future land use and the parcel located at the southeast corner of Almond and Hampton Street has a commercial designation and is currently approved to allow for a professional office use.  This area of the City has been subject to transition from single family residential to professional office with light traffic patterns. The City has received several requests for land use changes and rezoning that would allow this type of transition and not be out of character with the existing neighborhoods. The intent of the Comprehensive Plan is to allow certain areas the ability to provide a mixture of residential and professional office uses that are consistent with the character of the adjacent residential uses. The intent is to promote mixed-use development that allow orderly growth and to enhance the quality of life for all residents. Staff has reviewed the application and finds the request to change the future land use from Medium Density Residential to Commercial is not out of character with the Clermont Comprehensive Plan goals, objectives and policies, and is consistent with the development pattern of the surrounding areas. Staff recommends approval of Ordinance No. 2020-09 to change the future land use from Medium Density Residential to Commercial.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	CPA Ord. 2020-09-Final	CPA Ord. 2020-09-Final.pdf
2.	Location Map	Location Map.pdf
3.	Future Land Use Map	Future Land Use Map.pdf
4.	Comprehensive Plan Amendment Application	Comprehensive Plan Amendment Application.pdf
5.	ORD 2020-09-Legal AD	ORD 2020-09-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-09

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE SMALL-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 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL 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

CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 ORB 5319 PG 111, Public Records of Lake County, Florida, Containing approximately 0.23 +/- Acres, more or less.

LOCATION:

1227 Bloxam Avenue
(Alternate Key# 1618347)

CITY OF CLERMONT
ORDINANCE NO. 2020-09

CHANGE IN FUTURE LAND USE CLASSIFICATION

**From: Medium Density Residential
To: 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.

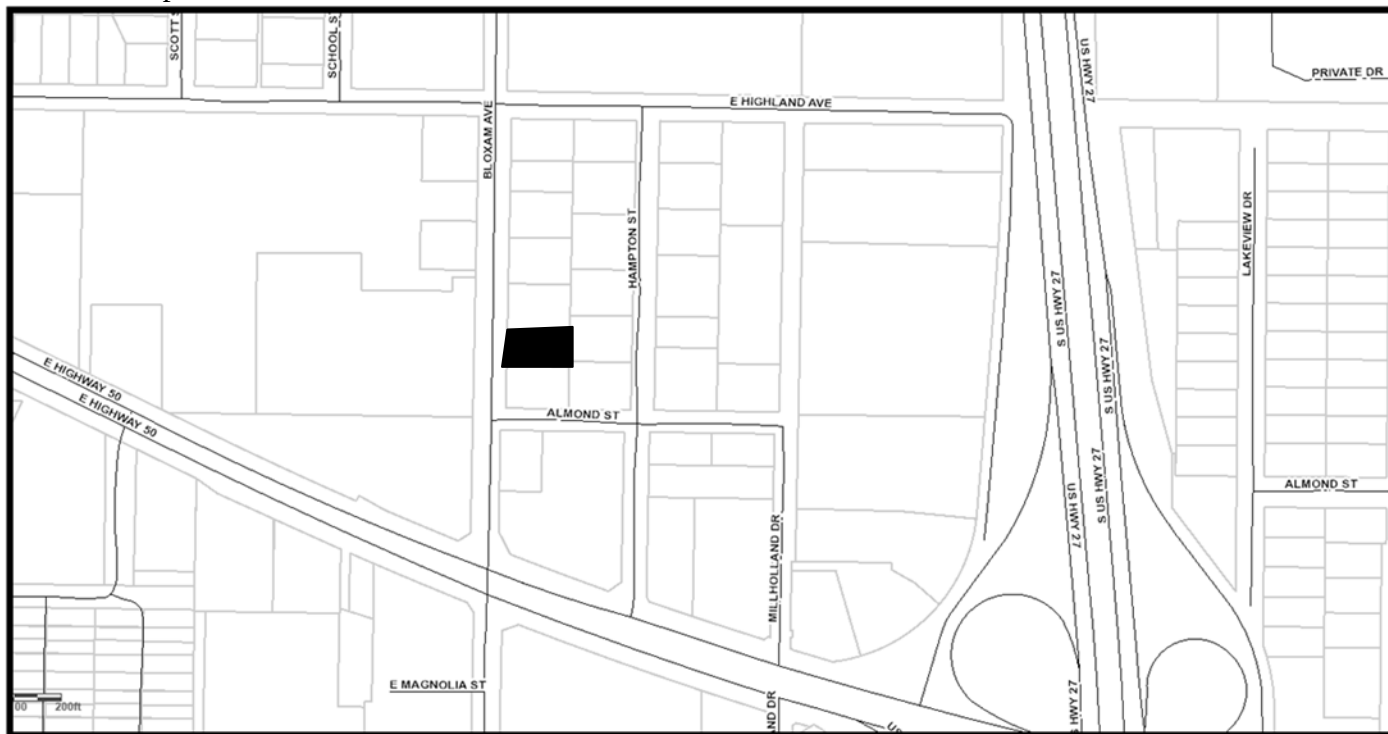
SECTION 3.

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. 2020-09

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this ____ day of _____, 2020.

Gail L. Ash, Mayor

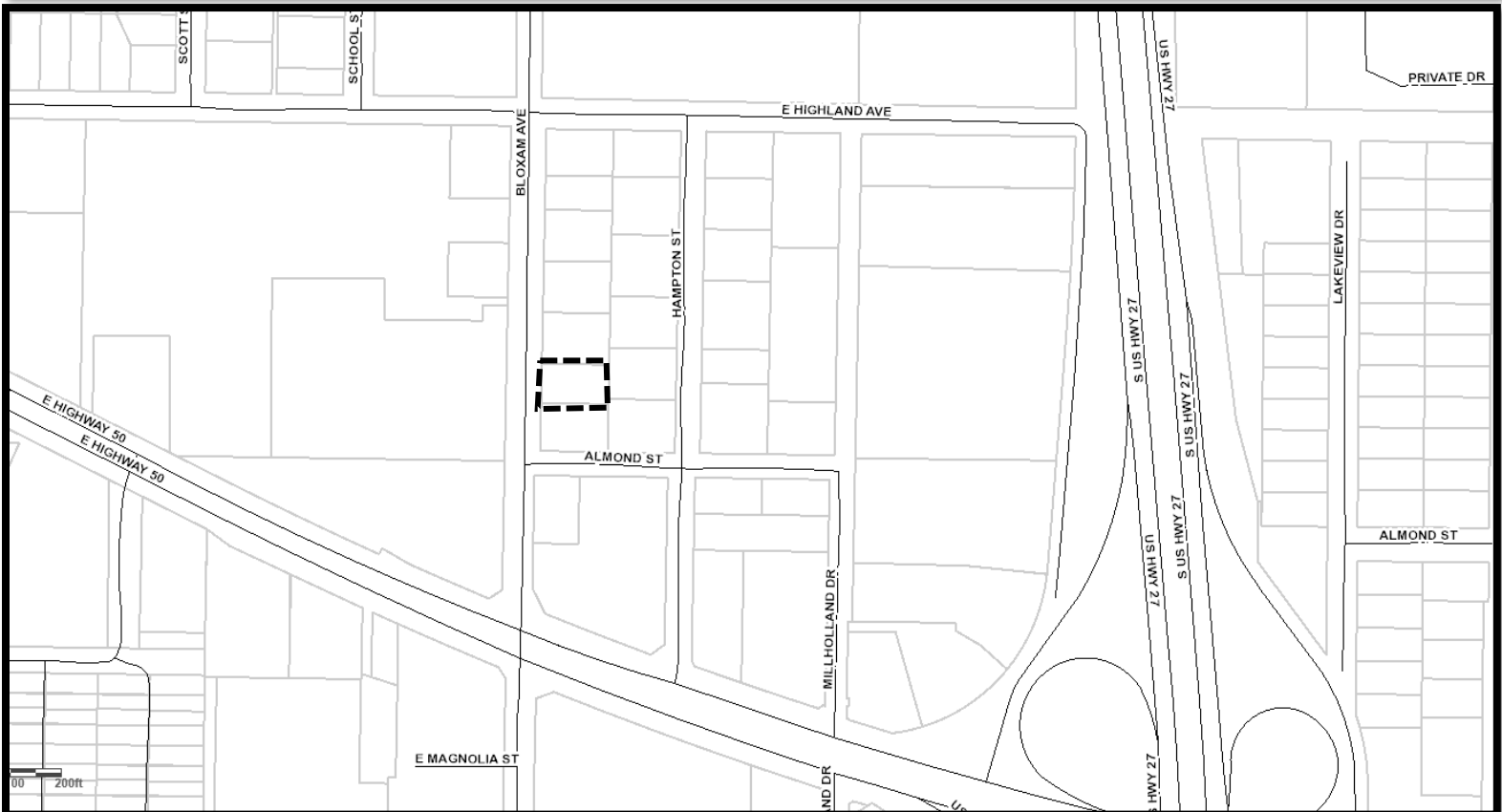
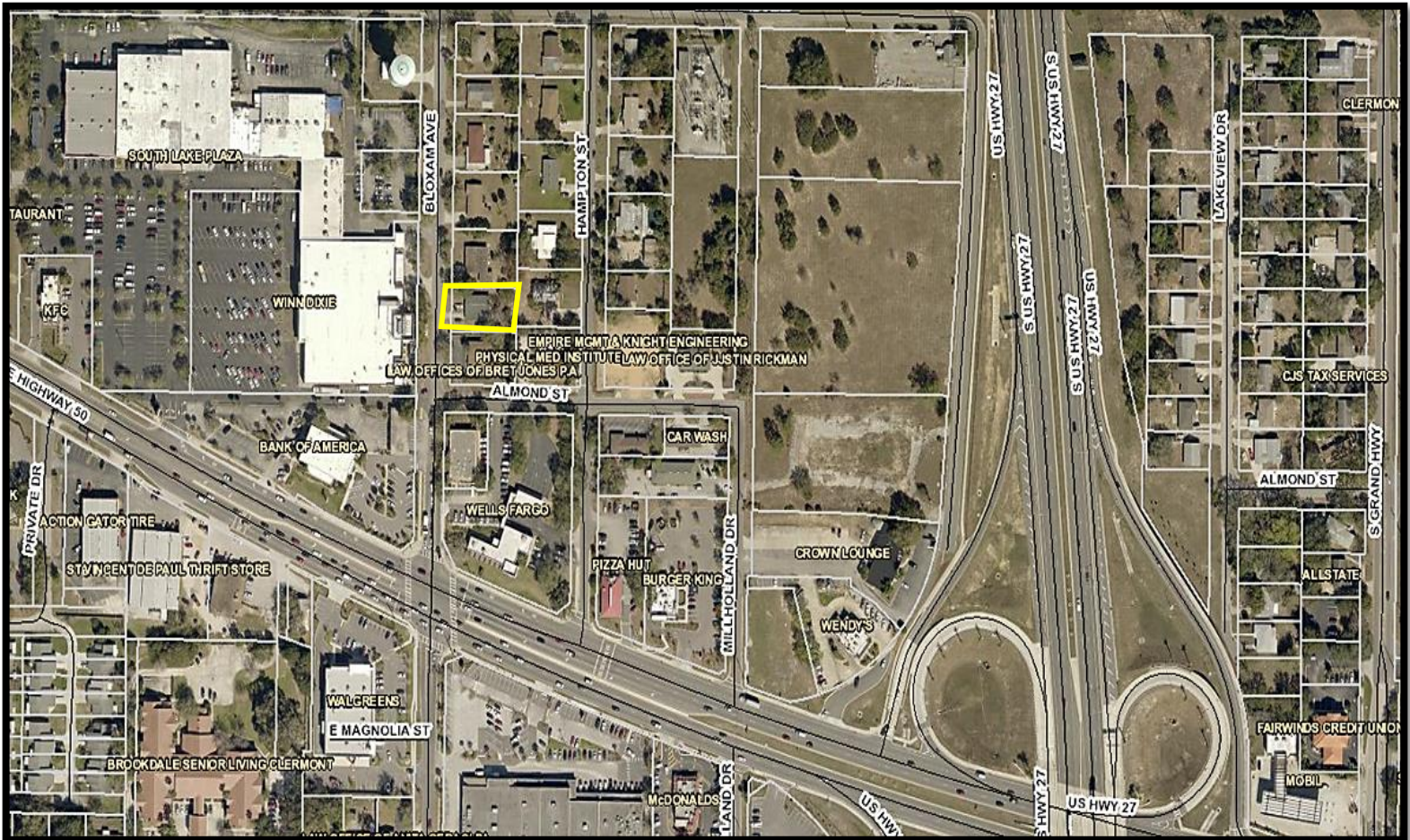
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



Clermont Future Land Use Map

Low Density Residential

Future Land Use Change Request:
FROM: Medium Density Residential
TO: Commercial

Parks

Public Facilities

High Density Residential

Medium Density Residential

Commercial

50

US HWY 27

LAKEVIEW DR

S GRAND HWY

S US HWY 27

Legend

- City Limits
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Office
- Office
- Downtown MU
- Commercial
- Conservation
- Industrial
- Master Planned Development
- Parks
- Public Facilities



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 10/31/2019

FEE: \$755

Project Name (if applicable): Bloxam Avenue Professional Building

Applicant: Castro-Dieppa, LLC

Contact Person: Roberto Castro

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

E-Mail: roberto@cdibrokers.com

OWNER: Castro-Dieppa, LLC

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

E-Mail: roberto@cdibrokers.com

General Location: On east side of Bloxam Avenue north of Almond Street

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: Residential

Existing Zoning: R-2

Existing Future Land Use: Medium Density Residential

Proposed Future Land Use: Commercial

Type of development proposed: Professional Office



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: R-3

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

The proposed project will convert an existing residential building to a professional office. The existing building is 1,183 SF and will not increase as part of the professional office. On-site parking and landscape buffers will be provided as part of the development.

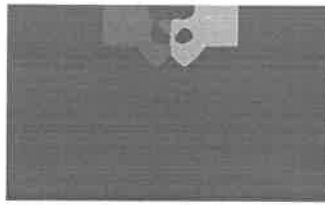
The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- 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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Roberto Castro Diappa, who being

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

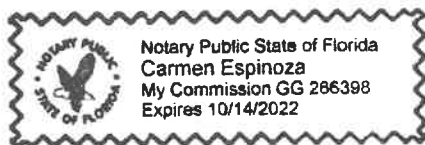
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Residential to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

Roberto Castro
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

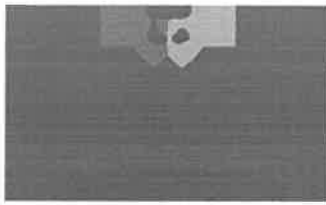
SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of November, 2019.



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

My Commission Expires: 10.14.2022.



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Roberto Castro, who being

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

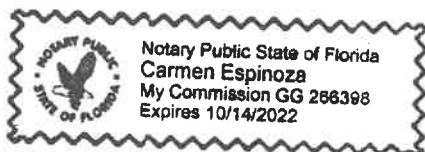
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 Residential to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Roberto Castro
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of November, 2019.



[Signature] Carmen Espinoza
Notary Public, State of Florida at Large

My Commission Expires: 10.14.2022

PROPERTY RECORD CARD

General Information

Owner Name: CASTRO-DIEPPA LLC **Alternate Key:** 1618347
Mailing Address: 365 CITRUS TOWER
 BLVD # 108 **Parcel Number:** 30-22-26-0400-000-25000
 CLERMONT, FL 34711 [Update Mailing Address](#)
Millage Group and City: 000C (CLERMONT)
Total Certified Millage Rate: 17.9211
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 1227 BLOXAM AVE
 CLERMONT FL 34711 [Update Property Location](#)
Property Name: [Submit Property Name](#)
[School Locator & Bus Stop Map](#)
School Information: [School Boundary Maps](#)
Property Description: CLERMONT, CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT |
 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 |
 ORB 5319 PG 111 |

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

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Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1	LT	\$0.00	\$37,500.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$89,212.00

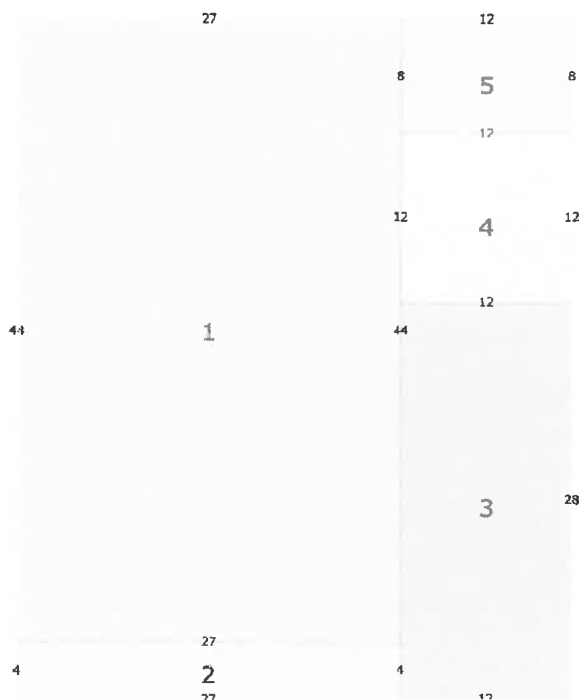
Summary

Year Built: 1958	Total Living Area: 1188	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

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

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1188	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	108	N	0%	0%	
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	336	N	0%	0%	
4	UTILITY / STORAGE FINISHED BLOCK (SBF)	Block (002)	1	144	N	0%	0%	
5	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	96	N	0%	0%	

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

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	56	SF	1976	\$90.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5319 / 111	7/31/2019	Warranty Deed	Qualified	Improved	\$185,000.00
5242 / 844	2/26/2019	Warranty Deed	Unqualified	Improved	\$112,500.00

11/5/2019

Property Details : Lake County Property Appraiser

<u>5207 / 1859</u>	11/13/2018	Certificate of Title	Unqualified	Improved	\$81,000.00
<u>3528 / 186</u>	10/9/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
<u>3204 / 2155</u>	6/29/2006	Trustees Deed	Unqualified	Improved	\$0.00
<u>1183 / 1011</u>	8/1/1992	Quit Claim Deed	Unqualified	Improved	\$0.00
<u>984 / 679</u>	10/1/1988	Warranty Deed	Unqualified	Improved	\$0.00
<u>659 / 2312</u>	1/1/1978	Misc Deed/Document	Qualified	Improved	\$31,500.00

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

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SCHOOL BOARD STATE	\$126,802	\$126,802	\$126,802	3.88500	\$492.63
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CITY OF CLERMONT	\$126,802	\$126,802	\$126,802	4.20610	\$533.34
ST JOHNS RIVER FL WATER MGMT DIST	\$126,802	\$126,802	\$126,802	0.24140	\$30.61
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SOUTH LAKE HOSPITAL DIST	\$126,802	\$126,802	\$126,802	0.00000	\$0.00
			Total:	17.3325	Total: \$2,197.80

Exemptions Information

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

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

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

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

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

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

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

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

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

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

Widow / Widower Exemption (up to \$500)

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

Blind Exemption (up to \$500)

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

Disability Exemption (up to \$500)

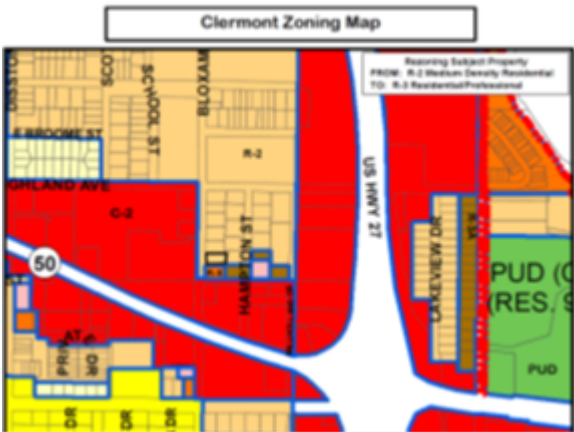
[Learn More](#) [View the Law](#)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 11, 2020	
Agenda Item Name	
Ordinance No. 2020-10 <i>Introduction</i> <i>Bloxam Street Office</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-10.	
Staff Report	
The applicant is requesting to change the zoning of the subject parcel from R-2 Medium Density Residential to R-3 Residential/Professional district for property located at 1227 Bloxam Avenue. In conjunction with the rezoning application is a request for a land use change from Medium Density Residential to Commercial and a request for a Conditional Use Permit to allow for an office use. The subject property was previously used as a single family home. The parcel located to the east is a law office, with an R-3 Residential/Professional zoning category. The parcel located at the southeast corner of Almond and Hampton Street is zoned R-3A Residential/Professional and has a current use of a professional office. This area of the City has been subject to transition from single family residential to professional office with light traffic patterns. The City has received several request for land use changes and rezoning that would allow this type of transition and not be out of character with the existing neighborhoods. The intent of the R-3 Residential/Professional category is to promote mixed-use development that allow orderly growth and to provide professional services not in conflict with the residential uses and neighborhoods. The R-3 Residential/Professional zoning allows certain residential areas to transition and provide some very low impact office and commercial uses in some residential neighborhoods.  Staff has reviewed the application and finds the request to change the current zoning from R-2 Medium Density Residential to R-3 Residential/Professional is not in conflict with the intent of the Clermont Comprehensive Plan goals, objectives and policies, and is consistent with the development pattern of the surrounding areas. Therefore, Staff recommends approval of Ordinance No. 2020-10.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	REZ ORD 2020-10-Final	REZ ORD 2020-10-Final.pdf
2.	Location Map	Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	Rezoning Application	Rezoning Application.pdf
5.	ORD 2020-10-Legal AD	ORD 2020-10-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-10

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

CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 ORB 5319 PG 111, Public Records of Lake County, Florida, Containing approximately 0.23 +/- Acres, more or less.

LOCATION:

1227 Bloxam Avenue
Alternate Key# 1618347

**From: R-2 Medium Density Residential District
To: R-3 Residential/Professional District**

SECTION 2.

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

SECTION 3.

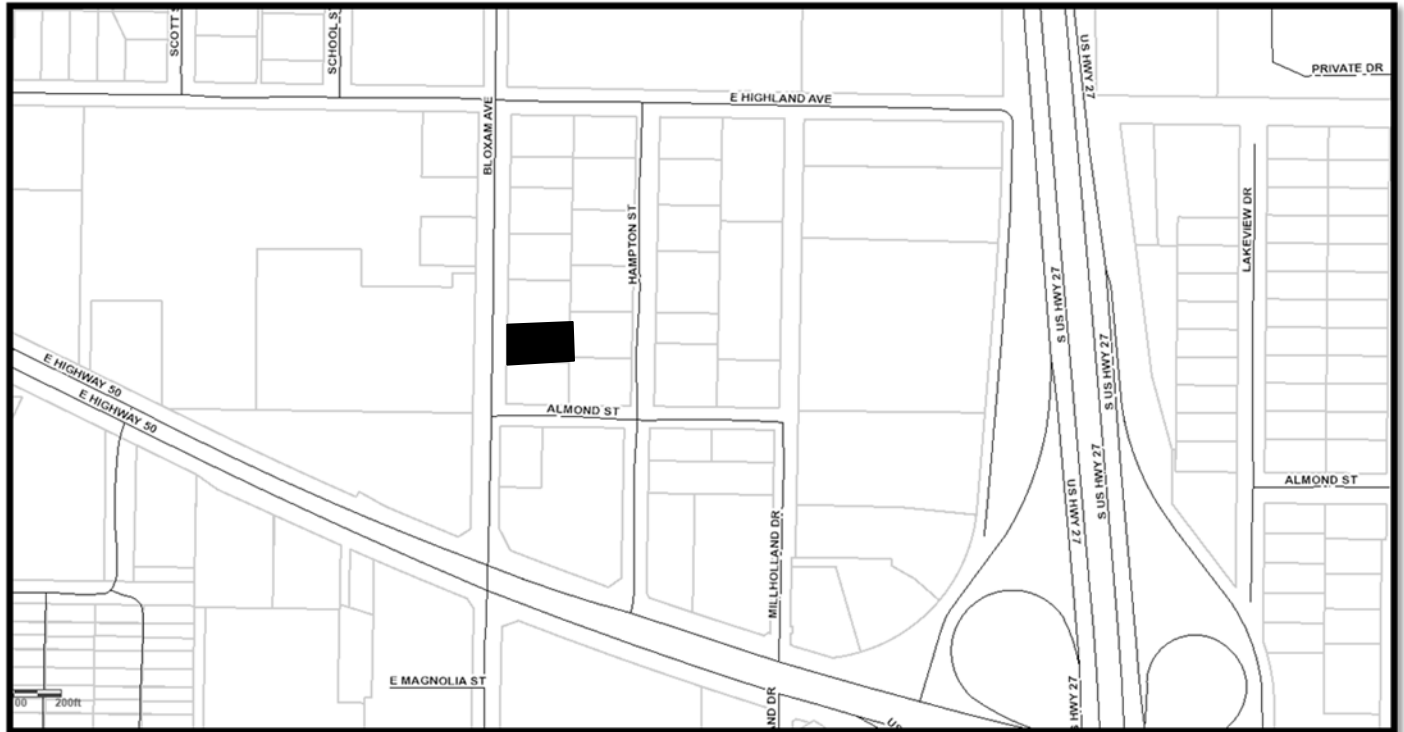
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 4.

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

CITY OF CLERMONT
ORDINANCE NO. 2020-10

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-10

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

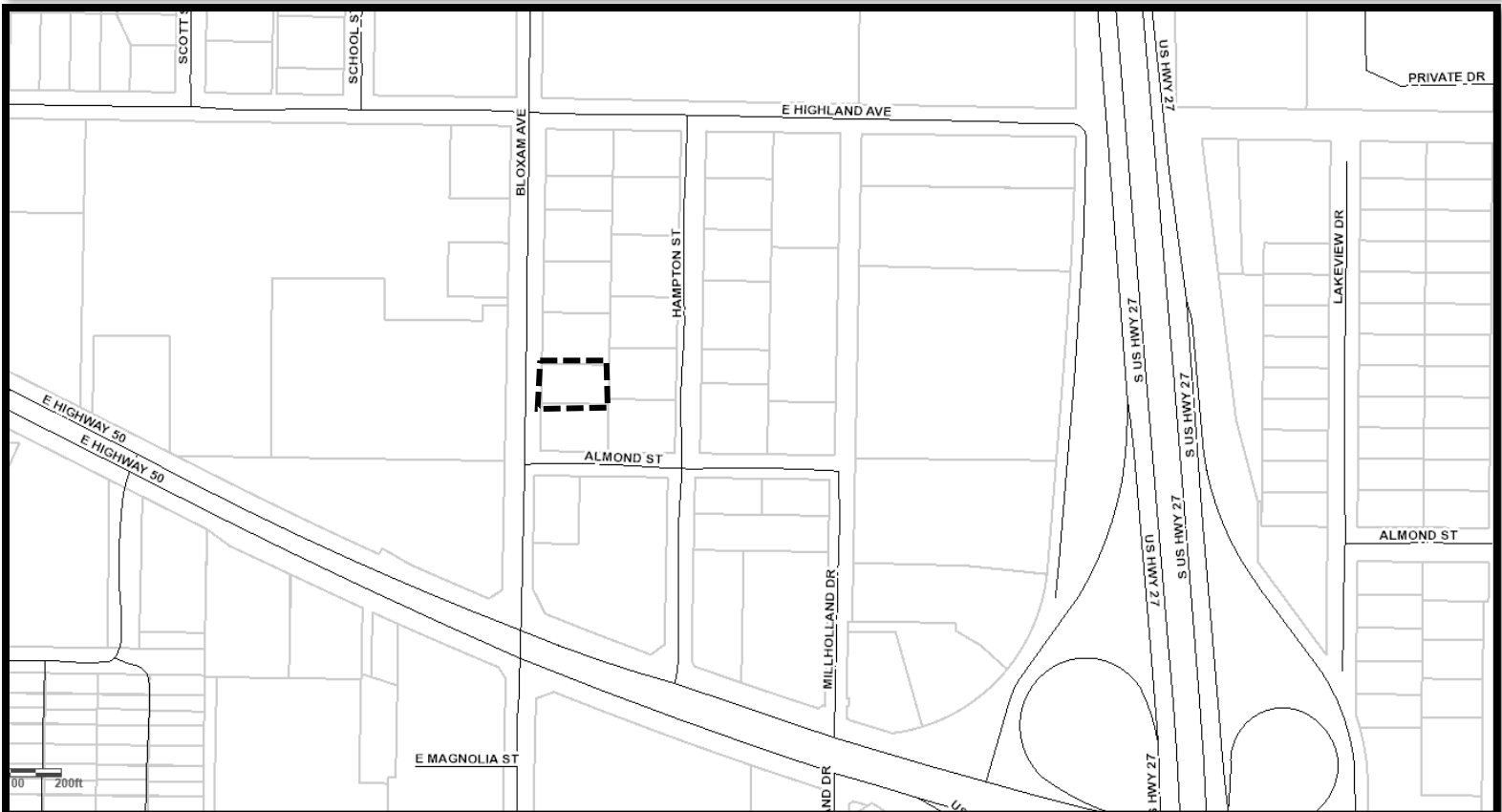
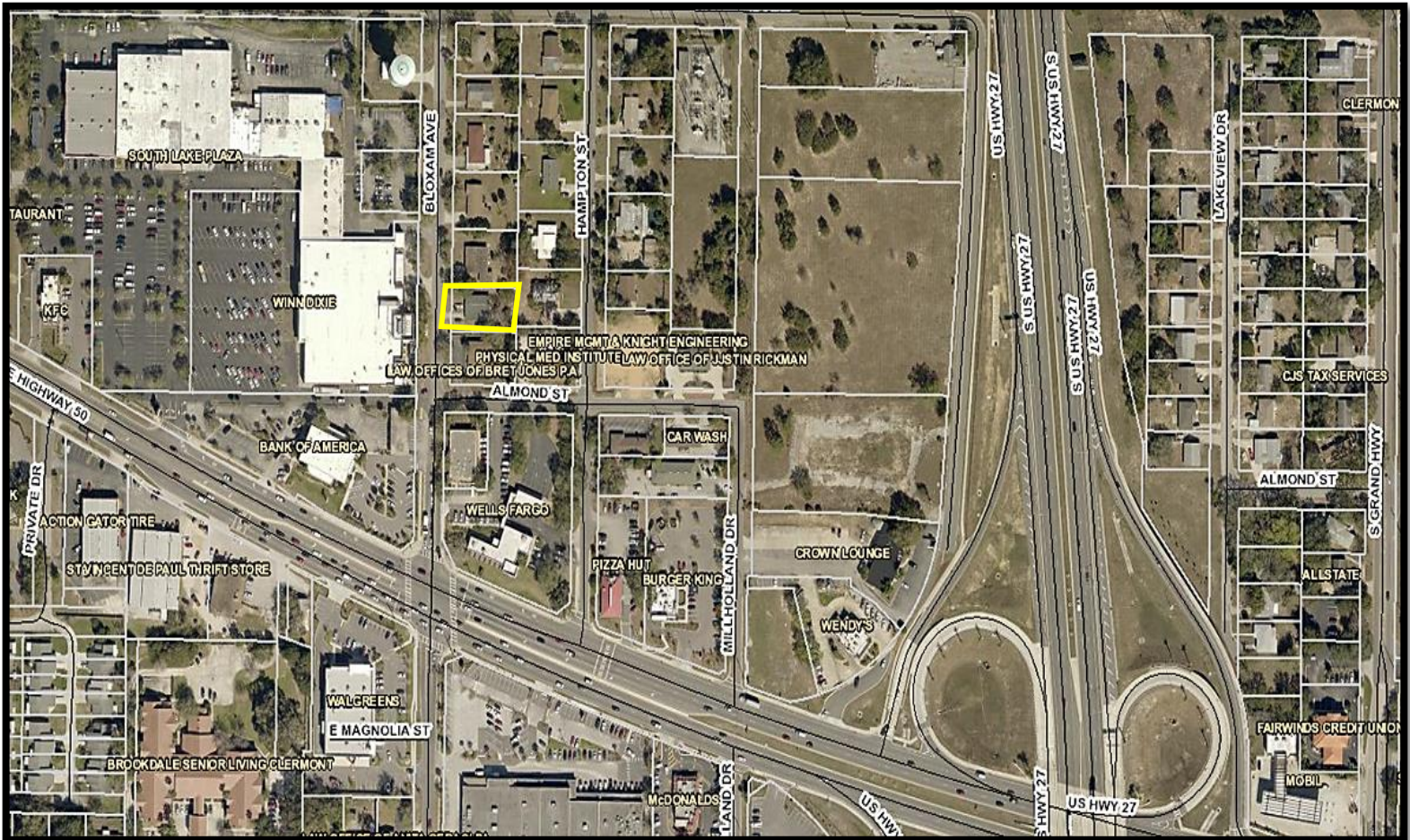
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

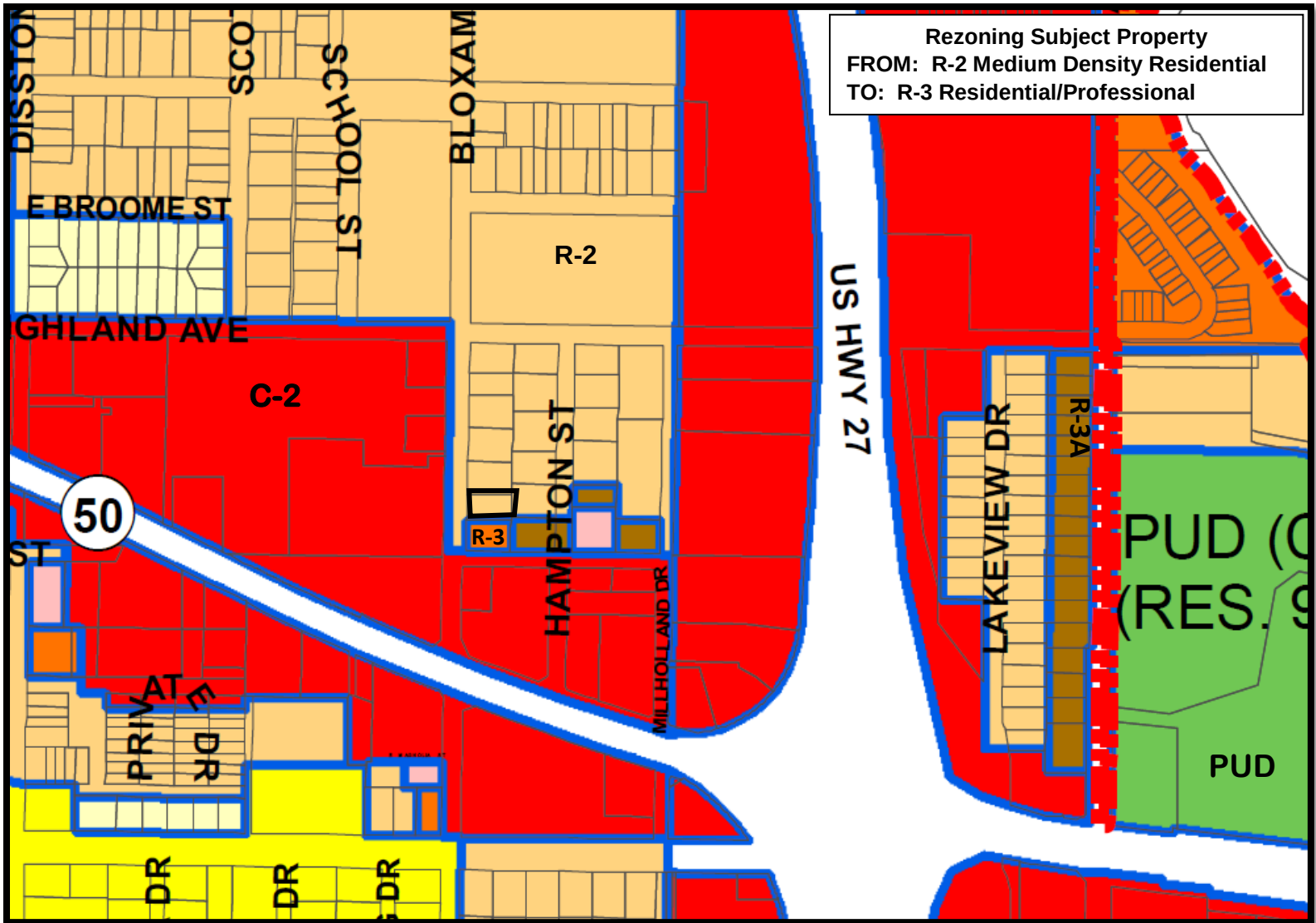
Daniel F. Mantzaris, City Attorney

LOCATION MAP



Clermont Zoning Map

Rezoning Subject Property
FROM: R-2 Medium Density Residential
TO: R-3 Residential/Professional



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
- C-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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 10/31/2019

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Bloxam Avenue Professional Building

APPLICANT: Roberto Castro

CONTACT PERSON: Castro-Dieppa, LLC

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

E-Mail: roberto@cdibrokers.com

OWNER: Castro-Dieppa, LLC

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

Address of Subject Property: 1227 Bloxam Avenue

Legal Description (include copy of survey): See Attached

Acreage: 0.23 Acres Land Use: Medium Density Residential
(City verification required)

Present Zoning: R-2 Proposed Zoning: R-3
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION**

Page 2

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

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

The proposed project will convert an existing residential building to a professional office. The
existing building is 1,183 SF and will not increase as part of the professional office. On-site
parking and landscape buffers will be provided as part of the development.

Roberto Castro
Applicant Name (print)

X 
Applicant Name (signature)

Roberto Castro
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

PROPERTY RECORD CARD

General Information

Owner Name: CASTRO-DIEPPA LLC **Alternate Key:** 1618347
Mailing Address: 365 CITRUS TOWER
 BLVD # 108 **Parcel Number:** 30-22-26-0400-000-25000
 CLERMONT, FL 34711 **Millage Group and City:** 000C (CLERMONT)
[Update Mailing Address](#) **Total Certified Millage Rate:** 17.9211
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Property Description: CLERMONT, CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT |
 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 |
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[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$89,212.00

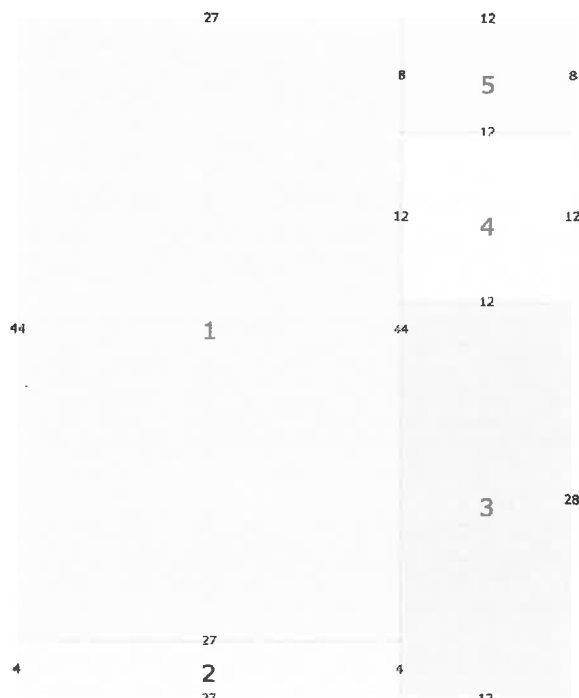
Summary

Year Built: 1958 Total Living Area: 1188 Central A/C: Yes Attached Garage: No
 Bedrooms: 3 Full Bathrooms: 1 Half Bathrooms: 0 Fireplaces: 0

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

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
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[View Larger / Print / Save](#)**Miscellaneous Improvements**

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SCHOOL BOARD LOCAL	\$126,802	\$126,802	\$126,802	2.99800	\$380.15
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SOUTH LAKE HOSPITAL DIST	\$126,802	\$126,802	\$126,802	0.00000	\$0.00
			Total:	17.3325	Total: \$2,197.80

Exemptions Information

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

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

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

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

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Blind Exemption (up to \$500)

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

Disability Exemption (up to \$500)

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

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. 2020-10

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

1227 Bloxam Avenue, Clermont, FL
Alternate Key 1618347

LEGAL DESCRIPTION

CLERMONT HEIGHTS S 1/2 OF LOT 250,
N ½ OF LOT 251, N 10 FT OF S ½ OF LOT
251 PB 4 PG 1 ORB 5319 PG 111, Public
Records of Lake County, Florida, Alternate
Key 1618347.

FROM: R-2 Medium Density Residential District
TO: R-3 Residential/Professional District

The Planning & Zoning Commission will consider this request on Tuesday, February 4, 2020 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, February 11, 2020 at 6:30 p.m. for Introduction and for Final Adoption on Tuesday, February 25, 2020. 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

D052598 - January 20 & February 10, 2020

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

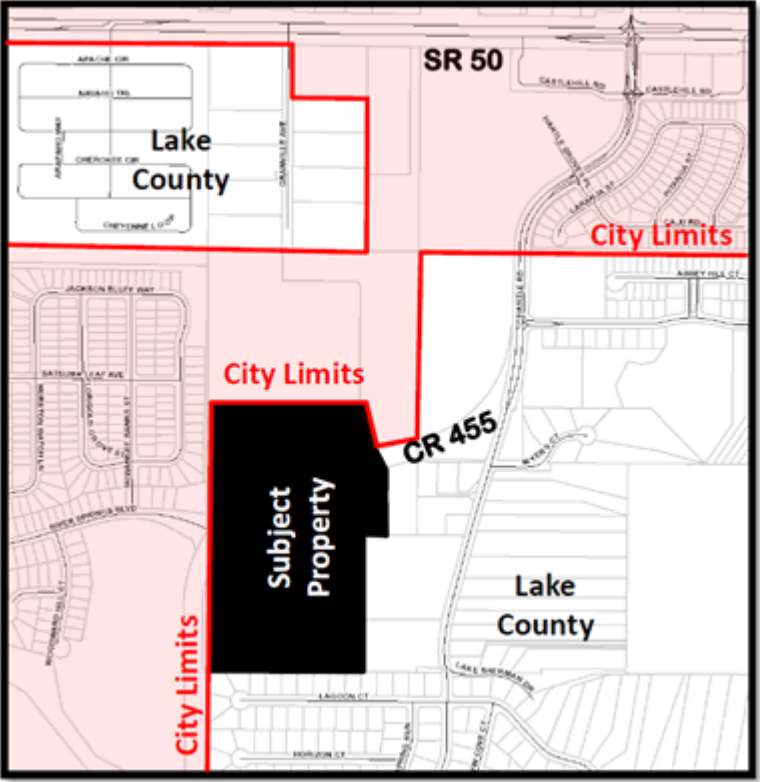
PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052598 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL
PROOF CREATED AT: 1/16/2020 12:08:50 PM
NEXT RUN DATE: 01/20/20
PROOF DUE: 01/17/20 12:59:55

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 11, 2020	
Agenda Item Name	
Ordinance No. 2020-12 <i>Introduction</i> <i>Hartle Road Industrial Park</i>	
Requested Action	
Recommend introduction of Ordinance 2020-12.	
Staff Report	
The applicant is requesting voluntary annexation of the subject property. The property, approximately 36 acres, is located ¾ mile south on CR 455 from the SR 50 intersection. This request is being heard concurrently with requests for a Large-Scale Comprehensive Plan Amendment and a rezoning to the City's M-1 Industrial District. The property has been historically used for agricultural uses in the production and testing of equipment in the irrigation industry.  The map displays the subject property as a black rectangle. It is situated south of SR 50 and east of CR 455. The property is bordered by Lake County to the north and west, and by the City Limits (indicated by a red line) to the south and east. The map also shows various local streets and the Senninger Irrigation area.	
The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the property, in which the City can fully serve. The property is contiguous with the City limits along the north and west property line and a portion of the east property line. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Office designation to the City's Industrial. The applicant is requesting a rezoning to M-1 Industrial, which is compatible with the current zoning of the adjoining Senninger Irrigation, which is currently in the City.	

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2020-12 Hartle Road Ind Park ANN Formatted | 2020-12 Hartle Road Ind Park ANN Formatted.doc |
| 2. | Hartle Road Industrial Park Map | Hartle Road Industrial Park Map.pdf |
| 3. | ANN 2020-12 Hartle Road Ind Park Legal Ad | ANN 2020-12 Hartle Road Ind Park Legal Ad.docx |



CITY OF CLERMONT
ORDINANCE NO. 2020-12

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:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property:

From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line



CITY OF CLERMONT
ORDINANCE NO. 2020-12

396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwesterly along said Northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.



CITY OF CLERMONT
ORDINANCE NO. 2020-12

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

Site contains 36.43 +/- acres

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648465 & 1795052

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.



CITY OF CLERMONT
ORDINANCE NO. 2020-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of April, 2020.

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 – Hartle Road Industrial Park

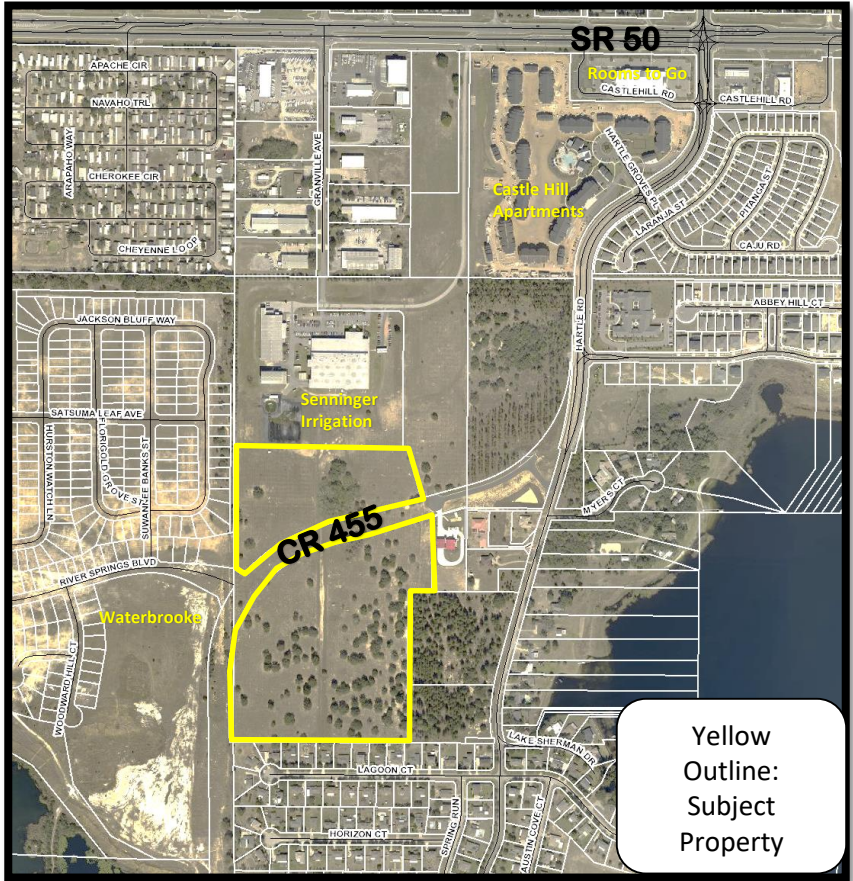
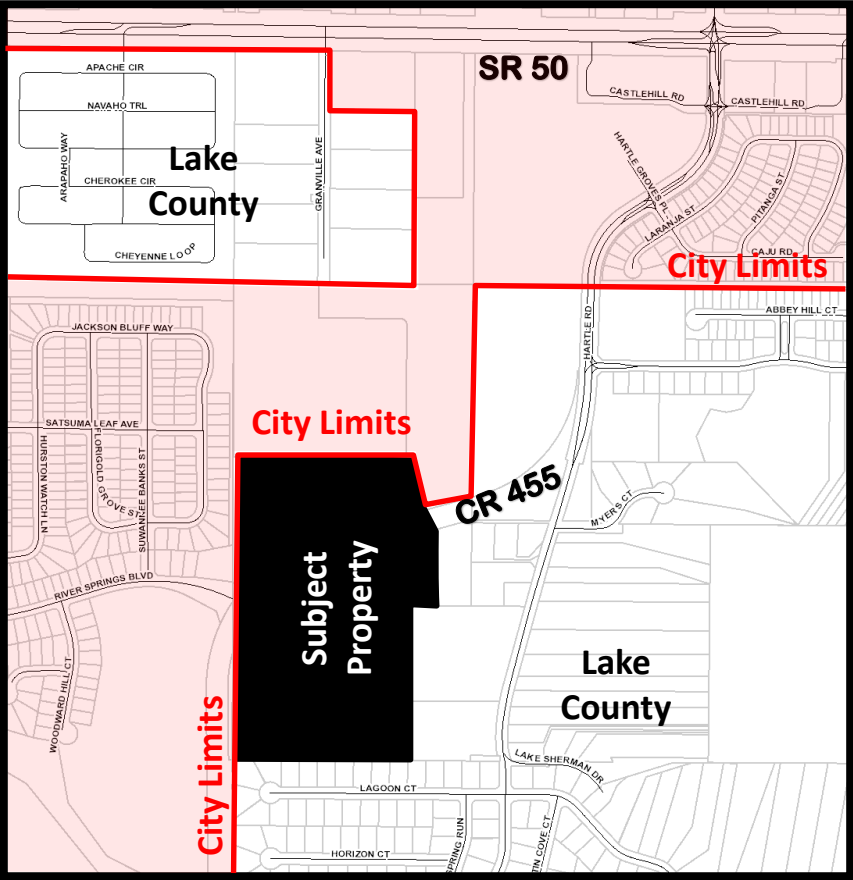


Exhibit – Future Land Use Map – Hartle Road Industrial Park

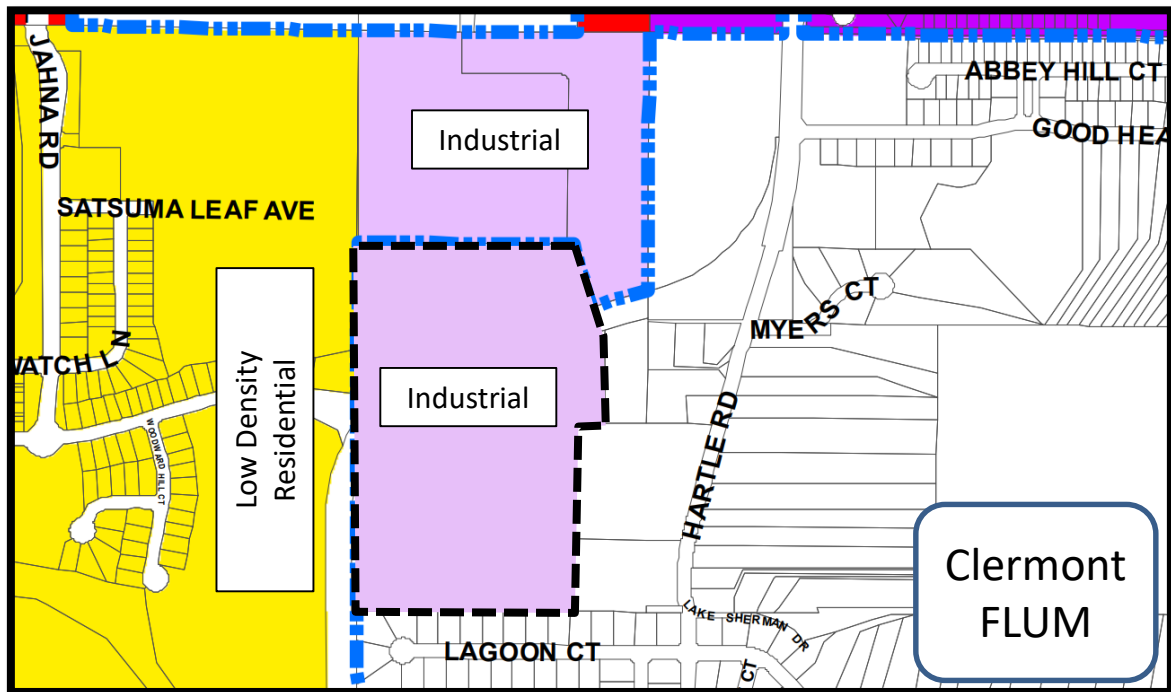
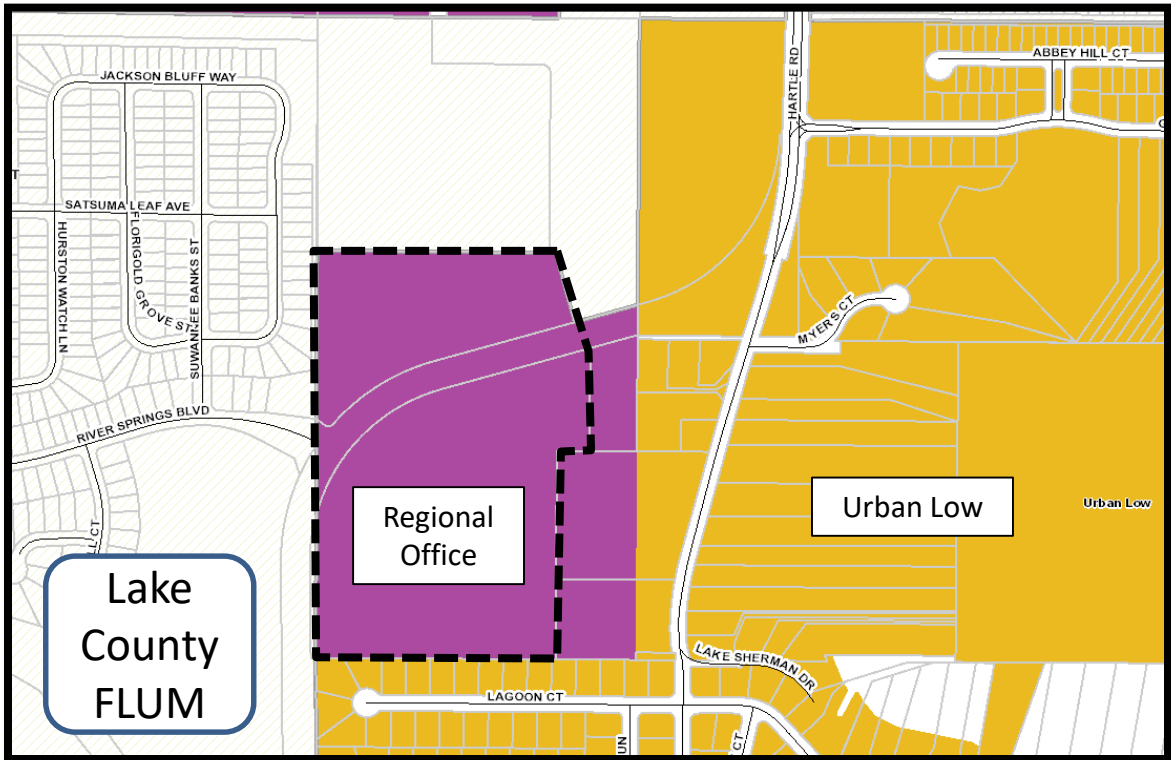
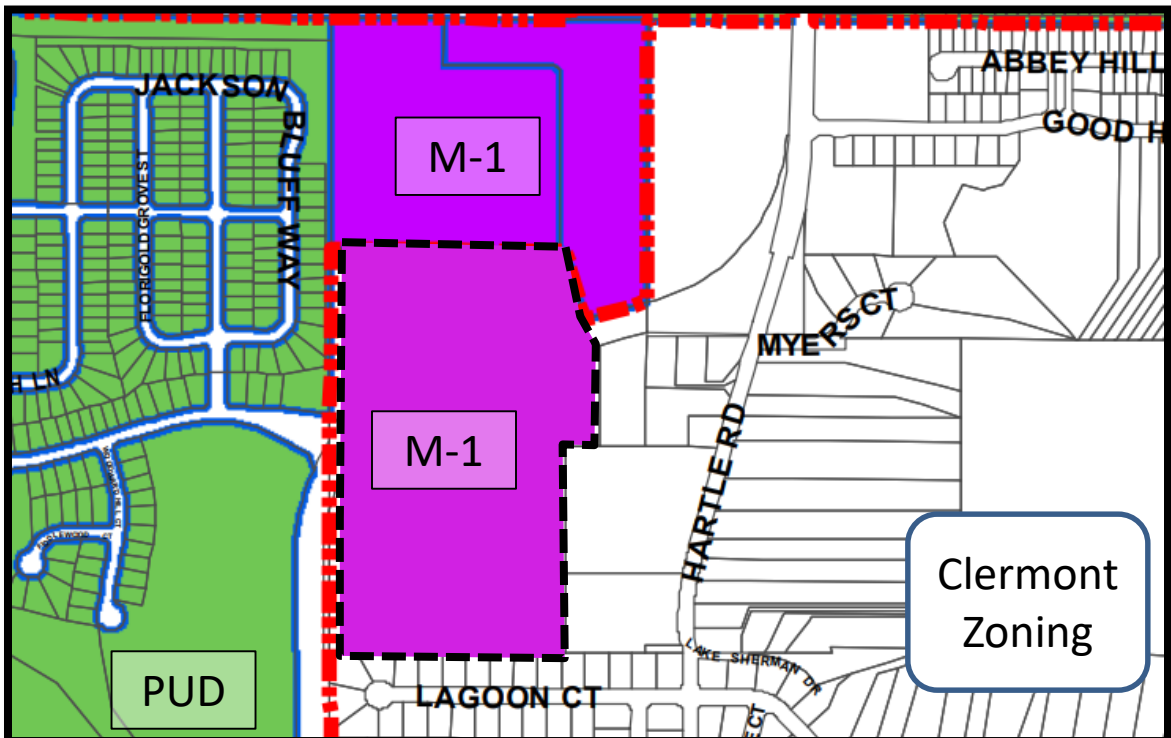
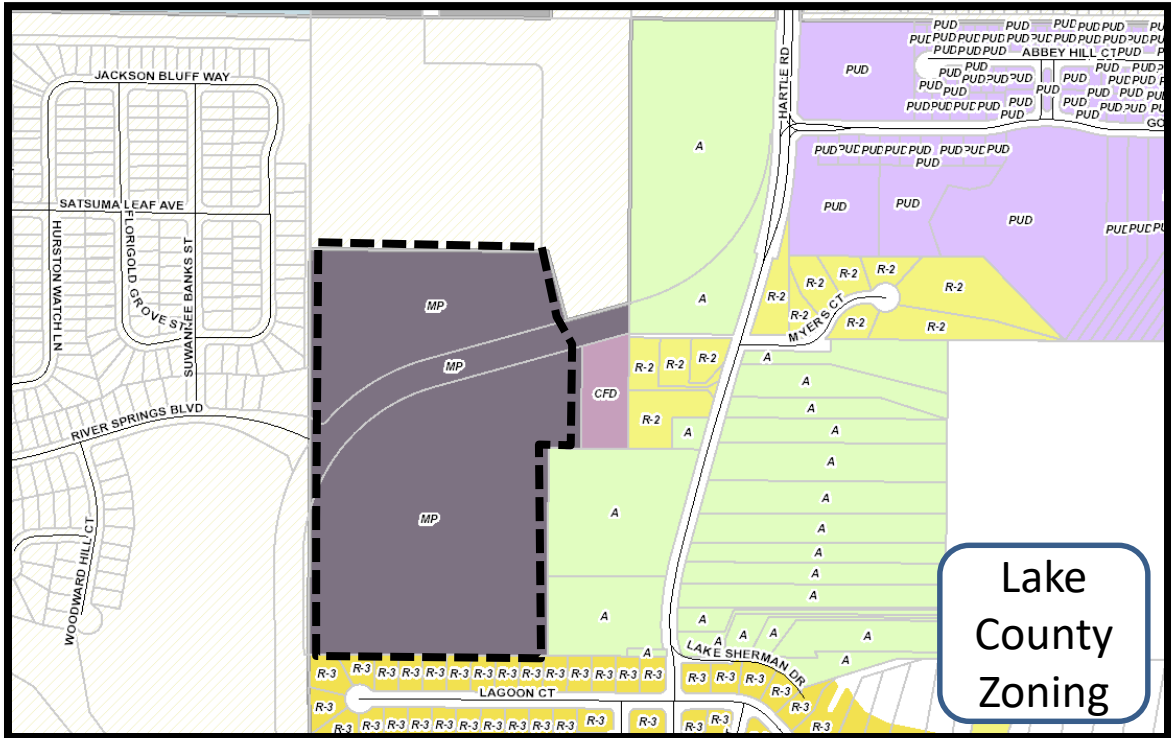


Exhibit – Zoning Map – Hartle Road Industrial Park



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, April 28, 2020 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. 2020-12

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 parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648465 & 1795052

LEGAL DESCRIPTION

PARCEL 1:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

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the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22

South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East

line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

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

Site contains 36.43 +/- 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.

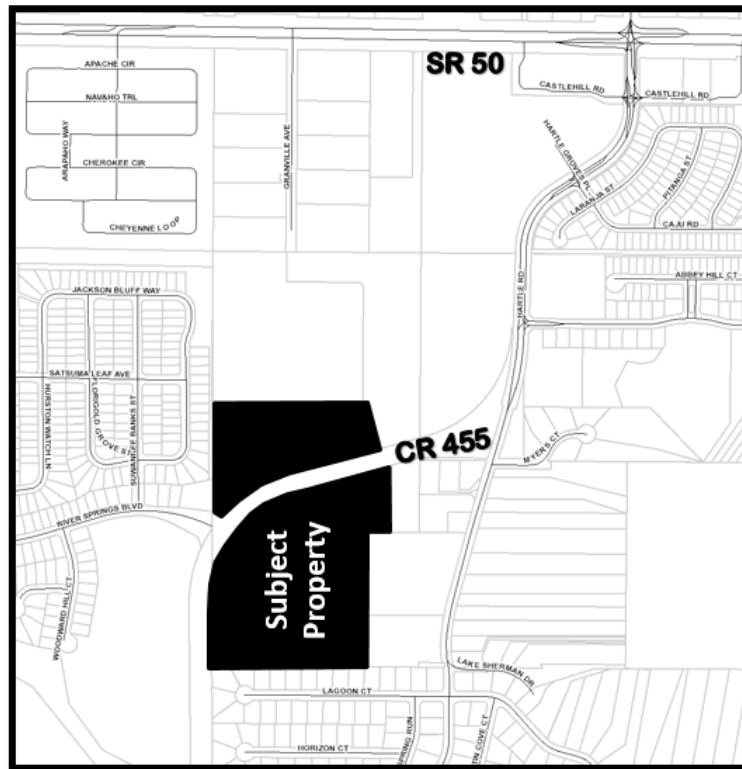
The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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.

City Clerk
Daily Commercial
April 14 & April 21

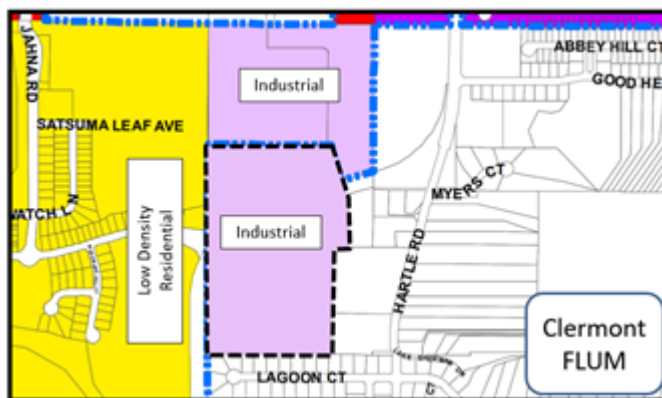
Location Map:



AGENDA ITEM

Meeting Date	
Tuesday, February 11, 2020	
Agenda Item Name	
Ordinance No. 2020-13 <i>Transmittal</i> <i>Hartle Road Industrial Park CPA</i>	
Requested Action	
Recommend transmittal of Ordinance 2020-13.	
Staff Report	

The applicant is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 36 acres, is located $\frac{3}{4}$ mile south on CR 455 from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use. This request is being heard concurrently with requests for annexation and a rezoning to the City's M-1 Industrial District permitted uses. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses in the production and testing of equipment in the irrigation industry.



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

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

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

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

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

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

Staff has reviewed the request and finds the comprehensive plan amendment for the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City's Comprehensive Plan. The subject property is adjacent to existing Industrial Future Land Use. Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to the City's Industrial Future Land Use. *The Planning and Zoning Commission recommended approval, 4-1.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------------|---------------------------------------|
| 1. | 2020-13 Hartle Road Ind Park CPA | 2020-13 Hartle Road Ind Park CPA.docx |
| 2. | Hartle Road Industrial Park Map | Hartle Road Industrial Park Map.pdf |
| 3. | Site Plan | Site Plan.pdf |
| 4. | Application - Comp Plan | Application - Comp Plan.pdf |
| 5. | Legal Ad Proof Jan 20 | Legal Ad Proof Jan 20.pdf |
| 6. | Legal Ad Proof Apr 13 | Legal Ad Proof Apr 13.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-13

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:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property: From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W



CITY OF CLERMONT
ORDINANCE NO. 2020-13

124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

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AND

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A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

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CITY OF CLERMONT
ORDINANCE NO. 2020-13

deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.

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

Site contains 36.51 +/- acres.

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Key 1648465 & 1795052

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

SECTION 2.

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

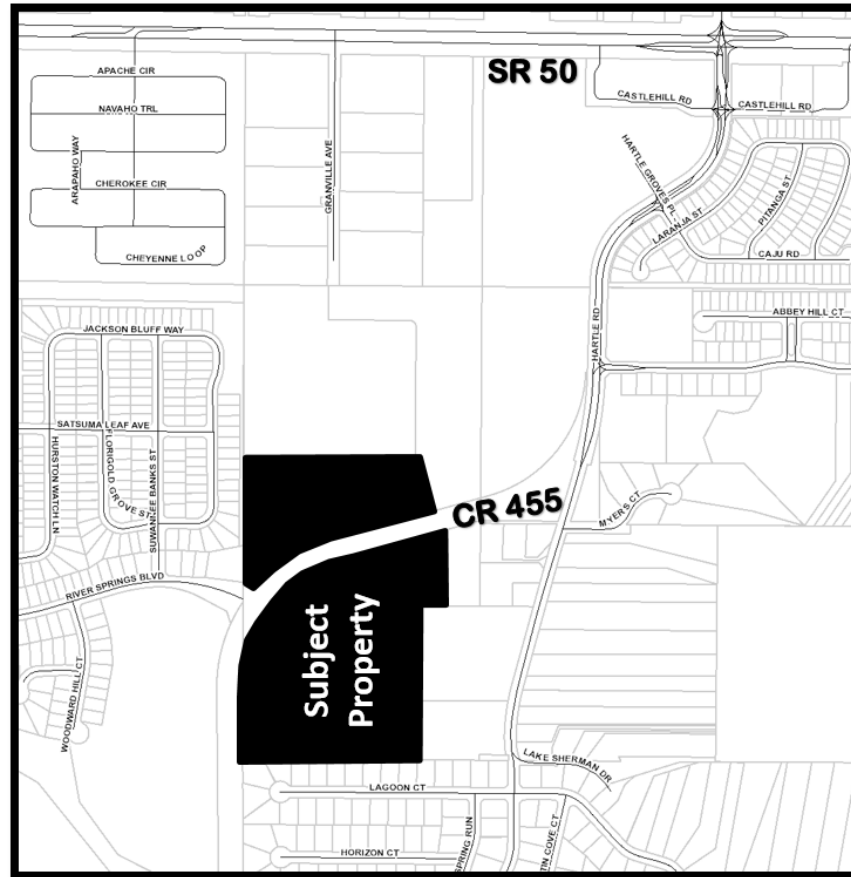
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of April, 2020.

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 – Hartle Road Industrial Park

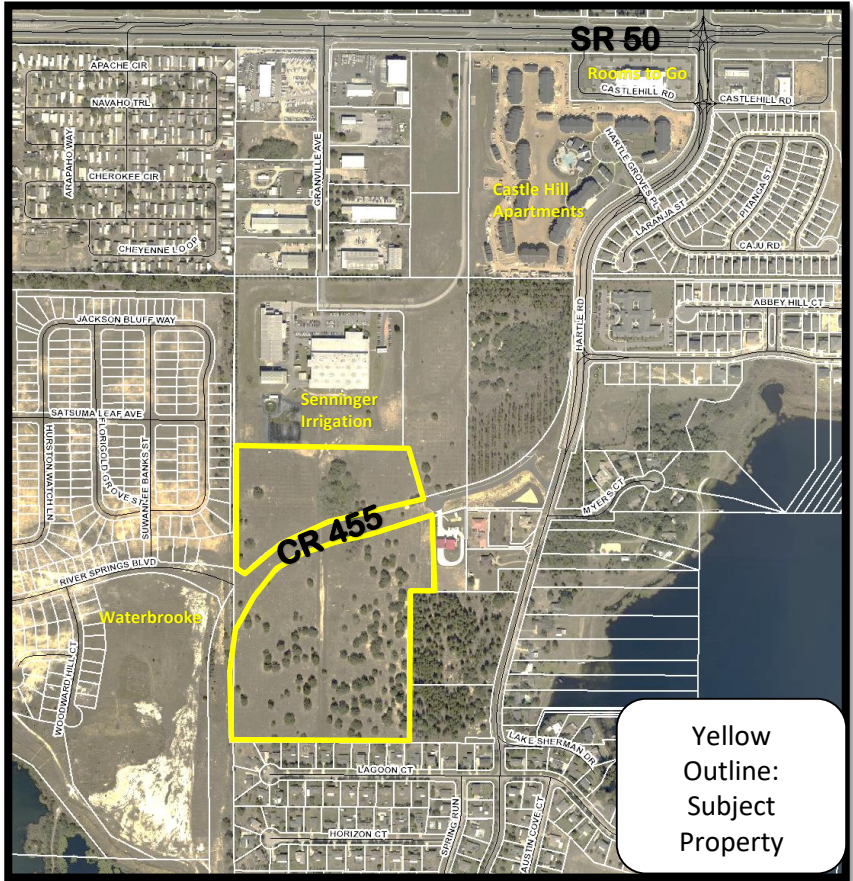
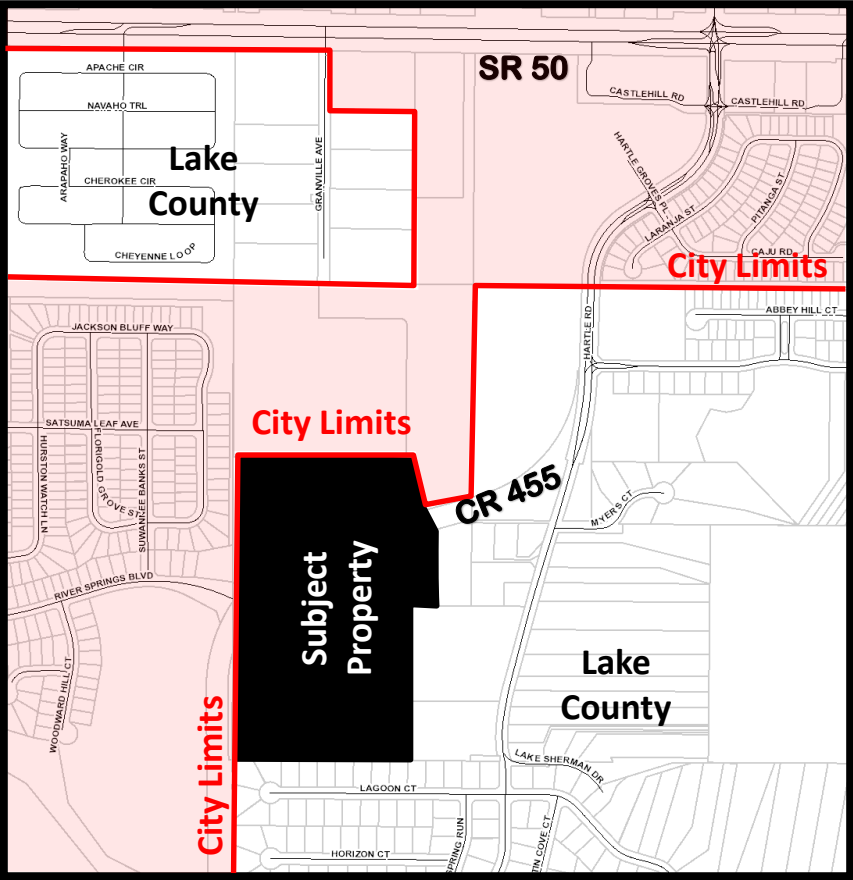


Exhibit – Future Land Use Map – Hartle Road Industrial Park

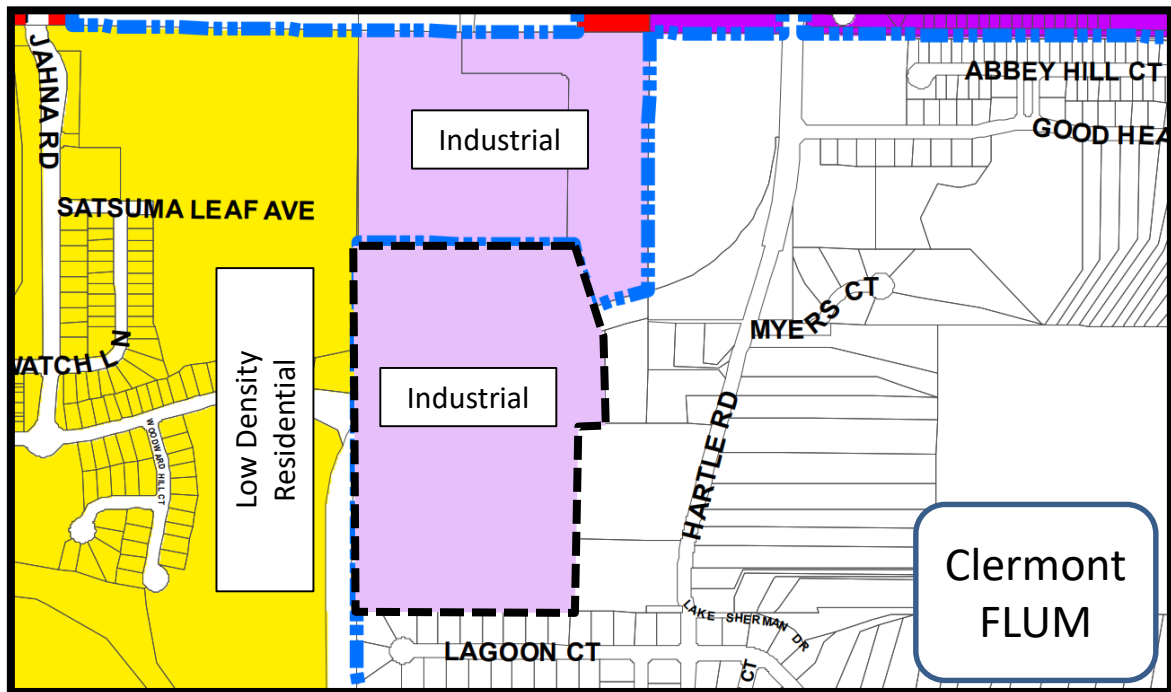
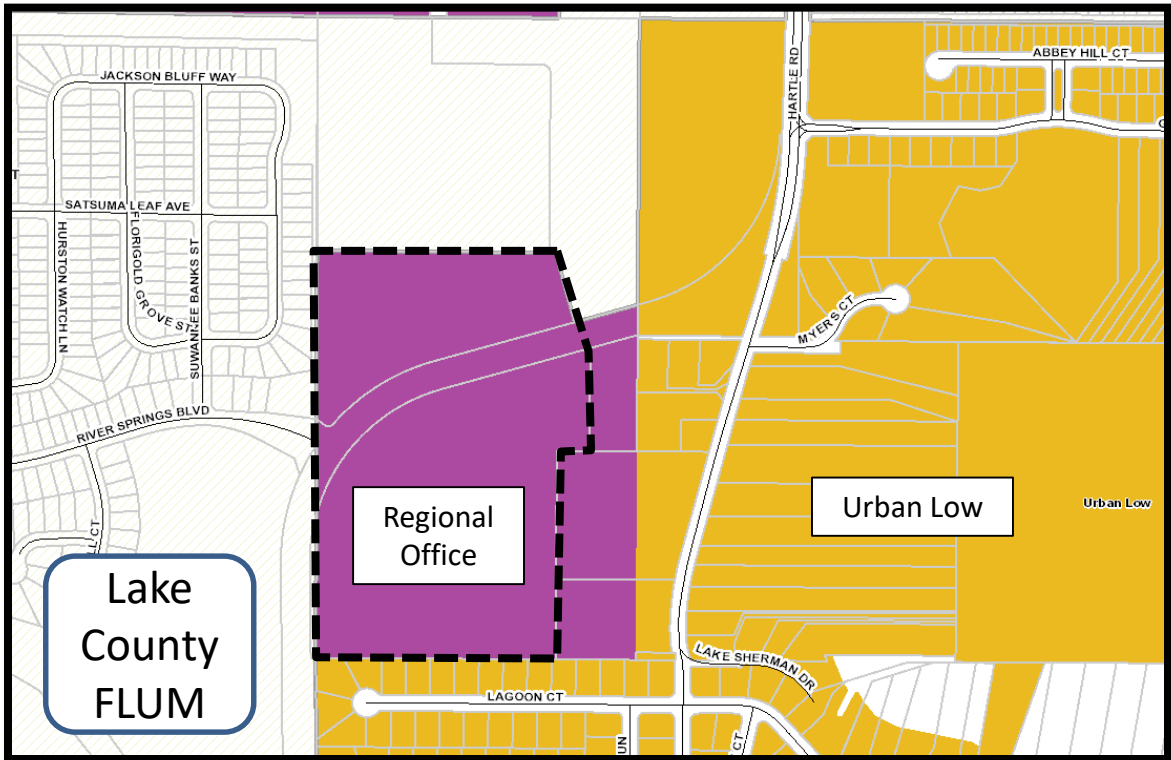
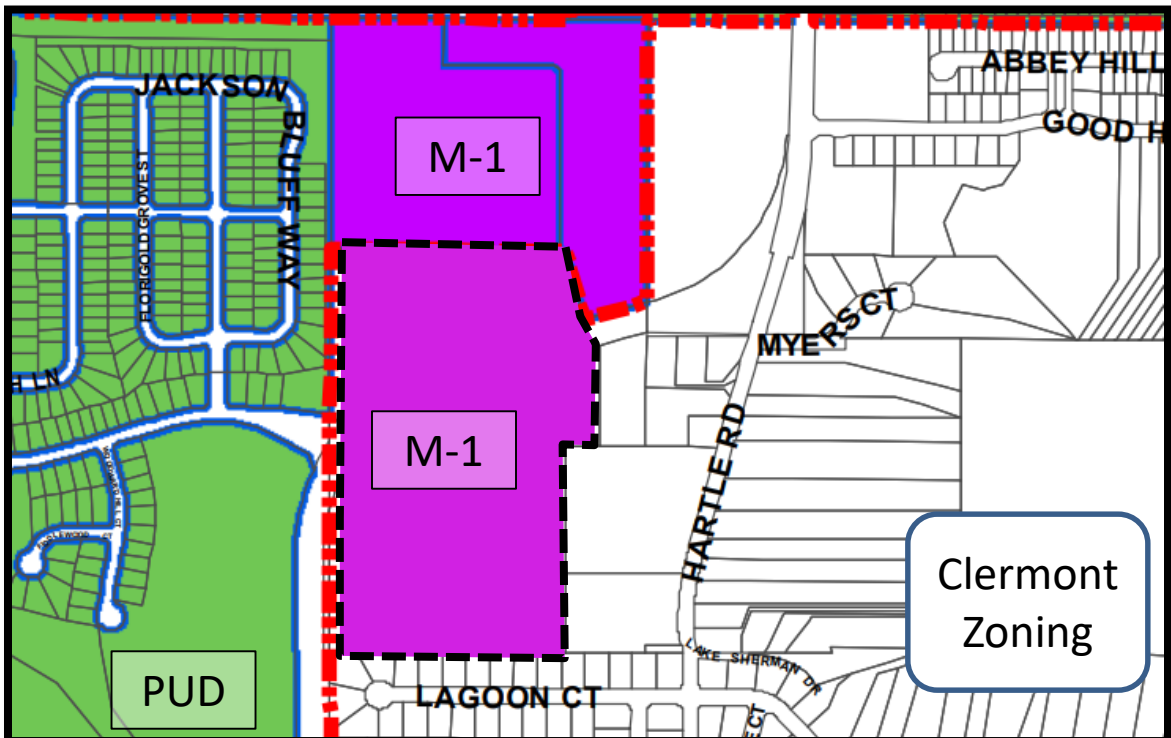
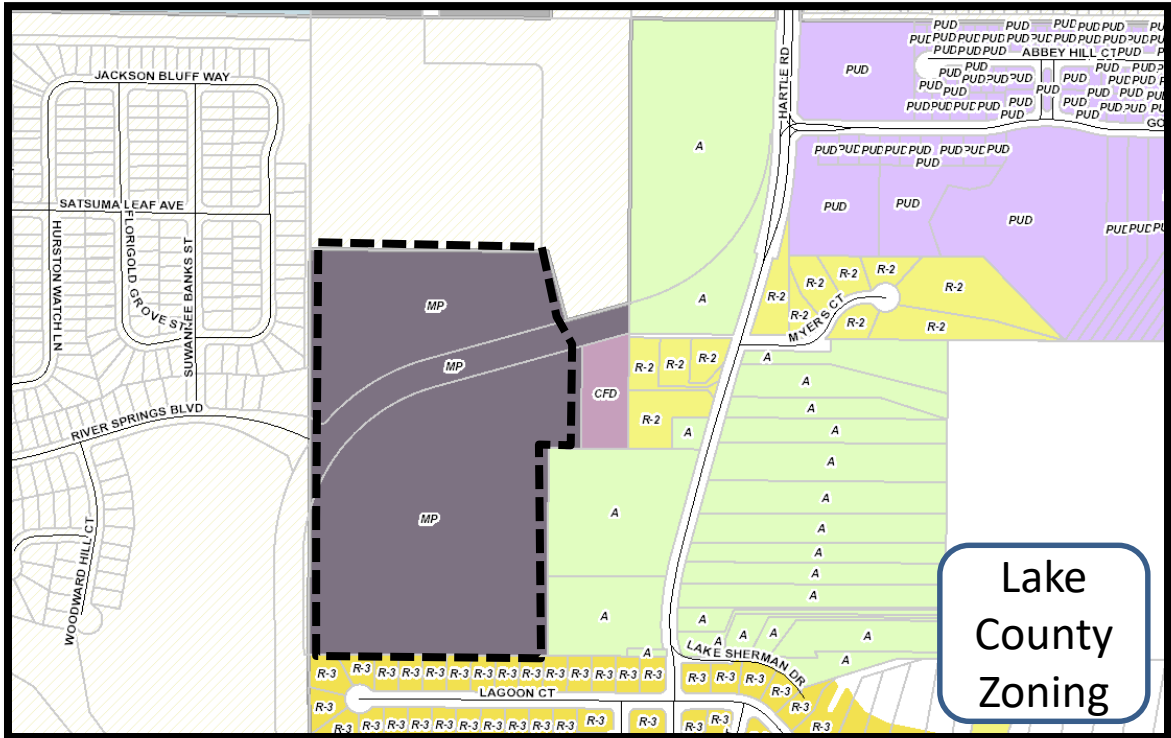
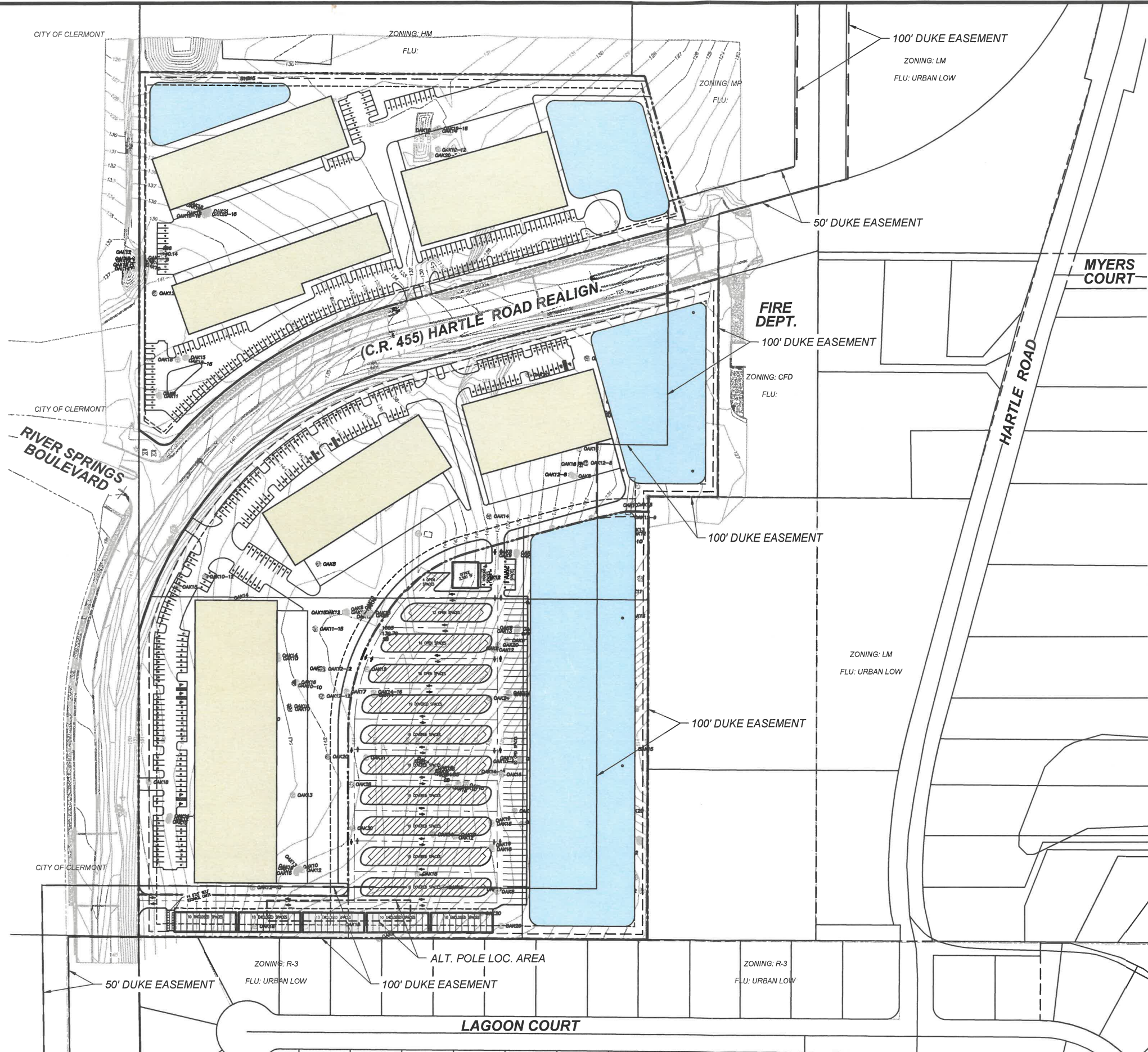


Exhibit – Zoning Map – Hartle Road Industrial Park



F:\TSG-1\CAD\ReZoning Planset\TSG-1_1_REZONE PLAN.dwg,12/16/2019 7:36:19 PM



LOCATION PLAN

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
THAT PART OF LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
NORTH 461.29 FEET OF EAST 1/2 OF TRACT 55; WEST 1/2 OF TRACT 55, TRACTS 56, 57 AND WEST 1/2 OF TRACT 58 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED PROPERTY:
FROM THE NORTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26 RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1182.16 FEET FOR POINT OF BEGINNING, CONTINUE SO DEG. 20'25" W 124.68 FEET; S 74 DEG. 35'13" W 841.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEG. 24'53" FOR 767.37 FEET TO A POINT ON THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, N 0 DEG. 10'49" E ALONG SAID WESTERLY LINE 396.15 FEET; S 54 DEG. 07'03" E 42.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84 DEG. 29'19" FOR 36.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860 FEET AND A CHORD BEARING OF N 57 DEG. 59'26" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEG. 11'34" FOR 498.22 FEET TO THE POINT OF TANGENCY; THENCE N 74 DEG. 35'13" E 875.42 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1306.84 FEET FOR THE POINT OF BEGINNING (SAID POINT ALSO BEING THE BEING THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED RE-ALIGNMENT FOR HARTLE ROAD); THENCE CONTINUE S 00 DEG. 20'25" W ALONG SAID EAST LINE FOR 482.04 FEET; THENCE N 89 DEG. 36'16" W FOR 195 FEET; THENCE N 00 DEG. 20'25" E FOR 426.84 FEET TO SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE N 74 DEG. 35'13" E ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR 202.61 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
A TRACT OF LAND, BEING A PORTION OF LOTS 41, 42, 55 AND 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 988.12 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 694.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89 DEG. 33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 985.74 FEET; THENCE RUN SOUTH 15 DEG. 24'55" EAST, 297.37 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: SOUTH 74 DEG. 35'05" WEST, 604.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11'34", AN ARC LENGTH OF 498.22 FEET, A CHORD LENGTH OF 491.28 FEET AND A CHORD BEARING OF SOUTH 57 DEG. 59'18" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEG. 29'19", AN ARC LENGTH OF 36.87 FEET, A CHORD LENGTH OF 33.61 FEET AND A CHORD BEARING OF SOUTH 83 DEG. 38'10" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54 DEG. 07'10" WEST, 42.39 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA.

PROPOSED SITE DATA

EXISTING ZONING: MP-PLANNED INDUSTRIAL
EXISTING LAND USE: VACANT INDUSTRIAL
FUTURE LAND USE: VACANT INDUSTRIAL
PROPOSED ZONING: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL
EXISTING SITE AREA: 36.51 AC.
PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE BUILDINGS, RV & BOAT STORAGE

SEE SHEET 2 FOR TYPICAL
DIMENSIONING PLAN



DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

REZONING PLAN
HARTLE ROAD
CLERMONT, FLORIDA

DATE: DECEMBER 2019
PROJECT NO.: TSG-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE: 1"=200'
SHEET: 1 OF 2



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: December 3, 2019

FEE: \$2325.00

Project Name (if applicable): Hartle Road Site

Applicant: TSG-1 Development, Inc.

Contact Person: Matt Sullivan

Address: 250 S. Orange Ave., Suite 700P

City: Orlando State: FL Zip: 32801

Phone: 407-930-1802 Fax: _____

E-Mail: Matt.Sullivan@am.jll.com

OWNER: HRP Holdings, Inc.

Address: 16220 State Road 50

City: Clermont State: FL Zip: 34711

Phone: 407-930-1802 Fax: _____

E-Mail: _____

General Location: Hartle Road North & South Parcels

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 36.51 acres

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

Existing (Actual) Land Use: Vacant Industrial (4000)

Existing Zoning: MP

Existing Future Land Use: _____

Proposed Future Land Use: _____

Type of development proposed: Site planned for light industrial/warehouse buildings and RV and boat storage.



Proposed density (dwelling units/acre) or intensity: N/A

Proposed Zoning District: M-1 Industrial District

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 Document

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

Matthew E Sullivan, who being

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

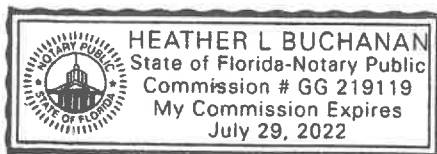
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application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

Matthew E. Sullivan
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3rd day of December, 2019.



x Heather L Buchanan
Notary Public, State of Florida at Large

My Commission Expires: July 29, 2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

James E Burks

, who being

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

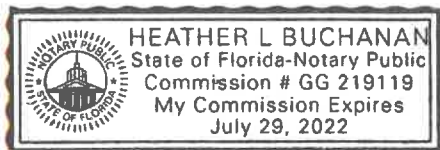
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Matthew Sullivan 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.

James E. Burks
Affiant - Applicant Name (print)

X James E Burks / Pres. HRP Holdings
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3 day of December, 2019.



X Heather L Buchanan
Notary Public, State of Florida at Large

My Commission Expires: July 29, 2022

PARCEL 1:

South parcel

that part of lake highlands company's plat of section 26, township 22 south, range 26 east, recorded in plat book 3, page 52, of the public records of Lake County, Florida, described as follows:

North 461.29 feet of east 1/2 of tract 55; west 1/2 of tract 55, tracts 56, 57 and west 1/2 of tract 58 and lying southeasterly of the following described property:

from the northeast corner of west 1/2 of southwest 1/4 of section 26 run s 0 deg. 20'25" w along east line of west 1/2 of southwest 1/4 a distance of 1182.16 feet for point of beginning, continue so deg. 20'25" w 124.68 feet; s 74 deg. 35'13" w 841.57 feet to the point of curvature of a circular curve concave southeasterly and having a radius of 740 feet; thence southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the west line of southwest 1/4 of said section 26, n 0 deg. 10'49" e along said westerly line 396.15 feet; s 54 deg. 07'03" e 42.46 feet to a point of curvature of a circular curve concave northerly and having a radius of 25 feet; thence southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave southeasterly, having a radius of 860 feet and a chord bearing of n 57 deg. 59'26" e; thence northeasterly along the arc of said curve through a central angle of 33 deg. 11 '34" for 498.22 feet to the point of tangency; thence n 74 deg. 35'13" e 875.42 feet to the point of beginning.

Less and except the following:

Commence at the northeast corner of the west 1/2 of southwest 1/4 of section 26, township 22 south, range 26 east, Lake County, Florida; thence run s 0 deg. 20'25" w along east line of west 1/2 of southwest 1/4 a distance of 1306.84 feet for the point of beginning (said point also being the being the point of intersection with the proposed southerly right-of-way line of the proposed re-alignment for hartle road); thence continue s 00 deg. 20'25" w along said east line for 482.04 feet; thence n 89 deg. 36'16" w for 195 feet; thence n 00 deg. 20'25" e for 426.84 feet to said proposed southerly right-of-way line of hartle road; thence n 74 deg. 35'13" e along said proposed southerly right-of-way line for 202.61 feet to the point of beginning.

And

Parcel 2:

A tract of land, being a portion of lots 41, 42, 55 and 56, lake highlands company, according to the plat thereof, as recorded in plat book 3, page 52, of the public records of lake county, florida, being described as follows:

Commence at the southwest corner of the southwest quarter of section 26, township 22 south, range 26 east for a point of reference; thence run north 00 deg. 10'47" east, along the west line of said southwest quarter, a distance of 988.12 feet to a point lying on the northerly right-of-way line of hartle road, as described in that certain special warranty deed, as recorded in official records book 4621, page 1850, of the public records of lake county, florida, and the point of beginning; thence continue north 00 deg. 10'47" east, along the west line of said southwest quarter, a distance of 694.28 feet to the southwest corner of the lands described in that certain special warranty deed, as recorded in official records book

4724, page 205, of said public records; thence departing said west line, run south 89 deg. 33'20" east, along the south line of said special warranty deed and the easterly extension thereof, a distance of 985.74 feet; thence run south 15 deg. 24'55" east, 297.37 feet to a point on aforesaid northerly right-of-way line of hartle road; thence run along said northerly right-of-way line, the following four courses: south 74 deg. 35'05" west, 604.35 feet to the point of curvature of a curve concave southeasterly; thence run southwesterly along said northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of south 57 deg. 59'18" west to the point of reverse curvature of a curve, concave northerly; thence run westerly along said northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of south 83 deg. 38'10" west to the point of tangency; thence run north 54 deg. 07'10" west, 42.39 feet to the point of beginning.

the above described tract of land lies in Lake County, Florida.

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	Alternate Key:	1795052
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100-055-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	16240 STATE ROAD 50 CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 N 461.29 FT OF E 1/2 OF TRACT 55, W 1/2 OF TRACT 55, TRACTS 56, 57, W 1/2 OF TRACT 58 & LYING SE'LY OF THE FOLLOWING DESCRIBED PROPERTY: FROM NE COR OF W 1/2 OF SW 1/4 OF SEC 26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST OF 1182.16 FT FOR POB, CONT S 0-20-25 W 124.68 FT, S 74-35-13 W 841.57 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY & HAVING A RADIUS OF 740 FT, THENCE SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 59-24-53 FOR 767.37 FT TO A POINT ON THE W LINE OF SW 1/4 OF SAID SEC 26, N 0-10-49 E ALONG SAID W'LY LINE 396.15 FT, S 54-07-03 E 42.46 FT TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE N'LY & HAVING A RADIUS OF 25 FT, THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84-29-19 FOR 36.87 FT TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY, HAVING A RADIUS OF 860 FT & A CHORD BEARING OF N 57-59-26 E, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33-11-34 FOR 498.22 FT TO THE POINT OF TANGENCY, THENCE N 74-35-13 E 875.42 FT TO POB--LESS FROM NE COR OF W 1/2 OF SW 1/4 OF SEC		

26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST
OF|
1306.84 FT FOR POB, SAID POINT ALSO BEING PROPOSED S'LY
R/W |
LINE OF HARTLE RD, CONT S 0-20-25 W 482.04 FT, N 89-36-16 W
|
195 FT, N 0-20-25 E 426.84 FT TO SAID PROPOSED S'LY R/W
LINE|
OF HARTLE RD, THENCE N 74-35-13 E 202.61 FT TO POB--PB 3
PG |
52 |
ORB 1118 PG 2054 |

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		25.36	AC	\$0.00	\$760,800.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	\$1,100,000.00
1118 / 2054	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1116 / 620	12/1/1990	Personal Rep Deed	Multi-Parcel	Vacant	\$340,000.00
922 / 2123	5/1/1987	Warranty Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	\$760,800	\$556,943	\$556,943	5.07340	\$2,825.59

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	Alternate Key:	1648165
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100-041-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	GRANVILLE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	--- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 FROM SW COR OF SW 1/4 OF SEC 26 RUN N 00-10-47 E ALONG W LINE OF SW 1/4 A DIST OF 988.12 FT TO A POINT LYING ON THE N'LY R/W LINE OF HARTLE RD & POB, CONT N 00-10-47 E 694.28 FT, S 89-33-20 E 985.74 FT, S 15-24-55 E 297.37 FT TO A POINT ON N'LY R/W LINE OF HARTLE RD, THENCE RUN ALONG SAID N'LY R/W LINE S 74-35-05 W 604.35 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, THENCE RUN SW'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS OF 860 FT, A CENTRAL ANGLE OF 33-11-34, AN ARC LENGTH OF 498.22 FT, A CHORD LENGTH OF 491.28 FT & A CHORD BEARING OF S 57-59-18 W TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE N'LY, THENCE RUN W'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS OF 25 FT, A CENTRAL ANGLE OF 84-29-19, AN ARC LENGTH OF 36.87 FT, A CHORD LENGTH OF 33.61 FT & A CHORD BEARING OF S 83-38-10 W TO THE POINT OF TANGENCY, THENCE RUN N 54-07-10 W 42.39 FT TO POB, BEING PART OF TRACTS 41, 42, 55, 56 PB 3 PG 52 ORB 1118 PG 2054		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of

record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		11.07	AC	\$0.00	\$387,450.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed Multi-Parcel		Vacant	\$1.00
1118 / 2054	7/1/1991	Warranty Deed Multi-Parcel		Vacant	\$1.00
1116 / 620	12/1/1990	Warranty Deed Multi-Parcel		Vacant	\$1.00
922 / 2123	5/1/1987	Warranty Deed Multi-Parcel		Vacant	\$1.00
856 / 2270	5/1/1985	Warranty Deed Qualified		Vacant	\$32,400.00

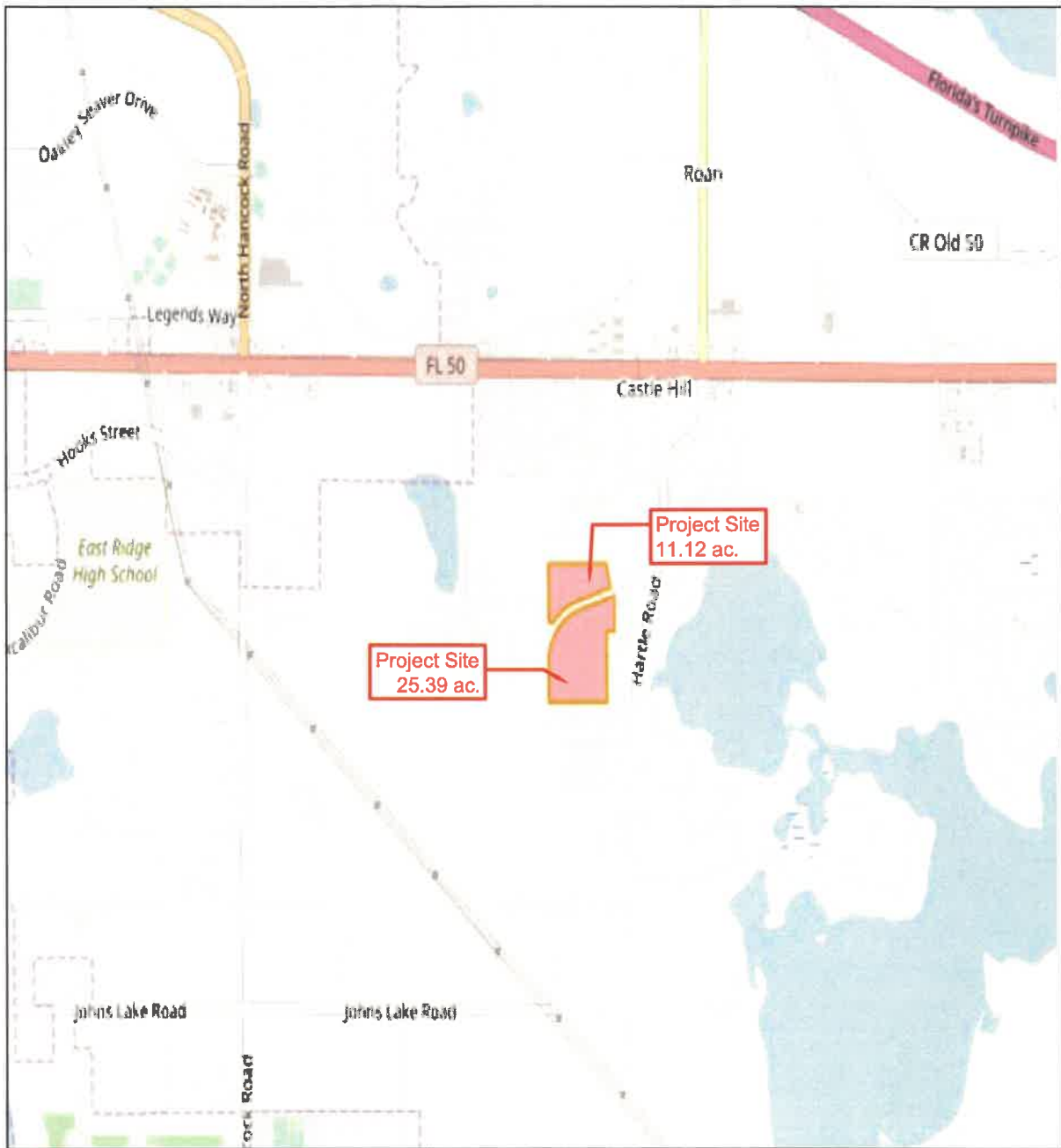
[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$387,450	\$387,450	\$387,450	5.07340	\$1,965.69
LAKE COUNTY MSTU AMBULANCE	\$387,450	\$387,450	\$387,450	0.46290	\$179.35
LAKE COUNTY MSTU FIRE	\$387,450	\$387,450	\$387,450	0.47040	\$182.26
SCHOOL BOARD STATE	\$387,450	\$387,450	\$387,450	3.88500	\$1,505.24
SCHOOL BOARD LOCAL	\$387,450	\$387,450	\$387,450	2.99800	\$1,161.58
LAKE COUNTY MSTU STORMWATER	\$387,450	\$387,450	\$387,450	0.49570	\$192.06
ST JOHNS RIVER FL WATER MGMT DIST	\$387,450	\$387,450	\$387,450	0.24140	\$93.53
LAKE COUNTY VOTED DEBT SERVICE	\$387,450	\$387,450	\$387,450	0.11000	\$42.62
LAKE COUNTY WATER AUTHORITY	\$387,450	\$387,450	\$387,450	0.35570	\$137.82
SOUTH LAKE HOSPITAL DIST	\$387,450	\$387,450	\$387,450	0.00000	\$0.00
			Total:	14.0925	\$5,460.15



TSG Development Inc,
Lake County, FL
Location Map

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2020-13

The City of Clermont will hold public hearings on Tuesday, February 4, 2020 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, February 11, 2020 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 Industrial.

The City of Clermont will hold a public hearing on Tuesday, April 28, 2020 (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 parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648465 & 1795052
36.43 +/- Acres

Ordinance #2020-13:

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

D052591 - January 20, 2020

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

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Tracy Ackroyd Howe, MMC
City Clerk

D052592 - April 13, 2020

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