



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

PRESENTATIONS

Winter 2020 Citizens Academy Graduates

Excellence in Financial Reporting Award

FY 2020 Quarterly Budget Presentation

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 February 11, 2020 City Council meeting minutes.

Item No. 2 - Single Source Term Contract Award

Consider approval of single source determination and term contract award from Sunstate Meter Supply, Inc. to purchase water meters on an as-needed basis.

Item No. 3 - Olympus CDD Budget Notification

Acknowledge receipt of the submitted budget. This is for information only.

Item No. 4 - Fire Pension Board Appointment

Consider appointing Ryan Moore as the Fifth Member to the Firefighters Pension Board.

UNFINISHED BUSINESS

Item No. 5 - Ordinance No. 2020-18 *Final*
MSTU

Consider including the City in the county-wide Municipal Service Taxing Unit to fund ambulance and emergency medical services for one year.

**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, March 10, 2020**

NEW BUSINESS

Item No. 6 - Variance Request
Rusty Truck Diner

Consider request to allow for an inoperable vehicle as signage instead of code requirements for property located at 1800 South US Highway 27.

Item No. 7 - Ordinance No. 2020-15 *Introduction*
Elyksian Hotel PUD

Consider a Planned Unit Development for a 50 room hotel on 1.07+/- acres at the southwest corner of 8th Street and W. Osceola Street.

ADJOURN

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
February 11, 2020

The City Council of the City of Clermont, FL met in a regular meeting on Tuesday, February 11, 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, Deputy City Clerk Lueth and HR Coordinator Zinker.

INVOCATION AND PLEDGE OF ALLEGIANCE

Choice Edwards gave the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Ash opened the floor for comments from the public for items not included on the agenda; seeing none, the floor was closed.

REPORTS

CITY MANAGER

City Manager Gray thanked those who could attend the State of the City. He stated that the event had close to 300 people and that it was great to celebrate and talk about the accomplishments over the past year.

City Manager Gray informed the Council that City Clerk Tracy Ackroyd Howe and Human Resources Director Susan Dauderis are in Tallahassee with the Youth Council studying state government, and reported that while the students are excited, the chaperones are exhausted. He also introduced Brian Lueth as the new Deputy City Clerk/Records Administrator and informed the Council that Carlie Zinker has moved to the Human Resources department.

City Manager Gray reported that the Thursday prior to the meeting, Leadership of Orlando was hosted in Clermont. Leadership Orlando is an organization that brings government, business and non-profit leaders together for classes on leadership. The group went to the National Training Center, walked downtown, and then had a full afternoon at City Hall. He thanked Communications Director Deen for putting the event together.

City Manager Gray notified the Council that the upcoming Saturday is the Black Achiever's Gala at the Arts and Recreation Center. Clermont Police Chief Broadway is to be recognized at the event.

City Manager Gray concluded by telling the Council that there will be no Council Workshop for February.

CITY ATTORNEY

City Attorney Mantzaris informed the Council that they would need to meet in closed session prior to the next Council meeting in regards to pending litigation; specifically regarding the Sprinkles litigation.

Attorney Mantzaris explained that he was announcing it now at an open meeting in compliance with state statute requirements. He also informed the Council that at the next meeting they would open up the meeting in public session at 6:00 PM and then go into the closed session. After the closed session concludes, the Council would then return for the rest of the agenda.

CITY COUNCIL

Council Member Bates:

- No Report

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Council Member Purvis:

- Stated he agreed with the city manager's assessment of the State of the City event. He stated that it was professional and informative..

Council Member Brishke:

- No Report

Council Member Travis:

- Stated that she gave the welcome to the Leadership Orlando group that was here last Thursday. The group had lunch at CBC. She was excited that Mayor Buddy Dyer and Commissioner Hill gave her pins from the City of Orlando, which she proceeded to pass out to the Council. The pin is the fountain representing the City of Orlando.

Mayor Ash:

- No Report.

CONSENT AGENDA

Mayor Ash opened the floor for the public to pull an item from the consent agenda for further consideration.

City Manager Gray clarified for the record that the consent agenda consisted of items 1 through 9.

Seeing no public come forth, Mayor Ash closed the floor and asked if city staff or council members had any objections to items.

City Manager Gray stated that he would like Item No. 6 to be pulled until the next meeting so that he had the opportunity to check into some items.

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.

City of Clermont
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| 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. |
| 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. |

MOTION TO APPROVE the consent agenda items 1-5 and 7-9 made by Council Member Brishke. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 10 – Mason Ridge CUP Revocation

City Manager Gray introduced the item and stated that the applicant’s representation was present. He also informed the Council that staff are present if they wish to hear the presentation again.

Mayor Ash gathered consent from the council that the applicant’s representative could provide an update instead of hearing the whole presentation again.

Jimmy Crawford. 702 W Montrose, Clermont. – Applicant’s Representative – Mr. Crawford stated that he is representing Al Investments. Mr. Crawford displayed an email to the council received at 4:46 PM that afternoon. He continued that assuming permits and other items are completed in a timely manner; Boykin is prepared to remobilize the Mason’s Ridge Project within six (6) weeks or no later than March 24. They believe that all horizontal and site improvements can be completed in eight (8) months from remobilization of project. They wanted to state for the record that if all goes as planned, they should finish no later than November 24, 2020 after which they will apply for a building permit for vertical construction within forty-five (45) days of finishing. They also committed to providing an update to city staff every 30 days in writing with their progress. Mr. Crawford added that if they want the report to be verbal, he would be happy to update the Council along the way.

Mr. Crawford stated that the wall subcontractor for the project could not start until the third week in March. The hope is to beat the given construction schedule by weeks or even a month, but would not be later than the given date as they built in a month’s cushion just in case.

Mayor Ash opened the floor for the council to provide feedback, as they were the ones who requested this agenda item.

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Council Member Purvis first thanked the applicant and Attorney Crawford for coming before Council as requested. He stated that he was adamant in his position from the last meeting; and with that understood, it appears that on the surface they have reached the minimum standards for the project to proceed. Council Member Travis stated that she would be on site on March 24 to see if people are there. Mr. Crawford jokingly responded that she would have to have a hardhat because the workers will be there.

Mayor Ash requested that the Council get reports on the progress in writing every ninety (90) days. Mr. Crawford responded that they were actually proposing every thirty (30) days to avoid a breakdown in communication. Council Member Bates asked the Mayor if the applicant should come in person to present the reports. Mayor Ash responded that City Manager Gray could present the written report.

Mr. Crawford reiterated to the Council that they are hoping to be ahead of schedule. Mayor Ash told Mr. Crawford that the Council will follow through if the ball is dropped.

Mayor Ash asked if there were any additional comments from the Council members.

Council Member Travis stated that the mounds of dirt are so high, she would prefer to see them gone sooner rather than later. Mr. Crawford responded that he would get with the contractor to see if they can make that the first priority.

Mayor Ash opened the floor for comments from the public; seeing no public come forth, the floor was closed.

Council Member Brishke informed the Council that March 24 is a Council Meeting night.

Council Member Bates asked if they should now move to deny the item. Attorney Mantzaris informed the Council that they can table it, or not revoke it as is, or do a conditional revocation that would put conditions for the applicant to meet.

Council Member Purvis and Mayor Ash stated their preference for a conditional revocation.

Attorney Mantzaris also informed the Council that the City's Planning & Zoning Board made recommendation to address the code enforcement issue on the property.

Mayor Ash stated that she would entertain a motion that failure to comply with given outline, would result in an automatic revocation of the Conditional Use Permit.

Council Member Travis asked about them making good on the lien.

Attorney Mantzaris stated that the lien is in place and will not be going away. He continued that the Planning & Zoning Board suggested that the applicant make a good faith payment. Mr. Crawford stated that they would pay \$5,000 within thirty (30) days towards the code enforcement fines.

Council Member Purvis indicated that he would like his support to be contingent on the applicant making a good faith payment of \$5,000 towards code enforcement fines to stay in place.

Attorney Mantzaris approving revocation conditioned upon March 24, 2020 there will be some work on site improvements, they will be March 24, apply for building permits, applicant to provide update every 30 days, applicant to make a \$5,000 good faith payment towards the code enforcement lien.

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MOTION TO APPROVE the revocation of the conditional use permit conditioned upon the following factors: 1) by March 24, 2020 some work be made on site improvements, 2) that site improvements be finished by November 24, 2020, 3) that a building permit be applied for with 45 days of completion of site improvements, 4) that the applicant provide written progress updates every 30 days, and 5) that the applicant make a \$5,000 good faith payment towards Code Enforcement Liens...made by Council Member Purvis. Seconded by Council Member Travis. Passed unanimously with all members present voicing aye.

NEW BUSINESS

Item No. 11 – Variance Request, Thompson Palm Lane

Development Services Director Henschel presented the case of a property owner who is requesting two (2) variances to land development code. The first variance request is to allow a lot with less than 100 feet R1A zoning requirement. The second variance request allow for lot size area of less than the required 10,000 sq. ft.

Director Henschel showed the Council a proposed layout of the lot. The applicant would like to construct a new family home on the vacant lot. The surrounding lots have single-family homes constructed on them already. If granted the width of the lot would be 84 feet instead of the 100-foot requirement, and the total lot size of 7,980 sq. ft.

Director Henschel continued that Section 86-164 requires positive finding by Council in the variance review criteria. Staff finds the request meets review criteria and recommends approval of variance request. Director Henschel showed the Council that other lots have been divided into similar sizes in the area.

Robert Thompson. 11905 Egret Bluff, Clermont. – Applicant – Mr. Thompson stated that they would like to build nice single family home on the lot. He knows one of the neighbors is concerned about utility easements, and that he had an attorney check the plats and they did not find any easements. Mr. Thompson stated that he would give his word to the owners to grant the easement or dedicate the land for power to homes on other sites. They will do this before construction begins. They intend to build decent a home which will enhance the neighborhood. They are looking at options, including possibly a two story home around 2,000 square feet. What they are proposing will meet all requirements of R1 zoning district and setbacks.

Mayor Ash opened the floor for comments from the public.

Elizabeth Clarke. 480 Palm Way, Clermont. – Ms. Clarke stated they are located across the street from the lot in question. She feels that the property does not fit the code, and is not sure why it was allowed to be created if it does not fit the code. She expressed concern that as neighbors they were not alerted the lot was being created. She feels that the lot is too small for a home and that parking will have to be in the street which is concerning as it is already a narrow road.

Zack English. 487 Palm Lane, Clermont. – Mr. English owns one of the homes on a lot adjoining the proposed site. He expressed concern that this lot is only 8,000 square feet, which is smaller than the required zoning requirements. He stated his house is 2,000 square feet, and does not feel it could comfortably fit on the lot. He felt that there is no room for parking or a driveway. He feels that the proposal is misleading.

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Mike Cammonie. 487 Palm Lane, Clermont. – Mr. Commonie lives in a home on a lot adjacent to the plot. Before purchasing lot in 2018, he knew that the vacant lot next to property was too small to build a house, which factored into the reason they bought their property.

Rob Smith, Jr. 415 Palm Lane, Clermont. – Mr. Smith's home is to the west of the proposed site. He expressed concern for the utility easement, but stated he is not opposed to the home as he is in the development industry himself. He would like to see an easement around the property of 5ft. He does not have misconceptions about building the house, and stated that if it is built right, a home there could help the neighborhood. Mr. Smith restated that he is not against the house being built.

Seeing no other speakers come forth, Mayor Ash closed the floor from further comments.

Mayor Ash opened the issue for comments or questions from the council.

Council Member Purvis asked Mr. Smith if he could point out where exactly or approximately, the telephone pole is located.

Council Member Purvis expressed surprise that there exists no easement. Mr. Smith stated that he has seen it happen before and often back around the time of this neighborhoods plat.

The applicant (Mr. Thompson) responded to the comments from the public saying that they can build a home within the setback requirements of the R1 zoning district. He also stated that two-thirds of the current homes in the area do not meet the setback requirements. He strongly feels that they will be able to include a two (2)-car garage and a driveway and still meet minimum standards. Mr. Thompson believes the house will be something the neighborhood can be proud of.

Council Member Bates asked if the applicant has the elevations of the lot. Mr. Thompson provided the elevations. Council Member Bates asked if the applicant feels that they can have a yard with this home. Mr. Thompson replied absolutely and added that the lot is similar to one in many of the subdivisions being built.

Council Member Travis stated that Mr. Thompson has been a builder in the community for a long time. She asked Director Henschel that if many of the homes in the neighborhood do not meet R1A requirements was there a change in zoning and if not how did the other houses get there. Director Henschel responded that the non-complying homes were there prior to the R1A zoning. Council Member Travis asked if he knew when the neighborhood went to R1A zoning. Director Henschel stated he did not have that information. Council Member Travis stated she did not see a problem with a house on this lot.

Mayor Ash asked if the city would be getting an easement on this lot or not. Mr. Thompson stated that he would give an easement to whoever needs one.

Attorney Mantzaris stated that the best way to ensure the easement is include it in the motion. He asked Mr. Thompson where the power poles are. Mr. Thompson stated that they are on the back of the property. Attorney Mantzaris stated that regardless of any action the Council does tonight, the power lines are on private property currently, and the applicant is providing an opportunity to correct a problem, which happened a long time ago.

Council Member Purvis stated that this is perfect example of a good in-fill. It provides adequate parking and although he prefers a floor plan that gives 17ft on each side for setback, he will not oppose this one, which shows 9ft.

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Council Member Bates asked if there would be an issue with the easement or power lines if the house is two-story. Mr. Thompson stated that the house does not have to go multi-story if the neighbors do not want it to. Mayor Ash stated that it is not for the Council to decide how many stories the home will be.

MOTION TO APPROVE the granting of both variance requests for the vacant lot on Palm Lane with an added condition of establishing an easement as indicated made by Council Member Travis. Seconded by Council Member Purvis. Passed unanimously with all members voicing aye.

Item No. 12 – Ordinance No. 2020-09, Introduction, Bloxam Street Office CPA

Human Resources Coordinator Zinker read Ordinance No. 2020-09 aloud by title only.

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.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-09 by Council Member Travis. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 13 – Ordinance No. 2020-10, Introduction, Bloxam Street Office

Human Resources Coordinator Zinker read Ordinance No. 2020-10 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.

MOTION TO INTRODUCTION for future consideration Ordinance No. 2020-10 by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 14 – Ordinance No. 2020-12, Introduction, Hartle Road Industrial Park

Human Resources Coordinator Zinker read Ordinance No. 2020-12 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.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-12 by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

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Item No. 15 – Ordinance No. 2020-13, Transmittal, Hartle Road Industrial Park CPA

Human Resources Coordinator Zinker read Ordinance No. 2020-13 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.

Senior Planner John Kruse made a brief presentation to the Council. The proposed map amendment will change land use from Lake County Regional Office to the City's Industrial Use. Upon approval by the City Council, the ordinance will be transferred to the state who then would submit comment letters to the City and the ordinance will be brought back to Council for final approval in April. The City is capable of serving the property. Staff recommends the transmittal of the Ordinance. The Planning & Zoning Board recommended approval of the ordinance by a vote of 4-1.

City Manager Gray added that the Council has seen projects like this come before, and that this is just a transmittal hearing. This approval is only for approving the plan to be sent to State. He reminded the Council that this would come back to Council in sixty (60) days for final approval with the other two requests. The site plan will be submitted at final hearing.

Allison Turnbal. 200 S. Orange Ave, Orlando. – Applicant's Representative – Ms. Turnbal stated that they agree with staff and requests the Council to move forward with the transmittal. She informed the Council that she is aware that members of the public want to speak, and asked that they be allowed to do so and then she can speak after them to address comments.

Mayor Ash opened the floor for comments from the public.

David Bussar. 16002 Woodland Court, Clermont. – Indicated that he attended the most recent Planning & Zoning Board meeting. Showed the Council four (4) exhibits that he presented at the other meeting. Stated that he has a petition signed by neighbors, but it is not on him.

Attorney Mantzaris informed the Council that the petition is on record as it was submitted during the Planning & Zoning Board meeting.

Mike Sullivan. 16001 Woodland Court, Clermont. – Expressed opposition to request.

Seeing no other speakers come forth, Mayor Ash closed the floor from further comments.

Ms. Turnbal returned to the podium and stated that she was first alerted to the concerns of the neighbors at the Planning and Zoning meeting. They are planning to sit down with them before Council's adoption hearing. This will be a conditional use permit so conditions can be added to address any concerns from the public.

MOTION TO APPROVE the transmittal of Ordinance No. 2020-13 by Council Member Bates. Seconded by Council Member Purvis.

Council Member Purvis expressed concern with the terminology of "Industrial Park". Initially he had concerns of an industrial park abutting residential, but he learned that the planned industrial use is a storage

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facility; not a 24 hours a day/7 days a week truck stop or a metal forging factory. He further explained that the proposed use requires the proposed zoning. The terminology is a misnomer.

Mayor Ash informed the public that when the ordinance come back before the Council for approval, the Council can put conditions on it to address the issues of residents who live nearby. Mayor Ash called for a vote on the motion.

Motion passed unanimously with all members present voicing aye.

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ADJOURN: With no further comments, Mayor Ash adjourned the meeting at 7:30pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, March 10, 2020		
Agenda Item Name		
Single Source Term Contract Award		
Requested Action		
Recommend to approve single source determination and term contract award from Sunstate Meter Supply, Inc. to purchase water meters on an-as-needed basis.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The Environmental Services Department contacted the Purchasing Department to determine the most effective manner to contract with sole source distributor Sunstate Meter Supply, Inc. to purchase Neptune water meter products. Sunstate Meter Supply, Inc. claims to be the sole authorized Neptune Distributor for sales, service, and warranty of Neptune water products and AMR systems for the State of Florida. The geographical area of responsibility assigned to Sunstate Meter & Supply, Inc. assigned includes all Counties, municipalities, private water companies, contractors and suppliers within the State of Florida. The Purchasing Department issued a Request for Information (RFI) number 2002-005 to verify whether there is only one vendor who can provide the product or service. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no response. Based on this, it is recommended that the Council approve and execute a term contract with Sunstate Meter Supply, Inc. to purchase Neptune water meter products on an as-needed basis. The initial term contract is for a two (2) year period with up to three (3) additional one (1) year renewal periods at the option of the City.		
Additional Analysis		
Fiscal Impact Summary		
The requested approval is included in the approved FY 2020 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2002-005	RFI 2002-005.pdf	
2. Sunstate Meter Sole Source Letter	Clermont Sole Source Neptune 2020.pdf	
3. Sunstate-Neptune Water Meter Unit Price	Clermont 2020-22 Sunstate-Neptune Pricing.pdf	



REQUEST FOR INFORMATION

Justification of Sole Source Acquisition from Sunstate Meter and Supply, Inc.

CONTACT INFORMATION:	RFI No. 2002-005	ISSUED DATE: February 5, 2020
Ramsey Gross Senior Purchasing Agent EMAIL: rgross@clermontfl.org Phone: (352) 241-7353	NOTICE OF INTENT TO SOLE SOURCE PURCHASE NOTICE END DATE: February 13, 2020 @ 2:00 P.M. (EST) DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

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

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

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

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

1 – SOLE SOURCE INFORMATION

(a) Department: Environmental Services

(b) Company Information: Sunstate Meter and Supply, Inc.

(c) Product or Service Provided: To provided distribution water meters

(d) Sole Source Justification: Must match existing piece or brand or equipment and is available from only one vendor. Repair or maintenance for specific brand of existing equipment is available from only original equipment manufacturer or designated.

2 – ACTION TO BE TAKEN

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

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



NEPTUNE
TECHNOLOGY GROUP

Feb. 5, 2020

Mr. Freddy L. Suarez, MPA, CPPB
Purchasing Director
City of Clermont
685 W. Montrose St.
Clermont, Fl. 34711

Dear Mr. Suarez,

Please note that Sunstate Meter and Supply, Inc., is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

The geographical area of responsibility assigned to them includes all Counties within the State of Florida.

Types: Classes of customers exclusively assigned are: Municipalities, private water companies, contractors, and plumbers.

Hence, our Distributor(s) are required to maintain a sufficient inventory of Neptune Water Metering Products to provide customer field servicing.

Thank you in advance for your cooperation.

Sincerely,

Terry D. Gullett

Terry D. Gullett
Senior Territory Manager
Neptune Technology Group, Inc.



NEPTUNE
TECHNOLOGY GROUP

Feb. 5, 2020

Mr. Freddy L. Suarez, MPA, CPPB
Purchasing Director
City of Clermont
685 W. Montrose St.
Clermont, Fl. 34711

Dear Mr. Suarez,

Please note that Sunstate Meter and Supply, Inc., is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

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Thank you in advance for your cooperation.

Sincerely,

Terry D. Gullett

Terry D. Gullett
Senior Territory Manager
Neptune Technology Group, Inc.

**Sunstate Meter & Supply, Inc.**

14001 W. Newberry Road, Newberry, FL 32669

*"Florida's Leading Distributor of Automated Meter Reading Systems"***Phone: 352.332.7106****Fax: 352.332.5604**

Feb. 3, 2020

Mr. Freddy L. Suarez, MPA, CPPB
Purchasing Director
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

RE: NEPTUNE WATER METERS & EQUIPMENT – 2020-22

Listed below are the prices you have requested:

Neptune R450 System

<u>Description</u>	<u>Unit Price</u>
5/8"x3/4" T10 PB Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$85.65
5/8"x3/4" T10 PB Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$203.40
5/8"x3/4" MACH 10 R450i Pit Gallon Meter	\$290.00
3/4" Short Lay MACH 10 R450i Pit Gallon Meter	\$299.50
1" T10 BB Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$163.00
1" T10 BB Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$288.00
1" MACH 10 R450i Pit Gallon Meter	\$355.00
1 1/2" T10 Flanged Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$322.75
1 1/2" T10 Flanged Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$455.75
1 1/2" MACH 10 R450i Pit Gallon Meter	\$687.50
2" T10 Flanged Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$475.00
2" T10 Flanged Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$607.50
2" MACH 10 R450i Pit Gallon Meter	\$812.50
1 1/2" HP Turbine Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$635.75
1 1/2" HP Turbine Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$785.75
2" HP Turbine Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$645.00
2" HP Turbine Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$795.00
3" HP Turbine Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$1,121.00
3" HP Turbine Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$1,263.00
3" MACH 10 Stand Alone Gallon Meter	\$2,564.00
4" HP Turbine Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$1,248.00
4" HP Turbine Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$1,380.00
4" MACH 10 Stand Alone Gallon Meter	\$3,257.00
6" HP Turbine Meter Complete W/Ecoder/ProCoder Pit Gallon Register	\$2,172.00
6" HP Turbine Meter Complete W/Ecoder/ProCoder R450i Pit Gallon Register	\$2,288.00
6" MACH 10 Stand Alone Gallon Meter	\$5,300.00

**Sunstate Meter & Supply, Inc.**

14001 W. Newberry Road, Newberry, FL 32669

*"Florida's Leading Distributor of Automated Meter Reading Systems"***Phone: 352.332.7106****Fax: 352.332.5604**

3" Tru Flo Compound Meter Complete W/Ecoder/ProCoder Gal. Registers	\$2,674.00
4" Tru Flo Compound Meter Complete W/Ecoder/ProCoder Gal. Registers	\$2,930.00
6" Tru Flo Compound Meter Complete W/Ecoder/ProCoder Gal. Registers	\$4,568.00
4"x1" HPPIIS FS Compound Meter Complete W/Ecoder/ProCoder Pit Gal. Registers	\$7,172.00
6"x1 1/2" HPPIIS FS Compound Meter Complete W/Ecoder/ProCoder Pit Gal. Registers	\$10,409.00
8"x2" HPPIIS FS Compound Meter Complete W/Ecoder/ProCoder Pit Gal. Registers	\$13,520.00
10"x2" HPPIIS FS Compound Meter Complete W/Ecoder/ProCoder Pit Gal. Registers	\$19,088.00
2" DI Coated Flanged Meter Strainer	\$263.00
3" DI Coated Flanged Meter Strainer	\$375.00
4" DI Coated Flanged Meter Strainer	\$572.00
6" DI Coated Flanged Meter Strainer	\$795.00
Any Size/Model Ecoder/ProCoder Register Only	\$77.00
Ecoder/ProCoder V2 Register Mount F/Wall MIU	\$9.00
Any Size/Model Ecoder/ProCoder R450i Register Only	\$174.00
R450 Wall MIU	\$110.00
R450 High Power Wall MIU	\$120.00
R450 Pit MIU Only	\$110.00
R450 Pit MIU Antenna Assy. Only	\$40.00
R450 V2 Fixed Based Rack Mount Data Collector (Includes UPS Assy.)	\$25,000.00
R450 Fixed Based Data Collector Antenna	\$1,490.00
Neptune 360 Advanced Software Set-Up Fee (one-time fee)	\$3,700.00
Neptune 360 Advanced Additional Remote Training	\$852.00
Neptune 360 Advanced On-Site Training (8 hours)	\$1,704.00
Neptune 360 Advanced Professional Services (per hour fee)	\$433.00
<u>Neptune 360 Advanced Subscription Fee – AMI Software Annual SaaS</u>	
Connected Customers 10,000-20,000 (per endpoint/per year)	\$2.06
Connected Customers 20,000-50,000 (per endpoint/per year)	\$1.89

Shipping Terms: Freight Allowed

Payment Terms: Net 30 Days – Check or ACH Only

Delivery: 2 – 4 weeks ARO

Pricing Term: May 26, 2020 – May 25, 2022

Respectfully submitted,

Jeff Kimbrough

Director of Sales

Sunstate Meter & Supply, Inc.

Phone: 352-516-9791

Email: jeff@kimbroughsales.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, March 10, 2020			
Agenda Item Name			
Olympus CDD Budget Notification			
Requested Action			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	03.02.2020 - Olympus CDD FY 20 Budget	03.02.2020 - Olympus CDD FY 20 Budget.pdf	

Olympus Community Development District
12051 Corporate Boulevard, Orlando, FL 32817
(T) 407-723-5900 // (F) 407-723-5901

RECEIVED
2/27/2020

February 24, 2020

City of Clermont
685 W. Montrose Street
2nd Floor
Clermont, FL 34711

Re: Olympus Community Development District Proposed FY 2020 Budget

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached is a copy of the proposed fiscal year 2020 budget for the Olympus Community Development District which is located within the City of Clermont. This budget is for your review and comments, should you have any. However, no action is necessary on your part.

If you have any questions regarding this matter please feel free to contact me.

Sincerely,



Amanda Lane
PFM Group Consulting, LLC
Assistant Chief District Accountant
12051 Corporate Boulevard, Orlando, FL 32817
LaneA@pfm.com

**Olympus Community Development District
Annual Operations & Maintenance Budgets
Fiscal Year 2020**

**Estimated Full
FY 2019-2020**

Revenues

Developer Contributions	\$ 124,875.00
Total Revenues	\$ 124,875.00

General & Administrative Expenses

Engineering Fees (NTE)	\$ 10,000.00
District Management Fees (Fixed)	50,000.00
District Counsel Fees (NTE)	25,000.00
Assessment Administration (Fixed)	7,500.00
Dissemination Agent (Fixed)	5,000.00
Audit Fees (Fixed)	5,000.00
Website Establishment, Maint (Fixed)	5,700.00
Conference Calls (NTE)	100.00
Postage and Shipping (NTE)	1,000.00
General Liability Insurance (Fixed)	2,700.00
Public Officials' Liability Insurance (Fixed)	2,250.00
Travel and Per Diem (NTE)	2,500.00
Meeting Room (NTE)	1,200.00
Copies (NTE)	500.00
Legal Advertising (NTE)	5,000.00
Dues, Licenses & Fees (NTE)	175.00
Bank Fees (NTE)	250.00
Miscellaneous (NTE)	1,000.00
Total Expenditures	\$ 124,875.00

Net Income (Loss)	\$ -
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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 10, 2020		
Agenda Item Name		
Fire Pension Board Appointment		
Requested Action		
Recommend approval of Ryan Moore.		
Staff Report		
Florida Statutes requires the fifth member of the Firefighters Pension Board to be selected by the majority of the current pension board members and as a "ministerial duty", be appointed by the City Council. The current board members of the Firefighters Pension Board of Trustees have selected Ryan Moore to serve as the fifth member.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 10, 2020		
Agenda Item Name		
Ordinance No. 2020-18 <i>Final MSTU</i>		
Requested Action		
Request approval of Ordinance No. 2020-18.		
Staff Report		
In 2000, Lake County began providing emergency and ambulance services in Lake County and created a Municipal Service Taxing Unit (MSTU) to fund the services. The City of Clermont may be included within the service boundary by adopting an ordinance. The term of the ordinance is for one year. Staff recommends approval.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance No. 2020-18 - MSTU	2020-18 - MSTU.pdf	
2. ORD 2020-18 - Legal AD Proof	ORD 2020-18 - Legal AD Proof.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2020-18

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

WHEREAS, Lake County has taken action to create a non-profit corporation to provide ambulance services in Lake County effective September 30, 2000; and

WHEREAS, Lake County has determined that the best mechanism to secure the necessary funding to provide said ambulance services is to create a countywide municipal service taxing unit authorizing the County to levy ad valorem taxes therein for the provision of ambulance and emergency medical services, and has enacted an emergency ordinance creating that municipal service taxing unit; and

WHEREAS, Section 125.01(l)(q), Florida Statutes, provides that the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipal consents, by ordinance, to be included therein; and

WHEREAS, the City Council of the City of Clermont has determined that it is in the best interest of and serves the health, safety and general welfare of the residents of Clermont to include the City of Clermont within the Lake County municipal service taxing unit for ambulance and emergency services; and

WHEREAS, Lake County's emergency ordinance expressed its intent to include the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services," subject to the adoption of an approving ordinance by the City Council of the City of Clermont;

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

SECTION 1.

The City Council of the City of Clermont consents to the inclusion of the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services."



CITY OF CLERMONT
ORDINANCE NO. 2020-18

SECTION 2.

This consent shall be for a term of one (1) year.

SECTION 3.

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

SECTION 4.

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 5.

This Ordinance shall take effect immediately upon final adoption by the City Council of the City of Clermont, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2020-18

PASSED AND ADOPTED BY the City Council of the City of Clermont,
Lake County, Florida on this 10th day of March, 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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10094798
Phone: (352) 241-7331
Date: 02/17/20
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider t	02/25/2020	02/25/2020	\$120.33

LEGAL NOTICE

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

proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10094798
February 25, 2020

ORDINANCE NO. 2020-18

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, March 10, 2020 at 6:30pm for final enactment.

The meeting will be held in Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the

Payment Info	
Ad Price	\$120.33
Tax	\$0.00
Sub Total	\$120.33
Prepaid Amount	\$0.00
Balance Due	\$120.33



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, March 10, 2020	
Agenda Item Name	
Variance Request <i>Rusty Truck Diner</i>	
Requested Action	
Recommend denial of the variance requests.	
Staff Report	
The applicant, Jose Gonzalez is requesting two variance to the Land Development Code, Chapter 102-Signs: (1) to allow an inoperable vehicle (rusty truck) as signage and to allow the truck be located in a landscape island for display as the restaurant theme and signage and, (2) to allow a green giant Adirondack style chair be displayed near the main entrance of the restaurant. The subject parcel is located at 1800 South US Highway 27, and the zoning is C-2 with a Commercial Land Use Designation. This location was previously used as the Denny's and Bubba's Catfish Restaurants, and currently under new management for the Rusty Truck Diner.  The applicant has indicated the purpose of the parked inoperable vehicle is to draw attention to that location and is part of the branding for the diner. The Clermont Sign Code, Chapter 102 requires certain provisions govern signs in commercial districts; Section 102-22, indicate that vehicle signs may not be utilized or positioned in a manner that may be used for onsite signage. The code allows each business be permitted a certain type, number, location and square footage amount based on meeting certain criteria. The proposed truck as signage does not meet that criteria. In addition, signs are not allowed in the rights-of way, landscape buffers or islands, or allowed to block any pedestrian walkways, unless otherwise stated in the code. The purpose and intent of the sign code is to enhance the appearance of the physical environment by requiring that signage be designed as an integral architectural feature of the site and structure, which such sign is intended to identify. Although city staff understands the concept of the proposed idea and location on site, staff finds this variance request does not comply with the with the intent and purpose of the sign code and is out of character with the surrounding development in the area. Staff finds the proposed inoperable vehicle located in the landscape island or buffer may be seen as undesirable and is not in compliance with the purpose of landscape buffers for commercial development.	

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 and determined it does not meet a positive finding. Therefore, staff recommends **denial** of the variance request.

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-Rusty Truck Diner | New 86-174 Review Criteria-Rusty Truck Diner.pdf |
| 2. | Location Map | Location Map.pdf |
| 3. | Pictures | Pictures.pdf |
| 4. | Justification Letter | Justification Letter.pdf |
| 5. | Variance Application | Variance Application.pdf |
| 6. | RUSTY TRUCK DINER VARIANCE AD | RUSTY TRUCK DINER VARIANCE AD.pdf |

Rusty Truck Diner -Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: Our adjacent property owners PNC Bank, Holiday Inn and Kiddie Academy, are strong supporters of our Theme and Displays.

Staff comments: The requested variances to allow an inoperable vehicle be used for signage is not permitted by the Land Development, Chapter 102 Signs which requires vehicle signs are not utilized or positioned in a manner as to be used as on site signage. Each business in Clermont is permitted a certain square feet of signage based on certain criteria, this type signage would increase the minimum signage allowed and in addition, the proposed truck will be located in a required landscape island on site.

Negative 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: Please see Variance Justification Letter

Staff comments: Staff understands that the current conditions of the site were not created by the applicant; and the property location may be a challenge for signage from the main highways, but other properties in the area are in compliance with the sign code and do not require additional signage. The proposed signage will be out of character with other properties in the vicinity.

Negative 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: Please see Variance Justification Letter

Staff comments: The variance as requested is out of character with other traditional signs in the area, and the inoperable vehicle signage may be considered undesirable and not compatible with the existing signs in the area.

Negative finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan.
Applicant response: Please see Variance Justification Letter.

Staff comments: The intent of the sign code is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City.

Negative 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;

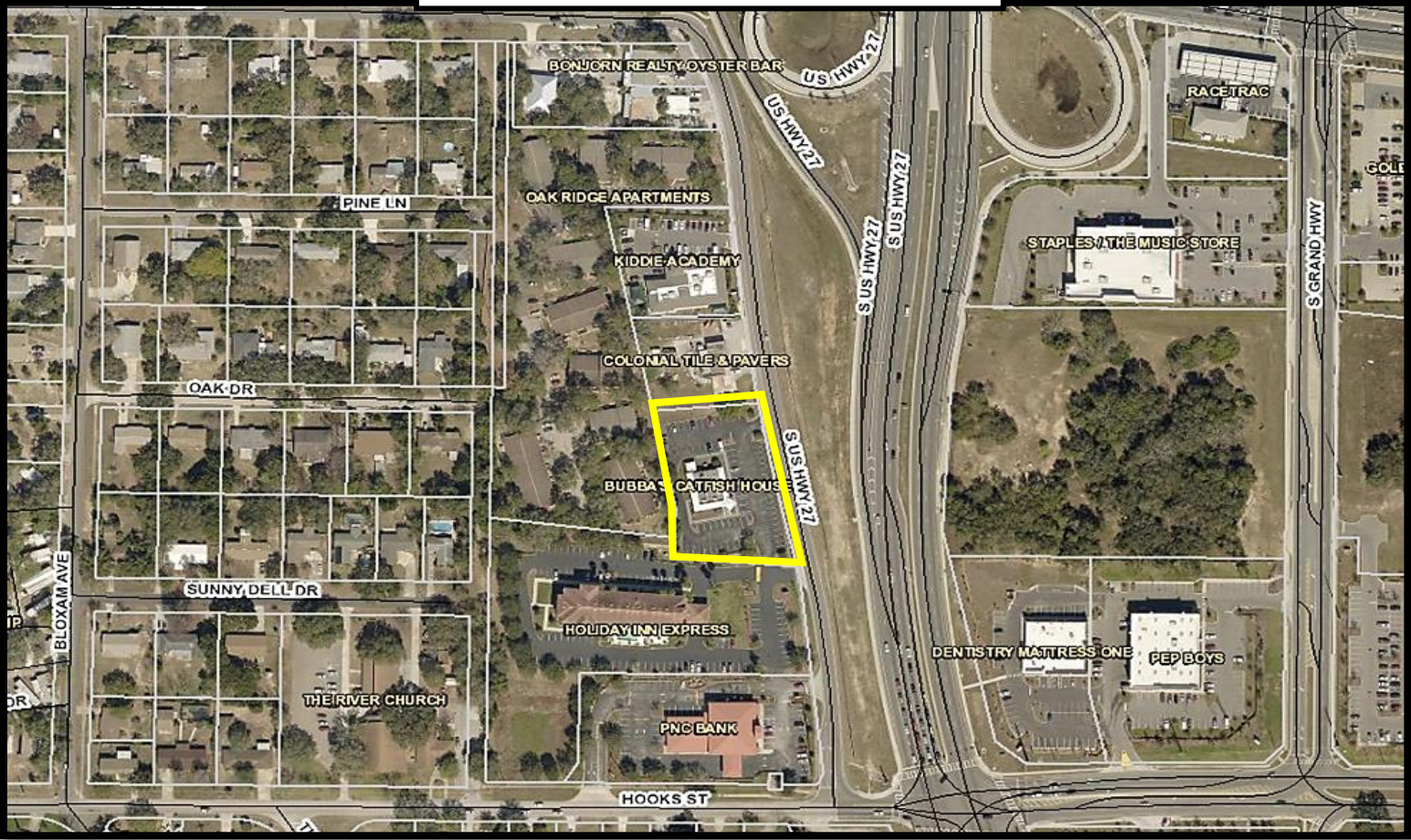
Applicant response: Please see Variance Justification Letter

Staff comments: The variance request will not make reasonable use of the land and site. The site is allocated a certain type and signage square feet based on the sign code requirements, the intent of the sign code is too promote low profile signage of high quality design.

Negative 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 submitted and finds the application does not meet a positive finding. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

Location Map









Thank you for the opportunity to present our proposal and humble request for approval of a variance. We respectfully submit this request for relief from City Zoning Ordinance Code Inoperable vehicle.

We are the soon to open new local diner, bakery, buffet located at 1800 South Highway 27 in Clermont Florida. This venue is formerly known in the Clermont community as a Denny's and Bubbas Catfish House later on. This locale sits on a service road which is less transited by locals or drivers planning to stop. Because of this concern, we feel the need to draw in attention to our locale. This variance request is for allowance of less traditional signage to help us achieve just that. We would like for everyone to know, visit and remember the Rusty Truck Diner.

We propose the use of a stationary vehicle, a beautifully rusted 1940 Plymouth, as allowed signage. This Rusty Truck is the inspiration of the name and logo to Clermont's new local Diner. The community's reaction to this piece of history is overwhelmingly positive. This rusted out beauty was once used in a plantation farm right here in Florida. This rusty truck has a story and now it is helping us tell ours. The purpose of this parked inoperable rusted pickup truck, besides being spirit of this family friendly restaurant, is to draw in attention to our location. We have used this rusty truck as our name, The Rusty Truck Diner, and even our logo is an image of it. Furthermore, we highlight it on our website, menus and employee uniform. Disapproval of this variance request will mean a significant setback and financial impact to the business. We have even added some solar lights that at night make the rusty truck appear to be on. These lights, besides providing visual safety measure, also provide for an aesthetic appeal to the rusted truck.

We also request variance for the green giant Adirondack styled chair proudly displayed near the main entry point to the location. As the image displays, this giant chair adds a warm and fun element to the themed restaurant. It also displays our logo. The intent is to use it as a photo station where our patrons can take and share pictures taken here. It is a strategy that would grant us a cost effective way to inform masses of our existence. We hope it produces many postings on social media like Facebook, Instagram, hash tag feeds and alike.

Lastly, in anticipation to the vision we have, we are requesting variance to (in the future) add the cab of another tastefully appealing pickup truck. This would be placed on the back wall

outside of the restaurant, a painting of Clermont's rolling hills with the words "Gem of the Hills" written. The purpose again is to offer a unique and nostalgic place where our patrons and families can take pictures to hopefully post on the web and attract more business.

Based on our knowledge of this location, it is our understanding that by having this stationary piece of history parked and a feature chair cause no hardship in any way. Since they are on two small plots located within the property; neither causes safety concerns since there is no interference or disruption to the traffic. Access to utilities levers on this plot and other municipal services are not affected in any way by the placement of our signage.



CITY OF CLERMONT
VARIANCE
Application

VAR 2002-0001

DATE: 2.3.20

FEE: \$600

PROJECT NAME (if applicable): The Rusty Truck Diner

APPLICANT: _____

CONTACT PERSON: José Gonzalez

Address: 1800 US 27 South

City: Clermont State: FL Zip: 35711

Phone: 352-217-6776 Fax: _____

E-Mail: 352-432-3140 rustytruckdiner@gmail.com

OWNER: John R. Prickett

Address: 2605 Kurt Street #13

City: Eustis State: FL Zip: 32726

Phone: 352-357-5094 Fax: _____

Address of Subject Property: 1800 South US 27

General Location: Located adjacent to
holiday Inn express and Kiddie Academy
parallel to US 27 south on service road.

Legal Description (include copy of survey): AK 3773952

Land Use (City verification required): Commercial



Zoning (City verification required):

C-2 General Commercial

CITY OF CLERMONT

VARIANCE

Application

Page 2

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

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

Signage and inoperable vehicle

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

Using antique trucks and inoperable vehicle for signage and display as part of our theme dining experience

How does the Code create a hardship?

Location historic preservation businesses have fail in part to poor visibility and challenges of the service road.

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

Variance requested – subject and code section:

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;

Our adjacent property owners PNC Bank, Holiday Inn, Kiddie Academy, Colonial Tiles are strong supporters of our theme and displays.



(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;

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;

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

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



**CITY OF CLERMONT
VARIANCE
Application
Page 4**

Jose A. Gonzalez-Hernandez
Applicant Name (print)

x [Signature]
Applicant Name (signature)

JOHN R. PRICKETT, JR.
Owner Name (print)

x [Signature]
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. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

Daily Commercial

Advertising Receipt

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

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10095188
Phone: (352) 241-7331
Date: 03/02/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the Clermont City Council will con	03/03/2020	03/03/2020	\$94.15

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for the following Variances: 1) To allow for an inoperable vehicle as signage instead of requirements of the Land Development Code, Section 102, at the following location:

LOCATION

Rusty Truck Diner
1800 South US Highway 27
Clermont FL
(Alternate Key #3773952)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, March 10, 2020 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

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
City Clerk, MMC

Ad No: 10095188
March 03, 2020

Payment Info	
Ad Price	\$94.15
Tax	\$0.00
Sub Total	\$94.15
Prepaid Amount	\$0.00
Balance Due	\$94.15



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, March 10, 2020	
Agenda Item Name	
Ordinance No. 2020-15 <i>Introduction</i> <i>Elyksian Hotel PUD</i>	
Requested Action	
Recommend introduction of Ordinance 2020-15.	
Staff Report	
The owner, Elyksian Hotels Clermont, LLC, is requesting a rezoning from Central Business District (CBD) to a Planned Unit Development (PUD) to allow for the construction of a 50-room boutique hotel with additional meeting space, a rooftop amenity for its guests, and ground floor parking for the project. The site is located southwest of the intersection of W. Osceola Street and 8th Street. The property consists of the current Epic Bike location and the adjacent vacant parcel to the west. The proposed hotel will be built adjacent and connected to the existing Epic Bike building and will share ingress/egress and off hours parking with the existing Epic Bike business. The entire project is approximately 1.07 +/- acres. The applicant is requesting PUD zoning to allow for flexibility in site design via certain waivers to the Land Development Code. The Development Plan shows the proposed hotel to have a square footage of approximately 68,000 square feet with a maximum height of 80 feet. The structure will consist of parking on the ground floor, five stories of hotel rooms and meeting space above the parking and a roof top amenity on top. The height is measured from the ground floor parking entrance of the structure on W. Osceola Street to the top of the highest point of the structure on the rooftop amenity, which would be the elevator shaft. This is 25 feet higher than the maximum finished height allowed in the CBD, which is 55 feet. For comparison, City Hall is currently at 53 feet in height. The proposed 68,000 square foot hotel with the existing Epic Cycle building of 8,500 square feet has an approximate overall total of 76,500 square feet within the project boundary. The maximum permitted Floor Area Ratio (FAR) in the Central Business District is 3.0. The project will develop at approximately 1.66+/- FAR, which is less than the maximum. The building setbacks in the CBD allows buildings to be constructed up to the property line with a zero setback. The proposed hotel is seeking to build up to the property line, which includes the Porte-Cochere. The maximum impervious surface ratio (ISR) of the project is 96%. Under Section 122-245 (1), the CBD allows projects up to 100% if the stormwater retention can be satisfied. The development will connect into the City's Victory Pointe Master Stormwater System for the drainage and retention requirements. The overall parking demand from the project is calculated to be 76 parking spaces. This is one space per hotel room and one space per 333 square feet of retail space from the Epic Bike shop. The applicant is proposing 76 parking spaces, with 22 spaces within the covered ground floor parking area of the hotel and 32 within the Epic Bike shop parking lot.	

The applicant is seeking a public-private partnership to develop 22 on-street parking spaces using a portion of the City' right-of-way along W. Osceola Street. Since a portion of these spaces will be in the City's right-of-way, staff is unable to count these spaces as part of the overall project requirement as they cannot be exclusively used by the proposed hotel. At this time, staff is not in support of the on-street parking proposal since engineering studies have not been completed to determine the feasibility and number of spaces. To satisfy the parking shortfall, a remote parking agreement will be required to make up the parking shortfall. The applicant is in discussions with the City and other property owners on different off-site parking options. Section 98-17 of the Land Development Code allows off-site parking options when in the Central Business District.

One of the key elements of the Downtown-Waterfront Master Plan is to maximize the number of people who live, work and visit downtown. The establishment of the proposed project is consistent with that concept and would provide lodging for visitors in the downtown area. The project will be required to comply with the Land Development Regulations for the Central Business District, except for the three waivers, and Architectural Design Standards.

The requested waivers to the code consist of:

1. Overall height exceeding 55 feet up to a final height of 80 feet. Section 122-245 (3)
2. A waiver for off-site parking spaces subject to a remote parking agreement. Section 98-14
3. The use of trash compactors to reduce the number of dumpsters for the project. Section 114-8

Staff has reviewed the application as submitted and finds the proposed use is compatible with the surrounding areas, is consistent with the Comprehensive Plan and a key component in the vision of the Downtown-Waterfront Master Plan. The proposed development meets the provisions of Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance No. 2020-15.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--------------------------------------|---|
| 1. | Ord 2020-15 Elyksian Hotel Draft PUD | Ord 2020-15 Elyksian Hotel Draft PUD.docx |
| 2. | Maps | Maps.pdf |
| 3. | Final.2.25.20 Site Plan | Final.2.25.20 Site Plan.pdf |
| 4. | PUD Application | PUD Application.pdf |
| 5. | Supporting Material | Supporting Material.pdf |
| 6. | Legal Ad Proof | Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-15

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Clermont Lots 1, 3, 5, 7, 9, N 10 Ft Of Lots 2, 4, 6, 8, N |
10 Ft Of E 40 Ft Of Lot 10 Blk 93--Less Beg At Se Cor Of Lot |
1 Blk 93, Run S 0-29-46 W 10 Ft To Se Cor Of N 10 Ft Of Lot |
2 Blk 93, N 89-23-28 W 75 Ft, N 0-29-46 E 60.01 Ft, S |
89-23-28 E 75 Ft To E Line Of Lot 1, S 0-29-46 W Along E |
Line Of Lot 1 A Dist Of 50.01 Ft To Pob--Pb 8 Pg 17 |
Orb 4605 Pg 1746 |

AND

Clermont Lot 11, E 1/2 Of Lot 13, Blk 93 Pb 8 Pg 17 |
Orb 5298 Pg 1904 |

LOCATION

Southwest corner of W. Osceola Street and 8th Street
Alternate Key 1615119 & 1615089
Approx. 1.07 acres

**From: Central Business District
To: Planned Unit Development (PUD)**

SECTION 2. General Conditions

This application for a Planned Unit Development to allow a hotel, meeting space, rooftop amenity, ground floor structured parking, and retail uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.



CITY OF CLERMONT
ORDINANCE NO. 2020-15

2. The property shall be developed in substantial accordance with the Development Plan prepared by Stringfellow Planning and Design, dated February 25, 2020. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 68,000 square feet of Hotel and associated hotel uses. In addition, up to 8,500 square feet of retail uses in the existing building (Epic Bike) is permitted along with any other CBD permitted uses.
2. The hotel building height may be greater than 55 feet but no more than 80 feet, measured at the highest point.
3. An off-site parking agreement shall be executed prior to site plan approval. The parking agreement shall meet the requirements in Section 98-17 (c) of the Land Development Code.
4. If the City Council approves a public-private partnership for on-street parking spaces along West Osceola, the developer/owner shall enter into an agreement for the design, construction and maintenance of these spaces with the City. A sidewalk easement, parking easement and a hold-harmless agreement shall be required. The owner understands that these spaces will not be assigned to the project as dedicated spaces.
5. The project may use trash compactors for solid waste collection in conjunction with dumpsters.

CITY OF CLERMONT
ORDINANCE NO. 2020-15

6. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. The property will revert back to the Central Business District zoning. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The project shall be developed according to the CBD Central Business District zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

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

SECTION 5.

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

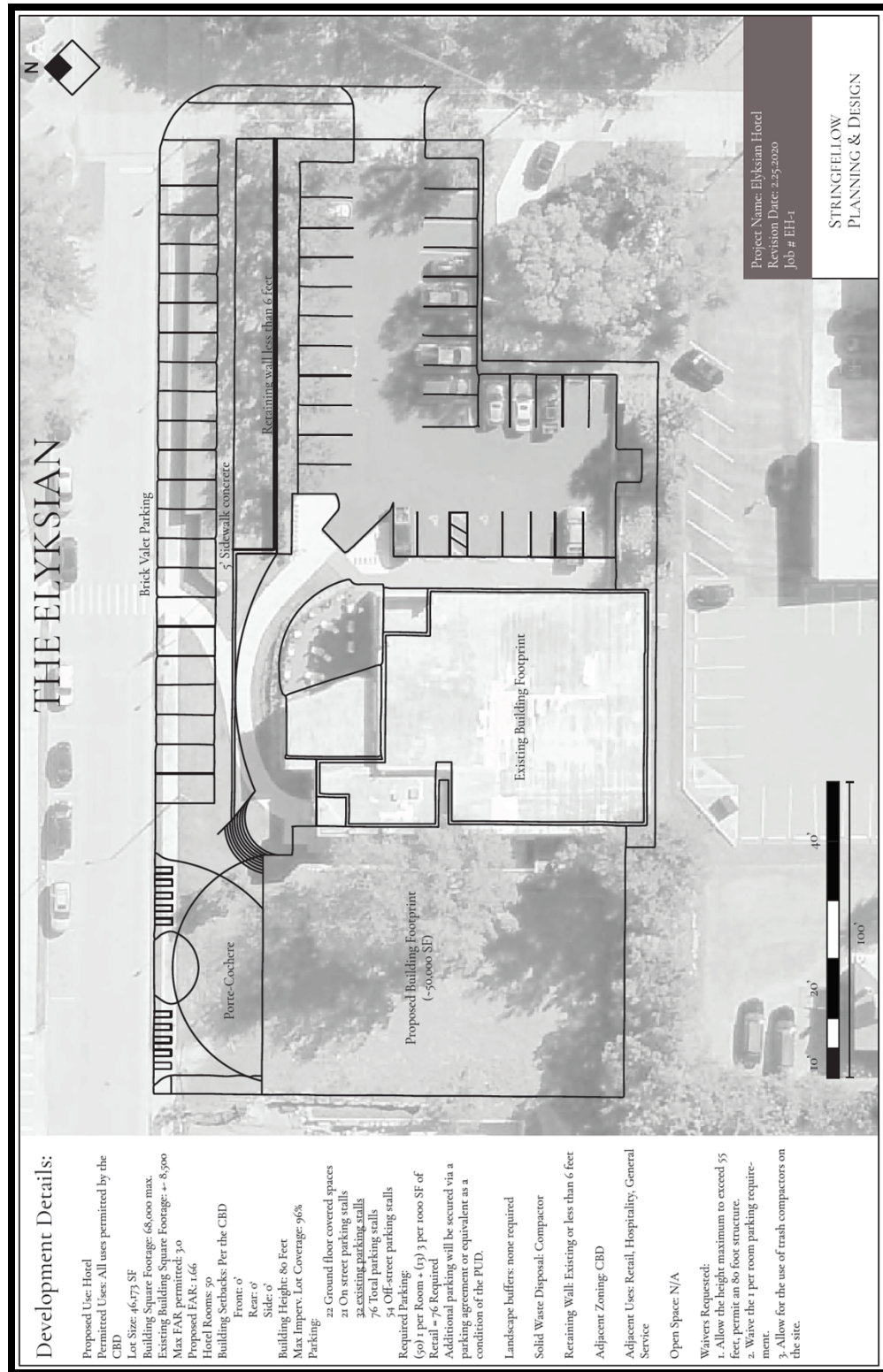
SECTION 6.

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

Location map:



Development Plan:





CITY OF CLERMONT
ORDINANCE NO. 2020-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of March, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

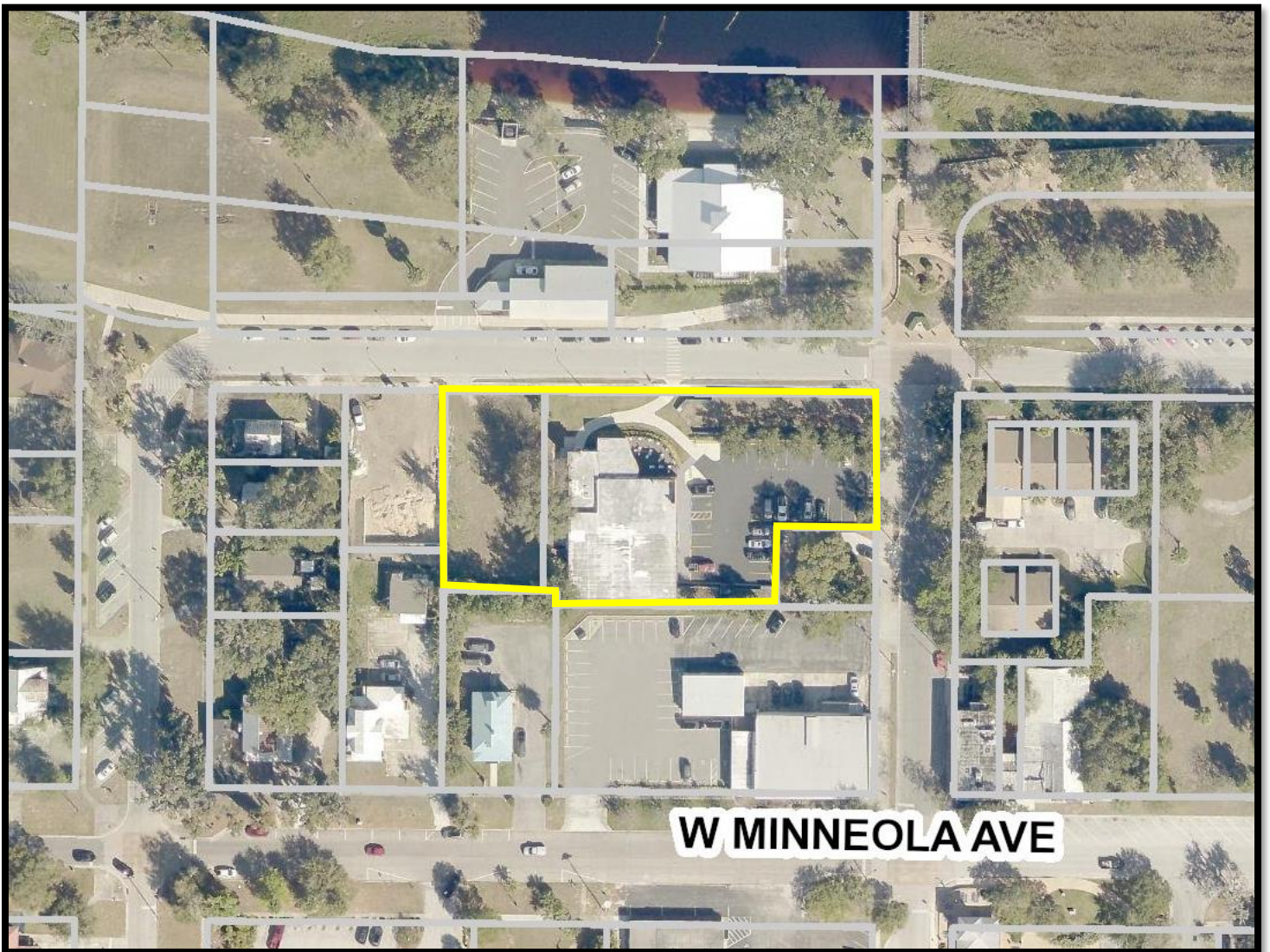
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

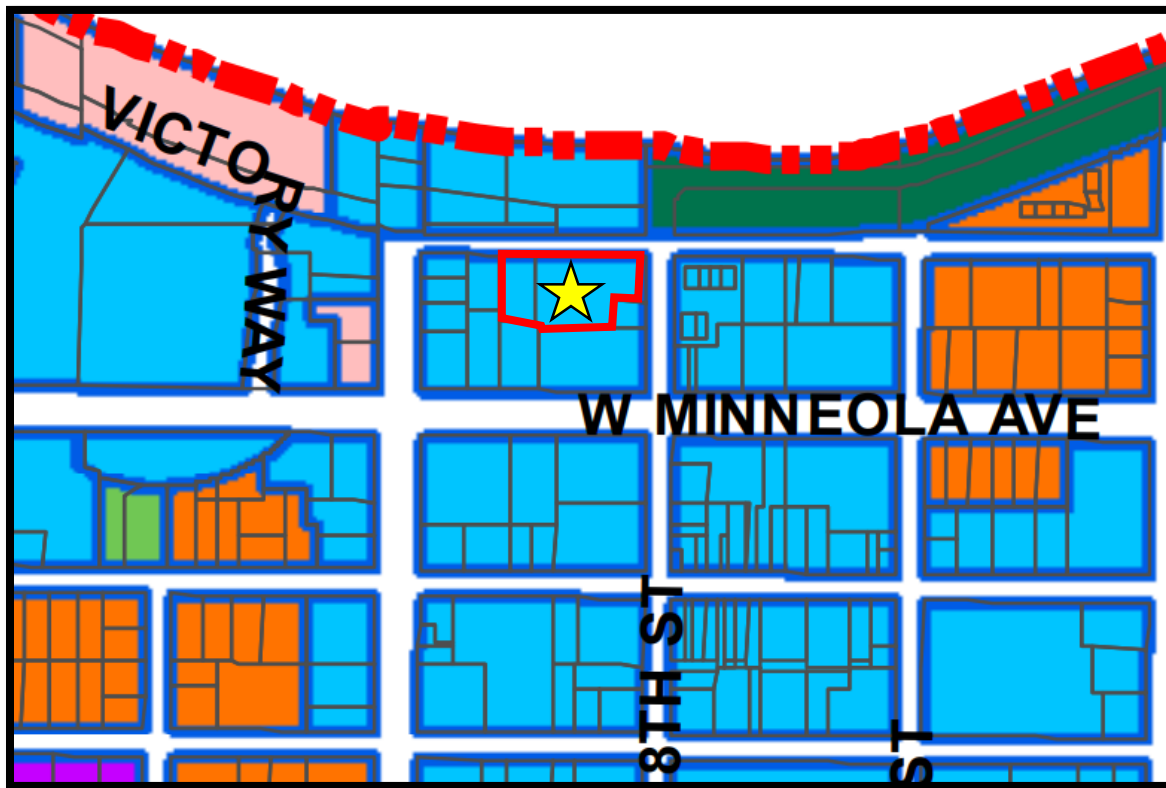
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

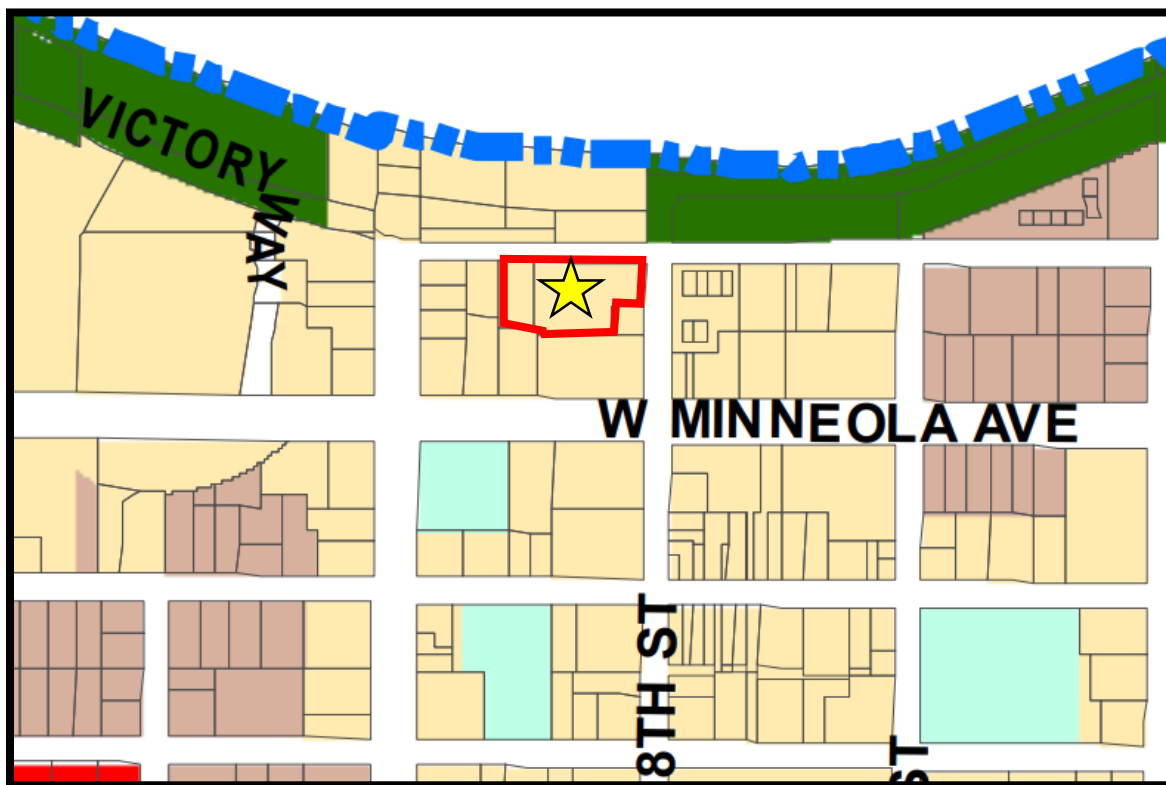
Location - Elyksian Hotel PUD



Zoning & Future Land Use- Elyksian Hotel PUD



Zoning



Future Land Use



Development Details:

Proposed Use: Hotel
Permitted Uses: All uses permitted by the CBD
Lot Size: 46,173 SF
Building Square Footage: 68,000 max.
Existing Building Square Footage: +- 8,500
Max FAR permitted: 3.0
Proposed FAR: 1.66
Hotel Rooms: 50
Building Setbacks: Per the CBD
 Front: 0'
 Rear: 0'
 Side: 0'
Building Height: 80 Feet
Max Imperv. Lot Coverage: 96%
Parking:
 22 Ground floor covered spaces
 21 On street parking stalls
 32 existing parking stalls
 76 Total parking stalls
 54 Off-street parking stalls
Required Parking:
(50) 1 per Room + (13) 3 per 1000 SF of Retail = 76 Required
Additional parking will be secured via a parking agreement or equivalent as a condition of the PUD.

Landscape buffers: none required

Solid Waste Disposal: Compactor

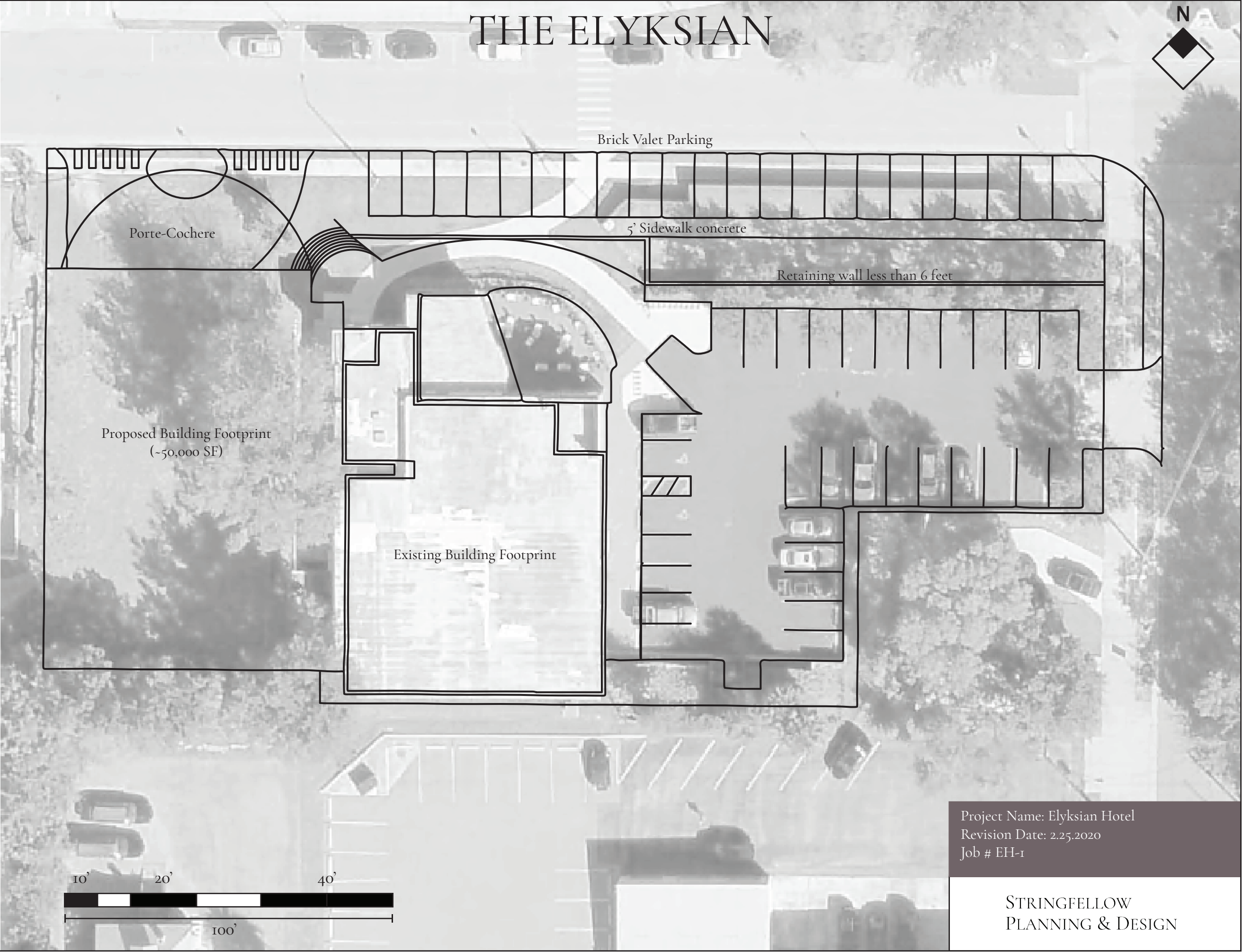
Retaining Wall: Existing or less than 6 feet

Adjacent Zoning: CBD

Adjacent Uses: Retail, Hospitality, General Service

Open Space: N/A

Waivers Requested:
1. Allow the height maximum to exceed 55 feet, permit an 80 foot structure.
2. Waive the 1 per room parking requirement.
3. Allow for the use of trash compactors on the site.





PUD 2002-0001

**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 02-04-2020

Paid CK # 1003
FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Elyksian Hotel

APPLICANT: Stringfellow Planning & Design

CONTACT PERSON: Alex Stringfellow

Address: 705 W. Minneola Ave.

City: Clermont State: FL Zip: 34711

Phone: 352.217.7710 Fax: _____

E-Mail: alex@stringfellowplanning.com

OWNER: Elyksian Hotels Clermont, LLC

Address: 857 W. Osceola Street

City: Clermont State: Florida Zip: 34711

Phone: 407-267-1726 Fax: _____

Address of Subject Property: 857 WEST OSCEOLA ST CLERMONT FL 34711

Legal Description (include copy of survey):

CLERMONT LOTS 1, 3, 5, 7, 9, N 10 FT OF LOTS 2, 4, 6, 8, N |
10 FT OF E 40 FT OF LOT 10 BLK 93--LESS BEG AT SE COR OF LOT |
1 BLK 93, RUN S 0-29-46 W 10 FT TO SE COR OF N 10 FT OF LOT |
2 BLK 93, N 89-23-28 W 75 FT, N 0-29-46 E 60.01 FT, S |
89-23-28 E 75 FT TO E LINE OF LOT 1, S 0-29-46 W ALONG E |
LINE OF LOT 1 A DIST OF 50.01 FT TO POB--PB 8 PG 17 |
ORB 4605 PG 1746 |

AND
CLERMONT LOT 11, E 1/2 OF LOT 13, BLK 93 PB 8 PG 17 |
ORB 5298 PG 1904 |

Acreage: 1.07 Land Use: Downtown MU

(City verification required)

Present Zoning: CBD Proposed Zoning: PUD

(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

The Elyksian Hotel is a boutique hotel proposed to be located adjacent to the existing Epic Cycles building on West Osceola Street in downtown Clermont. The hotel is proposed to have 50 rooms, with additional meeting space, ground floor covered parking and rooftop amenities for its guests. The property is approximately one (1) acre and includes the existing Epic Cycles building and parking lot. The clientele attracted by Epic Cycles has been voicing their desire to near downtown Clermont, as they attend cycling events or travel to the area for various reasons. This project proposes to meet that demand, in part, and to provide additional taxable value in the downtown. The proposed use is consistent with similar historic downtowns in the Central Florida region and will provide additional economic activity for adjacent businesses already located in downtown. The hotel proposes to exceed the current height maximum in the current CBD zoning district.

Alex Stringfellow
Applicant Name (print)

x Alex
Applicant Name (signature)

Roman Brana Gonzalez
Owner Name (print)

x [Signature]
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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Roman Brana Gonzalez, 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

PUD

for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Alex Stringfellow 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.

Roman Brana Gonzalez

Affiant - Applicant Name (print)

X

[Signature]

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 11th day of February, 2020.



X Dawn Stalaker

Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

ELYKSIAN HOTEL PUD

857 WEST OSCEOLA ST CLERMONT FL 34711

1. **Application:** Attached
2. **Application fee:** Attached
3. **Power of Attorney:** N/A
4. **Lake County Property Record Cards:** Attached
5. **Proof of Ownership:** Attached
6. **Narrative:** The Elyksian Hotel is a boutique hotel proposed to be located adjacent to the existing Epic Cycles building on West Osceola Street in downtown Clermont. The hotel is proposed to have 50 rooms, with additional meeting space, ground floor covered parking and rooftop amenities for its guests. The property is approximately one (1) acre and includes the existing Epic Cycles building and parking lot. The clientele attracted by Epic Cycles has been voicing their desire to near downtown Clermont, as they attend cycling events or travel to the area for various reasons. This project proposes to meet that demand, in part, and to provide additional taxable value in the downtown. The proposed use is consistent with similar historic downtowns in the Central Florida region and will provide additional economic activity for adjacent businesses already located in downtown.
7. **Legal Description:** CLERMONT LOTS 1, 3, 5, 7, 9, N 10 FT OF LOTS 2, 4, 6, 8, N |
10 FT OF E 40 FT OF LOT 10 BLK 93--LESS BEG AT SE COR OF LOT |
1 BLK 93, RUN S 0-29-46 W 10 FT TO SE COR OF N 10 FT OF LOT |
2 BLK 93, N 89-23-28 W 75 FT, N 0-29-46 E 60.01 FT, S |
89-23-28 E 75 FT TO E LINE OF LOT 1, S 0-29-46 W ALONG E |
LINE OF LOT 1 A DIST OF 50.01 FT TO POB--PB 8 PG 17 |
ORB 4605 PG 1746 |

AND

CLERMONT LOT 11, E 1/2 OF LOT 13, BLK 93 PB 8 PG 17 |
ORB 5298 PG 1904 |
8. **Location Map:** Attached
9. **Adequate Public Facilities:** N/A
10. **Cut/Fill of the Property:** The property will not cut nor fill equal to or greater than 15'

STRINGFELLOW
PLANNING & DESIGN

11. Traffic Impact Analysis: Per ITE Handbook, 10th Addition

No.	Land Use	Unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
310	Hotel	rooms	8.36	.47	59%	41%	0.60	51%	49%
Proposed Rooms		50							
* Daily Rate		8.36							
= Total Trips		418							

12. Lake County Schools Adequate School Facilities Determination: N/A

13. Phasing Plan: N/A

14. Aerial Photo: Attached

15. Boundary Survey: Attached

16. Topographical Survey: Attached

17. PUD Restrictions: None Proposed

18. Proposed Conceptual Site Plan: Attached

19. Architectural/Elevations: Attached

20. Pre-Application Meeting with Staff: Complete January 15, 2020

PROPERTY RECORD CARD

General Information

Owner Name:	LAKE PHOENIX HOLDINGS LLC	Alternate Key:	1615089
Mailing Address:	528 8TH ST CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-0100-093-00100
		Millage Group and City:	00C1 (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	528 8TH ST CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name School Locator & Bus Stop Map School Boundary Maps
Property Description:	School Information: CLERMONT LOTS 1, 3, 5, 7, 9, N 10 FT OF LOTS 2, 4, 6, 8, N 10 FT OF E 40 FT OF LOT 10 BLK 93--LESS BEG AT SE COR OF LOT 1 BLK 93, RUN S 0-29-46 W 10 FT TO SE COR OF N 10 FT OF LOT 2 BLK 93, N 89-23-28 W 75 FT, N 0-29-46 E 60.01 FT, S 89-23-28 E 75 FT TO E LINE OF LOT 1, S 0-29-46 W ALONG E LINE OF LOT 1 A DIST OF 50.01 FT TO POB--PB 8 PG 17 ORB 4605 PG 1746		

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	STORE 1 STORY FREE STANDING (1100)	0	0		34499.25 SF		\$0.00	\$379,492.00

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

Commercial Building(s)

Building 1

Commercial Building Value: \$389,656.00

Summary			Section(s)						
Year Built:	1968	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	8473	1	FINISHED LIVING AREA (FLA)	16	1	4080	0%	0%	
Full Bathrooms:	2		Interior Finish (11C)		Percent		Sprinkler		A/C
					100.00 %		Yes		Yes
Half Bathrooms:	0	2	FINISHED LIVING AREA (FLA)	12	1	4393	0%	0%	
Elevators:	0		Interior Finish (11C)		Percent		Sprinkler		A/C
Elevator Landings:	0				83.00 %		Yes		Yes



This Document Prepared By and Return to:
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, FL 34711
(352) 243-2801

Parcel ID Number: 24-22-25-010009300100

Warranty Deed

This Indenture, Made this 25th day of March, 2015 A.D., Between OMBS, LLC, a Florida limited liability company of the County of Lake, State of Florida, grantor, and LAKE PHOENIX HOLDINGS, LLC, a Florida limited liability company whose address is: 2507 S. U.S. Highway 27, Clermont, FL 34711 of the County of Lake, State of Florida, grantee.

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

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

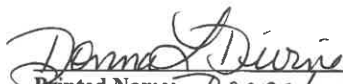
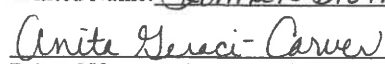
Lots 1, 3, 5, 7 and 9; the North 10 feet of Lots 2, 4, 6 and 8; and the North 10 feet of the East 40 feet Lot 10, Block 93, Official Map of the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Page 17 through 23, Public Records of Lake County, Florida, LESS Parcel B described as: Begin at the Southeast corner of Lot 1, Block 93, Official Map of the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run S 00°29'46" W along the East line of said Lot 1 for a distance of 10.00 feet to the Southeast corner of the North 10.00 feet of Lot 2, Block 93 of said plat of the City of Clermont; thence run N 89°23'28" W along the South lines of the North 10.00 feet of Lots 2 and 4 of said plat for a distance of 75.00 feet; thence run N 00°29'46" E for a distance of 60.01 feet; thence run S 89°23'28" E for a distance of 75.00 feet to the East line of aforesaid Lot 1; thence run S 00°29'46" W along said East line of Lot 1 for a distance of 50.01 feet to the Point of Beginning.

DOCUMENTARY STAMPS IN THE AMOUNT OF \$3,850.00 HAVE BEEN PAID. THE PURCHASE PRICE IS \$550,000.00.

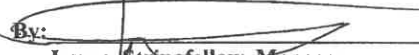
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

WITNESSES:

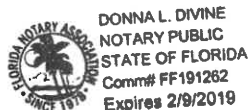

Printed Name: Donna L. Divine

Printed Name: Anita Geraci-Carver

OMBS, LLC, a Florida limited liability company

By: 
Jayson Stringfellow, Manager
P. O. Address: 1455 W. Lakeshore Drive
Clermont, FL 34711

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 25th day of March, 2015 by Jayson Stringfellow, Manager of OMBS, LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.




Printed Name: Donna L. Divine
Notary Public
My Commission Expires:

Prepared by and return to:
Bret Jones, Esquire
Bret Jones, P.A.
700 Almond Street
Clermont, Florida 34711

[Space Above This Line For Recording Data]

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE ASSURANCE WAS REQUESTED OR GIVEN.
THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

Quit Claim Deed

This Quit Claim Deed made on 30 day of January 2020, between **Lake Phoenix Holdings, LLC a Florida Limited Liability Company** whose address is 528 8th Street, Clermont, Florida 34711 ("Grantors"), and **Elyksian Hotels Clermont, LLC a Florida Limited Liability Company**, ("Grantee"), whose post office address is 528 8th Street, Clermont, Florida 34711.

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, personal representatives, and assigns forever all of the right, title, and interest of Grantors in the following described land situated in **Lake County, Florida**:

Lake County Parcel ID No. 24-22-25-0100-093-01100

Lot 11 and the East 1/4 of Lot 13, Block 93, The City of Clermont according to the plat thereof as recorded in Plat Book 8, Page 17-S, Public Records of Lake County, Florida ,

together will all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor.

Said property is not the homestead of the Grantors under the laws and Constitution of the State of Florida.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantors, either in law or equity, to the only proper use, benefit and behalf of Grantee.

In Witness Whereof, Grantors have hereunto set Grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

By: Lake Phoenix Holdings LLC

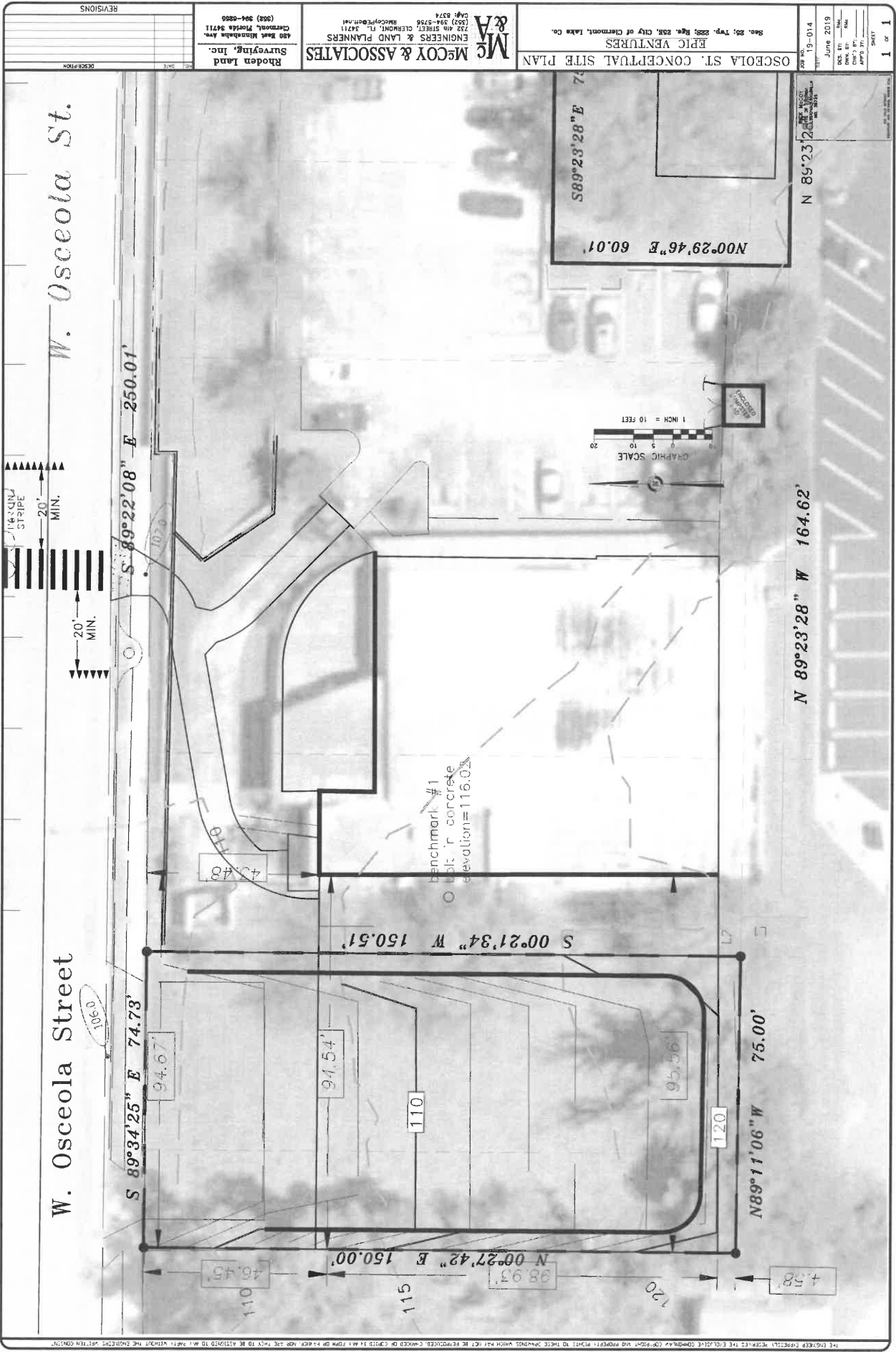
Witness: Lisa N. Welling
Kay S. Walls
Witness: Kay S. Walls
STATE OF FLORIDA
COUNTY OF LAKE

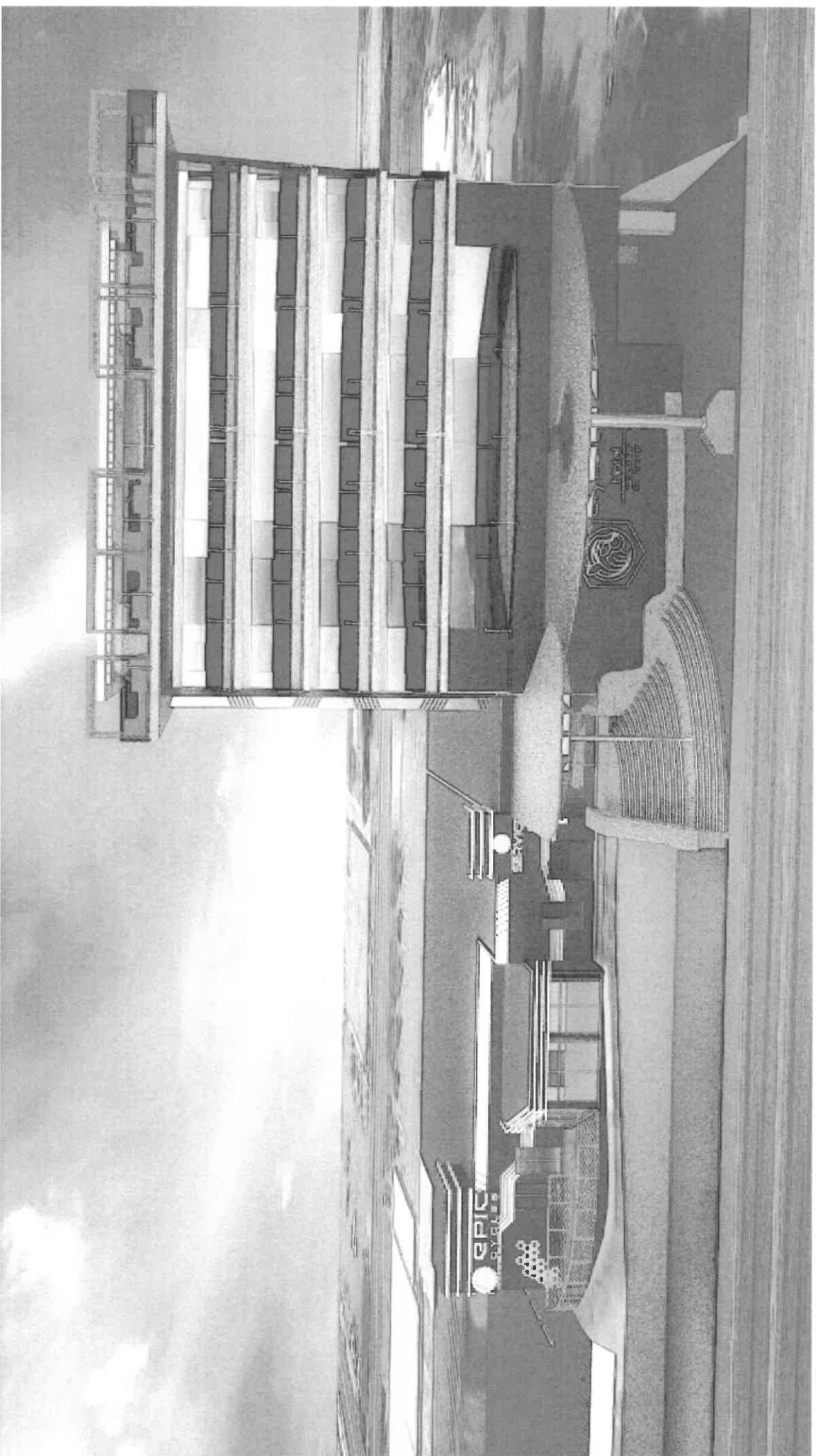
Roman Gonzalez
Roman Gonzalez it's Manager

The foregoing instrument was acknowledged before me by physical appearance this 30 day of January, 2020 by **Roman Gonzalez Manager of Lake Phoenix Holdings LLC**, who produced Florida Driver's Licenses as identification.

[Signature]
Notary Public – State of Florida







Page : 1 of 2 02/12/2020 11:10:53

Order Number : 10094690
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 : 10273138
Ad Key :
Salesperson : D001 - Liana Davis - D001
Publication : Daily Commercial
Section : Public Notices
Sub Section : Public Notices
Category : LEGAL NOTICES
Dates Run : 02/17/2020-03/09/2020
Days : 2
Size : 1 x 8.98, 93 lines
Words : 414
Ad Rate : Open
Ad Price : 281.56
Amount Paid : 0.00
Amount Due : 281.56

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. 2020-15

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, recording, and publication.

LOCATION

Southwest corner of W. Osceola
Street and 8th Street
Alternate Key 1615119 & 1615089
Approx. 1.07 acres

LEGAL DESCRIPTION

CLERMONT LOTS 1, 3, 5, 7, 9, N 10
FT OF LOTS 2, 4, 6, 8, N |
10 FT OF E 40 FT OF LOT 10 BLK
93-LESS BEG AT SE COR OF LOT |
1 BLK 93, RUN S 0-29-46 W 10 FT TO
SE COR OF N 10 FT OF LOT |
2 BLK 93, N 89-23-28 W 75 FT, N
0-29-46 E 60.01 FT, S |
89-23-28 E 75 FT TO E LINE OF LOT
1, S 0-29-46 W ALONG E |
LINE OF LOT 1 A DIST OF 50.01 FT TO
POB-PB 8 PG 17 |
ORB 4605 PG 1746 |

AND

CLERMONT LOT 11, E 1/2 OF LOT 13,
BLK 93 PB 8 PG 17 |
ORB 5298 PG 1904 |

From: Central Business District
(CBD)

To: Planned Unit Development
(PUD) for a hotel

This request will be considered by the Planning & Zoning Commission on Tuesday, March 3, 2020 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, March 24, 2020 for final enactment.

All meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street.

This ordinance is available for public

Order Number	:	10094690	Ad Number	:	10273138
PO Number	:		Ad Key	:	
Customer	:	7101866 CITY OF CLERMONT	Salesperson	:	D001 - Liana Davis - D001
Contact	:	Carlie Zinker	Publication	:	Daily Commercial
Address1	:	P.O. BOX 120219	Section	:	Public Notices
Address2	:		Sub Section	:	Public Notices
City St Zip	:	CLERMONT FL 34712	Category	:	LEGAL NOTICES
Phone	:	(352) 241-7331	Dates Run	:	02/17/2020-03/09/2020
Fax	:	(352) 394-2379	Days	:	2
	:		Size	:	1 x 8.98, 93 lines
Printed By	:	liana.rickman	Words	:	414
Entered By	:	liana.rickman	Ad Rate	:	Open
	:		Ad Price	:	281.56
Keywords	:	LEGAL NOTICE Notice is hereby given that the City	Amount Paid	:	0.00
Notes	:		Amount Due	:	281.56
Zones	:				

inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10094690
February 17, 2020 &
March 09, 2020