CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, April 28, 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

ROLL CALL

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Building Safety Month

Occupational Health and Safety Week

Public Service Recognition Week

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 - Minutes Approval	Consider approval of the City Council Workshop minutes of April 7, 2020 and the semi-virtual regular meeting of April 14, 2020.
Item No. 2 - Bid Award	Consider awarding bid to Ring Power Corporation in the budgeted amount of $51,000 for the purchase of articulating boom lift.
Item No. 3 - Bid Award	Consider awarding bid to Folsom Services Inc. in the budgeted amount of $59,123.45 for electrical improvement to lift station E9.
Item No. 4 - Easement	Consider Electric Energy Easement with Duke Energy Florida, LLC. for installation and maintenance of electrical energy to Edgewood Park Place.

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, April 28, 2020

Item No. 5 - Resolution No. 2020-17R

Consider authorizing the submission of a grant application to the Florida Division of Cultural Affairs Facilities Program requesting $210,000 for the Clermont Performing Arts Center.

UNFINISHED BUSINESS

Item No. 6 - Ordinance No. 2020-13 *Final*
Hartle Road Industrial Park CPA
Table to June 23, 2020

Consider an ordinance to change the future land use from Lake County Regional Office to City of Clermont Industrial for property located 3/4 mile south of the CR 455 and SR 50 intersection.

Item No. 7 - Ordinance No. 2020-15 *Final*
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.

NEW BUSINESS

Item No. 8 - Ordinance No. 2020-14 *Final*
Hartle Road Industrial Park PUD Rezoning
Table to June 23, 2020

Consider Planned Unit Development for industrial complex and outdoor storage.

Item No. 9 - Resolution No. 2020-04R
Milholland Auto Repair CUP
Withdrawn

Consider Conditional Use Permit to allow for an auto repair business in the C-2 General Commercial zoning district for property located at 1320 US Hwy 27.

Item No. 10 - Resolution No. 2020-19R

Consider Resolution extending multi-family housing moratorium to July 10, 2020.

ADJOURN

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, April 28, 2020

Pursuant to Executive Order 20-52 of the State of Florida, and the City of Clermont Resolution 2020-14R, a Virtual or Semi-Virtual meeting of the Clermont City Council, and its boards and committees, may be held and simulcast from Clermont City Hall. The purpose of a virtual or semi-virtual meeting is to convene in order to ensure the continuity of government, the delivery of essential services, protecting the interests of property owners and preserving the public health, welfare and safety. Meetings shall be hosted from the City Council Chambers at Clermont City Hall 685 W. Montrose Street, Clermont, FL 34711.

Please note that Governor DeSantis' Executive Order 20-69 suspended the requirement of a quorum to be present in person or requires a local government body to meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

Meetings will be broadcasted live via Zoom conferencing and the City's YouTube Channel: https://www.youtube.com/cityofclermontgovernment

The public shall have the following communication avenues to address the City Council or the Board as may be permitted by law:

1. The public or applicant may address the council or board in person via a live video conference feed available at at 685 W. Montrose Street, Clermont, FL 34711 where City will provide and operate technology to facilitate dialog. The location shall be established according to the Center for Disease Control guidelines and other reasonable precautions shall be implemented, maintained and monitored by the City.

2. The public or applicant may send a comment or statement to be read at the Council or Board meeting at the appropriate time. All emails must be received prior to the published start time of the applicable meeting. The email address shall be: cityclerk@clermontfl.org

3. The public or applicant may mail or deliver to City Hall on or before 2 p.m. EST of the day of the meeting to which the statement applies. The written statement shall be read at the Council or Board meeting at the appropriate time.

Please visit www.clermontfl.gov for detailed instructions on how to access the virtual stream and provide public comment using any of the previously mentioned options. Meeting agendas are available on the city website and will be posted on the exterior doors of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at cityclerk@clermontfl.org. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

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.

CLERMONT
Choice of Champions

PROCLAMATION

WHEREAS, the City of Clermont, FL recognizes that our growth and strength depends on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster, and;

WHEREAS, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state and federal officials that are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, play, and;

WHEREAS, modern building codes include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquake; which, according to a FEMA-commissioned study by the National Institute of Building Sciences, provide $11 in future mitigation benefits for every dollar invested, and;

WHEREAS, "Safer Buildings, Safer Communities, Safer World," is the theme for Building Safety Month 2020, and encourages all Americans to raise awareness about the importance of safe and resilient construction; fire prevention; disaster mitigation, and new technologies in the construction industry.

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Month of May, Two-thousand and Twenty as

BUILDING SAFETY MONTH

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 28th Day of April in the year Two Thousand and Twenty.

____
Gail L. Ash, Mayor

ATTEST:

____
Tracy Ackroyd Howe, City Clerk

PROCLAMATION

WHEREAS, the residents of Clermont, Lake County, Florida value safe and healthy workplaces for all of our citizens; and

WHEREAS, the majority of workplace injuries and fatalities are preventable, however more than 5,000 U.S. workers die each year from job related injuries, and millions more suffer occupational injuries and illnesses; and

WHEREAS, businesses spend $170 billion a year on costs tied to occupational injuries, illnesses and healthcare, as well as facing intangible costs of losing a loved one, friend or coworker; and

WHEREAS, safer organizations enjoy increased productivity, higher employee satisfaction and a better reputation while recording less lost time and lower workers' compensation and healthcare costs; and

WHEREAS, during the week of May 3-9, 2020, members of national and international safety societies will join with corporate and association partners representing thousands of businesses in an effort to increase public awareness of the value of following safe practices and staying safe at work while helping companies and organizations enhance their workplace safety efforts; and

WHEREAS, during the week of May 3-9, 2020, occupational safety and health professionals across North America will be recognized on Occupational Safety and Health Professionals Day for their commitment to protecting people and property in their communities.

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont do hereby proclaim the week of May 3, 2020 - May 9, 2020 as:

NORTH AMERICAN OCCUPATIONAL SAFETY & HEALTH WEEK

and specifically recognizing Wednesday, May 6, 2020 as

OCCUPATIONAL SAFETY & HEALTH PROFESSIONALS DAY

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 28th day of April, Two Thousand and Twenty.

____
Gail L. Ash, Mayor

ATTEST:

____
Tracy Ackroyd Howe, MMC
City Clerk

PROCLAMATION

WHEREAS,	during Public Service Recognition Week, we express our gratitude to our Nation's civil servants for their dedication to mission, service, and stewardship; and
WHEREAS,	each day, millions of government employees serve their fellow citizens from law enforcement officers to those who work in education, healthcare, transportation, and other public service careers; civil servants ensure government works for the American people; and
WHEREAS,	our civil servants respond to natural disasters, search for cures for diseases, protect information networks, and improve quality of life for their fellow Americans; and
WHEREAS,	civil servants remain focused on their mission of serving and protecting; and
WHEREAS,	we acknowledge the work our civil servants do for the American people on a daily basis and appreciate their willingness to dedicate their experience and expertise, and sometimes even their lives, to serving their fellow citizens.

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the week of May 3, 2020 – May 9, 2020 as:

PUBLIC SERVICE RECOGNITION WEEK

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 28th day of April in the year Two Thousand and Twenty.

____

Gail L. Ash, Mayor

ATTEST:

____

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
COUNCIL WORKSHOP
April 7, 2020

The Clermont City Council met at a semi-virtual workshop on Tuesday, April 7, 2020, in the Council Chambers at City Hall. Mayor Ash opened the workshop at 6:30pm with the following Council Members present: Brishke, Travis, Purvis, and Bates.

Other City officials present were City Manager Gray, City Attorney Mantzaris and City Clerk Howe.

Opening Statements

Mayor Ash provided an update on Coronavirus pandemic statistics on a local, state and national level. She informed the Council and the public that the City is diligently communicating with all authorities regarding controlling the virus. She highlighted several major events that had occurred in recent weeks such as the Declaration of Local Emergency issued on March 17, as well as the launch of the City's Covid-19 information and resource dedicated webpage.

Mayor Ash stated that four (4) first responders had been quarantined after working with a Lake County Emergency Medical Service who had been diagnosed with Covid-19. She concluded by encouraging residents to observe Center for Disease Control (CDC) guidelines and to practice social distancing, and she reminded everyone that the community will get through this crisis together.

1. **Workforce Housing Update**

City Manager Gray informed the Council that this workshop was a follow up to the workshop held in January after a moratorium was issued on multi-family housing in October 2019. He told the Council that the moratorium is set to expire the following day on April 8, 2020. At this time the City has no pending multi-family housing applications which was verified by Development Services Director Curt Henschel.

City Manager Gray stated he invited Dr. Levey back who has addressed the Council in the past after the Council started talking about the lack of affordable housing in the community. He also reminded the Council that since this is a workshop, no votes can be taken, but staff is looking for a consensus of the Council if this is something that should be further investigated.

Before turning it over to Dr. Levey, City Manager Gray reviewed the three (3) methods for the public to participate in the discussion.

Dr. Richard Levey. Levey Consulting, Orlando, FL. – Dr. Levey presented a PowerPoint presentation to the City Council with regards to multi-family developments and land use. He presented an update on the multi-family moratorium. He reviewed the existing affordable housing ordinances.

According to his review, the base maximum density citywide is twelve (12) dwelling units per acre. The city code provides for a density bonus in two (2) other areas of the City: Hooks Street Corridor (up to 20 dwelling units per acre); and Wellness Way excluding properties fronting Hartwood Marsh Road (up to 25 dwelling units per acre).

As a conclusion of the review, they came to the determination that the current formula does not result in meaningful number of workforce units. The current code is 5 – 15 percent of bonus units, not regular units, to be affordable. The current code does not produce enough to warrant a developer to seek a density bonus.

Another issue is that the ordinance does not address the household size. The household size is what drives affordability and workforce based incomes. Dr. Levey went over statistical values involved with their methodology.

Dr. Levey discussed the tools available to the City with its comprehensive plan, and specifically addressed recommendations for the city's Central Business District.

In summary, the existing Affordable Housing ordinance requires an update to increase yield in the 'Workforce Housing' supply. A policy change in the Medium Density future land use category could encourage increase in housing supply within walking distance of downtown. The Central Business District housing code (ownership and building materials) has been viewed by the development community as a hindrance to new housing in the district. He added that accessory dwelling units are becoming a very common tool for cities and counties to increase housing supply at lower cost due to smaller size units.

City Manager Gray informed the Council that what staff was hearing when the discussion on the moratorium occurred was that the business community would like to see an increase in affordable or "workforce" housing in the Clermont area. Employers who came to the workshop in January expressed that their employees cannot live within the City due to lack of affordable housing both for purchase and rent.

Council Member Travis referred to the example on page five (5) in the PowerPoint presentation and asked of the ninety (90) units deemed workforce housing, how many would be one (1), two (2), and three (3) bedroom. She asked if in a new ordinance, it should be specified what size the units should be to avoid having all the units being one (1) size. Dr. Levey responded that they are recommending that they leave that decision to the marketplace and allow the developer to decide. City Manager Gray added that from staff conversations, staff is recommending leaving the language out of the ordinance, and having the developer make a presentation to the City Council at which time the City Council Members can provide input on unit sizes.

Council Member Travis stated that in Clermont, it is tough to find anything for rent for $971.00 and if the decision is left to the developer they are always going to want to get the higher number. City Manager Gray reminded the Council that any density bonus a developer gets has to be approved by the City Council.

City Manager Gray stated that when it comes to this type of ordinance it is difficult to write one where one size fits all. Mayor Ash agreed and stated that the size of the developments have an impact on whether the developer seeks a density bonus for affordable housing.

Council Member asked about page ten (10) in the PowerPoint presentation.

She wanted to know if removing fee simple or condominium ownership structures (which means apartments) if those developers would also have to abide by the 30% workforce housing. City Manager Gray responded that they would not under the current code. Right now the workforce housing is only allowed in the Hook Street Corridor and in Wellness Way; downtown is currently not included. Council Member Travis stated that this is the only way she would allow apartments downtown.

Mayor Ash stated that the downtown is so limited in space that she believes they would have to hear a developer's proposal and make a decision at that time.

Council Member Purvis stated he agrees with Council Member Travis about maintaining the ratio. He also asked that Dr. Levey create a matrix to use as a baseline. He does not want to see a developer come in with a 200 unit development and all the affordable housing units are one (1) bedroom units. He understands how that may work better for the developer, but it may not be better for the city. He would like to see this baseline matrix included in the ordinance so developers know what to expect before they come to the City Council.

Council Member Purvis stated that his second concern was with the recommended reduction in quality building products. He does not see the need to reduce further than what the City already has in the code. Other than these concerns, he believes that this is a direction where the City needs to go.

City Manager Gray responded to Council Member Purvis's second concern by stating that the City only requires concrete as a building requirement in the Central Business District. All other areas of the City may use what materials the developer or builder deems best.

There was a discussion between City Manager Gray and the Council regarding building materials.

Council Member Brishke asked if thought had been given to the size of units designated as affordable housing. Director Henschel stated that they would have to be the same size as other units in the development and mixed in so that all the affordable housing units would not end up in the same building of a development.

Mayor Ash asked if there were any comments from the public.

City Manager Gray reviewed the three (3) methods for public input. He asked City Clerk Howe if there was any member of the public that wished to address the Council. City Clerk Howe indicated that there was one (1) member of the public that wished to speak.

Joe Gustafson, 3639 Corsica Lane, Clermont, FL – Mr. Gustafson disclaimed that he is a member of the City's Planning & Zoning Commission, but that he was speaking tonight as a private citizen and not a representative of that board. He asked what is the City's primary motivation for workforce/affordable housing; why is there pressure to do this.

Mayor Ash responded that she feels that the issue is important because employees of local businesses cannot afford to live here due to only making minimum wage. She feels that there is a shortage of help because people cannot afford to live near the local businesses and getting there from a distance is too expensive.

City Manager Gray stated that this is an issue everywhere that governments are working to address. He recalled an example from the last workshop where they discovered that the average of a two (2) bedroom apartment was costing over $1,800 per month to rent. Mayor Ash added that a one (1) bedroom apartment was priced over $1,400 per month. City Manager Gray told Mr. Gustafson that local businesses are saying their employees are having issues finding suitable living near work.

Mr. Gustafson would like to meet with Development Services to better understand what the long term impact of this decision. He would like to look at what the City would look like with affordable housing and without.

2. Other

Attorney Mantzaris spoke to the Council about an upcoming resolution for the April 14, 2020 meeting. He explained that the Governor has allowed for Communication Media Technology (CMT) meetings which normally are not consistent with the Sunshine Laws. The easy part is the participation of the elected officials in the meeting, the more difficult part is maintaining public access which the Governor DeSantis's executive order did not address.

Attorney Mantzaris stated that he was glad that this workshop occurred so that it could be used as a test run for upcoming meetings where CMT would need to be utilized. He continued that he is putting the authorization forward as a resolution because it will formalize how the public can communicate with City, and also give the City Manager the authority to tweak meeting operations so a discussion is not needed at every City Council meeting.

Attorney Mantzaris reviewed the three (3) methods the public can use to communicate with the City regarding agenda items. He informed the Council that the resolution will have built in flexibility in case things need to change. He also told them that rules of procedure in terms of being recognized to speak would be vitally important so that participants did not end up talking over each other.

Mayor Ash stated that City Manager Gray and city staff were doing a phenomenal job to keep providing services in every department. She recalled a compliment she received from the public. She wants to let everyone know that the she and the City Council appreciates everyone's hard work and that the citizens appreciate it as well.

Conclusion: The workshop concluded at 7:32pm with no further comments

APPROVED:

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Gail L. Ash, Mayor

ATTEST:

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Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
APRIL 14, 2020

The City Council met in a semi-virtual meeting on Tuesday, April 14, 2020 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, Bates, and Purvis.

Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

In place of an invocation, a Moment of Silence was observed followed by the Pledge of Allegiance.

PUBLIC COMMENTS

City Clerk Howe read aloud into the record four (4) public comments received through email.

Tom English. 1635 E. Hwy 50, Clermont. – On behalf of Project Scholars Board (Pig on the Pond), he thanked the City Council for their past support of the Pig on the Pond festival, and thanked the City police and firefighters for their performance during the Covid-19 pandemic.

Andres Lombana. Unknown Address. – Commended the City on its response to the Covid-19 epidemic. Expressed concern with the amount of people gathering at Waterfront Park, and asked if the City had any plans to close the parking lot.

Travis Turner. Unknown Address, Clermont. – Asked the City Council to reconsider the issue of backyard chickens.

Art Padoan. 4079 Greystone Drive, Clermont. – Asked the City Council about local schools reopening and whether the schools could cancel summer break and have the area children attend school over summer.

With regards to Mr. Lombana's email, City Manager Gray stated that the City had no plans to close the parking lot.

With regards to Mr. Padoan's email, City Manager Gray informed Mr. Padoan that his questions are best answered by the school district.

REPORTS

Due to a technological error, the audio for part of the reports section was not captured, the minutes reflect the notes that were taken by the City Clerk for the agenda section.

CITY MANAGER REPORT

City Manager Gray provided the City Council with updates on Covid-19. He informed them that Clermont has over fifty (50) cases, but most are thought to be out of the city limits and in the unincorporated Clermont area. He further noted that Lake County has 160 cases, and that there have been four (4) deaths in Lake County. City Manager Gray continued saying city staff has been working hard to keep services running smoothly while operating primarily remotely.

City Manager Gray informed the Council that the City continues to place updates on the city website, Facebook and NextDoor. The Police Department continues to patrol the streets, and has seen an increase in domestic violence calls. He provided an overview of other departments and the services they continue to provide.

With regards to the algae bloom that was discussed in February on Lake Minneola, City Manager Gray stated he had spoken with the Lake County Water Authority as they have continued to do testing.

In their opinion the threat that was communicated to the Council in February is no longer active. However, Lake County Water Authority was unable to locate the source of the algae blooms, and so will continue to monitor the situation.

He concluded by telling the Council that based on the feedback staff had received at the workshop on April 7, staff is working on developing ordinances based on the recommendations of Dr. Levey and the Council. City Manager Gray informed the Council that since the moratorium expired, they will likely see an item extending the moratorium for another ninety (90) days in the near future while staff is working on drafting the other ordinances.

<u>CITY COUNCIL REPORTS</u>

Council Member Bates

- Thanked staff for all their hard work.
- Asked if City Administration had heard anything about mandatory mask wearing like Osceola County and possibly Orange County.

With regards to the mandatory mask question, Attorney Mantzaris stated that there had been multiple discussions in the legal community regarding the order. He informed the Council that Osceola County had already changed it from a mandatory order due to the lack of access to masks and the difficulty in enforcement. It is now just strongly recommended.

City Manager Gray added that he has not heard of any other county or city in Florida adopting a mandatory mask order. For Clermont, they are still encouraging residents to follow the Center for Disease Control (CDC) guidelines.

Council Member Purvis

- Thanked the City Administration, the IT department, and all staff for the hard work they have put in during the pandemic.

Council Member Brishke

- Stated that she appreciates the greater sense of community that the pandemic has forced. Even though she has colleagues on the opposite cost, they are bonding on a daily basis.
- Asked if it would be appropriate to adjust the timing of the Council's regular meetings to 6:00 PM during the pandemic while the Council is utilizing Communication Media Technology.

With regards to the question on Council meeting time, Attorney Mantzaris stated that the Council would be discussing rules for operating meetings later in the agenda and this might be an appropriate conversation for that time.

Council Member Travis

- Stated she is seeing a lot of residents out and walking and enjoying the weather, and it makes her proud in her community to see people focused on staying positive and healthy.

Mayor Ash

- No report.

CONSENT AGENDA

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

Item No. 1 – Council Meeting Minutes	Consider approval of Regular Council Meetings of February 25, 2020 and March 10, 2020; and Special Meetings of February 25, 2020 and March 17, 2020.
Item No. 2 – Surplus Request	Consider declaring end of life inventory as surplus from Police, Environmental Services and City Clerk and dispose of in accordance with the Purchasing Policy.
Item No. 3 – Plat Approval	Consider plat approval of commercial subdivision at Shoppes at Hammock Ridge Crossings phase 2.
Item No. 4 – Plat Approval	Consider plat approval of Governors Lake Commerce Center for a Commercial Subdivision consisting of 13 lots.
Item No. 5 – Piggyback Purchase	Consider request to piggyback the Florida Sheriff's Association Contract with Ring Power to purchase three (3) C7.1 Diesel Generators in the budgeted amount of $349,993.83.
Item No. 6 – Piggyback Contract	Consider request to piggyback the Lake County contract with Deiger Service Corporation dba Superior Fire of Florida to provide inspection and maintenance of fire extinguishers in the estimated annual budgeted amount of $50,000.
Item No. 7 – MOU Agreement	Consider agreement to extend and receive mutual aid with Groveland Police Department.
Item No. 8 – MOU Agreement / Budget Amendment	Consider the agreement for pay increases in addition to Article 31 Wages of the current collective bargaining agreement between the city and the International Union of Police Associations, AFL-CIO Clermont Police Officers Local 6013 and Sergeants Local 6014.
Item No. 9 – Event and Road Closure Request	Consider the Mega Food Truck Event, to be held in Downtown Clermont, with road closures June 20, 2020 from 2:00 PM to 11:00 PM.

Item No. **10 – Event and Road Closure Request**	Consider event and road closures request for the Clermont Downtown Partnership to host their annual “Harvest Festival” on October 31, 2020.
Item No. **11 – Event and Road Closure Request**	Consider event and road closures request for the Clermont Downtown Partnership to host the “Candy Cane Lane Craft and Gift Show” on November 14, 2020.
Item No. **12 – Event and Road Closure Request**	Consider Clermont Downtown Partnership event and road closure request for the First Friday Food Truck events.
Item No. **13 – Resolution No. 2020-10R**	Consider resolution to amend the Fiscal Year 2020 budget.

City Manager Gray asked City Clerk Howe if there were any comments from the public in the Council Chambers. City Clerk Howe responded that there were no questions under consent.

Mayor Ash asked if there was any Council Member who wished to have an item pulled for further discussion.

Council Member Brishke asked that Agenda Item No. 8 be pulled for further discussion.

> **MOTION TO APPROVE** the consent agenda items 1-7 and 9-13 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

City Manager Gray stated that after being notified by the union, City staff had a review of compensation conducted in order to stay competitive with neighboring cities; the City learned that it was behind in pay for officers and sergeants. It was learned that officers were below by about eight (8) percent and sergeants were below by about fifteen (15) percent.

City Manager Gray stated that there are available funds which were carried over from the last fiscal year that can cover the wage increase cost for FY 2020 beginning April 27, 2020. He informed the Council that the contract with the union expires September 30, 2020 and so they will begin negotiations this summer.

Council Member Purvis asked City Manager Gray to speak to the retention and recruiting issue at the police department as he believes that issue is the real impetus for this action mid-year.

City Manager Gray responded that when he talked to Police Chief Broadway, he was informed the department does not have a big recruiting or retention problem. However, there are people that shop around and some of the City’s officers are watching the contracts that get passed by neighboring jurisdictions, and so the City has lost a couple officers here and there for various reasons. There is no huge vacancy problem in the Police Department.

City Manager Gray informed the Council that he and Finance Director Brosonski are increasing their analysis of revenue projections due to the possible impacts from Covid-19.

Mayor Ash thanked City Manager Gray and said that it is vital for the City to know where it is because the last thing that should happen is for the City to start losing staff. The City of Clermont has an outstanding staff who are committed to the city, and keeping them employed is not an 'if' but a 'must'.

MOTION TO APPROVE the consent agenda item 8 made by Council Member Brishke. Seconded by Council Member Bates. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 14 – *FINAL* – Ordinance No. 2019-14 – *Wise Annexation*

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.

City Clerk Howe read the ordinance into the record by legal title only.

MOTION TO TABLE THE ITEM until the City Council meeting of August 11, 2020 at 6:30 PM made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 15 – *FINAL* – Ordinance No. 2019-15 – *Wise Large-Scale Comprehensive Plan Amendment*

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.

City Clerk Howe read the ordinance into the record by legal title only.

MOTION TO TABLE THE ITEM until the City Council meeting of August 11, 2020 at 6:30 PM made by Council Member Bates. Seconded by Council Member Brishke. Passed unanimously with all members present voicing aye.

Item No. 16 – *FINAL* – Ordinance No. 2019-16 – *Wise PUD Rezoning*

> 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.

City Clerk Howe read the ordinance into the record by legal title only.

> **MOTION TO TABLE THE ITEM** until the City Council meeting of August 11, 2020 at 6:30 PM made by Council Member Bates. Seconded by Council Member Travis. Passed unanimously with all members present voicing aye.

NEW BUSINESS

Item No. 17 – Resolution No. 2020-14R – *Authorizing Use of Communication Media Technology*

> A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AUTHORIZING THE USE OF COMMUNICATION MEDIA TECHNOLOGY TO CONDUCT PUBLIC MEETINGS FOR THE PRESERVATION OF THE CONTINUITY OF GOVERNMENT DURING THE NOVEL CORONAVIRUS DISEASE 2019 (COVID-19) STATE OF EMERGENCY AND AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL MEASURES REASONABLE AND NECESSARY TO IMPLEMENT THIS PURPOSE AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Howe read the resolution into the record by title only. City Attorney Mantzaris presented the Resolution.

Attorney Mantzaris stated that the purpose of the resolution is revise the Council’s rules and procedures to accommodate the temporary use of Communication Media Technology (CMT). He informed them that the resolution basically formalizes the way the meeting went this evening, and formally adopts three (3) avenues for the public to address the Council on any item that would normally be required for public hearing.

Attorney Mantzaris continued that the situation is fluid, especially considering the reliance on technology, so the resolution allows for the City Council to adjust the meeting format in the moment if parts of the technology should fail. This will prevent an entity later deeming that an action of the Council is invalid due to the meeting structure. It also grants the City Manager the authority to ensure that the City’s business continues by implanting CMT in day-to-day operational activities.

Attorney Mantzaris concluded by referring back to the issue raised by Council Member Brishke regarding meeting times informing the Council that they could amend the resolution to include an adjustment to the meeting start time if they so desired.

Council Member Brishke requested that the Council meetings utilizing CMT be allowed to start at 6:00 PM instead of 6:30 PM. She felt that since residents are not traveling and are at home anyway, it might be more convenient.

Council Member Travis stated she supported the change to 6:00 PM.

Council Member Purvis stated that while he understands Council Member Brishke's position, he thinks that 6:00 PM would interfere with families more now than ever, and countered that the meeting start time should be pushed back until 7:00 PM.

Council Member Bates stated that he does not have a preference one way or the other. He asked City Manager Gray how a change in start time would affect staff. City Manager Gray stated that it does not matter as staff will be responsive to the Council no matter what time is chosen.

Mayor Ash stated that she has a preference for 6:00 PM.

Attorney Mantzaris reminded the Council that the resolution they are considering is only effective for the duration of the State of Emergency and after that it will lose its authority.

Council Member Travis responded to Council Member Purvis's position by stating she does not believe that families will be eating very late since everyone is home much earlier.

City Manager Gray interrupted the discussion on behalf of the Development Services staff to inform the Council that items for the April 28 meeting have been legally advertised for the meeting to begin at 6:30 PM. He suggested that the Council could have this discussion at the next meeting.

City Manager Gray asked City Clerk Howe if there were any members of the public who wished to speak on the item. City Clerk Howe responded that no member of the public wished to speak on the item.

> **MOTION TO APPROVE** and adopt Resolution No 2020-14R authorizing the use of Communication Media Technology during the State of Emergency made by Council Member Bates. Seconded by Council Member Travis. Passed unanimously with all members present voicing aye.

ADJOURN: With no further comments, Mayor Ash adjourned the meeting at 7:14pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Bid Award	
Requested Action	
Recommend to approve award to Ring Power Corporation for the purchase of articulating boom lift.	
Staff Report	
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 20-019 to purchase used or reconditioned articulating boom lift. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were four (4) responses to the RFB. Award is being recommended to the low responsive and responsible bidder in the estimated amount of $51,000.00 and who complied with all terms, conditions, and specifications stated in the RFB.	
Additional Analysis	
Fiscal Impact Summary	
The fiscal impact of $51,000.00 is included in the current year approved budget. General Ledger Account Code: 42535-66401	

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

Exhibits Attached (copies of original agreements)	
1. RFB 20-019 Response Tabulation	RFB 20-019 Response Tabulation.pdf
2. RFB 20-019 Award Recommendation	RFB 20-019 Award Recommendation.pdf

RESPONSE TABULATION

RFB 20-019, PURCHASE OF ARTICULATING BOOM LIFT
DUE DATE/TIME: APRIL 9, 2020 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	ALTERNATE PRICE	HOURS USED	USEDTOTAL PRICE	HOURS USED
Ring Power Corporation – St. Augustine, FL	Y	$0.00	N/A	$51,00.00	175 hours
Millennium Machinery Parts & Services – Miami, FL	N	$0.00	N/A	$62,000.00	250 hours
Global Equipment & Services Inc. – Miami, FL	Y	$73,740.00	0 hours	$71,940.00	0 hours
Construction Sales& Services, Inc. – Crestview, FL	N	$0.00	N/A	$75,673.16	0 hours

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

FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
APRIL 13, 2020
RFB 20-019 PURCHASE OF USED OR RECONDITIONED ARTCULATING BOOM LIFT

Based on the results of the bid submittals, the Purchasing Department is recommending the award to the low responsive and responsible bidder, Ring Power Corporation, in the total price of $51,000.00.

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Bid Award	
Requested Action	
Recommend to approve award to Folsom Services Inc. for electrical improvements to lift station E9.	
Staff Report	
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 20-018 to for the electrical improvements to lift station E9. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFB. Award is being recommended to the low responsive and responsible bidder in the estimated amount of $59,123.45 and who complied with all terms, conditions, and specifications stated in the RFB.	
Additional Analysis	
Fiscal Impact Summary	
The fiscal impact of $59,123.45 is included in the current year approved budget. General Ledger Account Code: 42535 – 66321	

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

Exhibits Attached **(copies of original agreements)**

1.	RFB 20-018 Award Recommendation	RFB 20-018 Award Recommendation.pdf
2.	RFB 20-018 Response Tabulation	RFB 20-018 Response Tabulation.pdf

FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
APRIL 15, 2020
RFB 20-018 ELECTRICAL IMPROVEMENTS TO LIFT STATION E9

Based on the results of the bid submittals, the Purchasing Department is recommending the award to the low responsive and responsible bidder, Folsom Services Inc., in the total price of $59,123.45

RESPONSE TABULATION

RFB 20-018, ELECTRICAL IMPROVEMENTS FOR LIFT STATION E9
DUE DATE/TIME: APRIL 9, 2020 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	ADDN. 2	ADDN. 3	ADDN.4	BID BOND	LUMP SUM PRICE
Folsom Services, Inc. – St. Cloud, FL	Y	Y	Y	Y	Y	$59,123.45
Zabatt Power Systems, Inc. – Jacksonville, FL	Y	Y	Y	Y	Y	$64.994.00
Abe’s Electric, Inc. – Kissimmee, FL	Y	Y	Y	Y	Y	$112,381.00

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Easement	
Requested Action	
Request approval of an Electric Energy Easement with Duke Energy Florida, LLC. for installation and maintenance of electrical energy to Edgewood Park Place.	
Staff Report	
This easement grants Duke Energy permission to upgrade their system.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Easement	Easement.docx

Lake County, FL
Work Request #: 20000453
Address: North St., Clermont, FL 34711
STR: Section: 18; Township: 22 S; Range: 26 E

EASEMENT

THIS EASEMENT ("**Easement**") from **CITY OF CLERMONT,** with an address of P.O. BOX 120219 Clermont, FL 34712 ("**GRANTOR**," whether one or more) to **DUKE ENERGY FLORIDA, LLC, a Florida Limited Liability Company, d/b/a DUKE ENERGY**, Post Office Box 14042, St. Petersburg, Florida 33733, and its successors, lessees, licensees, transferees, permittees, apportionees, and assigns ("**GRANTEE**");

WITNESSETH:

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, the perpetual right, privilege, and easement to install, operate and maintain in perpetuity, such underground Facilities and aboveground appurtenances ("Facilities") as may be necessary or desirable for providing electric energy and for communication purposes under, upon, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the Easement Area to wit:

A 10.00 foot wide Easement Area lying 5.00 feet on each side of **GRANTEE's** facilities to be installed at mutually agreeable locations over, under, upon, across, through and within the following described property to accommodate present and future development:

Lands situate, lying and being in Lake County, Florida, identified at the "PARK" lot, Replat of a part of Edgewood Place, according to the map or plat thereof, as recorded in Plat Book 18, Page(s) 58, of the Public Records of Lake County, Florida.

Tax Parcel Number: 18-22-26-0200-000-PARK1

The rights herein granted to **GRANTEE** by **GRANTOR** specifically include the right: (a) for **GRANTEE** to patrol, inspect, alter, improve, add to, repair, rebuild, relocate, and remove said Facilities; (b) for **GRANTEE** to increase or decrease the voltage and to change the quantity and type of Facilities; (c) ingress and egress over the Easement Area and over portions of **GRANTOR's** adjoining property for the purpose of exercising the rights herein granted; (d) to trim, cut or remove from the Easement Area, at any time, trees, limbs, undergrowth, structures or other obstructions; (e) to trim, cut or remove and to keep trimmed or remove dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of **GRANTEE**, might interfere with or fall upon the Facilities; (f) and all other rights and privileges reasonably necessary or convenient for **GRANTEE's** safe, reliable and efficient installation, operation, and maintenance of the Facilities and for the enjoyment and use of the Easement for the purposes described herein. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

GRANTOR shall have the right to use the Easement Area in any manner that is consistent with the rights granted to **GRANTEE** herein; provided however, without the prior written consent of **GRANTEE**, **GRANTOR** shall not (a) place, or permit the placement of, any obstructions within the Easement Area including but not limited to, any building, house, or other above-ground or underground structure, or portion thereof; if obstructions are installed adjacent to the Easement Area, they shall be placed so as to allow ready access to **GRANTEE's** Facilities and provide a working space of not less than ten (10) feet on the opening side, six (6) feet on the back for working space and three (3) feet on all other sides of any pad mounted equipment; (b) excavate or place, or permit the excavation or placement of any dirt or other material upon or below the Easement Area; or (c) cause, by excavation or placement of material,

Prepared By: Bruce C. Crawford, Esquire
10901 Danka Circle, Suite C
St. Petersburg, Florida 33716

Return To: Duke Energy
Attn: Land Services Data &
Document Management
3300 Exchange Place 4A
Lake Mary, FL 32746

either on or off the Easement Area, a pond, lake, or similar containment vehicle that would result in the retention of water in any manner within the Easement Area. **GRANTEE** shall have the right to remove any such obstruction(s) at **GRANTOR's** expense. Excluding the necessary removal of vegetation for the purpose of pad mounted equipment and/or pedestals and is mutually agreed upon, any physical damage to the Easement area, above or below the surface and/or **GRANTOR's** adjoining Property, caused by **GRANTEE** or its contractors shall be repaired by the **GRANTEE** to a condition reasonably close to the previous condition. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service and **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein.

GRANTOR hereby warrants and covenants (a) that **GRANTOR** is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that **GRANTOR** has full right and lawful authority to grant and convey this easement to **GRANTEE**, and (c) that **GRANTEE** shall have quiet and peaceful possession, use and enjoyment of this easement. All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

GRANTOR covenants not to interfere with **GRANTEE's** facilities within the Easement Area in **GRANTOR's** premises, and **GRANTOR** further covenants, to the extent provided by law_and without waiving its sovereign immunity,_ to indemnify and hold **GRANTEE** harmless from any and all damages and injuries, whether to persons or property, directly resulting from interference with **GRANTEE**'s facilities by **GRANTOR** or by **GRANTOR' s** agents or employees.

GRANTEE agrees to indemnify and hold **GRANTOR** harmless for, from and against any and all losses, claims or damages incurred by **GRANTOR** arising directly from **GRANTEE's** negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of **GRANTEE's** facilities located on the above described easement.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hands and seals this ______________ day of ______________________________________, 2020.

GRANTOR:
CITY OF CLERMONT,
a Florida municipal corporation
Name of Municipality

ATTEST:

____
City Clerk

____
Print or Type Name

____
Mayor

____
Print or Type Name

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

____
Signature of First Witness

____
Print or Type Name of First Witness

____
Signature of Second Witness

____
Print or Type Name of Second Witness

Grantor(s) mailing address:

PO Box 120219
Clermont, FL 34712-0219

State of ____________________)
) ss
County of ____________________)

The foregoing Easement was acknowledged before me this _____ day of ________________, 2020, by ________________________________ and ________________________________, its Mayor and its City Clerk, respectively of **CITY OF CLERMONT**, **a Florida municipal corporation,** who is/are personally known to me or who has/have produced ____________________________________ as identification.

NOTARY SEAL

____
Name:
Notary Public
Serial Number:
My Commission Expires:

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Resolution No. 2020-17R	
Requested Action	
Request approval of Resolution 2020-17R	
Staff Report	
The most requested item and biggest complaint since the opening of the Clermont Performing Arts Center ("CPAC") is the lack of raked, or angled, seating. Due to the multipurpose nature of CPAC, fixed seating is not an option, and therefore requires a telescoping option. The cost for this project is approximately $630,000 which staff will request during the upcoming budget cycle. The City of Clermont will be submitting a grant application to the Florida Division of Cultural Affairs Facilities Program requesting $210,000 for the Clermont Performing Arts Center. This is a two to one (2 to 1) matching grant program requiring the City to provide up to $420,000 should the grant be awarded. The City is not required to accept the grant even if awarded.	
Additional Analysis	
Fiscal Impact Summary	
This is a two to one (2 to 1) matching grant program requiring the City to provide up to $420,000 of the $630,000 estimated total cost in order to receive the requested grant amount of $210,000. Staff will be requesting this during the upcoming budget process. The City is not required to accept the grant even if awarded.	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Resolution 2020-17R - CPAC Grant	Resolution 2020-17R - CPAC Grant.pdf

CITY OF CLERMONT
RESOLUTION NO. 2020-17R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA DIVISION OF CULTURAL AFFAIRS FACILITIES PROGRAM REQUESTING $210,000 FOR THE CLERMONT PERFORMING ARTS CENTER AND FURTHER AUTHORIZING AN AMOUNT OF $420,000 AS THE CITY'S REQUIRED MATCHING FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Clermont has the opportunity to apply for funding in the amount of $210,000 for the Clermont Performing Arts Centers, with a stipulation of 2 to 1 matching funds; and

WHEREAS, funding in the amount of $420,000 is necessary for the required match and will be available no later than July 1, 2021 if the grant is awarded.

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

SECTION 1.

The above recitals are hereby adopted.

SECTION 2.

The City Council hereby authorizes the use of $420,000 in eligible expenditures to be available by July 1, 2021 for required matching funds for a grant application to the Florida Division of Cultural Affairs in quest for funding for the project.

SECTION 3.

This Resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2020-17R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 28th day of April, 2020

CITY OF CLERMONT

____
Gail L. Ash
Mayor

ATTEST:

____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

____
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT

AGENDA ITEM

Meeting Date

Tuesday, April 28, 2020

Agenda Item Name

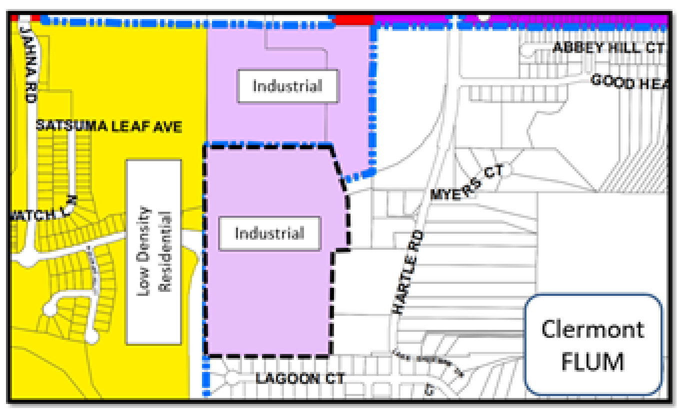
Ordinance No. 2020-13 *Final*
Hartle Road Industrial Park CPA
Table to June 23, 2020

Requested Action

Recommend approval of Ordinance 2020-13.

Staff Report

The applicant is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 36 acres, is located ¾ mile south on CR 455 from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use. This request is being heard concurrently with requests for annexation and a rezoning to the City's M-1 Industrial District permitted uses. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses in the production and testing of equipment in the irrigation industry.



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

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

mixed-use designations in appropriate locations.

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

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

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

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

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

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

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

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

LESS AND EXCEPT the following:

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

AND

PARCEL 2:
A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

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

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

Site contains 36.51 +/- acres.

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

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

SECTION 2.

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

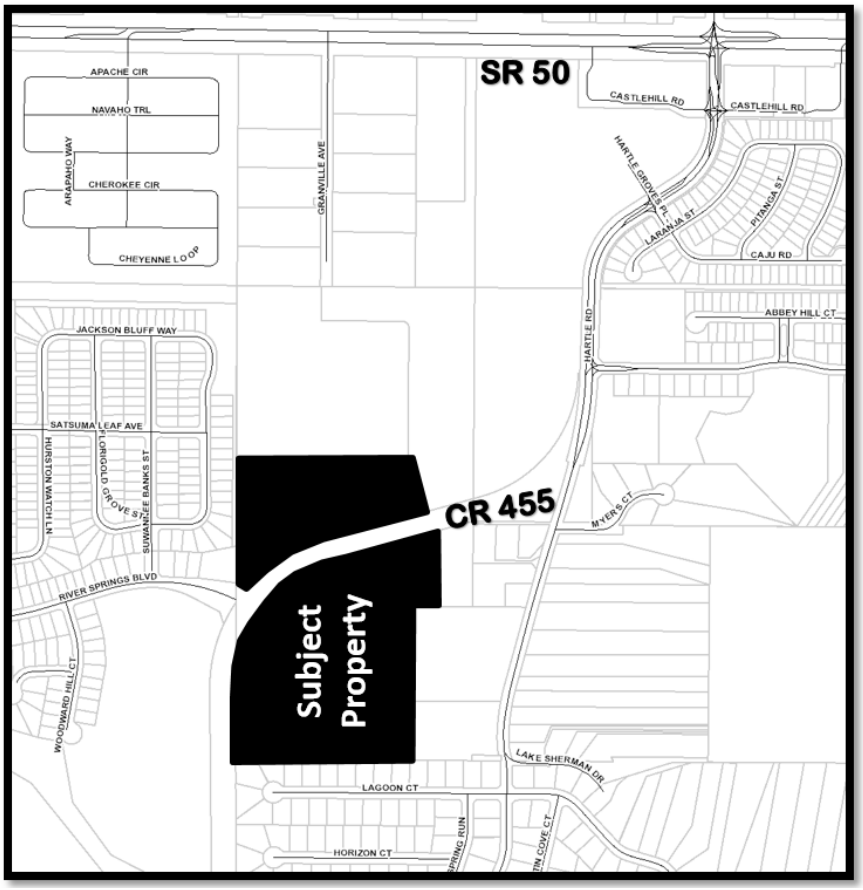
SECTION 3.

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

SECTION 4.

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

Location map:



CITY OF CLERMONT
ORDINANCE NO. 2020-13

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

CITY OF CLERMONT

____
Gail L. Ash, Mayor

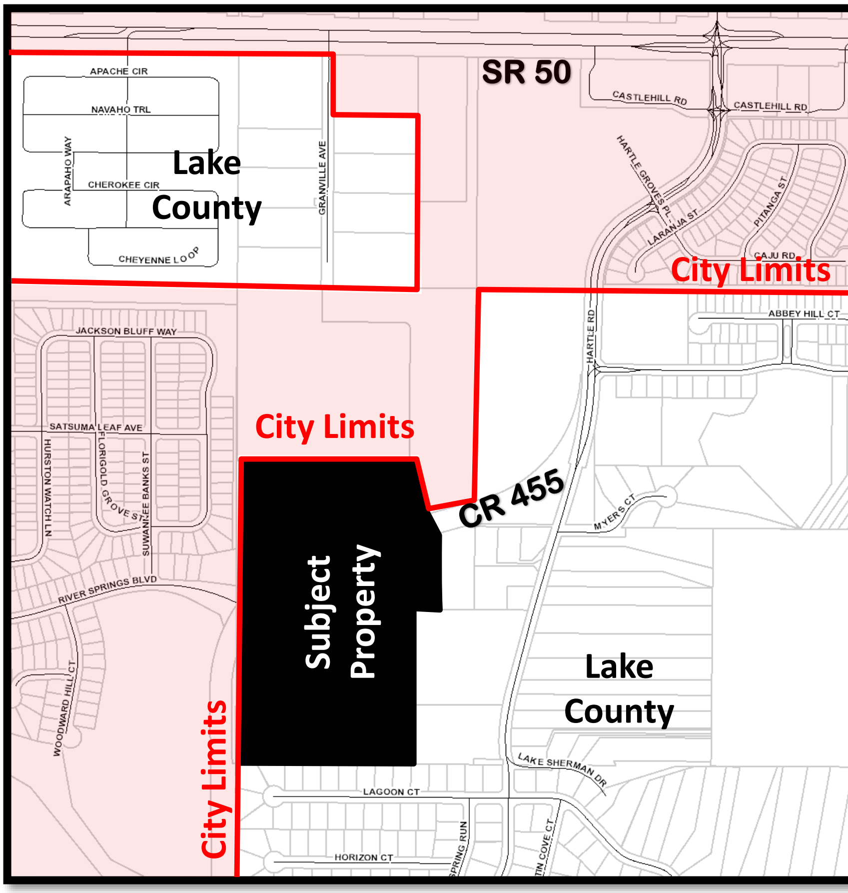
ATTEST:

____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Hartle Road Industrial Park



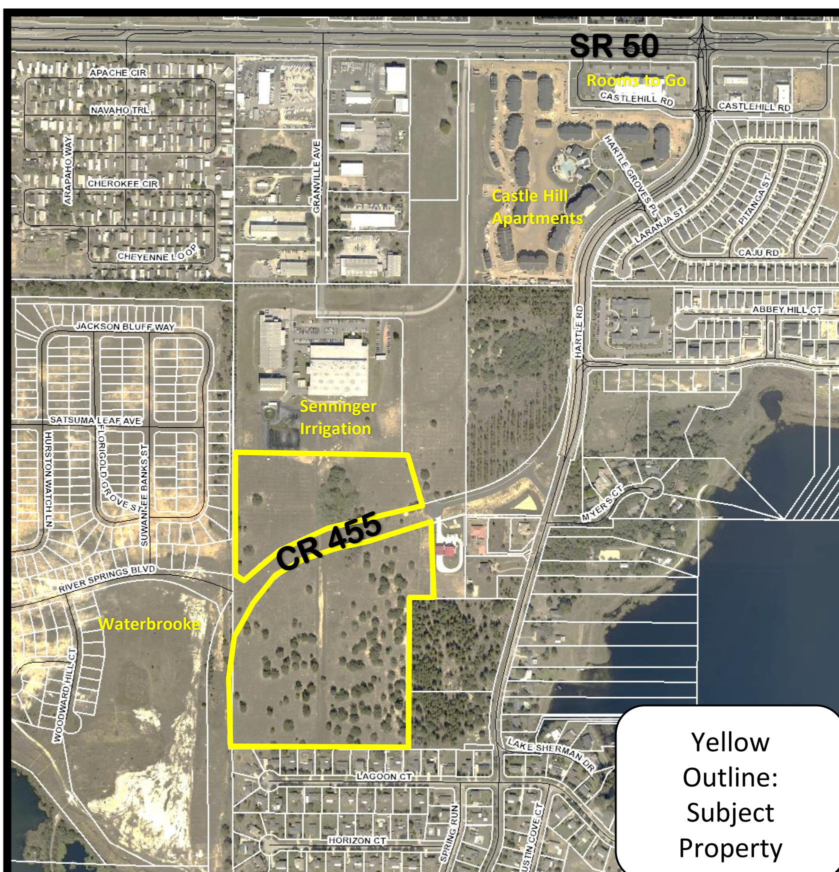
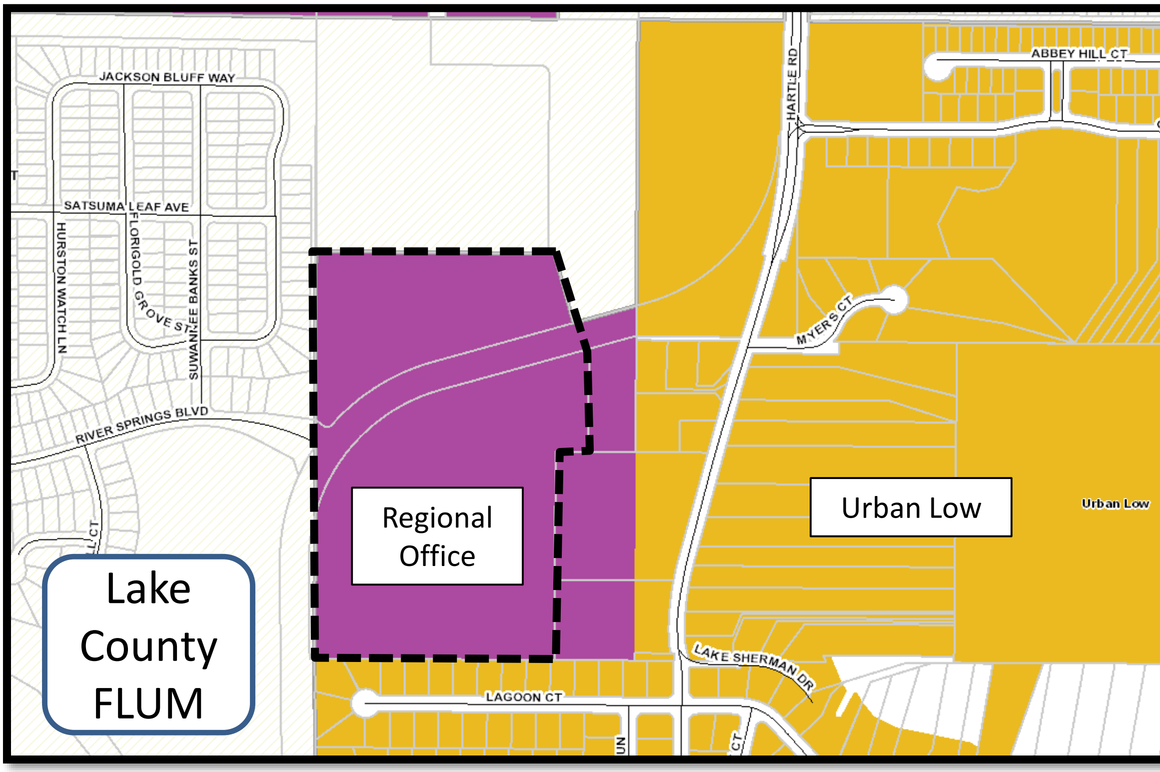


Exhibit – Future Land Use Map – Hartle Road Industrial Park



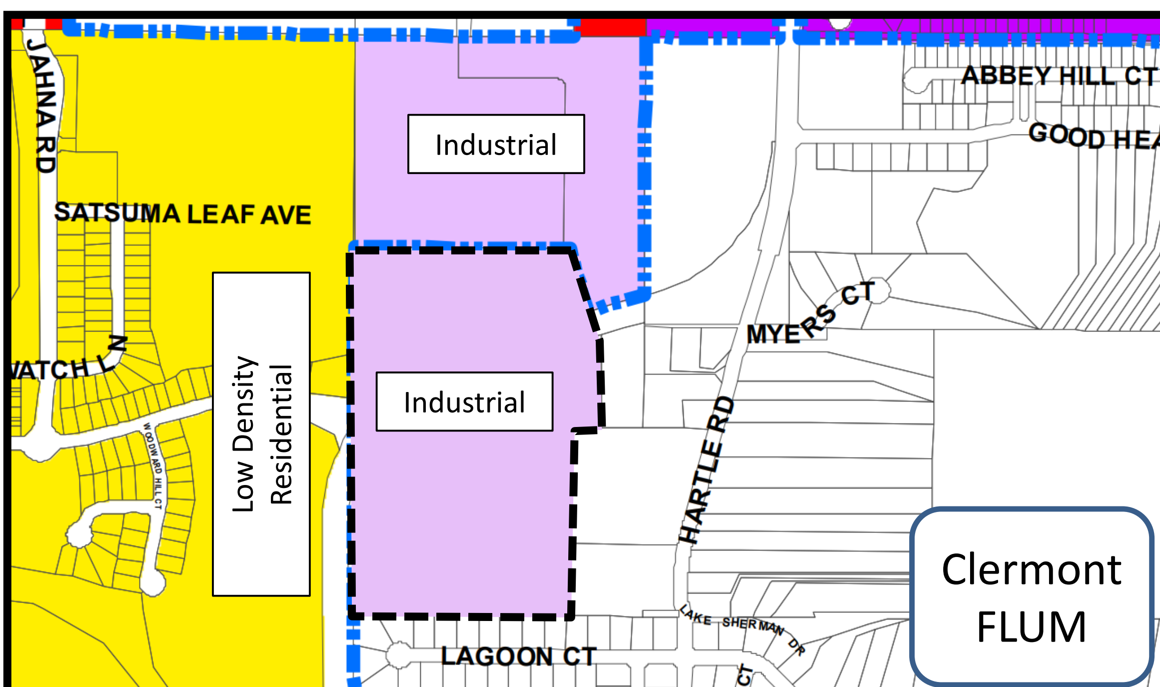
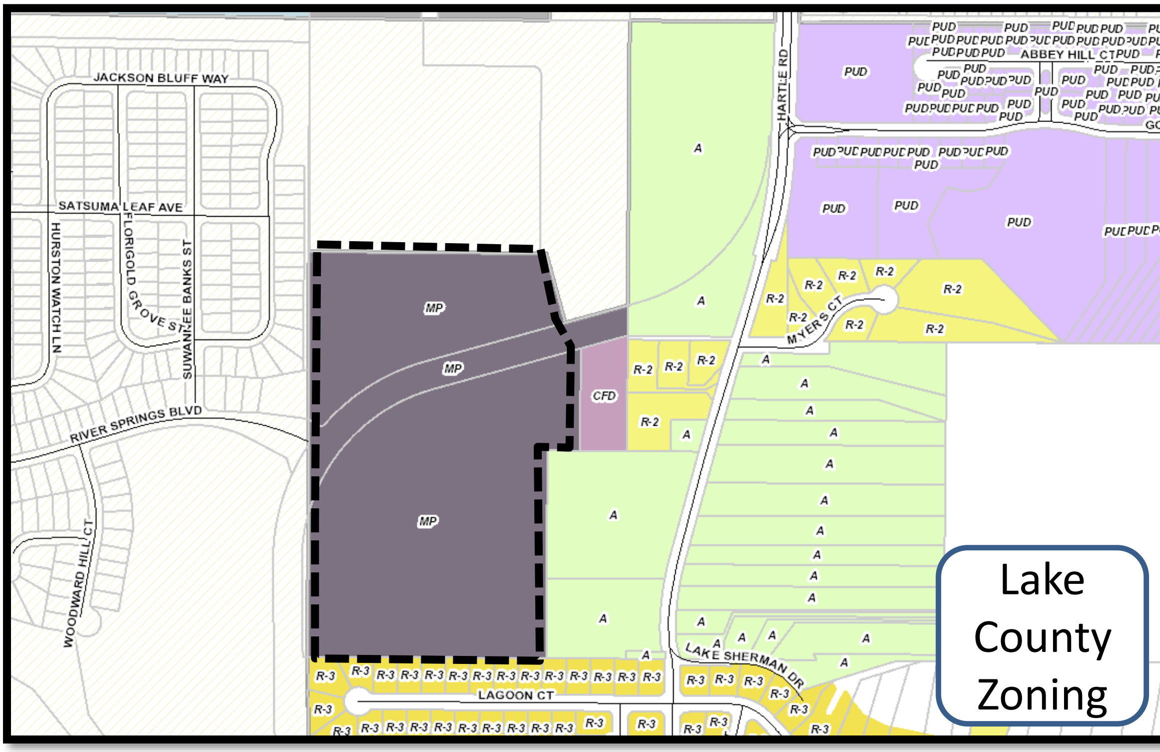
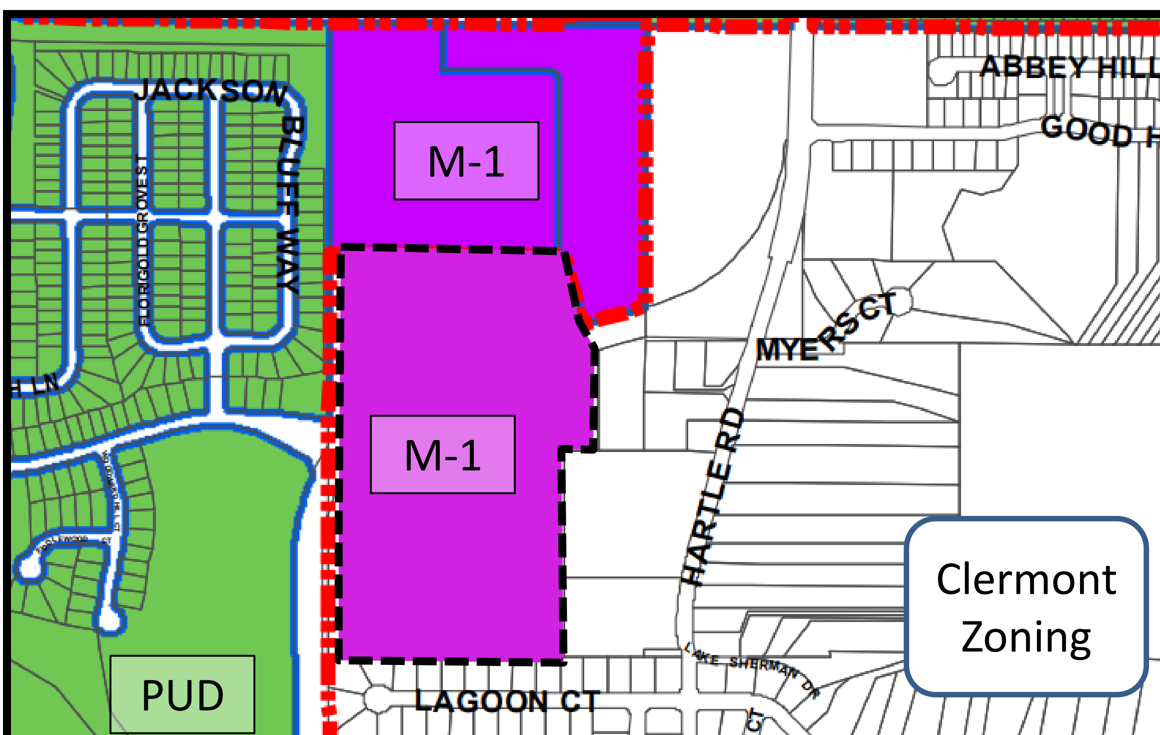
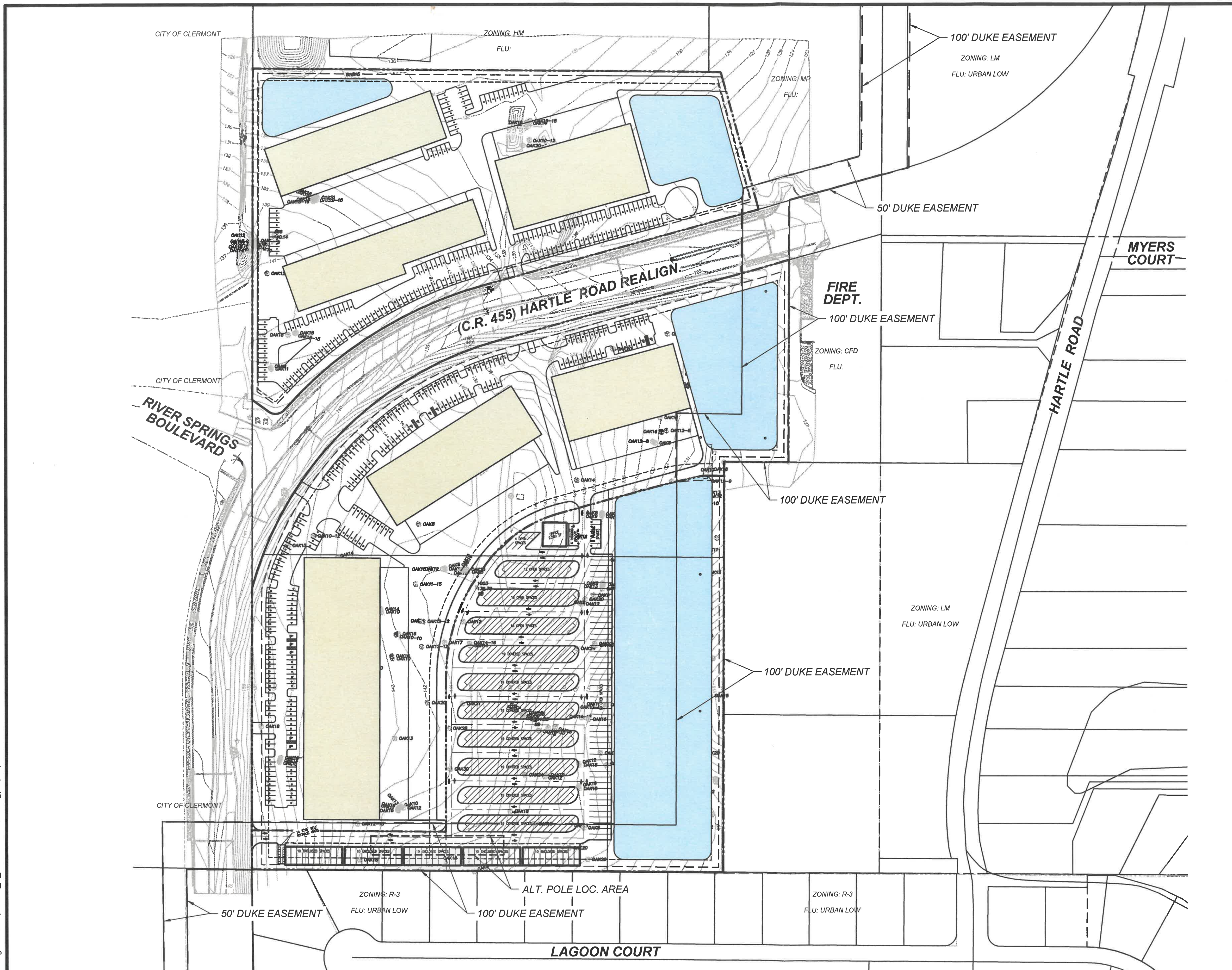


Exhibit – Zoning Map – Hartle Road Industrial Park







SCALE: 1" = 100'

LOCATION PLAN

LEGAL DESCRIPTION

PARCEL 1:

SOUTH PARCEL

THAT PART OF LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

NORTH 461.29 FEET OF EAST 1/2 OF TRACT 55; WEST 1/2 OF TRACT 55, TRACTS 56, 57 AND WEST 1/2 OF TRACT 58 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED PROPERTY:

FROM THE NORTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26 RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1182.16 FEET FOR POINT OF BEGINNING, CONTINUE SO DEG. 20'25" W 124.68 FEET; S 74 DEG. 35'13"W 841.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEG. 24'53" FOR 767.37 FEET TO A POINT ON THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, N 0 DEG. 10'49" E ALONG SAID WESTERLY LINE 396.15 FEET; S 54 DEG. 07'03" E 42.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84 DEG. 29'19" FOR 36.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860 FEET AND A CHORD BEARING OF N 57 DEG. 59'26" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEG. 11 '34" FOR 498.22 FEET TO THE POINT OF TANGENCY; THENCE N 74 DEG. 35'13" E 875.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1306.84 FEET FOR THE POINT OF BEGINNING (SAID POINT ALSO BEING THE BEING THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED RE-ALIGNMENT FOR HARTLE ROAD); THENCE CONTINUE S 00 DEG. 20'25" W ALONG SAID EAST LINE FOR 482.04 FEET; THENCE N 89 DEG. 36'16" W FOR 195 FEET; THENCE N 00 DEG. 20'25" E FOR 426.84 FEET TO SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE N 74 DEG. 35'13" E ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR 202.61 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

A TRACT OF LAND, BEING A PORTION OF LOTS 41, 42, 55 AND 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 988.12 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 694.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89 DEG. 33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 985. 74 FEET; THENCE RUN SOUTH 15 DEG. 24'55" EAST, 297.37 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: SOUTH 74 DEG. 35'05" WEST, 604.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11'34", AN ARC LENGTH OF 498.22 FEET, A CHORD LENGTH OF 491.28 FEET AND A CHORD BEARING OF SOUTH 57 DEG. 59'18" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEG. 29'19", AN ARC LENGTH OF 36.87 FEET, A CHORD LENGTH OF 33.61 FEET AND A CHORD BEARING OF SOUTH 83 DEG. 38'10" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54 DEG. 07'10" WEST, 42.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA.

PROPOSED SITE DATA

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

SEE SHEET 2 FOR TYPICAL DIMENSIONING PLAN

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

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

REZONING PLAN
HARTLE ROAD
CLERMONT, FLORIDA

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

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

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: December 3, 2019 FEE: $2325.00

Project Name (if applicable): Hartle Road Site

Applicant: TSG-1 Development, Inc.

Contact Person: Matt Sullivan

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

City: Orlando State: FL Zip: 32801

Phone: 407-930-1802 Fax:

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

OWNER: HRP Holdings, Inc.

Address: 16220 State Road 50

City: Clermont State: FL Zip: 34711

Phone: 407-930-1802 Fax:

E-Mail:

General Location: Hartle Road North & South Parcels

Legal Description (include copy of survey): See Attached

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

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

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

Existing Zoning: MP

Existing Future Land Use:

Proposed Future Land Use:

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

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

Proposed Zoning District: M-1 Industrial District

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

See Attached Document

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

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

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

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

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Matthew E Sullivan, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.

2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.

3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Matthew E. Sullivan
Affiant - Applicant Name (print)

X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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

HEATHER L BUCHANAN
State of Florida-Notary Public
Commission # GG 219119
My Commission Expires
July 29, 2022

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

My Commission Expires: July 29, 2022

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

James E Burks, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.

2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Matthew Sullivan to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

James E. Burks
Affiant - Applicant Name (print)

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

SWORN to and SUBSCRIBED before me by

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

HEATHER L BUCHANAN
State of Florida-Notary Public
Commission # GG 219119
My Commission Expires
July 29, 2022

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

My Commission Expires: July 29, 2022

PARCEL 1:

South parcel

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

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

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

Less and except the following:

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

And

Parcel 2:

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

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

4724, page 205, of said public records; thence departing said west line, run south 89 deg. 33'20" east, along the south line of said special warranty deed and the easterly extension thereof, a distance of 985. 74 feet; thence run south 15 deg. 24'55" east, 297.37 feet to a point on aforesaid northerly right-of-way line of hartle road; thence run along said northerly right-of-way line, the following four courses: south 74 deg. 35'05" west, 604.35 feet to the point of curvature of a curve concave southeasterly; thence run southwesterly along said northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of south 57 deg. 59'18" west to the point of reverse curvature of a curve, concave northerly; thence run westerly along said northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of south 83 deg. 38'10" west to the point of tangency; thence run north 54 deg. 07'10" west, 42.39 feet to the point of beginning.

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

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	**Alternate Key:**	1795052
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 *Update Mailing Address*	**Parcel Number:**	09-22-26-1100-055-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	16240 STATE ROAD 50 CLERMONT FL 34711 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	LAKE HIGHLANDS 26-22-26 N 461.29 FT OF E 1/2 OF TRACT 55, W | 1/2 OF TRACT 55, TRACTS 56, 57, W 1/2 OF TRACT 58 & LYING | SE'LY OF THE FOLLOWING DESCRIBED PROPERTY: FROM NE COR OF W | 1/2 OF SW 1/4 OF SEC 26 RUN S 0-20-25 W ALONG E LINE OF W | 1/2 OF SW 1/4 A DIST OF 1182.16 FT FOR POB, CONT S 0-20-25 W| 124.68 FT, S 74-35-13 W 841.57 FT TO THE POINT OF CURVATURE | OF A CIRCULAR CURVE CONCAVE SE'LY & HAVING A RADIUS OF 740 | FT, THENCE SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL | ANGLE OF 59-24-53 FOR 767.37 FT TO A POINT ON THE W LINE OF | SW 1/4 OF SAID SEC 26, N 0-10-49 E ALONG SAID W'LY LINE | 396.15 FT, S 54-07-03 E 42.46 FT TO A POINT OF CURVATURE OF | A CIRCULAR CURVE CONCAVE N'LY & HAVING A RADIUS OF 25 FT, | THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL | ANGLE OF 84-29-19 FOR 36.87 FT TO THE POINT OF REVERSE | CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY, HAVING A RADIUS| OF 860 FT & A CHORD BEARING OF N 57-59-26 E, THENCE NE'LY | ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33-11-34| FOR 498.22 FT TO THE POINT OF TANGENCY, THENCE N 74-35-13 E | 875.42 FT TO POB--LESS FROM NE COR OF W 1/2 OF SW 1/4 OF SEC|		

26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST OF|
1306.84 FT FOR POB, SAID POINT ALSO BEING PROPOSED S'LY R/W |
LINE OF HARTLE RD, CONT S 0-20-25 W 482.04 FT, N 89-36-16 W |
195 FT, N 0-20-25 E 426.84 FT TO SAID PROPOSED S'LY R/W LINE|
OF HARTLE RD, THENCE N 74-35-13 E 202.61 FT TO POB--PB 3 PG |
52 |
ORB 1118 PG 2054 |

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		25.36	AC	$0.00	$760,800.00

Click here for Zoning Info   FEMA Flood Map

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	$1,100,000.00
1118 / 2054	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	$1.00
1116 / 620	12/1/1990	Personal Rep Deed	Multi-Parcel	Vacant	$340,000.00
922 / 2123	5/1/1987	Warranty Deed	Multi-Parcel	Vacant	$1.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	$760,800	$556,943	$556,943	5.07340	$2,825.59

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	**Alternate Key:**	1648165
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 *Update Mailing Address*	**Parcel Number:**	09-22-26-1100-041-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	GRANVILLE AVE CLERMONT FL 34711 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	LAKE HIGHLANDS 26-22-26 FROM SW COR OF SW 1/4 OF SEC 26 RUN | N 00-10-47 E ALONG W LINE OF SW 1/4 A DIST OF 988.12 FT TO A| POINT LYING ON THE N'LY R/W LINE OF HARTLE RD & POB, CONT N | 00-10-47 E 694.28 FT, S 89-33-20 E 985.74 FT, S 15-24-55 E | 297.37 FT TO A POINT ON N'LY R/W LINE OF HARTLE RD, THENCE | RUN ALONG SAID N'LY R/W LINE S 74-35-05 W 604.35 FT TO THE | POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, THENCE RUN | SW'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS| OF 860 FT, A CENTRAL ANGLE OF 33-11-34, AN ARC LENGTH OF | 498.22 FT, A CHORD LENGTH OF 491.28 FT & A CHORD BEARING OF | S 57-59-18 W TO THE POINT OF REVERSE CURVATURE OF A CURVE | CONCAVE N'LY, THENCE RUN W'LY ALONG SAID N'LY R/W LINE & | SAID CURVE, HAVING A RADIUS OF 25 FT, A CENTRAL ANGLE OF | 84-29-19, AN ARC LENGTH OF 36.87 FT, A CHORD LENGTH OF 33.61| FT & A CHORD BEARING OF S 83-38-10 W TO THE POINT OF | TANGENCY, THENCE RUN N 54-07-10 W 42.39 FT TO POB, BEING | PART OF TRACTS 41, 42, 55, 56 PB 3 PG 52 | ORB 1118 PG 2054 |		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		11.07	AC	$0.00	$387,450.00

Click here for Zoning Info FEMA Flood Map

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	$1.00
1118 / 2054	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	$1.00
1116 / 620	12/1/1990	Warranty Deed	Multi-Parcel	Vacant	$1.00
922 / 2123	5/1/1987	Warranty Deed	Multi-Parcel	Vacant	$1.00
856 / 2270	5/1/1985	Warranty Deed	Qualified	Vacant	$32,400.00

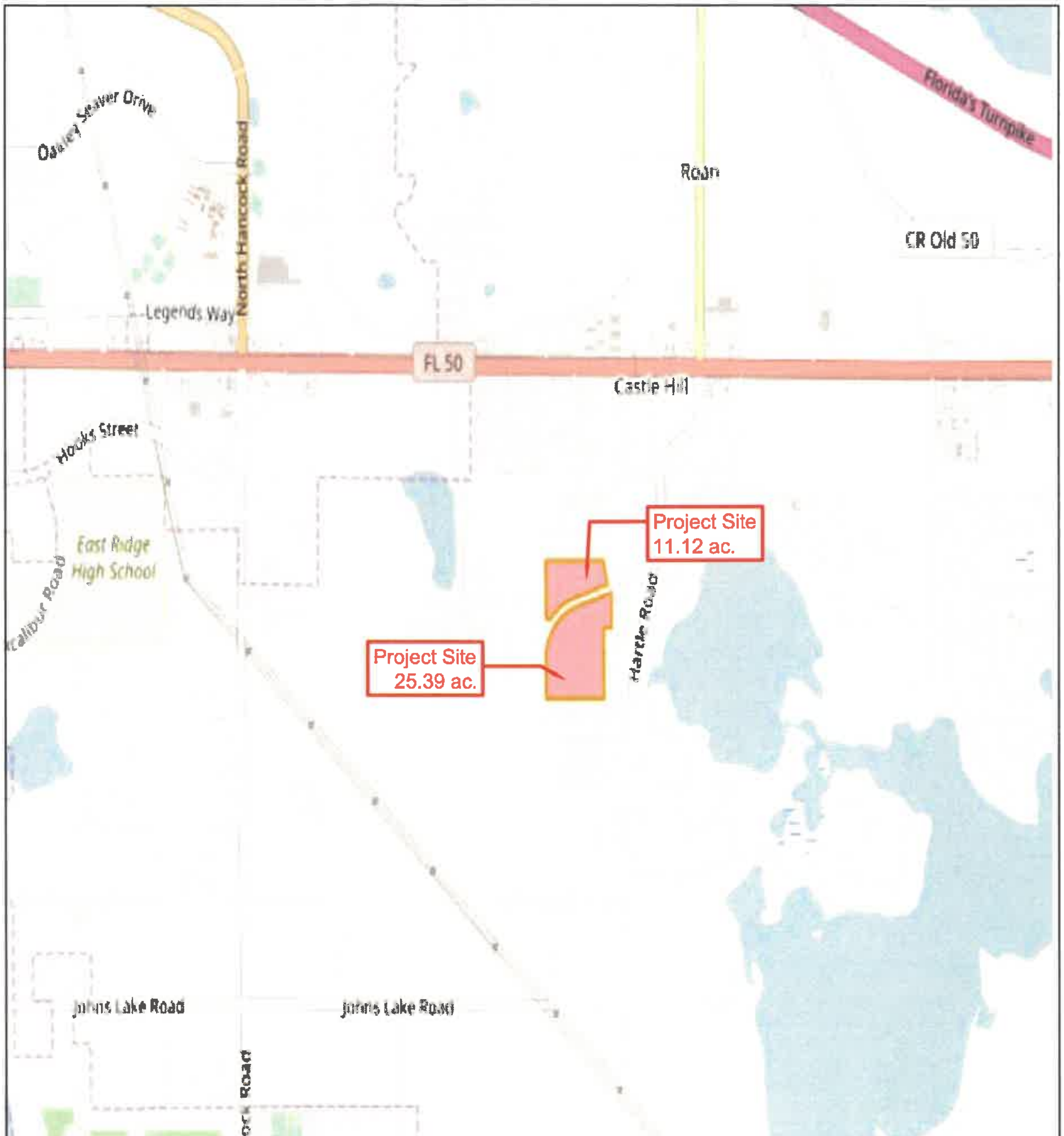
Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$387,450	$387,450	$387,450	5.07340	$1,965.69
LAKE COUNTY MSTU AMBULANCE	$387,450	$387,450	$387,450	0.46290	$179.35
LAKE COUNTY MSTU FIRE	$387,450	$387,450	$387,450	0.47040	$182.26
SCHOOL BOARD STATE	$387,450	$387,450	$387,450	3.88500	$1,505.24
SCHOOL BOARD LOCAL	$387,450	$387,450	$387,450	2.99800	$1,161.58
LAKE COUNTY MSTU STORMWATER	$387,450	$387,450	$387,450	0.49570	$192.06
ST JOHNS RIVER FL WATER MGMT DIST	$387,450	$387,450	$387,450	0.24140	$93.53
LAKE COUNTY VOTED DEBT SERVICE	$387,450	$387,450	$387,450	0.11000	$42.62
LAKE COUNTY WATER AUTHORITY	$387,450	$387,450	$387,450	0.35570	$137.82
SOUTH LAKE HOSPITAL DIST	$387,450	$387,450	$387,450	0.00000	$0.00
				Total: 14.0925	**Total:** $5,460.15



DAVE SCHMITT ENGINEERING INC.

N

TSG Development Inc,

Lake County, FL

Location Map

CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2020-13

The City of Clermont will hold public hearings on Tuesday, February 4, 2020 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, February 11, 2020 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Office to City of Clermont Industrial.

The City of Clermont will hold a public hearing on Tuesday, April 28, 2020 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.

Location:
Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648465 & 1795052
36.43 +/- Acres

Ordinance #2020-13:
An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

D052591 - January 20, 2020

☐ **PROOF O.K. BY:**________________________ ☐ **O.K. WITH CORRECTIONS BY:**______________________

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052591 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
PROOF CREATED AT: 1/14/2020 3:01:23 PM
SALES PERSON: LFD001
NEXT RUN DATE: 01/20/20
SIZE: 2X10
PROOF DUE: 01/17/20 12:59:55
PUBLICATION: LF-DAILY COMMERCIAL

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Ordinance No. 2020-15 *Final* *Elyksian Hotel PUD*	
Requested Action	
Recommend approval 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 54 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 was 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. However, recent changes by the applicant have removed this request. 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 two 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. 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. *The Planning and Zoning Commission recommended unanimously for approval, 7-0.*

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 Final PUD	Ord 2020-15 Elyksian Hotel Final PUD April 28th.docx
2.	Maps	Maps.pdf
3.	Final.2.28.20 Site Plan	2.28.20 No-Onstreet Site Plan.pdf
4.	PUD Application	PUD Application.pdf
5.	Supporting Material	Supporting Material.pdf
6.	Legal Ad Proof	Virtual Meeting Legal Ad Hotel.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.

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. The project may use trash compactors for solid waste collection in conjunction with dumpsters.

5. 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.

6. 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.

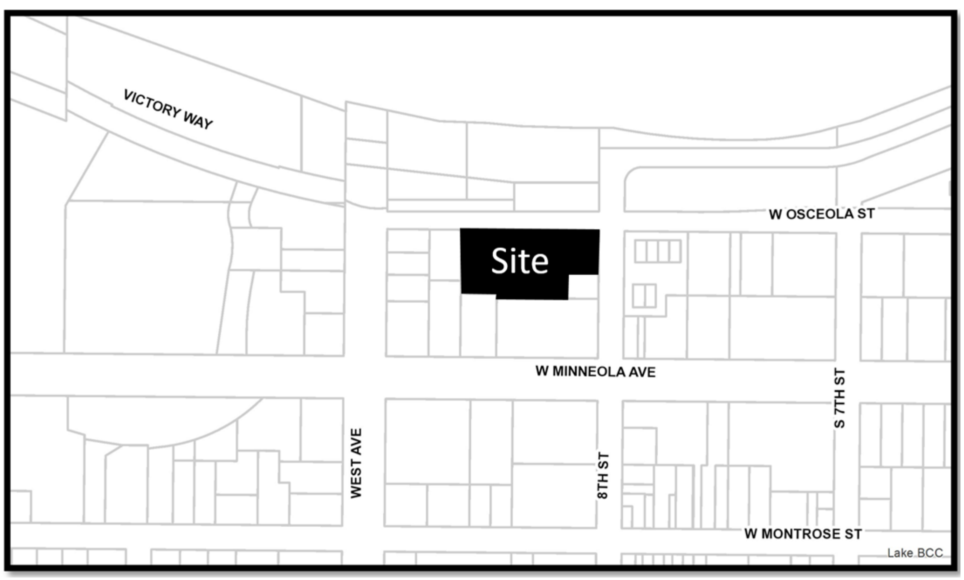
SECTION 5.

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.

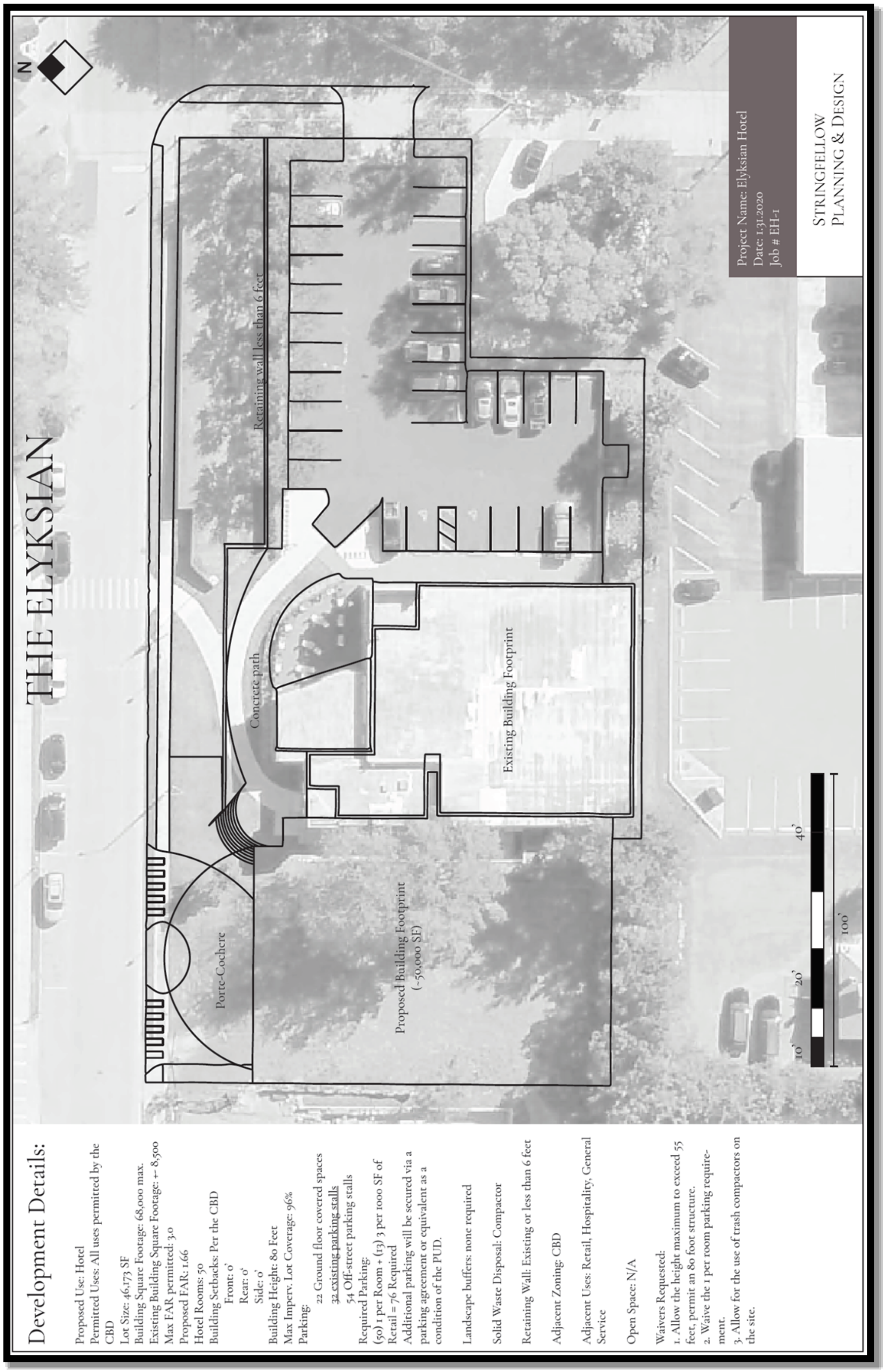
SECTION 6.

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:



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

CITY OF CLERMONT

____
Gail L. Ash, Mayor

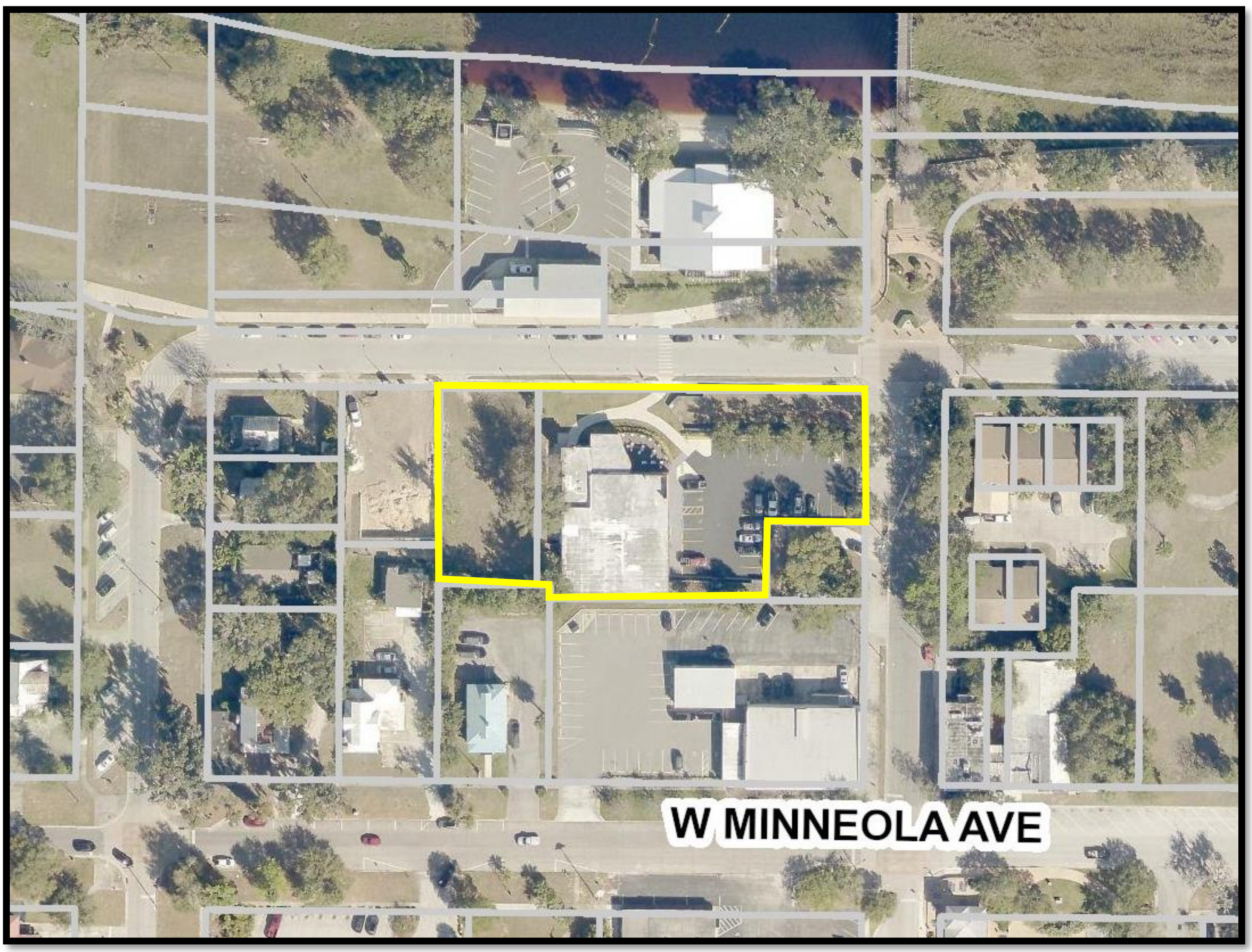
ATTEST:

____
Tracy Ackroyd Howe, MMC, City Clerk

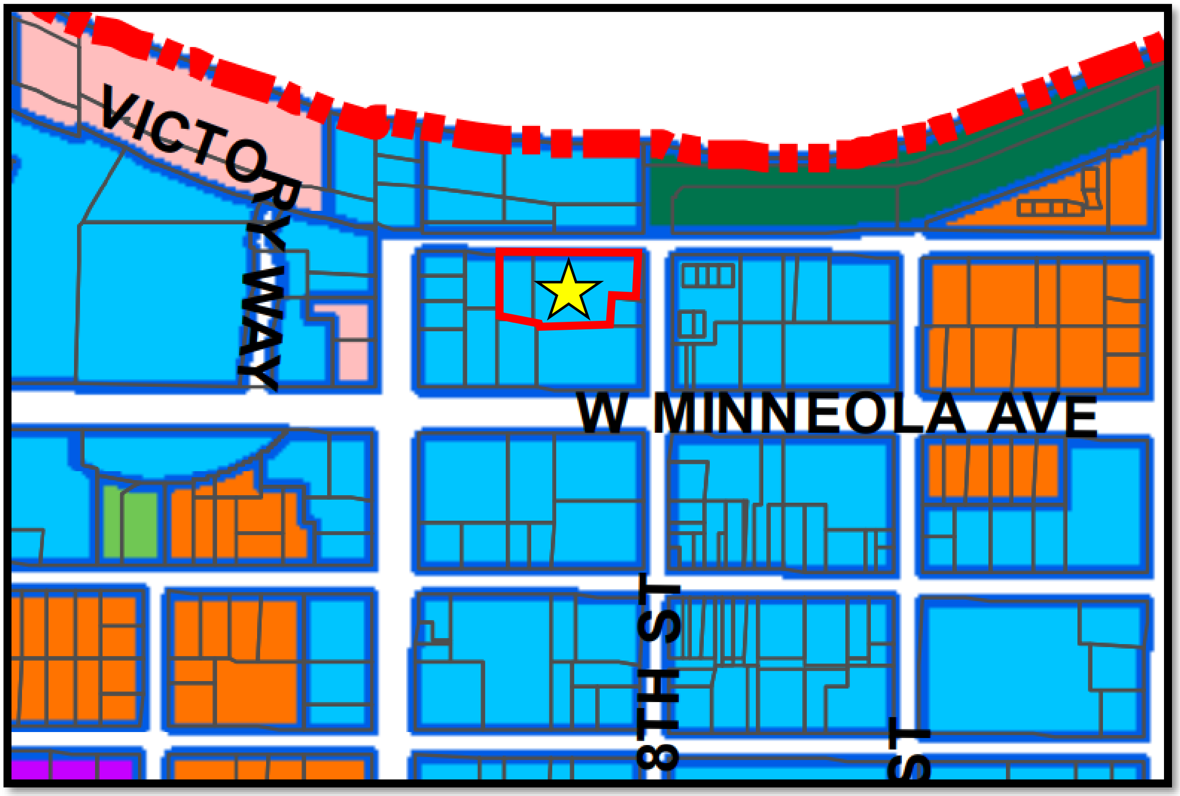
Approved as to form and legality:

____
Daniel F. Mantzaris, City Attorney

Location - Elyksian Hotel PUD

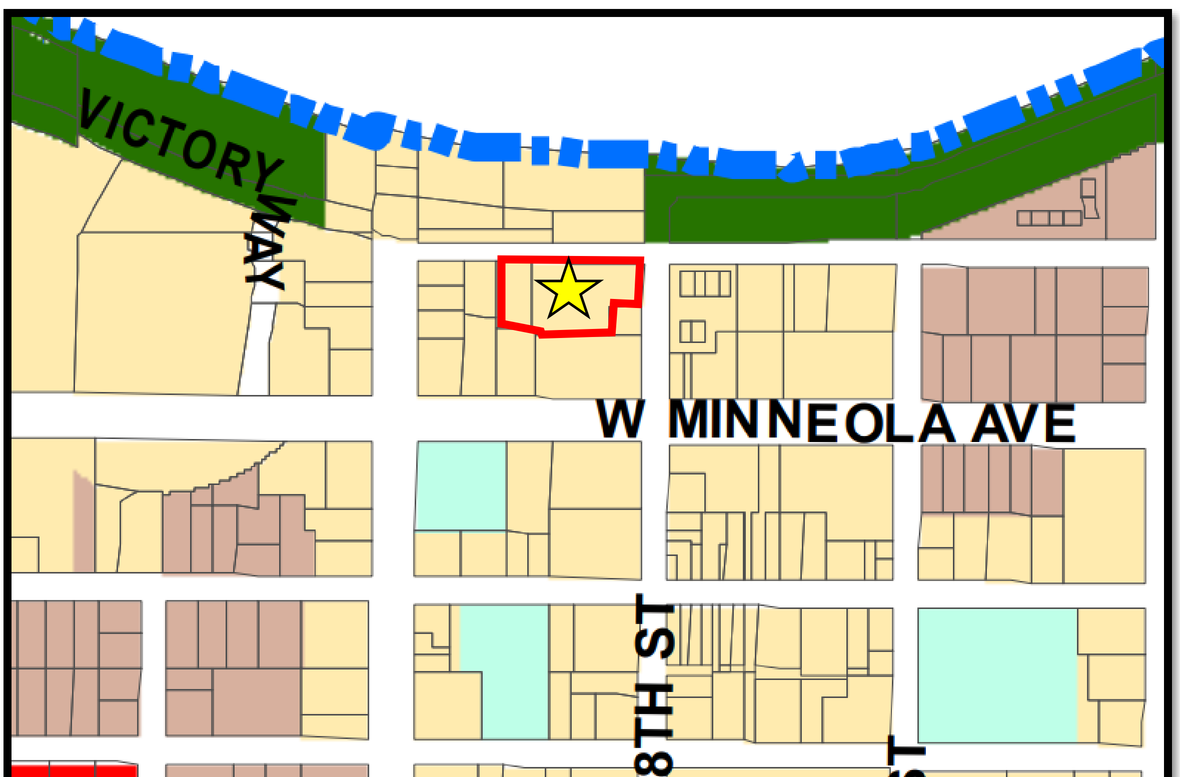


Zoning & Future Land Use- Elyksian Hotel PUD



Zoning

	CBD CENTRAL BUSINESS DISTRICT



Future Land Use

	Downtown MU

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
- 32 existing 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

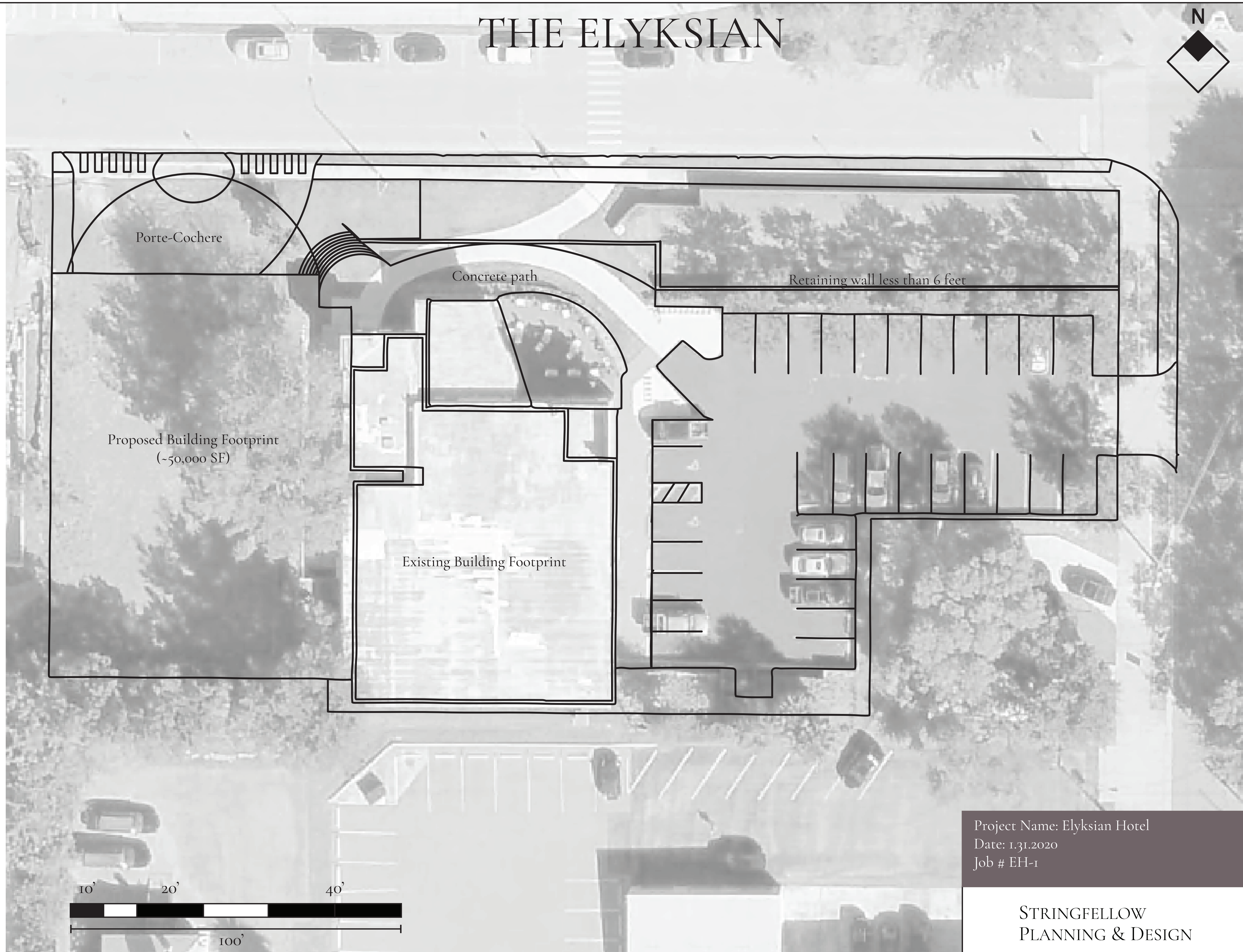
Adjacent Zoning: CBD

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.

THE ELYKSIAN



Project Name: Elyksian Hotel
Date: 1.31.2020
Job # EH-1

Stringfellow Planning & Design

PUD 2002-0001

Choice of Champions

CITY OF CLERMONT
REZONING
APPLICATION

Paid CK # 1003

DATE: 02-04-2020

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

Applicant Name (*signature*)

Roman Bruno Gonzalez

Owner Name (print)

x

Owner Name (*signature*)

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

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
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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

DAWN STALNAKER
MY COMMISSION EXPIRES AUGUST 30, 2020
GG 013168
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

X Dawn Stalnaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

STRINGFELLOW
PLANNING & DESIGN

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’

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 Information:	School Locator & Bus Stop Map School Boundary Maps
Property 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 |		

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

Year Built:	1968
Total Square Footage:	8473
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	16	1	4080	0%	0%	
	Interior Finish: (11C)		Percent: 100.00 %		Sprinkler: Yes		A/C: Yes
2	FINISHED LIVING AREA (FLA)	12	1	4393	0%	0%	
	Interior Finish: (11C)		Percent: 83.00 %		Sprinkler: Yes		A/C: Yes

INSTRUMENT#: 2015034706 OR BK 4605 PG 1746 PAGES: 1 4/2/2015 11:10:17 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $10.00 DEED DOC:$3850.00

RETURN

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:

Donna L Divine
Printed Name: Donna L Divine

Anita Geraci-Carver
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.

FLORIDA NOTARY ASSOCIATION SINCE 1975
DONNA L. DIVINE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF191262
Expires 2/9/2019

Donna L Divine
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 ½ 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:

Witness: Lisa N. Welling

Kay S Walls
Witness: Kay S. Walls

By: Lake Phoenix Holdings LLC

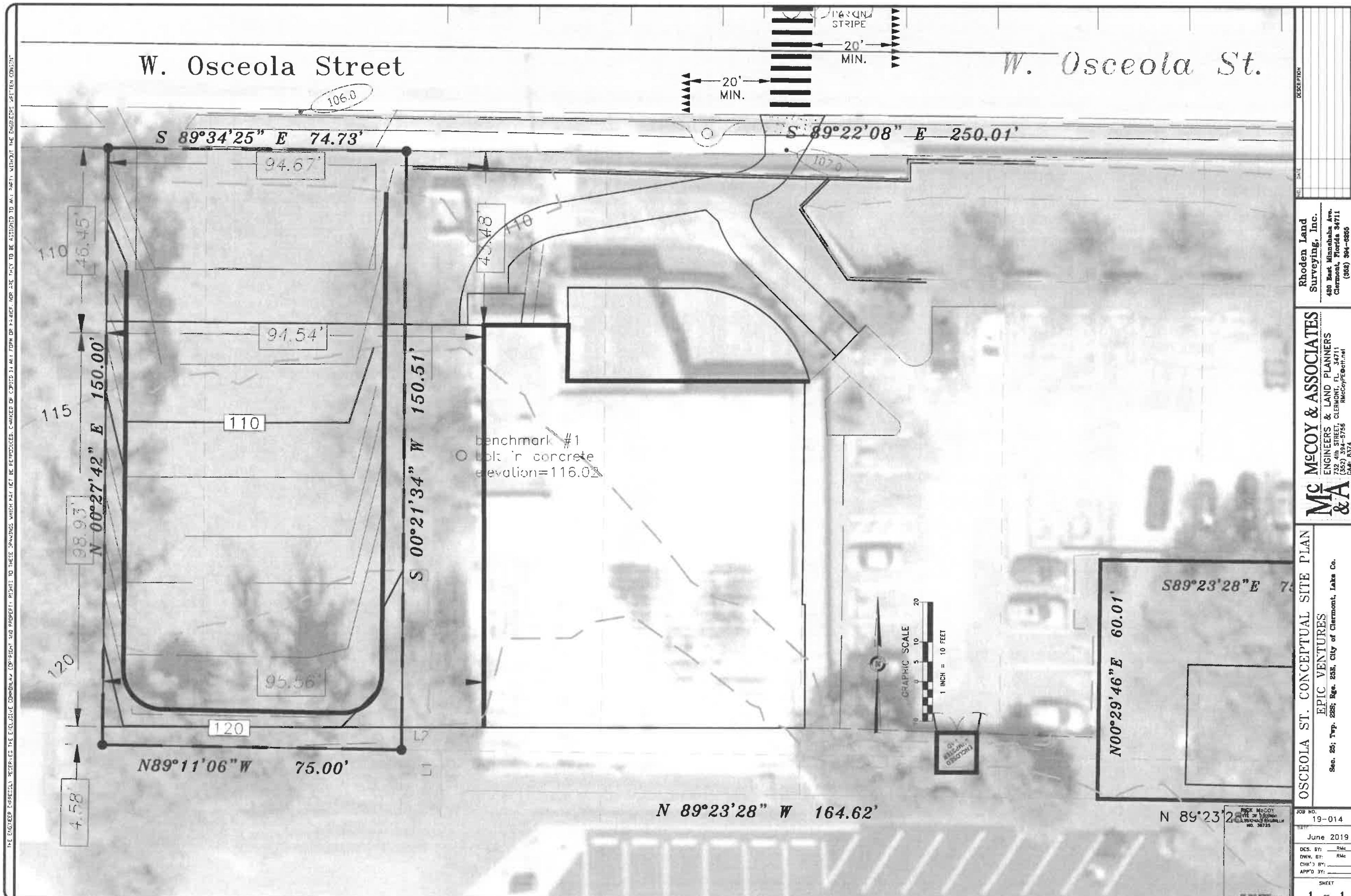
Roman Gonzalez it's Manager

STATE OF FLORIDA
COUNTY OF LAKE

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.

Notary Public – State of Florida

LISA NEUHAUSER WELLING
Notary Public - State of Florida
Commission # GG 139518
My Comm. Expires Sep 29, 2021
Bonded through National Notary Assn.



W. Osceola Street
W. Osceola St.
PARKING STRIPE
20' MIN.
20' MIN.
106.0
107.0
S 89°34'25" E 74.73'
S 89°22'08" E 250.01'
94.67'
94.54'
95.56'
46.45'
98.93'
4.58'
43.48
110
115
120
N 00°27'42" E 150.00'
S 00°21'34" W 150.51'
N89°11'06"W 75.00'
N 89°23'28" W 164.62'
N00°29'46"E 60.01'
S89°23'28"E
N 89°23'28"
benchmark #1
bolt in concrete
elevation=116.02
GRAPHIC SCALE
1 INCH = 10 FEET
ENCLOSED DUMPSTER
REVISIONS
DESCRIPTION
Rhoden Land Surveying, Inc.
420 East Minnehaha Ave.
Clermont, Florida 34711
McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
752 4th STREET, CLERMONT, FL. 34711
(352) 394-5756
RMcCoyPE@att.net
CA# 8374
OSCEOLA ST. CONCEPTUAL SITE PLAN
EPIC VENTURES
Sec. 25; Twp. 22S; Rge. 25E, City of Clermont, Lake Co.
JOB NO. 19-014
June 2019
SHEET 1 OF 1

Map of Boundary Survey

Description:

Lots 1, 3, 5, 7, 9; the North 10 feet of Lots 2, 4, 6 and 8; and the North 10 feet of the East 40 feet of 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:

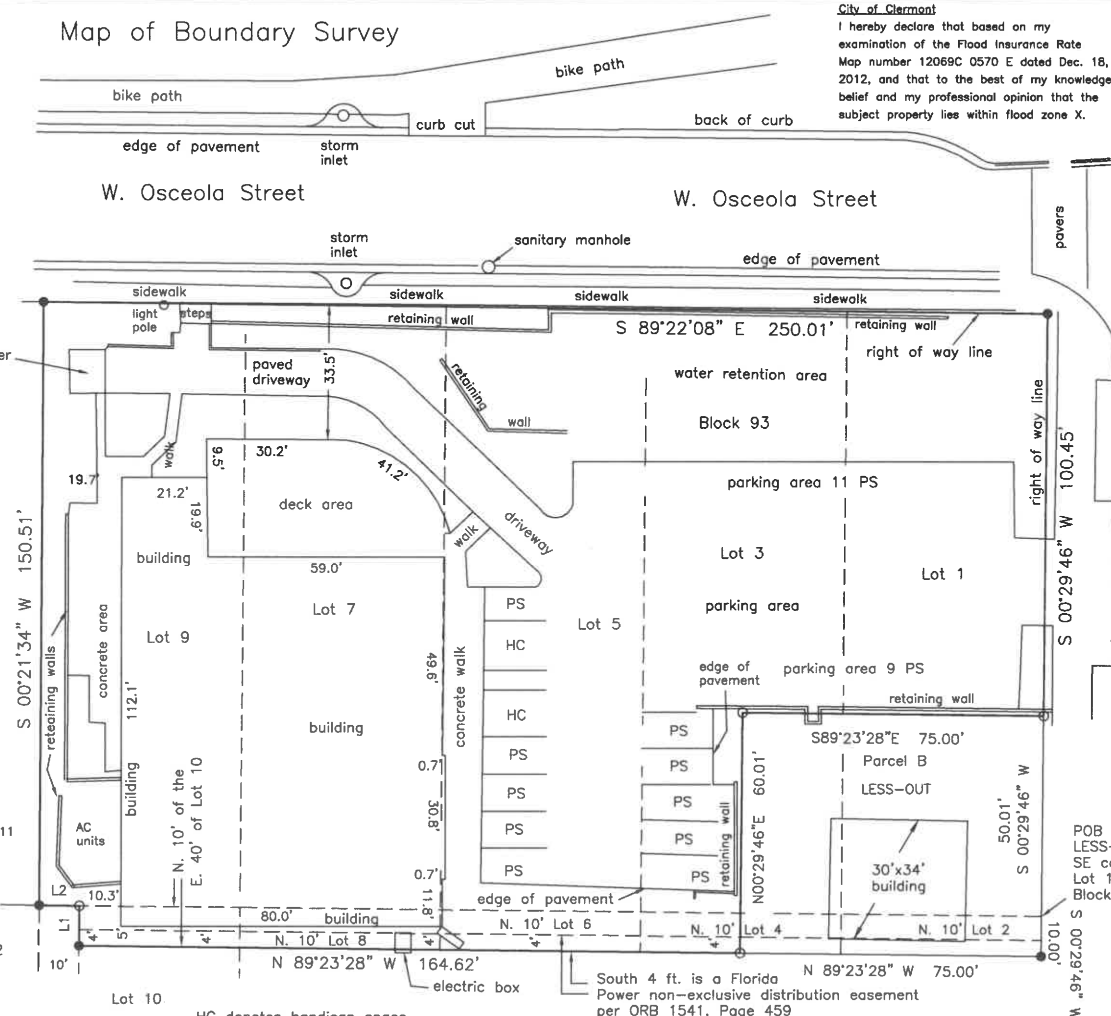
BEGIN at the Southeast corner of Lot 1, Block 93, Official Map of the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run S 00°29'46" W along the East line of said Lot 1 for a distance of 10.00 feet to the Southeast corner 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.

Scale = 1"=30'

Notes:

- Bearings based on the South line of Osceola Street as being S 89°34'25" E, an assumed meridian.
- Legal description from Exhibit A in title commitment.
- Title commitment by Old Republic National Title Insurance Company file No. 12-2014-125043A1 dated Jan. 11, 2015 @ 11:00 PM was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.815 acres, more or less, and is subject to any rights of way or easements of record.

Property address:
528 8th Street
Clermont, FL 34711



City of Clermont
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

HC denotes handicap space
PS denotes parking space

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°21'34" W	10.00'
L2	N 89°23'28" W	10.00'

Legend:

POB denotes Point of Beginning
● denotes found 1/2" iron rod & cap "LB 6987"
○ denotes set 1/2" iron rod & cap "LB 6980"

Surveyor's Certification

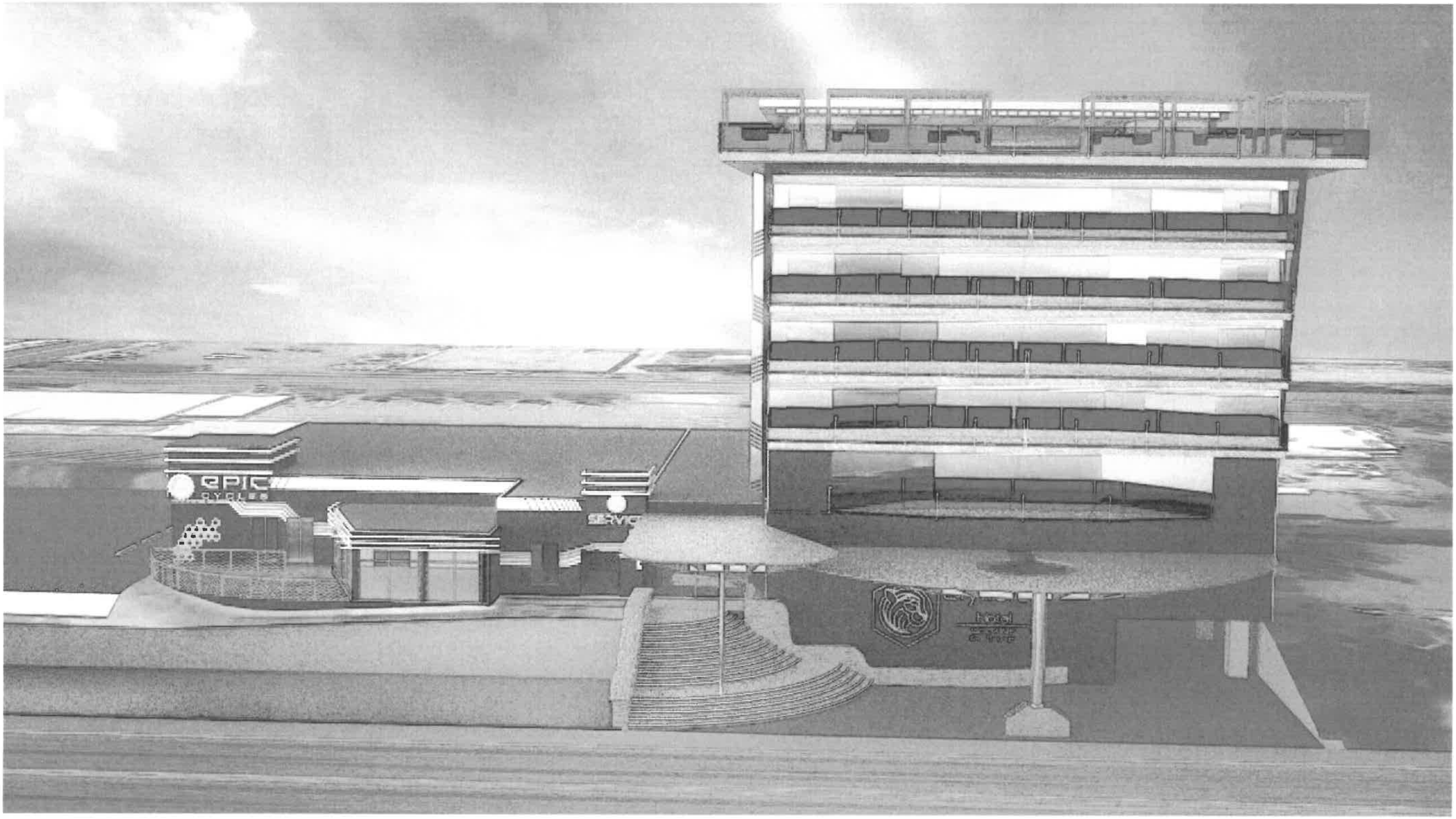
I hereby certify to Lake Phoenix Holding, LLC, Law Office of Anita Geraci-Carver, P.A., First Green Bank, Epic Cycles Worldwide, L.L.C., and Stone and Gerkin, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

03/18/15

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

Prepared for: 14073.005
Law Office of Anita Geraci-Carver, P.A.

Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255



EPIC
CYCLES
SERVIC

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: 10095943
Phone: (352) 241-7331
Date: 04/06/20
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	04/13/2020	04/13/2020	**$163.34**

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

A virtual meeting to consider the request will be held before the City Council on Tuesday, April 28, 2020 at 6:30 pm for final enactment and livestreamed from Clermont City Hall Council Chambers.

This ordinance is available for public inspection on the City of Clermont website.

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: 10095943
April 13, 2020

Payment Info	
Ad Price	**$163.34**
Tax	**$0.00**
Sub Total	**$163.34**
Prepaid Amount	**$0.00**
Balance Due	**$163.34**

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Ordinance No. 2020-14 *Final* *Hartle Road Industrial Park PUD Rezoning* ***Table to June 23, 2020***	
Requested Action	
Table to June 23, 2020.	
Staff Report	
Additional Analysis	
Fiscal Impact Summary	

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

Exhibits Attached (copies of original agreements)	
1. REZ Ad Page 1	REZ Ad Page 1.pdf
2. REZ Ad Page 2	REZ Ad Page 2.pdf

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: 10095501
Phone: (352) 241-7331
Date: 04/17/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	03/23/2020	04/13/2020	**$637.80**

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. 2020-14

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

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property:
From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W 124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

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

AND

PARCEL 2:
A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

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

Site contains 36.43 +/- acres

From: Lake County Industrial (City of Clermont Urban Estate)
To: Planned Unit Development (PUD) for an industrial park

This request will be considered by the Planning & Zoning Commission on Tuesday, April 7, 2020 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, April 28, 2020 for final enactment.

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

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

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

Payment Info	
Ad Price	$637.80
Tax	$0.00
Sub Total	$637.80
Prepaid Amount	$0.00
Balance Due	$637.80

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: 10095501
Phone: (352) 241-7331
Date: 04/17/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	03/23/2020	04/13/2020	**$637.80**

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: 10095501
March 23, 2020 &
April 13, 2020

Payment Info	
Ad Price	$637.80
Tax	$0.00
Sub Total	$637.80
Prepaid Amount	$0.00
Balance Due	$637.80

CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, April 28, 2020	
Agenda Item Name	
Resolution No. 2020-19R	
Requested Action	
Request approval of Resolution 2020-19R	
Staff Report	
The moratorium on review and consideration of development applications related to multi-family projects expired as of April 10, 2020. Based on initial direction from the Council, staff continues to work on revisions to the City Code to address issues related to multifamily projects. Ordinance 2019-39 provided that the City Council could extend the moratorium for a period not to exceed 90 days, to afford additional time to complete the review and possible revisions of the City code. This Resolution extends the moratorium until July 10, 2020.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. 2020-19R - Moratorium Extension	2020-19R - Moratorium Extension.pdf

CITY OF CLERMONT
RESOLUTION NO. 2020-19R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, EXTENDING THE TEMPORARY MORATORIUM RELATED TO MULTI-FAMILY DEVELOPMENT ADOPTED BY ORDINANCE 2019-39 FOR A PERIOD OF NINETY (90) DAYS; FINDING THAT THE EXTENSION OF THE MORATORIUM IS NECESSARY TO ACCOMPLISH THE PURPOSES AND FINDINGS SET FORTH IN ORDINANCE 2019-39; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont adopted Ordinance 2019-39 on September 10, 2019 establishing a temporary moratorium related to multi-family development within the incorporated limits of the City of Clermont;

WHEREAS, Section 3 (b) of Ordinance 2019-39 authorized the City Council to extend the temporary moratorium for a period of ninety (90) days;

WHEREAS, the City Council finds that problems giving rise to the need for the temporary moratorium established by Ordinance 2019-39 continue to exist and that reasonable progress is being made in carrying out a specific and prompt plan of corrective legislative action, but that additional time is reasonably needed to adequately address the issues facing the City; and

WHEREAS, the extension of the temporary moratorium established by Ordinance 2019-39 is in the best interests of the public health, safety and welfare.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, as follows:

SECTION 1. Purpose and Legislative Findings

The above recitals and such Legislative Findings adopted as the legislative basis for Ordinance 2019-39 are hereby adopted as the findings supporting this Resolution.

SECTION 2. Temporary Moratorium Extended

The temporary moratorium adopted by Ordinance 2019-39 is hereby extended to and including July 10, 2020. All conditions and terms of the moratorium adopted by Ordinance 2019-39 shall remain in full force and effect until July 10, 2020, unless terminated earlier by Resolution of the City Council.

SECTION 3. Severability

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

SECTION 4. Conflict

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

SECTION 5. Effective Date

This Resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2020-19R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 28th day of April 2020.

CITY OF CLERMONT

____
Gail L. Ash, Mayor

ATTEST:

____
Tracy Ackroyd Howe, City Clerk