



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY CENTER
AGENDA
6:30 PM, Tuesday, August 11, 2020**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Plat Approval

Consider plat for the Canyons sections of the Highland Ranch subdivision for Phase 7, 45 lots.

Item No. 2 - Surplus Request

Consider declaring end of life inventory as surplus from Parks and Recreation, Public Services and the Fire Department and dispose of in accordance with the Procurement Services Policy.

Item No. 3 - Cooper Library Agreement

Consider termination of Interlocal Agreement between Lake County and the City of Clermont for Cooper Memorial Library Funding (effective December 5, 2018) for expanded hours of the library.

Item No. 4 - School Resource Officer Agreement

Consider School Resource Officer Agreement for Imagine South Lake Charter School.

UNFINISHED BUSINESS

Item No. 5 - Ordinance No. 2019-14 *Final*
Table to December 8, 2020
Wise Annexation

Consider annexation of 13 acres located west of the CR 455 and Good Hearth Blvd. intersection.

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Item No. 6 - Ordinance No. 2019-15 *Final*
Table to December 8, 2020
Wise Large-Scale Comprehensive Plan Amendment

Consider ordinance to change the future land use on approximately 13 acres located west of the CR 455 and Good Hearth Boulevard from Lake County Urban Low Density to City's Commercial future land use.

Item No. 7 - Ordinance No. 2019-16 *Final*
Withdrawn
Wise PUD Rezoning

The applicant requested the Planned Unit Development be withdrawn.

Item No. 8 - Ordinance No. 2020-03 *Final*
Table to October 13, 2020
CarMax Annexation

Consider annexation of vacant parcel located east of CR 455 and north of SR 50, adjacent to the East Town Center Publix Plaza.

Item No. 9 - Ordinance No. 2020-04 *Final*
Table to October 13, 2020
Carmax Comprehensive Plan Amendment

Consider ordinance to change the future land use from Lake County High Density and Regional Commercial to Clermont Commercial for vacant parcel located east CR 455 and north of SR 50, adjacent to the East Town Center Publix Plaza.

Item No. 10 - Ordinance No. 2020-05 *Final*
Table to October 13, 2020
CarMax Rezoning

Consider rezoning from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) for vacant property located east of CR 455 and north of S.R. 50.

NEW BUSINESS

Item No. 11 - Lien Reduction Request
Prickett

Consider lien reduction request for the property located at 1800 US Hwy. 27.

Item No. 12 - Variance Request
3324 Blossom Lane

Consider request to allow for a rear yard setback less than 25 feet.

Item No. 13 - Variance Request
Indian Shores

Consider request for setback variances for a new single family residence.

Item No. 14 - Event and Road Closure Request

Consider event and road closures request for "Mustache Dash" and "Mustache Splash and Paddle" on Nov 21, 2020.

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Item No. 15 - Ordinance No. 2020-29 *Introduction*

Consider the vacation of a thirty-foot (30') platted right of way that runs parallel to SR 50 in front of the Advent Health property.

ADJOURN

Public Notice

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

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.

Meeting agendas are available on the city website and are posted within the first floor 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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 11, 2020			
Agenda Item Name			
Plat Approval			
Requested Action			
Recommend approval of Phase 7 Canyons plat.			
Staff Report			
The applicant is requesting approval of Phase 7 in the Canyons section of the Highland Ranch Subdivision. The plat consists of 45 lots and has been reviewed and approved by the City's Engineer and Surveyor.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Plat of Caynyons Phase 7			Plat of Caynyons Phase 7.pdf

HIGHLAND RANCH THE CANYONS PHASE 7

A REPLAT OF TRACT UE-1, HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98, A PORTION OF LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26, ALL LYING IN THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE

HIGHLAND RANCH THE CANYONS PHASE 7
D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DO HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

TO THE CITY OF CLERMONT: UTILITY AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

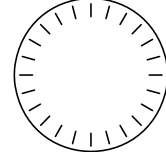
A UTILITY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACTS OS-1 AND OS-2.

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON 2020.

BY: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

BY: TITLE: (CORPORATE SEAL)
PRINTED NAME:

SIGNED AND SEALED IN THE PRESENCE OF:



PRINTED NAME:

PRINTED NAME:

STATE OF COUNTY OF

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, APPEARED AS OF TAYLOR MORRISON OF FLORIDA INC., A FLORIDA CORPORATION, WHO IS () PERSONALLY KNOWN TO ME OR () PRODUCED

AS IDENTIFICATION, THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF 2020.

Notary Public

Commission Expires:

Commission Number:

Printed Name:

CERTIFICATE OF APPROVAL OF MUNICIPALITY

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

Attest: City of Clermont

City Clerk Mayor

Print Name Print Name

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081 F.S., I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

Name: Jennings E. Griffin Date
Professional Surveyor and Mapper No. 4486
Booth, Ern, Straughn & Hiott, Inc.
902 N. Sinclair Ave., Tavares, FL 32778
(352-343-8481) Licensed Business No. 7514

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26, INCLUDING A REPLAT OF TRACT UE-1, HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98 AND A PORTION OF LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

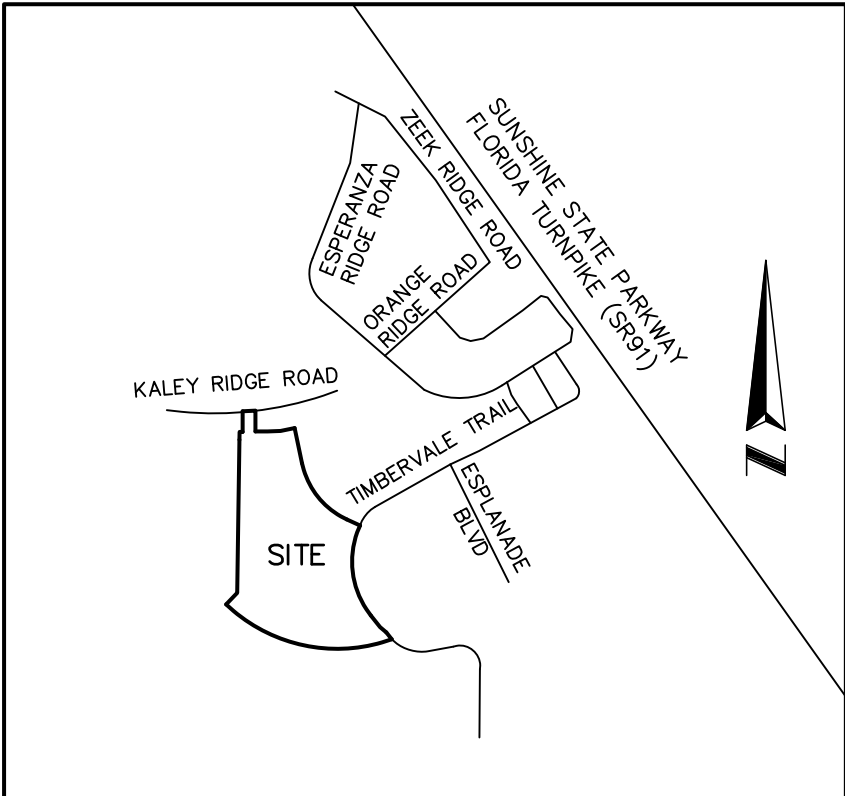
BEGINNING AT THE NORTHWEST CORNER OF HIGHLAND RANCH THE CANYONS PHASE 2, PLAT BOOK 67, PAGES 1 THROUGH 4, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY LINE OF SAID HIGHLAND RANCH THE CANYONS PHASE 2 THE FOLLOWING COURSES: SOUTH 11°52'07" EAST FOR A DISTANCE OF 224.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 53°23'24", THE CHORD OF WHICH BEARS SOUTH 38°33'48" EAST FOR A DISTANCE OF 449.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 465.91 FEET TO A POINT TANGENCY; THENCE RUN SOUTH 65°15'29" EAST FOR A DISTANCE OF 90.68 FEET TO THE WESTERLY LINE OF HIGHLAND RANCH PRIMARY PHASE 1, PLAT BOOK 66, PAGES 8 THROUGH 16, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING A NON-TANGENT POINT OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 63°10'25", THE CHORD OF WHICH BEARS SOUTH 06°50'42" EAST FOR A DISTANCE OF 565.89 FEET; THENCE ALONG SAID WESTERLY LINE OF HIGHLAND RANCH PRIMARY PHASE 1 THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 595.40 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 38°25'53" EAST FOR A DISTANCE OF 93.33 FEET; THENCE RUN SOUTH 49°44'29" EAST FOR A DISTANCE OF 50.99 FEET; THENCE RUN SOUTH 38°25'53" EAST FOR A DISTANCE OF 55.10 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 63°30'09", THE CHORD OF WHICH BEARS NORTH 78°07'30" WEST FOR A DISTANCE OF 1057.65 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1113.79 FEET TO A NON-TANGENT POINT; THENCE RUN NORTH 43°37'34" EAST FOR A DISTANCE OF 99.65 FEET; THENCE RUN NORTH 00°52'01" EAST FOR A DISTANCE OF 957.02 FEET; THENCE RUN NORTH 00°03'05" EAST FOR A DISTANCE OF 49.00 FEET TO THE SOUTHERLY LINE OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°56'55" EAST, ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 19.54 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT UE-1; THENCE RUN NORTH 00°04'20" EAST ALONG THE WESTERLY LINE OF SAID TRACT UE-1 FOR A DISTANCE OF 128.70 FEET TO THE NORTHWEST CORNER OF SAID TRACT UE-1, SAID POINT ALSO BEING A NON-TANGENT POINT OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 03°00'04", THE CHORD OF WHICH BEARS NORTH 86°48'36" EAST FOR A DISTANCE OF 80.13 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID TRACT UE-1 FOR A DISTANCE OF 80.14 FEET TO A POINT NON-TANGENT POINT AND THE NORTHEAST CORNER OF SAID TRACT UE-1; THENCE RUN SOUTH 00°04'20" WEST ALONG THE EASTERLY LINE OF SAID TRACT UE-1 FOR A DISTANCE OF 130.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT UE-1; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT THE FOLLOWING COURSES: SOUTH 89°55'40" EAST FOR A DISTANCE OF 75.62 FEET; THENCE RUN NORTH 87°36'51" EAST FOR A DISTANCE OF 81.58 FEET; THENCE RUN NORTH 78°07'53" EAST FOR A DISTANCE OF 89.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 849,207 SQUARE FEET OR 19.50 ACRES OF LAND, MORE OR LESS.

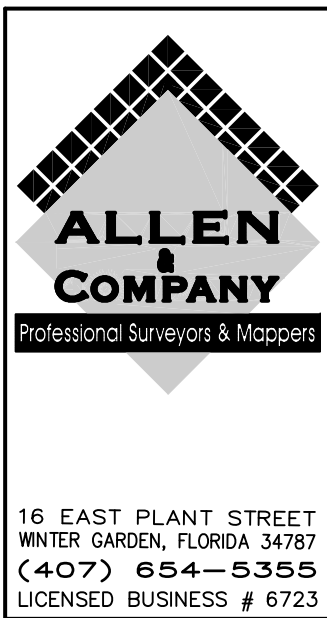
LEGEND:

O.R. OFFICIAL RECORDS BOOK
PG(S). PAGE(S)
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
P.I. POINT OF INTERSECTION
N.T. NON-TANGENT
CCR# CERTIFIED CORNER RECORD
SET NAIL AND DISK, STAMPED LB 6723
PERMANENT CONTROL POINT (PCP)
R/W RIGHT-OF-WAY
NR NON-RADIAL
LB LICENSED BUSINESS
PRM PERMANENT REFERENCE MONUMENT

W.E. WALL EASEMENT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
RECOVERED 4" X 4" CONCRETE
MONUMENT STAMPED LB 8011
SET 4" X 4" CONCRETE MONUMENT
STAMPED PRM LB 6723, UNLESS
OTHERWISE NOTED
SET 5/8" IRON ROD AND CAP
STAMPED PRM LB 6723
RLS REGISTERED LICENSED SURVEYOR
R RADIUS
CB CHORD BEARING
C CHORD
Δ DELTA ANGLE
L ARC LENGTH
℄ CENTERLINE
R.P. RADIUS POINT



VICINITY MAP (not to scale)



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98, AS BEING SOUTH 89°56'55" EAST. FOR ANGULAR DESIGNATION ONLY.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACTS OS-1 AND OS-2 ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- A 5.00 FEET DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS UNLESS OTHERWISE NOTED, TO BE MAINTAINED BY THE ASSOCIATION.
- THE LANDS SHOWN HEREON ARE SUBJECT TO FOLLOWING EASEMENTS AND ENCUMBRANCES ACCORDING TO THE PROPERTY INFORMATION REPORT FOR FILING, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO.: 2037-4554835 DATED DECEMBER 4, 2019:

- PROVISIONS CONTAINED ON THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED MARCH 20, 1917 IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036; AND FIRST AMENDMENT RECORDED OCTOBER 25, 2017 IN OFFICIAL RECORDS BOOK 5017, PAGE 1836, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- LIFTSTATION EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036; AND FIRST AMENDMENT RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- PERPETUAL UTILITY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH RECORDED FEBRUARY 24, 2015 IN OFFICIAL RECORDS BOOK 4588, PAGE 2103; FIRST AMENDMENT RECORDED OCTOBER 27, 2015 IN OFFICIAL RECORDS BOOK 4698, PAGE 1492; SUPPLEMENTAL RECORDED NOVEMBER 9, 2015 IN OFFICIAL RECORDS BOOK 4703, PAGE 2071; SECOND AMENDMENT RECORDED SEPTEMBER 14, 2016 IN OFFICIAL RECORDS BOOK 4834, PAGE 1735; SUPPLEMENTAL RECORDED APRIL 11, 2017 IN OFFICIAL RECORDS BOOK 4928, PAGE 3; SUPPLEMENTAL RECORDED APRIL 26, 2018 IN OFFICIAL RECORDS BOOK 5100, PAGE 1887; THIRD AMENDMENT RECORDED SEPTEMBER 28, 2018 IN OFFICIAL RECORDS BOOK 5176, PAGE 1915; AND FOURTHAMENDMENT RECORDED MAY 3, 2019 IN OFFICIAL RECORDS BOOK 5273, PAGE 2084, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- PROVISIONS CONTAINED ON THE PLAT OF HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT RECORDED APRIL 26, 2018 IN PLAT BOOK 69, PAGES 93 THROUGH 98, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- RESOLUTION TO CLOSE TRACTS AND RIGHTS OF WAY WITHIN LAKE COUNTY, RECORDED SEPTEMBER 13, 1989 IN OFFICIAL RECORDS BOOK 1026, PAGE 1260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- DEVELOPER'S AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CENTER LAKE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, RELATING TO BLACKSTILL LAKE ROAD AND OTHER ADJOINING PROPERTIES RECORDED MARCH 15, 2002 IN OFFICIAL RECORDS BOOK 2085, PAGE 170, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- CITY OF CLERMONT MISCELLANEOUS ORDINANCE NO. 559-M UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES, RECORDED JULY 6, 2006 IN OFFICIAL RECORDS BOOK 3203, PAGE 1411, RECORDED AUGUST 22, 2006 IN OFFICIAL RECORDS BOOK 3241, PAGE 2436; AND RECORDED JANUARY 18, 2007 IN OFFICIAL RECORDS BOOK 3350, PAGE 1572, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- ROAD ACCESS AND WATER AND SEWER AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP AND PAUL AND ELIZABETH BETHUNE RECORDED JULY 22, 2013 IN OFFICIAL RECORDS BOOK 4354, PAGE 1346, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- MEMORANDUM OF AGREEMENT BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION RECORDED AUGUST 8, 2013 IN OFFICIAL RECORDS BOOK 4364, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- SHORT FORM CONDITIONAL USE PERMIT RECORDED OCTOBER 23, 2013 IN OFFICIAL RECORDS BOOK 4394, PAGE 2434, TOGETHER WITH GENERAL ASSIGNMENT OF ENTITLEMENTS TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1071, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- CONDITIONAL USE PERMIT RECORDED NOVEMBER 11, 2019 IN BOOK 5371, PAGE 2421, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)

CERTIFICATE OF CLERK

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

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

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

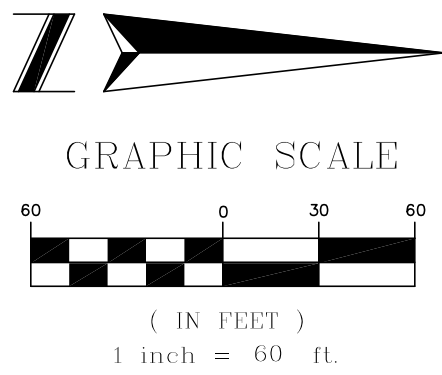
KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN CITY OF CLERMONT LAKE COUNTY, FLORIDA.

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

HIGHLAND RANCH THE CANYONS PHASE 7

SHEET 2 OF 2 PLAT BOOK _____ PAGE _____

A REPLAT OF TRACT UE-1, HIGHLAND RANCH THE CANYONS PHASE 5 REPLAT, PLAT BOOK 69, PAGE 93 THROUGH 98, A PORTION OF LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26, ALL LYING IN THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C200	39.11'	41.46'	39.55'	N60°29'45"E
C201	75.00'	45.76'	45.06'	N71°39'08"W
C202	199.99'	250.07'	234.09'	S34°57'17"E
C203	200.00'	25.02'	25.01'	S74°21'38"E
C204	200.00'	90.76'	89.98'	N89°03'18"E
C205	229.99'	287.58'	269.21'	S34°57'17"E
C206	230.00'	28.78'	28.76'	S74°21'38"E
C207	230.00'	104.37'	103.48'	N89°03'18"E
C208	25.00'	36.83'	33.59'	N61°44'18"W
C209	25.00'	36.83'	33.59'	N33°50'53"E
C210	170.00'	77.14'	76.48'	N89°03'18"E
C211	170.00'	21.27'	21.26'	S74°21'38"E
C212	169.99'	212.56'	198.98'	S34°57'17"E
C213	25.00'	39.27'	35.36'	S45°52'01"W
C214	25.00'	31.81'	29.70'	N52°41'08"W
C215	60.00'	264.83'	96.53'	N37°18'52"E
C216	25.00'	39.27'	35.36'	S44°07'59"E
C217	25.00'	39.27'	35.36'	S45°52'01"W
C218	60.00'	286.68'	82.02'	N17°56'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L200	28.73'	N54°10'17"W
L201	34.45'	N88°31'14"W
L202	23.90'	S44°47'12"E

LOT 30
LAKE HIGHLANDS COMPANY
PB. 3 PAGE 32



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

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C219	25.00'	28.66'	27.12'	N58°01'35"E
C220	25.00'	39.54'	35.54'	S43°49'37"E
C221	185.00'	192.41'	183.85'	S77°31'38"W
C222	185.00'	36.47'	36.41'	S53°22'47"W
C223	185.00'	54.67'	54.47'	S67°29'33"W
C224	185.00'	50.54'	50.38'	S83°47'05"W
C225	185.00'	50.73'	50.57'	N80°32'00"W
C226	60.00'	13.81'	13.78'	S31°46'48"W
C227	60.00'	57.37'	55.21'	S65°46'06"W
C228	60.00'	61.32'	58.69'	N57°33'28"W
C229	60.00'	61.04'	58.44'	N00°52'01"E
C230	60.00'	61.32'	58.69'	N59°17'29"E
C231	60.00'	31.81'	31.44'	S76°14'29"E
C232	185.00'	114.25'	112.44'	S87°53'46"E
C233	185.00'	50.73'	50.57'	N82°16'02"E
C234	185.00'	50.54'	50.38'	S82°03'04"E
C235	185.00'	12.98'	12.98'	S72°12'52"E
C236	60.00'	81.58'	75.44'	N50°10'52"W
C237	60.00'	59.11'	56.75'	N16°59'31"E
C238	60.00'	37.76'	37.14'	N63°14'35"E
C239	60.00'	53.83'	52.04'	S73°01'30"E
C240	60.00'	32.55'	32.15'	S31°46'49"E
C241	184.68'	277.53'	252.15'	S84°40'22"E
C242	184.68'	63.07'	62.77'	N62°03'37"E
C243	184.68'	51.12'	50.95'	N79°46'24"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C244	184.68'	50.32'	50.16'	S84°29'32"E
C245	184.68'	53.66'	53.48'	S68°21'43"E
C246	184.68'	59.36'	59.10'	S50°49'47"E
C247	45.00'	20.42'	20.25'	N89°03'18"E
C248	169.99'	15.91'	15.90'	S01°48'52"E
C249	169.99'	18.21'	18.20'	S07°33'50"E
C250	169.99'	170.01'	163.01'	S39°17'00"E
C251	169.99'	8.43'	8.43'	S69°21'19"E
C252	230.00'	32.53'	32.50'	N80°06'23"E
C253	230.00'	50.02'	49.92'	S89°36'44"E
C254	230.00'	21.83'	21.82'	S80°39'49"E
C255	355.00'	161.09'	159.72'	N89°03'18"E
C256	355.00'	33.69'	33.67'	S80°39'49"E
C257	355.00'	77.20'	77.05'	S89°36'44"E
C258	355.00'	50.20'	50.16'	N80°06'23"E
C259	1530.00'	10.01'	10.01'	N88°07'24"E
C260	1530.00'	30.03'	30.03'	N87°22'25"E
C261	1530.00'	30.07'	30.07'	N86°14'54"E
C262	1530.00'	10.03'	10.03'	N85°29'51"E
C263	540.00'	178.13'	177.32'	S28°58'54"E
C264	540.00'	52.65'	52.63'	S16°44'18"E
C265	540.00'	52.65'	52.63'	S11°09'07"E
C266	540.00'	311.97'	307.65'	S08°11'30"W
C267	355.00'	44.42'	44.39'	S74°21'38"E
C275	25.00'	12.25'	12.13'	N75°05'37"W

DETAIL A
(not to scale)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																								
Tuesday, August 11, 2020																								
Agenda Item Name																								
Surplus Request																								
Requested Action																								
Request to approve and declare end of life inventory as surplus from the Fire Department, Parks and Recreation Department, Public Services Department, and dispose of in accordance with the Procurement Services Policy.																								
Staff Report																								
The Procurement Services Department, on behalf of Fire Department, Parks and Recreation Department, Public Services recommends approval of the above action. Fire Department <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(43)</td><td>Bunker Pants</td></tr><tr><td>(53)</td><td>Bunker Coats</td></tr><tr><td>(1)</td><td>2000 Ferrara Freightliner Fire Truck #3226 140,329 Miles</td></tr><tr><td>(1)</td><td>2012 Ford Focus #3275 169,791 Miles</td></tr><tr><td>(1)</td><td>Broken Office Chair</td></tr></tbody></table> Parks and Recreation Department <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(6)</td><td>Panasonic Cordless phones</td></tr><tr><td>(9)</td><td>Dell Wired Mouse</td></tr></tbody></table> Public Services Department <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(1)</td><td>Network SCADA Printer</td></tr></tbody></table>			Qty.	Property Description	(43)	Bunker Pants	(53)	Bunker Coats	(1)	2000 Ferrara Freightliner Fire Truck #3226 140,329 Miles	(1)	2012 Ford Focus #3275 169,791 Miles	(1)	Broken Office Chair	Qty.	Property Description	(6)	Panasonic Cordless phones	(9)	Dell Wired Mouse	Qty.	Property Description	(1)	Network SCADA Printer
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Qty.	Property Description																							
(1)	Network SCADA Printer																							
Additional Analysis																								
Fiscal Impact Summary																								
Surplus property is anticipated to be sold for approximately \$10,000.00.																								
Fiscal Impact	Fund Number and Description	Available Budget Amount																						
Exhibits Attached (copies of original agreements)																								
1. Fire Department Disposal Forms	Fire Department Disposal Forms.pdf																							

2.	Parks and Recreation Disposal Form	Parks and Recreation Disposal Form.pdf
3.	Public Services Disposal Form	Public Services Disposal Form.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: N/A
Contact Person: Chuck Chapman Phone: 352-801-5919
Year / Make / Model: N/A Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: N/A
Description of Property 43 Bunker Pants and 53 Bunker Coats of out of date donated used

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

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

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

Director Signature: [Signature]

Date: 6/25/2020

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE

Property Tag #: 11678 (10067) per Pur. Dept.

Contact Person: William Harrison

Phone: 352-394-7662

Year / Make / Model: 2000/FL80/Freightliner

Vehicle No. 1250 - City # 3206

Miles / Hours: 140329

Serial / VIN: 1FVBAXBS61HA84888

Description of Property Ferrara Fire Truck with 1250 GPM Waterous CM Pump

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

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

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

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

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

☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

Director Signature: [Signature]

Date: 7/23/2020

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: 5211



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: 10899
Contact Person: Chuck Chapman Phone: 352-801-5919
Year / Make / Model: 2012 Ford Focus Vehicle No. 3275
Miles / Hours: 169,791 Serial / VIN: 1FAHP3H2XCL287927
Description of Property 2012 Ford Focus #3275

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

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

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

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

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

☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

Director Signature: _____

Date: _____

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: none
Contact Person: Beth Carter Phone: 352-241-2214
Year / Make / Model: n/a Vehicle No. na
Miles / Hours: n/a Serial / VIN: n/a
Description of Property Broken Office Chair

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

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

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

Director Signature: _____

Date: 7/23/2020

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property 6 Panasonic cordless phones, 9 Dell wired mouse

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

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

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

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

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

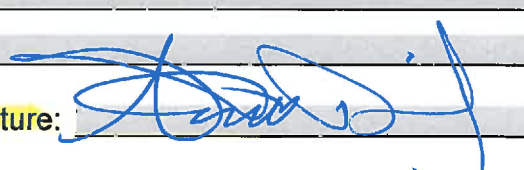
☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: 

Date: 6/30/2020

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



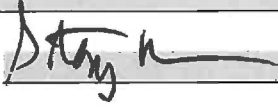
PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / SEWER Property Tag #: OPSLaserJ
Contact Person: Brian Braddock Phone: 352 2417378
Year / Make / Model: 10/11/2007/ HP / LaserJet P300 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Network Printer for SCADA

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

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

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

Director Signature: 

Date: 7-20-20

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 11, 2020		
Agenda Item Name		
Cooper Library Agreement		
Requested Action		
Request Council approval to terminate the Cooper Memorial Library Funding Interlocal Agreement.		
Staff Report		
The City of Clermont, like many other municipalities and local governments, is carefully reviewing revenues and expenditures while preparing the upcoming fiscal year budget. In doing so, the Inter local Agreement between Lake County, FL and the City of Clermont for Cooper Memorial Library Funding (effective December 5, 2018) has not been included in the proposed city budget for 2020/2021. The purpose of the agreement is for expanded hours of Cooper Memorial Library, which is not currently being offered. Per the agreement, either party may terminate the agreement by providing at least sixty (60) days prior written notice to the other party. Staff recommends that the City Council terminate the inter-local agreement and revisit the matter in January of 2020.		
Additional Analysis		
Fiscal Impact Summary		
The annual amount of the Interlocal agreement is \$76,920.00 and is not included in the Proposed FY 2021 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. R-2018-44R	R-2018-44R.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2018-44R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF CLERMONT AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1.

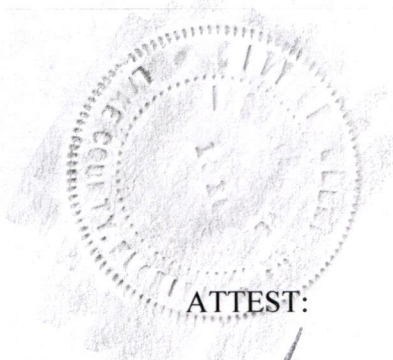
The City Council does hereby approve the acceptance of the Interlocal Agreement regarding the Cooper Memorial Library funding between Lake County and the City of Clermont, subject to the conditions contained in the agreement as incorporated and attached hereto.

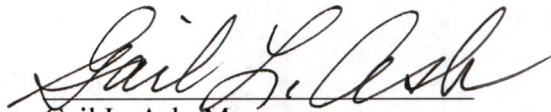
SECTION 2.

This Resolution shall take effect immediately upon its adoption.

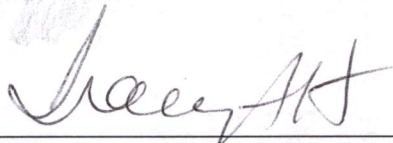
DONE AND RESOLVED by the City Council of the City of Clermont, Lake County,
Florida this 23rd day of October, 2018.

CITY OF CLERMONT




Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:


Daniel F. Mantzaris, City Attorney

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
CITY OF CLERMONT
FOR COOPER MEMORIAL LIBRARY FUNDING**

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida (the COUNTY), and the City of Clermont, a municipal corporation organized under the laws of the State of Florida (the CITY).

WITNESSETH:

WHEREAS, the COUNTY and Lake-Sumter State College jointly operate the Cooper Memorial Library, located at 2525 Oakley Seaver Drive, Clermont, Florida 34711, as a branch library of the Lake County Library System;

WHEREAS, the CITY desires to provide funding to the COUNTY for expanding the hours at the Cooper Memorial Library;

WHEREAS, the COUNTY and the CITY have determined that it is in the best interests of the residents of Lake County to enter into this Agreement.

NOW THEREFORE, IN CONSIDERATION, of the mutual terms, understandings, conditions, premises, and covenants set forth in this Agreement, and intending to be legally bound, the parties hereby agree as follows:

Section 1. Recitals. The above recitals are true and correct and incorporated in this Agreement by reference.

Section 2. Scope of Services.

A. The CITY shall pay **Seventy-Six Thousand Nine Hundred Twenty and 00/100 Dollars (\$76,920.00)** to the COUNTY no later than of each year that this Agreement is in effect.

B. The COUNTY shall, with the consent of Lake-Sumter State College, operate the Cooper Memorial Library in accordance with the following schedule, excluding holidays or periods of temporarily extended or limited hours:

Sunday	Closed
Monday	8:00 am to 8:00 pm
Tuesday	8:00 am to 8:00 pm
Wednesday	8:00 am to 8:00 pm
Thursday	8:00 am to 8:00 pm
Friday	9:00 am to 5:00 pm
Saturday	9:00 am to 5:00 pm

C. The COUNTY shall, in coordination with Lake-Sumter State College, use the funding provided by the CITY on an annual basis as follows:

Staffing	Three (3) additional part time employees (20 hours each)	\$36,414.00
Security	4 (four) additional hours (Saturday)	\$3,831.00
Physical plant	Sixteen (16) additional hours per week	\$36,675.00
TOTAL		\$76,920.00

D. If at any time Lake-Sumter State College does not provide consent or withdraws its consent to expand the hours of the Cooper Memorial Library in accordance with this Agreement, then this Agreement will become null and void.

Section 3. Personnel. Neither party will be required to assume any liability for direct payment of any salaries, wages or other compensation, contributions to pension funds, insurance premiums, workers' compensation funds, vacation or compensatory time, sick leave benefits, or any other amenities or employment to any personnel of the other party performing the services, duties and responsibilities pursuant to this Agreement.

Section 4. Sovereign Immunity. Nothing contained in this Agreement will in any way waive the sovereign immunity that the COUNTY and the CITY presently enjoy under the Constitution and Statutes of the State of Florida, particularly with respect to Chapter 768, Florida Statutes. Each party will be responsible for the acts, omissions, or conducts of its own employees.

Section 5. Term and Termination.

A. This Agreement will become effective upon the execution of this Agreement by the final party to sign it (as indicated by the date stated under that party's signature) ("Effective Date") and will remain in effect until terminated by either party. Either party may terminate this Agreement by providing at least sixty (60) days' prior written notice to the other party.

B. If either party fails to keep, observe, or perform any provision of this Agreement, the breaching party will be deemed in default. If such default continues for a period of ten (10) days after notice of the default by the non-breaching party to the other party, then the non-breaching party will be entitled to immediately terminate this Agreement. The parties agree that prior to termination, the COUNTY and the CITY will attempt to resolve any dispute that arises under this Agreement in good faith.

Section 6. Force Majeure. The parties will exercise every reasonable effort to meet their respective obligations under this Agreement, but will not be liable for delays resulting from force majeure or other causes beyond their reasonable control, including but not limited to compliance with any Government law or regulation, acts of nature, acts or omissions of the other party, Government acts or omissions, fires, strikes, national disasters, wars, riots, transportation problems and any other cause whatsoever beyond the reasonable control of the parties. Any such cause will extend the performance of the delayed obligation to the extent of the delay so incurred.

Section 7. Modifications. Unless otherwise specified in this Agreement, no modification, amendment, or alteration of the terms or conditions contained in this Agreement will be effective unless contained in a written document executed by the parties, with the same formality and of equal dignity with this Agreement. the COUNTY's Executive Director may authorize any modification, amendment, or alteration of the terms or conditions contained in this Agreement on behalf of the COUNTY. This Agreement may not be subcontracted or assigned without the prior written consent of the parties.

Section 8. Notices. All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, will be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY

County Manager
315 West Main Street, Suite 308
P.O. Box 7800
Tavares, Florida 32778

CITY

City Manager
685 West Montrose Street
Clermont, Florida 34711

With a copy to:
County Attorney
Lake County Administration Bldg.
315 West Main Street, Suite 335
P.O. Box 7800
Tavares, Florida 32778

All notices required, or which may be given under this Agreement, will be considered properly given if (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight letter delivery company.

The effective date of such notices will be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company. The parties may designate other individuals or addresses to which notice will be sent by notifying, in writing, the other party in a manner designated for the filing of notice under this Agreement.

Section 9. Entire Agreement. This document embodies the entire Agreement between the parties. It may not be modified or terminated except as provided in this Agreement.

Section 10. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it will be considered deleted from this Agreement, and will not invalidate the remaining provisions.

Section 11. Compliance. The CITY and the COUNTY must at all times comply with all applicable Federal, State and local laws, rules and regulations.

Section 12. **Jurisdiction and Venue.** This Agreement is made under, and in all respects will be interpreted, construed, and governed by and in accordance with, the laws of the State of Florida. Venue for any legal action resulting from this Agreement will lie solely in Lake County, Florida.

{Remainder of page left intentionally blank}

Interlocal Agreement Between Lake County, Florida and the City of Clermont as for Cooper Memorial Library Funding

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman, and by the CITY through its duly authorized representative.

COUNTY

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Timothy I. Sullivan, Chairman

This _____ day of _____, 2018

ATTEST:

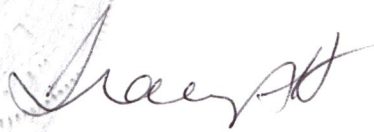
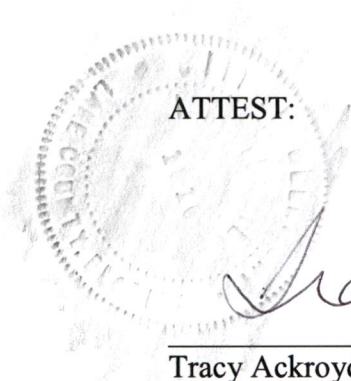
Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Melanie Marsh
County Attorney

Interlocal Agreement Between Lake County, Florida and the City of Clermont as for Cooper Memorial Library Funding

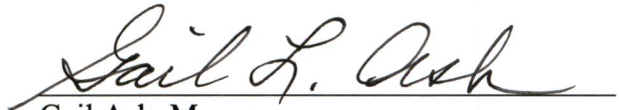
ATTEST:



Tracy Ackroyd-Howe, City Clerk

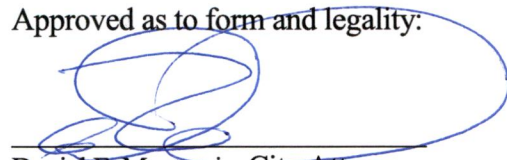
CITY

CITY OF CLERMONT


Gail Ash, Mayor

This 23rd day of October, 2018.

Approved as to form and legality:



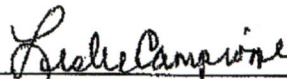
Daniel F. Mantzaris, City Attorney

Interlocal Agreement Between Lake County, Florida and the City of Clermont as for Cooper Memorial Library Funding

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman, and by the CITY through its duly authorized representative.

COUNTY

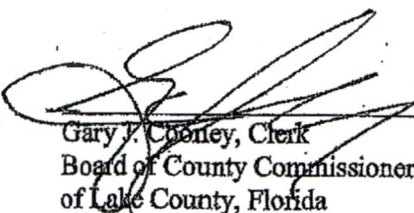
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



Leslie Campione, Chair

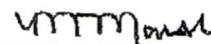
This 5th day of December, 2018

ATTEST:


Gary J. Cheney, Clerk
Board of County Commissioners
of Lake County, Florida



Approved as to form and legality:


Melanie Marsh
County Attorney



TRACY ACKROYD HOWE, MMC
City Clerk

352-241-7331
Tackroyd@clermontfl.org

November 6, 2018

Lake County Manager's Office
Attn: Nicki Booth
P.O. Box 7800
Tavares, FL 32778

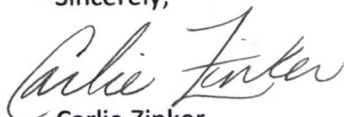
Re: Interlocal Agreement for Cooper Memorial Library Funding

To Whom It May Concern,

Enclosed herewith for your review and execution, please find a copy of the executed Interlocal Agreement for Cooper Memorial Library Funding which the Clermont City Council approved at the regularly scheduled meeting on October 23, 2018. Upon execution, please return one of the two provided Lake County signature pages to my attention using the self-addressed envelope provided.

If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,


Carlie Zinker

/cz
Encl.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 11, 2020		
Agenda Item Name		
School Resource Officer Agreement		
Requested Action		
Consider SRO agreement with Imagine South Lake Charter School.		
Staff Report		
Agreement between Imagine South Lake Charter School and the City of Clermont for the School Resource Program. This agreement is to cover the school year beginning August 10th 2020 through May 28th 2021.		
Additional Analysis		
Fiscal Impact Summary		
The amount of \$92,898.00 is included in the proposed FY 2021 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Imagine South Lake SRO Contract.Signed	Imagine South Lake SRO Contract.Signed.pdf	

**AGREEMENT BETWEEN THE EDUCATION CHARTER FOUNDATION OF FLORIDA,
AND THE CITY OF CLERMONT, FLORIDA,
FOR SCHOOL RESOURCE OFFICER PROGRAM**

This **AGREEMENT** is entered into by and between the **City of Clermont, Florida**, a Florida municipal corporation, hereinafter referred to as "LAW ENFORCEMENT AGENCY" and the **Education Charter Foundation of Florida**, a political subdivision of the State of Florida, hereinafter referred to as "CHARTER BOARD".

WITNESSETH:

WHEREAS, the CHARTER BOARD is seeking School Resource Officer (SRO) for the designated kindergarten through eighth grade charter school to interact with students during the regular class schedule and at extra-curricular school activities so as to provide additional security to students, school personnel, the school community and school property; and

WHEREAS, the LAW ENFORCEMENT AGENCY is willing to place a City of Clermont Police Officer at a designated kindergarten through eighth grade charter school for the purpose of carrying out this school program.

NOW, THEREFORE, in and for consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree that the LAW ENFORCEMENT AGENCY will provide one (1) sworn Clermont Police Officer who is certified pursuant to Section 943.10(1) *Florida Statutes* to the CHARTER BOARD to act as an SRO at the designated kindergarten through eighth grade charter school under the terms and conditions of this Agreement.

1. Term of Agreement. The term of this Agreement shall be for one school year, starting with the 2020-2021 school year beginning the 10th day of August, 2020 through the 28th day of May, 2021.

2. Scope. The LAW ENFORCEMENT AGENCY shall assign an SRO to the designated kindergarten through eighth grade charter school. The SRO shall interact with students and provide security at the designated kindergarten through eighth grade charter school. In addition, the SRO shall have the duties and responsibilities listed in Exhibit "A" attached hereto.

3. Background Investigations. The LAW ENFORCEMENT AGENCY represents and warrants to the CHARTER BOARD that the LAW ENFORCEMENT AGENCY has read and is familiar with Sections 1012.32, 1012.465, 1012.467 and 1012.468, Florida Statutes regarding background investigations. The LAW ENFORCEMENT AGENCY covenants to comply with all requirements of the above-cited statutes and shall provide CHARTER BOARD with proof of compliance upon request. The LAW ENFORCEMENT AGENCY agrees, to the extent permitted by law and only to the extent permitted by 768.28, *Florida Statutes*, to indemnify and hold harmless the CHARTER BOARD, its officers, agents and employees from any liability in the form of physical injury, death, or property damage resulting from the LAW ENFORCEMENT AGENCY's failure to comply with the requirements of this paragraph or Florida Statute Sections, 1012.32, 1012.465, 1012.467 and 1012.468, Florida Statutes. The LAW ENFORCEMENT AGENCY liability to the CHARTER BOARD under the preceding sentence shall not include punitive damages or any interest for the period before judgment. Additionally, nothing herein shall be construed or act as a waiver of any sovereign immunity that LAW ENFORCEMENT AGENCY may enjoy as a matter of law and under no circumstances, shall LAW ENFORCEMENT AGENCY be liable pursuant to this indemnity to pay a claim or judgment by any one person which exceeds the sum of \$200,000 or any claim or judgment, or portions thereof, which, when totaled with all other claims or judgments paid by the LAW ENFORCEMENT AGENCY arising out of the incident or occurrence, exceeds

the sum of \$300,000. Further, nothing in this paragraph shall be construed as an admission of liability on behalf of the LAW ENFORCEMENT AGENCY.

4. Assignment of Officers. The LAW ENFORCEMENT AGENCY shall determine which SRO will be assigned under this Agreement and will also determine the particular school to which the SRO will be assigned to. The LAW ENFORCEMENT AGENCY shall provide a notice of the assigned SRO to the school principal of the designated kindergarten through eighth grade charter school.

5. Dismissal and Replacement of the SRO.

A. ~~By~~the LAW ENFORCEMENT AGENCY: The LAW ENFORCEMENT AGENCY may dismiss or reassign SRO with or without cause. In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of long-term absences by an SRO, the LAW ENFORCEMENT AGENCY shall provide a temporary replacement for the SRO. Such replacement shall be assigned within thirty (30) days of receiving notice of such absence, dismissal, resignation or reassignment of the current SRO. The LAW ENFORCEMENT AGENCY agrees to assign a permanent replacement as soon as practical.

B. By Charter Board: In the event that the principal of the school where the SRO is assigned believes that the particular SRO is not effectively performing his/her duties and responsibilities, the principal shall notify the SRO in writing. If the situation is not corrected within three (3) working days, the principal shall contact the SRO's immediate supervisor and the Charter Board's designee in writing and provide a copy of said notice to each of them. If the situation is not resolved

to the mutual satisfaction of both the SRO's immediate supervisor and the Charter Board's designee within ten (10) days, or if, during the same contract period, the principal determines for a second time that the SRO is not effectively performing his/her duties and responsibilities, then the Principal shall recommend to the Charter Board's designee that the SRO be removed from the program at his/her school, and shall state the reasons as well as the efforts to resolve the problems in writing. The Charter Board's designee, shall review the request and, if approved, shall provide written notification to the LAW ENFORCEMENT AGENCY who shall transfer the SRO or take other appropriate action within ten (10) business days. In the event the principal considers the SRO's conduct to present a threat to the safety or well-being of the students or staff, the principal will immediately notify the Charter Board's designee and the LAW ENFORCEMENT AGENCY. Upon receipt of such notification, the LAW ENFORCEMENT AGENCY shall take appropriate action.

6. Hours of Assignment. The SROs will be stationed at the designated kindergarten through eighth grade charter school for eighty (80) hours per two-week period, Monday through Friday, as assigned and scheduled by the respective school principal and as approved by the LAW ENFORCEMENT AGENCY.

7. Additional Hours of Assignment. Additional hours of assignment during a two-week pay period may be made with prior approval of the LAW ENFORCEMENT AGENCY, if requested by the respective school principal. If the additional hours worked require that overtime be paid to the SROs, the LAW ENFORCEMENT AGENCY will cover the incurred overtime expense. If the school requests officers in addition to the SRO, the additional requested Officers will be paid at the approved Off Duty Detail Rate, this expense will be covered by the

CHARTER BOARD.

8. Off-Campus Assignments. Upon the request of the respective school principal and with the prior approval of the LAW ENFORCEMENT AGENCY, an SRO's duties may occasionally include his/her assignment at school functions and activities that are held off campus.

9. Reassignment in Emergency Situations. Nothing in this Agreement shall prevent or interfere with the ability of the LAW ENFORCEMENT AGENCY to temporarily withdraw an assigned SRO from his/her post at the designated kindergarten through eighth grade charter school to respond to emergency situations as determined in the sole judgment and discretion of the LAW ENFORCEMENT AGENCY.

10. Supervising Authority. During the term of this Agreement, the SROs assigned shall remain City employees under the authority of the chain of command of the LAW ENFORCEMENT AGENCY and subject to all other rules and regulations of the LAW ENFORCEMENT AGENCY and the City. The SROs will report to their respective school principal for assignment of duties and work schedules, including the extracurricular activities during the regular school day for up to eighty (80) hours for each officer per two-week period. Each SRO shall remain, at all times, an employee of the LAW ENFORCEMENT AGENCY. Workers Compensation coverage, as required by law, will be provided for the officer by the LAW ENFORCEMENT AGENCY.

11. Salary and Benefits. The LAW ENFORCEMENT AGENCY will provide the salary and benefits to each SRO assigned, including uniforms and equipment and any applicable overtime pay as agreed to above.

12. Vehicle. The LAW ENFORCEMENT AGENCY will provide vehicles for SROs if or when determined necessary by the LAW ENFORCEMENT AGENCY.

13. Compensation. The CHARTER BOARD will pay the CITY OF CLERMONT the total sum of Ninety Two Thousand, Eight Hundred and Ninety Eight Dollars (\$92,898.00) for services of the one (1) SRO provided pursuant to this Agreement. Such compensation shall be invoiced to the CHARTER BOARD by the CITY OF CLERMONT in equal quarterly installments (September, November, February, and May of each year) commencing on the 1st day of September, 2020. Invoices shall be paid by the CHARTER BOARD within fifteen (15) days of receipt. In the event that The Board of County Commissioners of Lake County, Florida, agrees to pay for any or all of the police officers assigned to the schools pursuant to this Agreement, then the CITY OF CLERMONT agrees that the CHARTER BOARD may assign its obligation to pay under this section to The Board of County Commissioners of Lake County, Florida. In the event of COVID-19 or another unforeseen event that causes the shutdown of the school wherein the students work remotely and there is not a need for the SRO to be on the campus, the CHARTER BOARD will not be required to compensate the CITY OF CLERMONT for that time period.

14. Termination of Agreement. This Agreement may be terminated by either party upon thirty (30) days written notice. Notice shall be deemed given as of the date of deposit of such written NOTICE in the course of transmission in the United States Postal Service and addressed as follows:

CHARTER BOARD: Kathleen Dial

Principal
2750 Hartwood Marsh Road
Clermont, Florida, 34711

LAW
ENFORCEMENT
AGENCY:

Chief of Police
Clermont Police Department
3600 S. Highway 27
Clermont, FL 34711

Upon termination pursuant to this subsection payment will be made by the CHARTER BOARD or reimbursement made by the LAW ENFORCEMENT AGENCY based on a pro rata charge for services for that portion of the school year covered by this Agreement prior to termination.

15. Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all prior Agreements, representations and understandings either oral, written or otherwise relating thereto. An execution after the start date shall be effective *nunc pro tunc* to this day of Aug 24, 2020.

IN WITNESS WHEREOF, this Agreement has been executed by and on behalf of the Charter Board of Lake County, Florida and the City of Clermont on this 21 day of July, 2020.

THE EDUCATION CHARTER
FOUNDATION OF FLORIDA

Attest: Christine Cavender
By: Kevin Trout,
Chairperson

By: [Signature]

Approved: _____
Charter Board Attorney

Date: 7/21/20

CITY OF CLERMONT, FLORIDA

Attest: _____
Tracy Ackroyd Howe, City Clerk

By: _____
Gail Ash, Mayor

Approved: _____
Daniel Mantzaris, City Attorney

EXHIBIT "A"

In addition to the routine duties and responsibilities of the SROs, the SROs shall have the following specific duties and responsibilities:

1. Each SRO shall at all times perform his/her duties in accordance with Clermont Police Department's standard operating procedures.
2. The SROs shall serve as resource instructors providing programs in crime prevention that encourage students to become responsible citizens.
3. The SROs shall also assist in the orderly flow of traffic on school grounds.
4. Each SRO shall maintain all law enforcement powers, duties, and responsibilities inclusive of his/her position as Clermont Police Officers while assigned to the SRO program.
5. Each SRO shall be responsible to his/her agency in all matters relating to employment, however activities conducted by the SROs which are part of the regular school instruction program shall be under the direction of the principal or his/her designee.
6. Each SRO shall be at his/her school during normal school hours of operation. During times that the SROs are unable to be on campus or needs to leave campus, those times will be coordinated with the principal or his/her designee and each SRO's supervisor.
7. The SROs shall perform such duties as directed by his/her agency when school is not in

session. The principal or his designee shall advise the Officers' supervisor of the school's calendar.

8. The SROs, in coordination with school leaders, may contact students during school hours in conjunction with a criminal investigation so long as such contact does not interfere with or impede the orderly operation of the school or the rights of the individual students.

9. All student record information will be maintained in accordance with the provisions of Florida Statutes.

10. The SROs shall interface with students between class breaks, during lunch periods, before and after school and at school activities at which the SROs are in attendance. The SROs will not be assigned to a permanent school related duty post so as not to establish predictable patterns.

11. In the interest of maintaining a safe and orderly school environment, student and campus supervision is of critical importance. The SROs shall take a prominent role in supervision responsibilities, which shall be coordinated with and agreed to by the SROs and the designated school principal. While school is in session, the SROs shall be present on and around the school campus except as permitted in paragraph 5 of this Exhibit A.

12. The SROs will serve as a referral resource for students, faculty and parents to community agencies.

13. The SROs will serve as a Law Enforcement resource to school administration and the district manager of security services.

14. The SROs shall be familiar and offer support with the plans and strategies for the prevention and control of dangerous situations at the school.

15. The SROs will coordinate activities with the school administration and the school guidance department in an effort to identify those students who exhibit indications of early delinquent behavior.
16. The SROs shall attend meetings of school faculty and requested administrative meetings during school hours on a regular basis.
17. The SROs shall not act as a school disciplinarian, as disciplining students is a school responsibility. However, the principal shall contact the SROs for any violations of the law, and the SROs shall determine whether law enforcement action is appropriate.
18. The SROs shall take law enforcement action as necessary and as permitted under Florida law and shall inform the school principal of such action unless it would impede a criminal investigation, under such circumstances as practical. The SROs shall take appropriate Law Enforcement action against intruders and unwanted guests who may appear at the school and related school functions, to the extent that the SROs may do so under the authority of law. Whenever practical, the SROs shall advise the principal before requesting additional law enforcement assistance on campus.
19. The SROs shall be informed by school personnel of any situation occurring on school grounds that would appear to be a violation of the law of criminal nature.
20. The SROs shall maintain detailed accurate records of his/her activities, and provide a written monthly report to the LAW ENFORCEMENT AGENCY who shall provide such information to the principal.
21. The SROs and school administration shall work together to keep each other informed during the course of all criminal investigations as permitted by law and as practical. This

provision shall not be interpreted so as to interfere with or impede the SROs' law enforcement duties, obligations and/or powers.

22. The SROs shall work with the school administration when determining whether an arrest should be made or if there is an alternative solution to the incident which would still be in compliance with Florida law. The final decision on whether arrest is appropriate will lie with the attending SRO or other law enforcement officer on scene at the incident. This provision shall not be interpreted so as to interfere with or impede the SROs' law enforcement duties, obligations or powers.

23. The SROs shall affect a physical arrest for felonies committed on school grounds, particularly those that are "Zero Tolerance", as permitted by law.

24. The SROs shall give assistance to other law enforcement officers and government agencies in matters regarding his/her school assignment, whenever necessary.

25. The SRO shall notify the Department of Children and Family Services whenever the SRO becomes aware of, or has reason to suspect, that a student has been a victim of sexual abuse or other physical abuse, or has been placed in a situation that is unsafe.

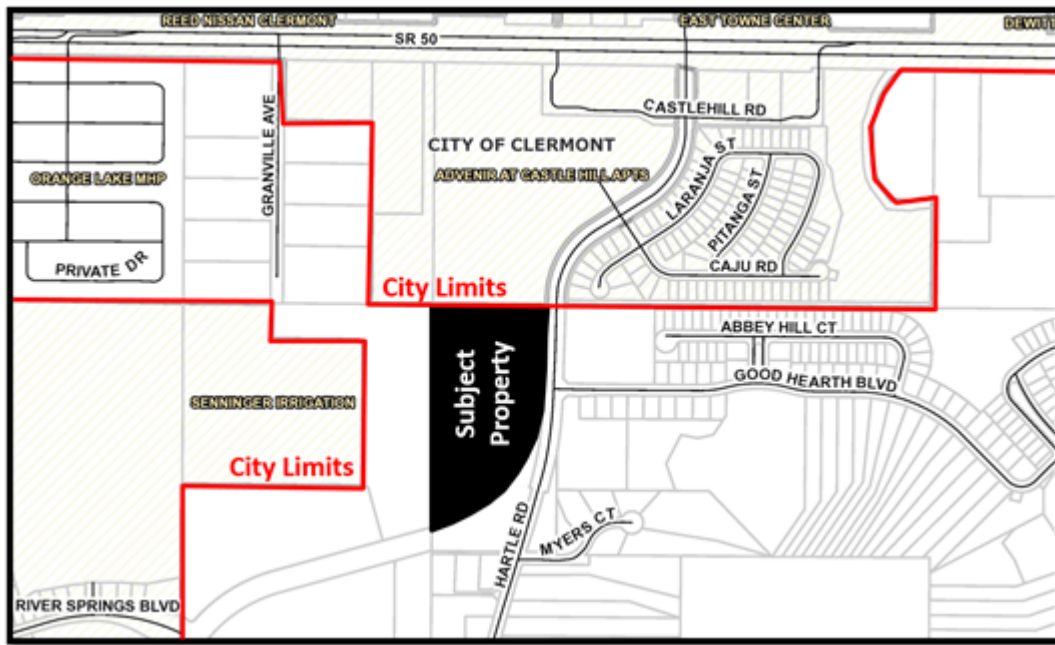


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Ordinance No. 2019-14 <i>Final</i> Table to December 8, 2020 <i>Wise Annexation</i>	
Requested Action	
Recommend approval of Ordinance 2019-14.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting voluntary annexation of the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for a Large-Scale Comprehensive Plan Amendment and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses, formerly citrus and now planted pine.  The applicant desires to develop the property for commercial, office, and multi-family use. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the 13 +/- acre project, in which the City can fully serve. The property is contiguous with the City limits along the northern property line.	



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

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Wise Ext and WD L-Kruse_08-03-2020_GB	Wise Ext and WD L-Kruse_08-03-2020_GB.pdf
2.	2019-14 Wise ANN	2019-14 Wise ANN.doc
3.	Legal Ad	LF-D048519.pdf



August 3, 2020

Mr. John Kruse
Development Services
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Re: *Wise (#1579/2)*
 Annexation, LSCPA and Rezoning

Dear Mr. Kruse:

On behalf of our client, LPG Urban and Regional Planners, Inc. (LPGURP) would like to respectfully request that the annexation and comprehensive plan amendment be continued until December 8, 2020. We would like to further request, that the PUD application as submitted be withdrawn and amended. The amendment is required due to recent changes in the City's LDRs to offer a new alternative for development of the site. A revised application and concept plan will be submitted.

Your assistance in this matter would be greatly appreciated. Should you have any questions or require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg A. Beliveau', is written over a light blue horizontal line.

Greg A. Beliveau, AICP

Cc: Daniel Wise
 File



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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

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CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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LOCATION

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

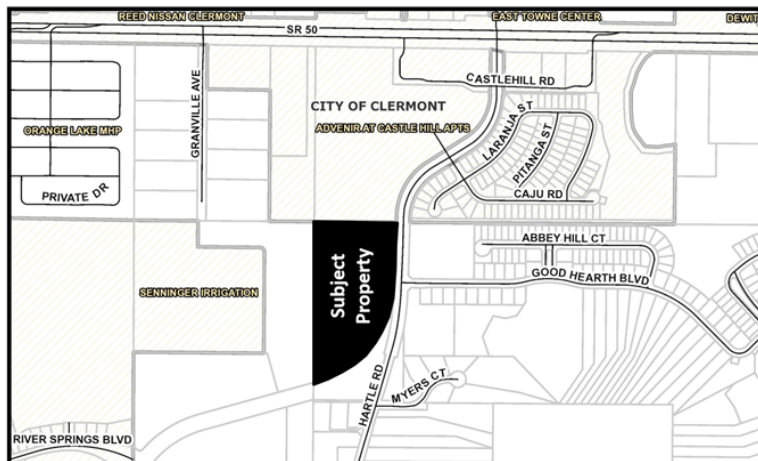
SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-14

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2019-14

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

Location:

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

LEGAL DESCRIPTION

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

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

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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Alternate Key 1648157

See Map Below

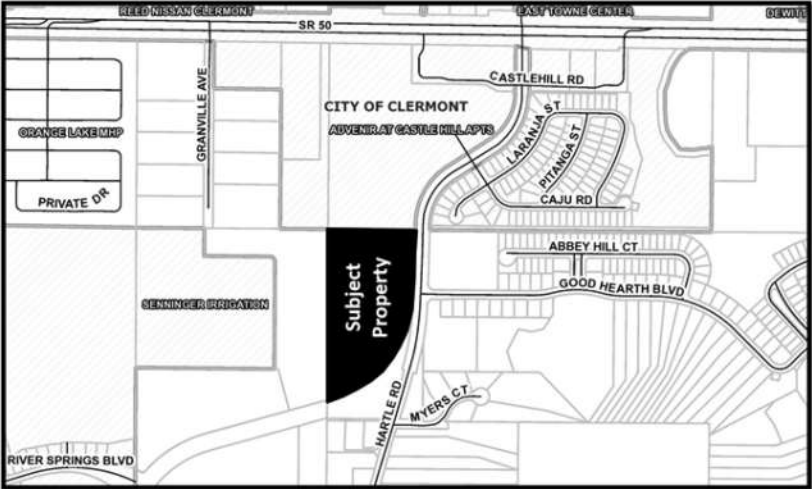
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



D048519 - May 14 & 21, 2019

☐ **PROOF O.K. BY:** _____

☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048519 (100%)

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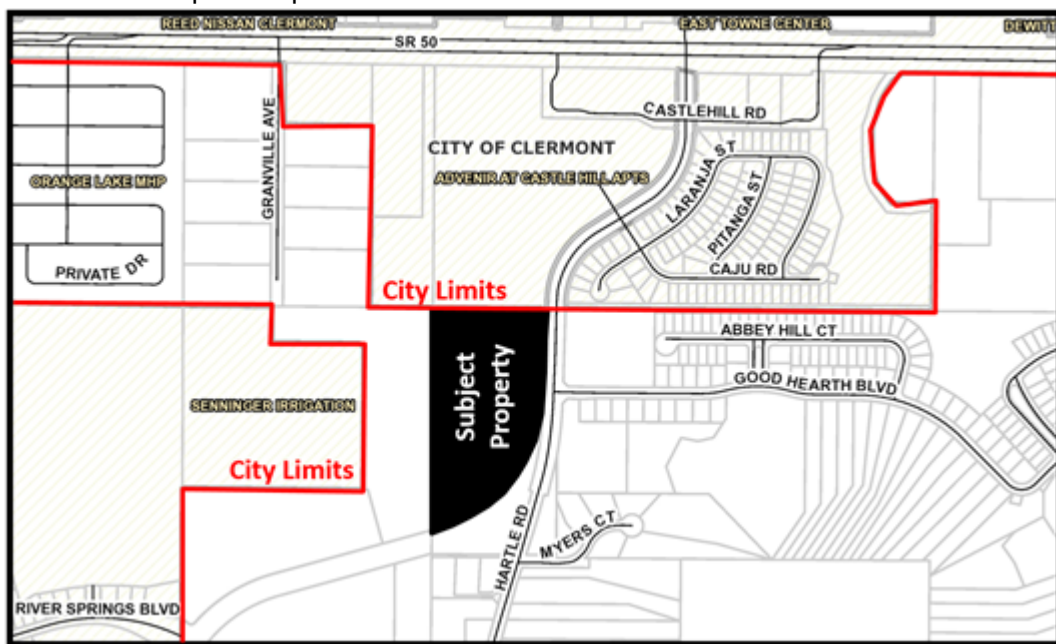
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Ordinance No. 2019-15 <i>Final</i> Table to December 8, 2020 <i>Wise Large-Scale Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-15.	
Staff Report	

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



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

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

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

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

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

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

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

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Wise Ext and WD L-Kruse_08-03-2020_GB	Wise Ext and WD L-Kruse_08-03-2020_GB.pdf
2.	2019-15 Wise CPA	2019-15 Wise CPA.doc
3.	Wise CPA Legal Ad	Wise CPA Legal Ad.pdf



August 3, 2020

Mr. John Kruse
Development Services
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Re: *Wise (#1579/2)*
 Annexation, LSCPA and Rezoning

Dear Mr. Kruse:

On behalf of our client, LPG Urban and Regional Planners, Inc. (LPGURP) would like to respectfully request that the annexation and comprehensive plan amendment be continued until December 8, 2020. We would like to further request, that the PUD application as submitted be withdrawn and amended. The amendment is required due to recent changes in the City's LDRs to offer a new alternative for development of the site. A revised application and concept plan will be submitted.

Your assistance in this matter would be greatly appreciated. Should you have any questions or require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg A. Beliveau', is written over a light blue horizontal line.

Greg A. Beliveau, AICP

Cc: Daniel Wise
 File



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
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CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

PARCEL "B"

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

Alternate Key 1648157

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

SECTION 2.

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

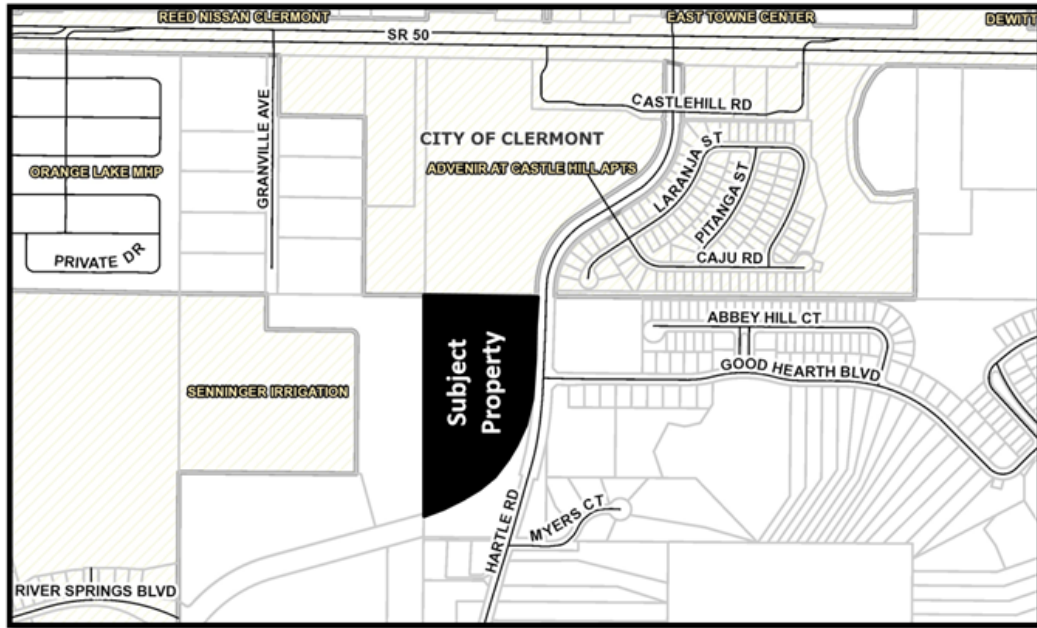
SECTION 3.

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

SECTION 4.

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

CITY OF CLERMONT
ORDINANCE NO. 2019-15





CITY OF CLERMONT
ORDINANCE NO. 2019-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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

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

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



Location:

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

Ordinance No. 2019-15

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

D048493 - February 23 & May 14, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048493 (100%)

ADVERTISER: CITY OF CLERMONT-LEGAIS

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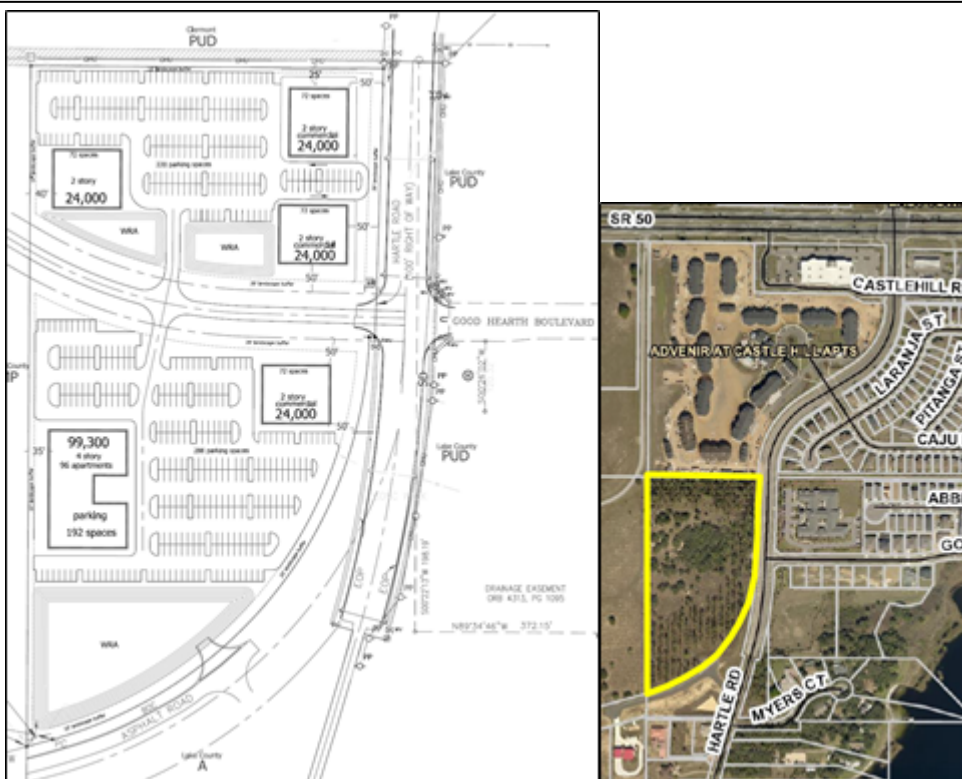


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Ordinance No. 2019-16 <i>Final</i> Withdrawn <i>Wise PUD Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-16.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 96,000 square feet of commercial/office space and 96 multi-family units on 13 +/- acres. The property is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is currently in Lake County with a zoning designation of Urban Low. Once the property is annexed, it will become Urban Estate. The applicant has provided a PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners, showing the proposed layout. The project will consist of up to 96 multi-family units in a four-story apartment building with elevators. The size of the units will range from 750 square feet to 1,200 square feet, as indicated on the plan. The development will be at a density of approximately 7.2 units per acre. In addition, the applicant is proposing up to 96,000 square feet of C-2 General Commercial uses, which include retail and/or office use. The Commercial Floor Area Ratio will be limited to 0.25. Under Lake County's Urban Low zoning designation, the applicant would be allowed a maximum density of 53 residential units and 144,945 square feet of commercial. The applicant has used the PUD application as a way to cap density and intensity on the site. The applicant has not requested any variances to the Land Development Code. In addition, the applicant has agreed to dedicate 100-foot wide right-of-way for the Hook Street corridor, as displayed on the conceptual plan.	



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

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

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

Exhibits Attached (copies of original agreements)	
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1. Wise Ext and WD L-Kruse_08-03-2020_GB	Wise Ext and WD L-Kruse_08-03-2020_GB.pdf
2. 2019-16 Draft PUD Wise	2019-16 Wise PUD (upd.).pdf
3. Wise PUD Legal Page 1	Wise PUD Legal Page 1.pdf



August 3, 2020

Mr. John Kruse
Development Services
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Re: *Wise (#1579/2)*
 Annexation, LSCPA and Rezoning

Dear Mr. Kruse:

On behalf of our client, LPG Urban and Regional Planners, Inc. (LPGURP) would like to respectfully request that the annexation and comprehensive plan amendment be continued until December 8, 2020. We would like to further request, that the PUD application as submitted be withdrawn and amended. The amendment is required due to recent changes in the City's LDRs to offer a new alternative for development of the site. A revised application and concept plan will be submitted.

Your assistance in this matter would be greatly appreciated. Should you have any questions or require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg A. Beliveau', is written over a light blue horizontal line.

Greg A. Beliveau, AICP

Cc: Daniel Wise
 File



CITY OF CLERMONT
ORDINANCE NO. 2019-16

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

LESS AND EXCEPT:

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH



**CITY OF CLERMONT
ORDINANCE NO. 2019-16**

PARCEL "B"

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

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°6'21" FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.3 ACRES, MORE OR LESS.

LOCATION

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

FROM: Urban Estate (UE)

TO: Planned Unit Development (PUD)

SECTION 2.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

SECTION 3.

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

SECTION 4.

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

SECTION 5. General Conditions

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-16

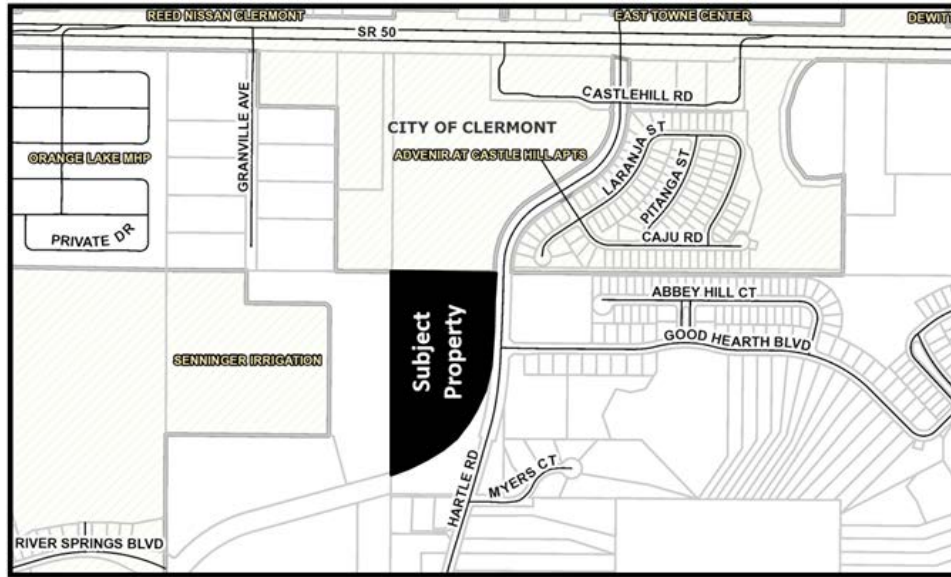
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6. Land Uses and Specific Conditions

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

CITY OF CLERMONT
ORDINANCE NO. 2019-16

Location map:



CITY OF CLERMONT ORDINANCE NO. 2019-16

Close up of Conceptual Development Plan:





CITY OF CLERMONT
ORDINANCE NO. 2019-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 28th day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

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

Ad Classification: LEGAL NOTICES

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

LEGAL NOTICE

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

ORDINANCE NO. 2019-16

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

LOCATION:

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

LEGAL DESCRIPTION

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

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

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

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

ALSO LESS AND EXCEPT ORB 4561,

PG 1260

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

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

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

PARCEL "B"

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

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

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

Advertising Receipt

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

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

Ad Classification: LEGAL NOTICES

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

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

Alternate Key 1648157

From: UE Urban Estate
To: PUD Planned Unit Development

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

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

Tracy Ackroyd Howe, MMC
City Clerk

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Ordinance No. 2020-03 <i>Final</i> Table to October 13, 2020 <i>CarMax Annexation</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-03.	
Staff Report	
The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on August 13, 2019. The property is currently in final site plan approval with Lake County and is receiving water and sewer services from the City. The property is located east of County Road 455 and north of State Road 50, adjacent to the East Town Center Publix Plaza. The property is approximately 19.8 +/- Acres; and will be developed as an auto dealership, CarMax. The City will annex the property as approved with Lake County.  The City will also be processing a large-scale comprehensive plan amendment transmittal to the State to change the future land use from Lake County Urban High Density and Regional Commercial to Clermont Commercial designation. The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) classification. Staff recommends approval of the Annexation with Ordinance 2020-03.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	ANN ORD 2020-03	ANN ORD 2020-03.pdf
2.	CARMAX ANN AD 2020-03	CARMAX ANN AD 2020-03.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-03

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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



CITY OF CLERMONT
ORDINANCE NO. 2020-03

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

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

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

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

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

Site contains 19.8 +/- acres.

LOCATION

Vacant parcel located east of CR 455 and north of SR 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key 1453313

SECTION 2.

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



CITY OF CLERMONT
ORDINANCE NO. 2020-03

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-03

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, November 12, 2019 at 6:30 P.M. (Introduction) and a public hearing on Tuesday, January 28, 2020 at 6:30 P.M. (Adoption) at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2020-03

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

LOCATION:

Vacant parcel located east CR 455 and north of SR 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key 1453313
19.8 +/- Acres

LEGAL DESCRIPTION

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

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

A portion of tracts 3, 4, 13 and14 of LAKE HIGHLANDSCOMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

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

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

Site contains 19.8 +/- acres.

See Map Below

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

The proposed ordinance 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



D051211 - October 29, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D051211 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 3X13
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 10/21/2019 12:56:02 PM
NEXT RUN DATE: 10/29/19
PROOF DUE: 10/28/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Ordinance No. 2020-04 Final Table to October 13, 2020 <i>Carmax Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-04.	
Staff Report	
The City is requesting approval of a large-scale comprehensive plan amendment transmittal to the State to change the future land use from Lake County Urban High Density and Regional Commercial to Clermont Commercial designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on August 13, 2019. The property is currently in final site plan approval with Lake County and is receiving water and sewer services from the City. The property is located east of County Road 455 and north of State Road 50, adjacent to the East Town Center Publix Plaza. The property is approximately 19.8 +/- Acres; and will be developed as an auto dealership, CarMax. The City will annex the property as approved with Lake County.  The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the Comprehensive Plan Amendment transmittal with Ordinance 2020-04. <i>The Planning and Zoning Commission at their meeting held on January 7, 2020, voted unanimously to recommend approval of Ordinance No. 2020-04.</i>	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2020-04 CARMAX CPA	2020-04 CARMAX CPA.pdf
2.	Legal AD-2020	Legal AD-2020.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-04

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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



**CITY OF CLERMONT
ORDINANCE NO. 2020-04**

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

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

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

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

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

Site contains 19.8 +/- acres.

LOCATION

Vacant parcel located east of CR 455 and north of SR 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key 1453313



**CITY OF CLERMONT
ORDINANCE NO. 2020-04**

CHANGE IN FUTURE LAND USE CLASSIFICATION

**FROM: LAKE COUNTY URBAN HIGH DENSITY
AND REGIONAL COMMERCIAL**

TO: CITY OF CLERMONT COMMERCIAL

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-04

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2020-04

The City of Clermont will hold public hearings on Tuesday, January 7, 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, ordinance and a public meeting before the City Council on Tuesday, January 28, 2020 at 6:30 p.m. to consider transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban High Density and Regional Commercial to City of Clermont Commercial.

The City of Clermont will hold a public hearing on Tuesday, March 24, 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 parcel located east of CR 455 and north of SR 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key 1453313
19.8 +/- Acres

Ordinance #2020-04

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

D052555 - January 15 & March 9, 2020

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052555 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X11
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 1/14/2020 8:11:48 AM
NEXT RUN DATE: 01/15/20
PROOF DUE: 01/14/20 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Ordinance No. 2020-05 Final Table to October 13, 2020 <i>CarMax Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-05	
Staff Report	
This administrative request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The Notice of Encumbrance to Annex was executed on August 13, 2019. Lake County has approved and granted development entitlements for the property, which will be receiving water and sewer services from the City. The property, approximately 19.8+/- acres, has been approved for an automobile dealership, CarMax. City Staff has reviewed the proposed development as part of the JPA Agreement. The City will accept this development as approved with Lake County.  The proposed rezoning is from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD), the related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation. Staff recommends approval of the rezoning to Planned Unit Development (PUD) with the conditions contained in Ordinance No. 2020-05.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Final ORD 2020-05	Final ORD 2020-05.pdf
2.	ORDINANCE NO 2020-05-AD	ORDINANCE NO 2020-05-AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-05

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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

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

Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE



CITY OF CLERMONT
ORDINANCE NO. 2020-05

HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as current monument, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

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

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

Site contains 19.8 +/- acres.

LOCATION:

Vacant parcel located east of CR 455 and North of State Road 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key# 1453313

From: Lake County Planned Unit Development (PUD) District
To: Clermont Planned Unit Development (PUD) District

SECTION 2: 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. Formal construction plans incorporating all conditions stated in this Ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance, any development orders and/or building 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.



CITY OF CLERMONT
ORDINANCE NO. 2020-05

4. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.
5. Major changes as determined by the Site Review Committee may require an amendment to the Planned Unit Development (PUD).

SECTION 3: LAND USES AND DEVELOPMENT STANDARDS

1. The property may be used for an automobile dealership and shall be developed in substantial compliance with the Conceptual Site Plan submitted by DRMP with the Planned Unit Development (PUD) Master Development Plan. The property may also be developed as any permitted uses allowed in the C-2 General Commercial zoning district and according to City Standards.
2. Building Setbacks:

Front	50 feet from the property line
Side Setback	15 feet from the property line
Rear Setback	25 feet from the property line
2. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR), as amended.
3. Commercial Buildings shall adhere to the Clermont Architectural Designs Standards. The property shall be developed according to the C-2 General Commercial zoning district in the Land Development Code, unless expressly stated above.
5. The Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height shall be in accordance with the Clermont Comprehensive Plan and Land Development Regulations (LDR), as amended.
6. All off street parking requirements must be in accordance with Clermont Land Development Regulations, as amended.
7. Any fencing shall be decorative ornamental fencing.
8. Transportation Improvements must be in accordance with FDOT, the Comprehensive Plan, and Land Development Regulations.
9. All Transportation and Road Improvements required and approved with (Ordinance No. 2019-63, RZ-19-23-2, aka East Clermont Village PUD) for the development shall be coordinated with Lake County Public Works, FDOT and the City of Clermont.
10. All utilities for water and sewer connections must be in accordance to Clermont Standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.



CITY OF CLERMONT
ORDINANCE NO. 2020-05

11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
12. External lightening is required and must comply with Clermont Land Development Regulations.
13. Signage must comply with Clermont Sign Code, Section 102-Signs.
14. The property owner shall comply with the Concurrency Management Sytem (CMS) and shall be subject to all concurrency requirements as set forth in the Clermont Codes of Ordinances.
15. The Developer will be responsible for developing the site and to comply with Federal Emergency Management (FEMA) regulations, Comprehensive Plan, and the Clermont Land Development Regulations.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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: PUBLICATION & AN EFFECTIVE DATE

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

Location Map





CITY OF CLERMONT
ORDINANCE NO. 2020-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of July 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



CITY OF CLERMONT
ORDINANCE NO. 2020-05

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: 10097631
Phone: (352) 241-7331
Date: 07/14/20
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	07/20/2020	07/27/2020	\$526.84

LEGAL NOTICE

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

ORDINANCE NO. 2020-05

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, CODIFICATION, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

Vacant parcel located east CR 455 and north of SR 50,
Adjacent to the East Town Center
Publix Plaza
Alternate Key 1453313
19.8 +/- Acres

LEGAL DESCRIPTION

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

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00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

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Tract 13 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, Less and except right of way for SR 50. Site contains 19.8 +/- acres.

From: Lake County Planned Unit Development (PUD)
To: Clermont Planned Unit Development (PUD)

The Planning & Zoning Commission will consider the request on Tuesday, August 4, 2020 at 6:30 P.M. and a public meeting to consider the request will be held before the City Council on Tuesday, August 11, 2020 at 6:30 P.M. for final enactment.

All meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10097631
July 20, 2020 &
July 27, 2020

Payment Info	
Ad Price	\$526.84
Tax	\$0.00
Sub Total	\$526.84
Prepaid Amount	\$0.00
Balance Due	\$526.84



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 11, 2020		
Agenda Item Name		
Lien Reduction Request <i>Prickett</i>		
Requested Action		
Staff Report		
In 2019, the City initiated a code enforcement case against the property located at 1800 US HWY 27 related to the following; rubbish and garbage, disabled and inoperative vehicles, truck and trailer parking and sanitation. The property is owned by Respondent John Prickett and leased to a tenant for operation of a restaurant. The violations were ultimately corrected, but not before a fine accrued in the amount of \$41,750. In January 2020, a lien was imposed on the respondent's property in the amount of \$41,750. The respondent's attorney Buzz Bowen contacted city staff and the city attorney to negotiate a partial release of the lien as it attached to other property owned by the Respondent. At the May 12, 2020 meeting, the City Council approved the partial lien request in exchange for payment of \$10,000 to the city. In addition to the lien, there was another code enforcement fine accruing on the property due to code violations caused by the tenant which were ultimately corrected by the Respondent. As that fine had not been converted to a lien, Mr. Prickett requested the Code Enforcement Special Magistrate reduce the fine. At the July 21st, 2020 meeting of the Code Enforcement hearing, the Special Magistrate reduced the fine to \$17,500, which the respondent timely paid. Mr. Prickett is now seeking to have the remaining balance of the lien or \$31,750 waived and the lien released To date, the respondent has paid \$27,500 for both code enforcement cases. As the main goal of code enforcement is to achieve compliance, the property is currently in compliance and the Respondent has paid a substantial amount toward the fine and lien, staff recommends that the balance of the lien be waived and the lien be released.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Prickett Lien Request Prickett Lien Request.docx		

Location Map

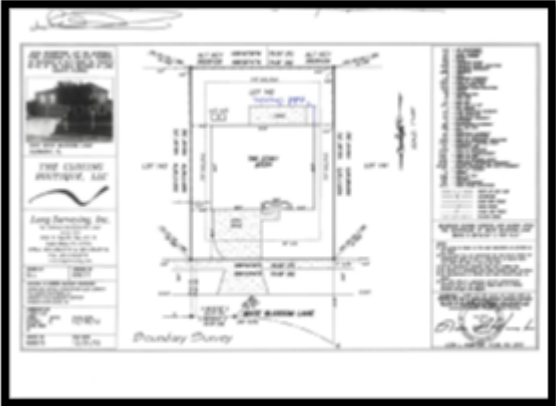




CITY OF CLERMONT

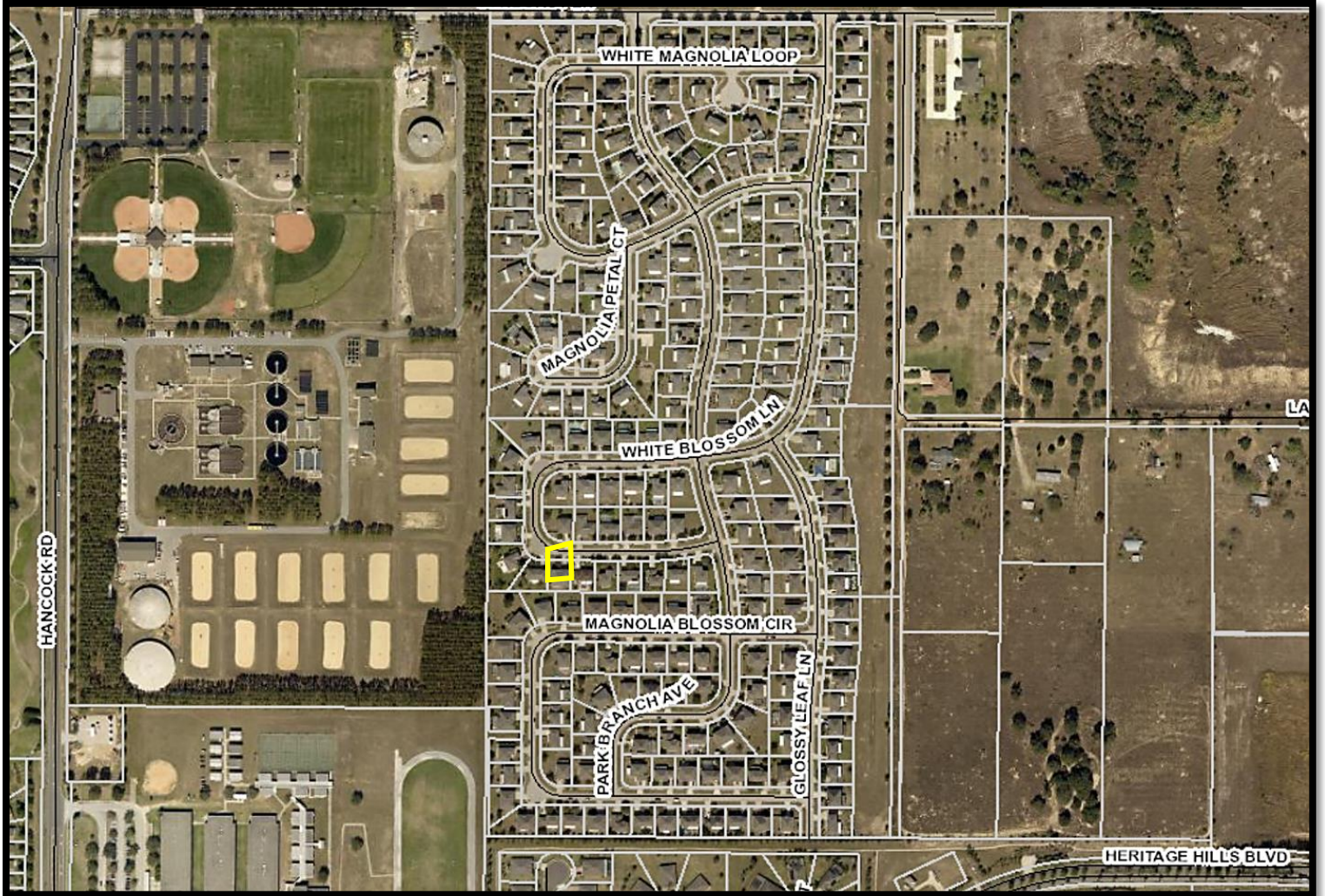
AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 11, 2020	
Agenda Item Name	
Variance Request 3324 Blossom Lane	
Requested Action	
Recommend approval of requested variance.	
Staff Report	
The property owner; is requesting a variance to the Land Development Code, Section 122-125, to allow for a 20 foot rear yard setback instead of the minimum 25 foot setback requirements for the R-1 Single Family Medium Density Residential zoning district. The subject property is located at 3324 White Blossom Lane and part of the Magnolia Park Subdivision. The applicant is requesting a variance to allow for the construction of a screen porch addition to the existing single-family residence.  The applicant is requesting a variance to allow a 9-foot encroachment into the existing 29-foot rear yard setback to allow for construction of a 13' x 37' foot porch addition to the existing single family home. The screen porch will be 20 feet from the rear property line. The impervious surface ratio (ISR), with the proposed structure included, would not exceed the maximum 55 percent allowed for residential development. The applicant has received approval from the Magnolia Park Homeowners Association Architectural Board, with the condition of compliance with all permit and building codes before construction. The proposed structure is not in conflict with the City's Comprehensive Plan goals, objectives and policies for residential development. The proposed structure is very similar to existing porches built in the community. Section 86-174 of the Land Development Code requires a positive finding on five items in order to grant a variance, and staff has reviewed the application as submitted and find the application does meet a positive finding. Therefore, staff recommends approval of the variance request to the Clermont Land Development Code.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	LOCATION MAP	LOCATION MAP.pdf
2.	Survey-Site Plan	Survey-Site Plan.pdf
3.	Survey - Rear Yard Setback Variance	3324 White Blossom Lane Variance Map.pdf
4.	Pictures	Pictures.pdf
5.	HOA Approval Letter	HOA Approval Letter.pdf
6.	Variance Application	Variance Application.pdf
7.	WHITE BLOSSOM LANE VARIANCE AD	WHITE BLOSSOM LANE VARIANCE AD.pdf

LOCATION MAP



3324 White Blossom Lane – Rear Yard Setback Variance

LEGAL DESCRIPTION: LOT 142, MAGNOLIA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 42-43, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



3324 WHITE BLOSSOM LANE
CLERMONT, FL.

**THE CLOSING
BOUTIQUE, LLC**



Long Surveying, Inc.

"Specializing in Residential Surveying"
LB No. 7371

1061 S. Sun Dr. Ste. #1113

Lake Mary, FL 32746

Office 407-330-9717 or 407-330-9716

Fax 407-330-9775

www.longsurveying.com

DRAWN BY:

DLL

CHECKED BY:

BRETT

CERTIFIED TO: DOREEN ELEANOR FELDHOUSE

DOREEN LEE JUSTISS, CHRISTOPHER ALLEN CORNETT

THE CLOSING BOUTIQUE, LLC

STEWART TITLE GUARANTY COMPANY

EMBRACE HOME LOANS, INC.

COMMUNITY NO:

120133

PANEL:

0590

FL000 ZONE:

X

F.L.R.M. DATE:

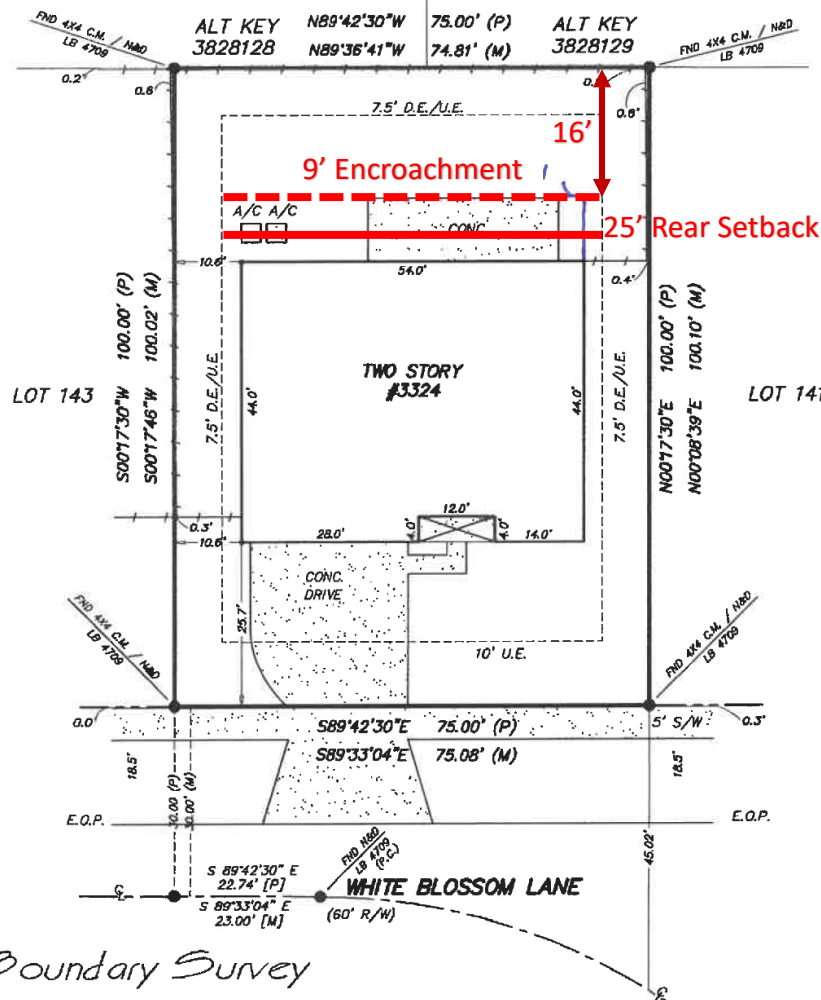
12/18/12

SURVEY NO:

68879

FIELD DATE:

12/31/15



SCALE: 1"=20'

A/C - AIR CONDITIONER
A.E. - ALLEY EASEMENT
B.C. - BLOCK CORNER
BLK - BLOCK
C.B. - CONCRETE BLOCK
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M. - CONCRETE MONUMENT
CONC. - CONCRETE
D - DEED
D.E. - DRAINAGE EASEMENT
E.O.P. - EDGE OF PAVEMENT
F.C.C. - FOUND CROSS CUT
F.F.E. - FINISHED FLOOR ELEVATION
FND - FOUND
ID. - IDENTIFICATION
I.P. - IRON PIPE
I.R. - IRON ROD
I.R.C. - IRON ROD & CAP
L - ARC LENGTH
L.B. - LAND SURVEYING BUSINESS
L.S. - LAND SURVEYOR
L.E. - LANDSCAPE EASEMENT
M - MEASURED
M.E. - MAINTENANCE EASEMENT
N&D - NAIL AND DISK
P - PLAT
P.E. - PEDESTRIAN EASEMENT
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.L. - PROPERTY LINE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.L. - POINT ON LINE
P.R.C. - POINT OF REVERSE CURVE
P.R.M. - PERMANENT REFERENCE MONUMENT
P.D.A.E. - PRIVATE DRAINAGE AND ALLEY EASEMENT
P.T. - POINT OF TANGENT
R - RADIUS
R/W - RIGHT OF WAY
S.W. - SIDEWALK
U.E. - UTILITY EASEMENT
W.F.S. - WOOD FRAME STRUCTURE

BEARINGS SHOWN HEREON ARE BASED UPON
THE CENTERLINE OF WHITE BLOSSOM LANE
BEING S 89°42'30" E PER PLAT

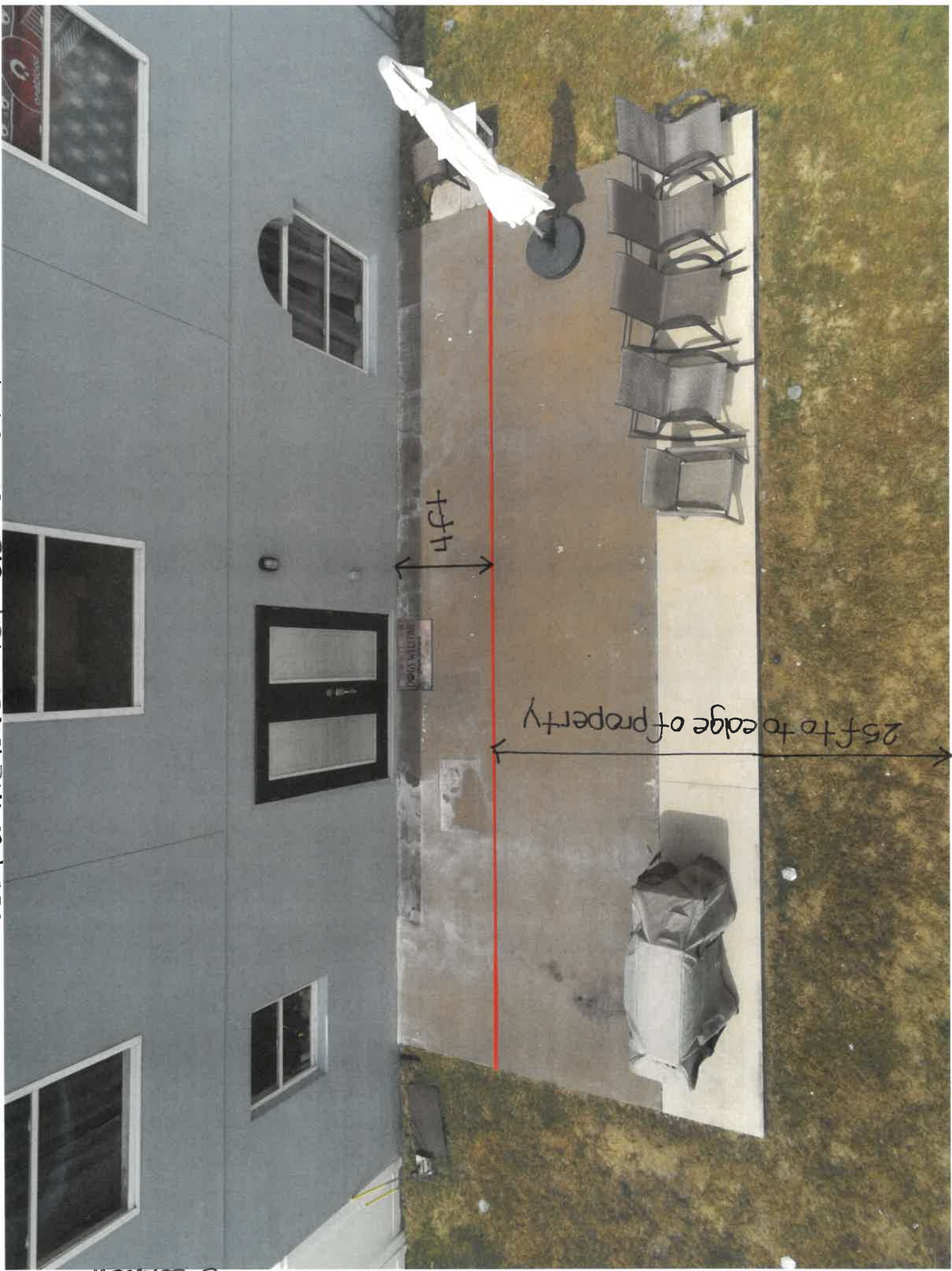
NOTES:

- 1) This survey is based on the legal description as provided by the Client.
- 2) The Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land.
- 3) Do not reconstruct property lines from building ties.
- 4) No footing or overhangs have been located except as shown.
- 5) No improvements or utilities have been located except as shown.
- 6) Not valid without a signature and the authorized electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper.

Certification: I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 460, F.S., Florida Administrative Code, pursuant to Section 478.20, Florida Statutes.

No. 5910
STATE OF
FLORIDA
LEON L. HAMPTON P.S.M. NO. 5910

3324 White Blossom Ln Clermont 34711



C. CORNETT



C. CORNETT

3324 White Blossom Ln, Clermont 34111





July 2, 2020

\$10230 000142
Chris Cornett
3324 White Blossom Ln
Clermont, FL 34711

ARB application: 3324 White Blossom Ln

Dear Homeowner:

This letter is being written at the direction and on behalf of the Board of Directors for Magnolia Park of Lake County Homeowners Association, Inc.

The Architectural Review Board has **approved** your application to add a 12 foot 11 inch by 4 foot 2 inch slab onto the existing slab and to install a screened enclosure with a roof on the concrete pad.

Please review application for any notes, comments or changes.

If you have any questions, you may contact me at Magnolia Park of Lake County Homeowners Association, Inc., c/o Sentry Management, 1645 East Highway 50, Suite 201, Clermont, FL 34711, or by email at jprezioso@sentrymgt.com, or by phone at 352-243-4595, Ext. 59006.

Sincerely,

John Prezioso, LCAM

MAGNOLIA PARK AT LAKE COUNTY HOMEOWNERS ASSOCIATION, INC.
APPLICATION TO THE ARCHITECTURAL REVIEW BOARD

This is a request form to be completed by the homeowner and submitted to the Architectural Review Board (ARB) for approval **BEFORE** any work commences. Please refer to your Declaration of Covenants and Restrictions for a description of the ARB and its purpose.

THIS SECTION TO BE COMPLETED BY HOMEOWNER

ASSOCIATION NAME: Magnolia Park of Lake County DATE: 05-02-2020

NAME: Chris Cornett

ADDRESS: 3324 White Blossom Ln. Clermont FL 34711

PHONE (Home): 352-801-7122 (Work): _____

DESCRIBE THE CHANGE/ADDITION INSTALLATION: (i.e. Fence installation, repaint exterior, screen enclosure, pool, etc.)

Adding a 12 Foot 11 inch skel to existing 12 foot x 33 foot skel. Adding
a 26 foot 5 inch x 12 foot 11 inch Screened Room (Aluminum) Covering the remainder skel
LOCATION: (attach a copy of a survey showing where the addition is located)
Rear with a 7 foot
10 inch x 12 foot
11 inch Aluminum
Screen Arch

SPECIFICATIONS: (attach copies of plans, estimates or pictures)

Dimensions: 12'11" x 4'2" concrete skel will make 7'10" x 12'11" Covering - 26'5" x 12'11" Tied roof

Material(s): Aluminum

Color(s): Black

Note: All requests must conform to all local Zoning and Building Regulations and you must obtain all necessary permits if your request is approved by the Architectural Review Board.

THIS SECTION TO BE COMPLETED BY ARCHITECTURAL REVIEW BOARD

REQUEST: Date Approved: 5/20/20 Date Denied: _____

BOARD MEMBER'S SIGNATURE: [Signature]

COMMENTS: _____

Forward to:

Sentry Management, Inc.
1645 E. Highway 50, Suite 201
Clermont, FL 34711
Tel. (352) 243-4595 or Fax (352) 243-4597



CITY OF CLERMONT
VARIANCE
Application

DATE: 7-2-2020

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Christopher Cornett

CONTACT PERSON: Christopher Cornett

Address: 3324 White Blossom Lane

City: Clermont State: FLORIDA Zip: 34711

Phone: 352-801-3122 Fax: 352-415-2556

E-Mail: CHRIS@PARAGONPROPERTYSERVICESLLC.COM

OWNER: Same as Above Christopher Cornett

Address: 3324 White Blossom

City: Clermont State: FLORIDA Zip: 34711

Phone: 352-801-3122 Fax: 352-415-2556

Address of Subject Property: 3324 White Blossom LN, CLERMONT, FL 34711

General Location: Magnolia Park Subdivision, east of Hancock Rd, South of Sunburst Lane, Neighborhood just east of Hancock Park

Legal Description (include copy of survey): Lot 142, Magnolia Park, According to plat thereof, as recorded in plat book 50, page(s) 42-43, of the public records of Lake County, Florida

Land Use (City verification required): single family residential



Zoning (City verification required): R-1 single family medium density residential
CITY OF CLERMONT district

VARIANCE

Application

Page 2

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

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

Sec 122-125 (3)

What are you proposing to do that would require a variance and why? Adding screen enclosure
with aluminum roof to back of house. The screen enclosure
will be approx 16 ft 8 inches from property line, violating
Setback rules
How does the Code create a hardship? - please see attached -

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

Variance requested – subject and code section: Sec 122-125 Yards

Sec. 86-174. Review criteria and findings.

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

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



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

**CITY OF CLERMONT
VARIANCE**

Application

Page 3

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

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

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



**CITY OF CLERMONT
VARIANCE**

Application
Page 4

Christopher Cornett
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Christopher Cornett
Owner Name (print)

X [Signature]
Owner Name (signature)

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

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

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

City of Clermont – Variance Application
Christopher Cornett, 3324 White Blossom Lane, Clermont, FL 34711

Page 2

How does the Code create a hardship?

As homeowners, we are entitled to the right of quiet enjoyment (of our property). We did not build this home, we did not decide lot lines, or setbacks, or ordinances. We purchased the home in 2016 based on its location, proximity to schools, and size (we are a family of 7). Since we purchased this house, we have been working and saving and planning to add a screened patio to our backyard, much like the ones that most of our neighbors have. We would estimate at least 50% of the homes in Magnolia Park have the same or similar outdoor structures as what we are requesting. If this ordinance is applied to our property as written, the 25-foot setback would afford us the ability to add a 4 (FOUR) foot awning. This is unacceptable and results in a significant hardship, limiting our ability to enjoy our patio and backyard space without full exposure to the Florida elements. Our backyard currently, and for the past 4 years, is a mostly unused space as it is completely exposed to the elements at all times, with no relief from the sun (or rain). As a family of 7 (with two dogs), this imposes a significant burden on us and our enjoyment of our property, where we plan to live indefinitely.

Our property line adjoins that of our neighbors on 3 sides (the front of the home faces White Blossom Lane). There are no rear utilities. The installation of a standard aluminum roof with screened sides would not encroach on any adjoining property or property owners. While we understand the need for setbacks and rules, approval of this variance would not have a negative impact on any of our neighbors or the city. If anything, it would improve the reasonable enjoyment of adjacent properties as they will not be able to see directly onto the porch / patio area from their second story windows. Approval of this variance will allow us to erect a usable outdoor space that is in line with the standard and norm of the neighborhood and would have a significant, positive impact on us as current owners, and any future owners should we decide to sell. The difference in the setback, if this variance is granted, would be less than 10 feet, from 25 feet to approx. 16 ft, 8 inches.

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: 10097908
Phone: (352) 241-7331
Date: 07/30/20
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	08/04/2020	08/04/2020	\$107.24

LEGAL NOTICE August 04, 2020

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a rear yard setback less than 25 feet as required by the Land Development Code, Section 122-125 at the following location:

LOCATION

3324 White Blossom Lane
(Alternate Key 3820182)

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

The Clermont City Council will consider this request at a public hearing to be held on Tuesday, August 11, 2020 at 6:30 P.M. at the Clermont City Hall, first floor Council Chambers located at 685 West Montrose Street.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10097908

Payment Info	
Ad Price	\$107.24
Tax	\$0.00
Sub Total	\$107.24
Prepaid Amount	\$0.00
Balance Due	\$107.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, August 11, 2020

Agenda Item Name

Variance Request
Indian Shores

Requested Action

Recommend approval of variance requests.

Staff Report

The applicant is requesting three (3) setback variances in order to allow the construction of a new single-family residence in the Indian Shores Development (lot 63). Starting in 1999, several lots within the Indian Shores subdivision were granted setback variances. Many moved forward and constructed the houses based on the approved setback variances. This lot was originally approved for a 20 foot setback from the south property line and then later was approved for a 20 foot side setback, 25 foot rear setback, and 25 foot side setback, but because development did not happen within the one year time frame, the variance was no longer valid. This lot is the last remaining lot available for construction in this subdivision.



Exhibits Attached (copies of original agreements)	
1. Location Map	Location Map.docx
2. Review Criteria	Review Criteria.docx
3. Application	Application.pdf
4. Site Plan and Map	Site Plan and Map.pdf
5. Ad	Ad.pdf

Location Map:



Indian Shores Lot 63 Variance

The requirements for a variance are as follows:

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

There are eight items that the applicant is required to respond to. Staff’s comments, based on the five requirements for a positive finding as they relate to this request, are as follows:

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: No. Granting the proposed variance will allow us to build a larger/ nicer house thereby improving overall neighborhood aesthetic, property values and property tax basis.
Staff comments: The subject parcel has received previous approval for reduced setbacks. The proposed variance is in line with what was previously approved and is consistent with the neighboring homes.
Positive finding
- (2) The variance will allow a reasonable used of the property, which use in not out of character with other properties in the same zoning category;
Applicant response: Proposed variance is consistent with multiple other variances granted throughout the same subdivision allowing larger homes to be built to the same extent as we are requesting.
Staff comments: Several lots in the subdivision has received variances in setbacks. The reduction of setbacks is common in this particular neighborhood, especially with larger custom homes.
Positive finding
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
Applicant response: No. Upholding development regulation would force us to build a smaller/less desirable home inconsistent with those in the neighborhood. This would adversely affect property values, neighborhood aesthetic and the tax basis.
Staff comments: Other nearby parcels have been granted similar variances.
Positive finding
- (4) The granting of the variance is consistent with the city’s comprehensive plan; and
Applicant response: Multiple variances have been granted throughout the neighborhood so others could build the house they desire
Staff comments: The variance is consistent with the city’s comprehensive plan.
Positive finding
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.
Applicant response: Yes. Since this is a corner lot the current setbacks severely restrict the size of home we can build. We would only be able to build an approximately 59’x47’ home. This is inconsistent with surrounding properties therefore upholding the code would diminish rather than increase property values

in this case. Granting our proposed variance will allow us to build a nicer and larger home consistent with the surrounding properties.

Staff comments: The applicant is trying to maximize the potential use of the site by requesting the variances for a reduction of required setbacks. The requested variances are the minimum variances necessary for development and improvement of the site.

Positive finding

STAFF RECOMMENDATION:

Section 86-174 of the LDC requires a positive finding on five items in order to grant a variance, and staff believes that **all five** do meet these findings. Therefore, staff recommends **approval** of the variance requests by the applicant to the Clermont Land Development Code.

The City Council has previously approved setback variance twice for this lot and it is one of the few remaining lots undeveloped in the subdivision.



CITY OF CLERMONT
VARIANCE
Filing Instructions
Page 2

Check List

The following information shall be provided:

- ☒ X Proof of ownership, (i.e. Lake County Property record card, tax receipt, or deed.
- ☒ X Legal description of the property – may be on information above.
- ☒ ✓ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☐ X A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those eight (8) items in mind to justify the variance request.
- ☒ ✓ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☐ X The original application and all supplemental materials.
- ☐ X Fee: \$300.⁰⁰ plus cost of advertisement for existing single-family residential
\$600.⁰⁰ plus cost of advertisement for all others

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



CITY OF CLERMONT
VARIANCE
Application

DATE: 06/22/2020

FEE: \$300
Check #2684

PROJECT NAME (if applicable): _____

APPLICANT: J&A Construction & Renovation, LLC.

CONTACT PERSON: Andrew J. Matella

Address: 4327 South Highway 27, STE 607

City: Clermont State: FL Zip: 34711

Phone: 850-321-4774 Fax: _____

E-Mail: Andrew.matella@gmail.com

OWNER: J&A Construction & Renovation, LLC.

Address: 4327 South Highway 27, STE 607

City: Clermont State: FL Zip: 34711

Phone: 850-321-4774 Fax: _____

Address of Subject Property: LOT 63 INDIAN SHORES

General Location: Lot directly to right of 1245 Shorecrest Cir.

Legal Description (include copy of survey): Clermont, Indian Shores Replat Sub Lot 63
PB 36 PG 71-72 ORB 4232 PG 1585

Land Use (City verification required): SFR



Zoning (City verification required): _____

CITY OF CLERMONT
VARIANCE
Application
Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Change front setback to 25', Side setback near street 25' and Rear Setback to 22'
Sec 122-105(1) 4(2) +13

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

How does the Code create a hardship? Current setbacks do not allow us to build the type
of house we would like.

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

Variance requested – subject and code section: Front Setback 25' Side Setback- Street Side 25'
Rear Setback - 22'

Sec. 86-174. Review criteria and findings.

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

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

No. Granting the proposed variance will allow us to build a larger / nicer
house thereby improving overall neighborhood aesthetic, property values and
property tax basis.



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

Proposed variance is consistent with multiple other variances granted throughout the same subdivision allowing larger homes to be built to the same extent as we are requesting.

CITY OF CLERMONT

VARIANCE

Application

Page 3

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

No. Upholding development regulation would force us to build a smaller/less desirable home inconsistent with those in the neighborhood. This would adversely affect property values, neighborhood aesthetic and the tax basis.

(4) The granting of the variance is consistent with the city's comprehensive plan; and Multiple variances have been granted throughout the neighborhood so others could build the house they desire

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

Yes. Since this is a corner lot the current setbacks severely restrict the size of home we can build. We would only be able to build an approximately 59'x47' home. This is inconsistent with surrounding properties therefore upholding the code would diminish rather than increase property values in this case. Granting our proposed variance will allow us to build a nicer and larger home consistent with surrounding properties.



CITY OF CLERMONT
VARIANCE
Application
Page 4

Andrew J. Matella, as MGR
Applicant Name (print)


Applicant Name (signature)

33A Construction & Renovation LLC X
Owner Name (print)


Owner Name (signature)

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

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

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

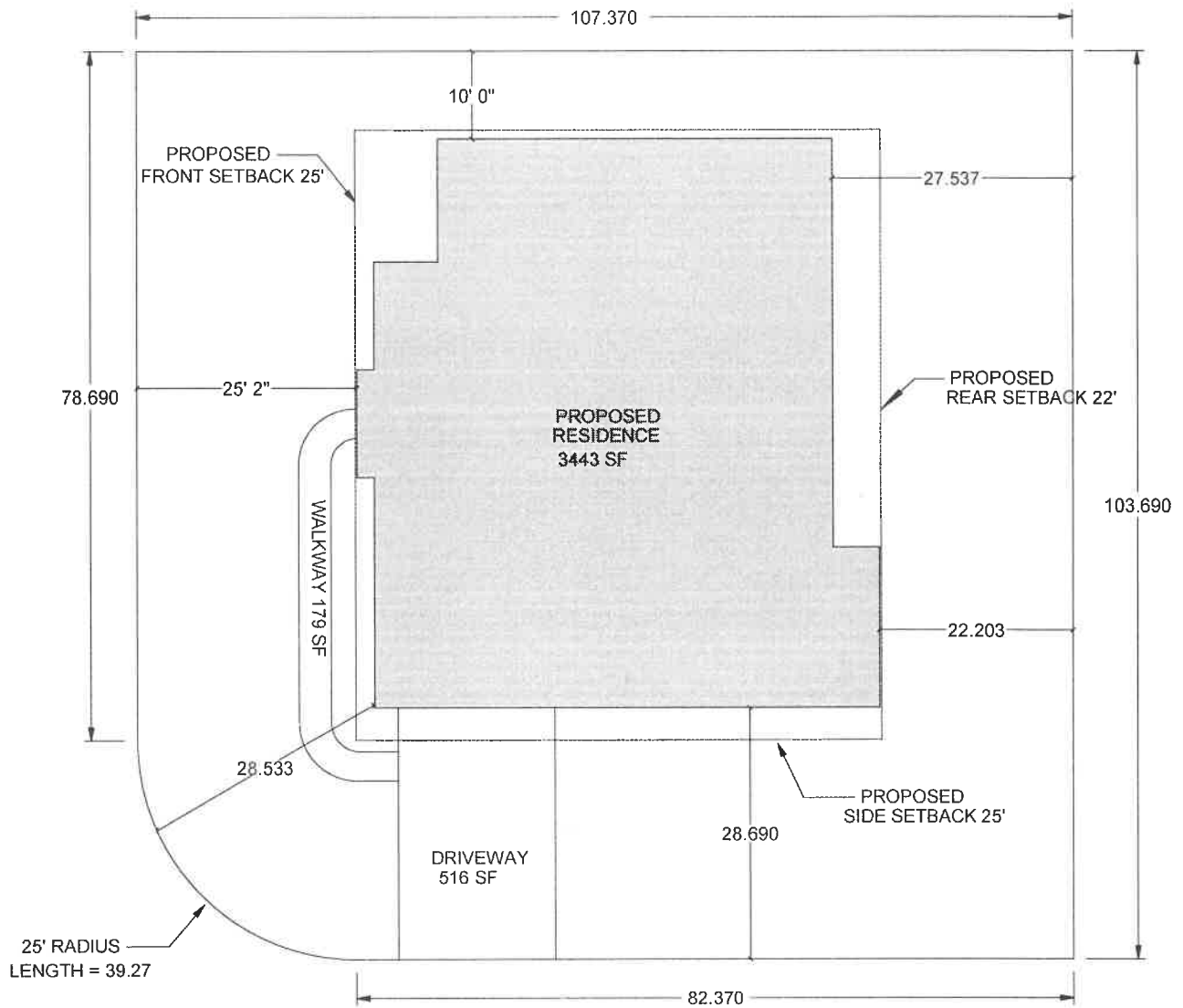
ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

LOT 63 INDIAN SHORES

↑
N
SCALE: 1" = 20'



CURRENT SETBACKS:

FRONT = 35'
SIDE = 9'
SIDE BY STREET = 35'
REAR = 25'

PROPOSED SETBACKS:

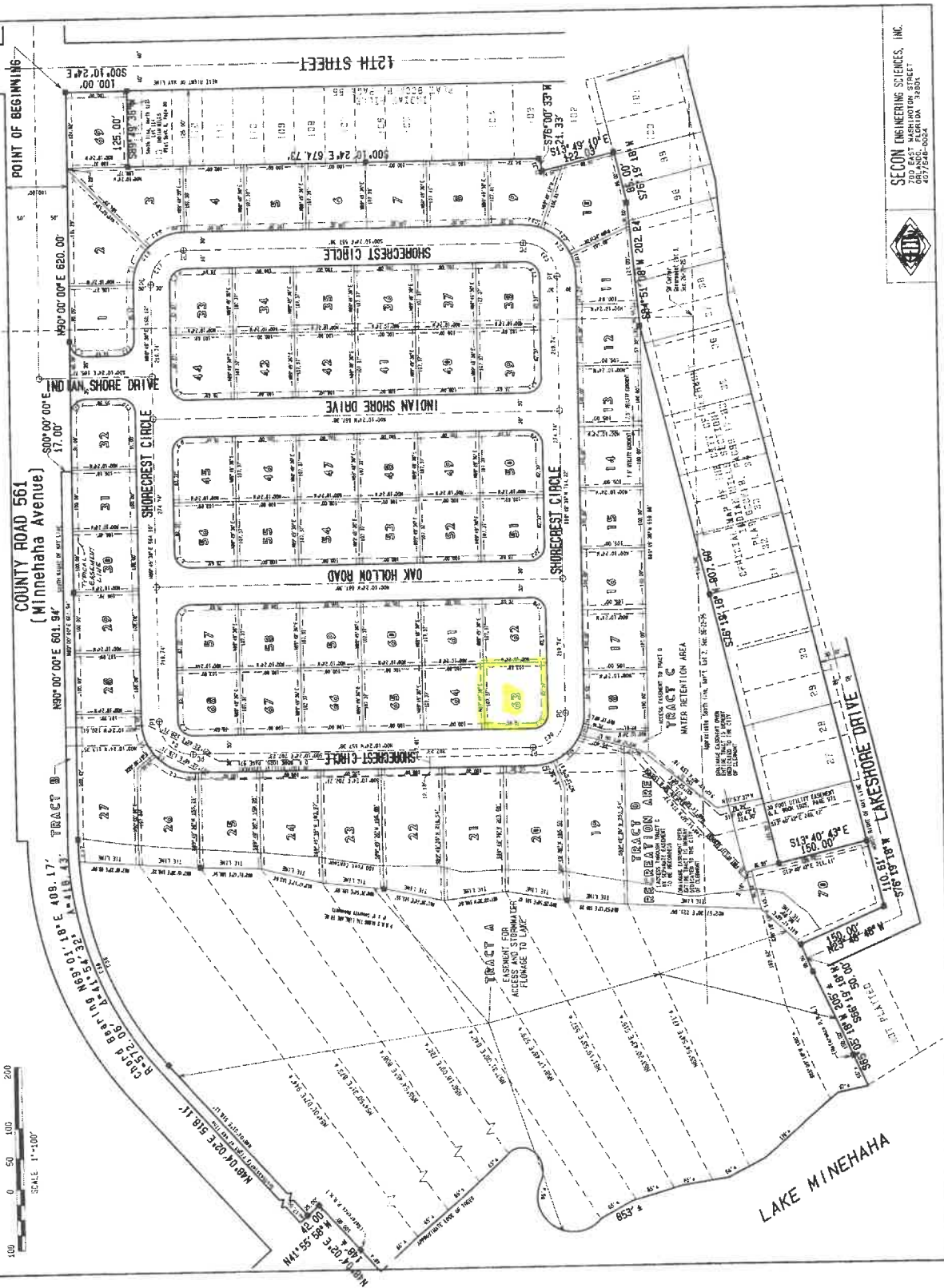
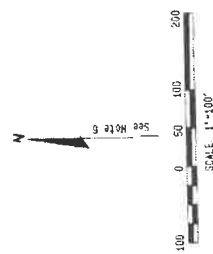
FRONT = 25'
SIDE = 9'
SIDE BY STREET = 25'
REAR = 22'

*******NOTE*******

THERE IS BELIEVED TO BE
A VARIANCE ON RECORD FOR
THE SIDE BY THE STREET
ALREADY FOR 20'

TOTAL LOT AREA = 10,999 SF
TOTAL IMPERVIOUS = 4,138 SF
I.S.R. = 37.6%

INDIAN SHORES
 A REPLAT
 OF A PORTION OF THE OFFICIAL MAP OF THE
 CITY OF CLERMONT AND A PORTION OF INDIAN HILLS
 PLAT BOOK 8, PAGE 17-23 AND PLAT BOOK 8, PAGE 86
 SECTION 26, TOWNSHIP 22 SOUTH, RANGE 25 EAST
 CITY OF CLERMONT
 LAKE COUNTY, FLORIDA





June 22, 2020

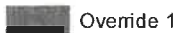
1:1,000

pointLayer



Override 1

polygonLayer



Override 1



County Boundary

Street Names



Local Streets



Subdivision Lot Numbers



Address Locations



Property Name



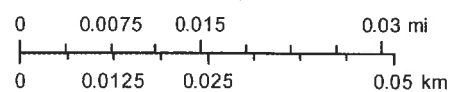
Tax Parcels Alternate Key



Tax Parcels



Surrounding Counties



Lake BCC

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: 10097853
Phone: (352) 241-7331
Date: 07/27/20
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	08/04/2020	08/04/2020	\$116.59

LEGAL NOTICE

Tracy Ackroyd Howe, MMC
City Clerk

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow for a rear yard setback of 22 feet instead of 25 feet as required by the Land Development Code, Section 122-105 - Yards; and (2) to allow for a front yard setback of 25 feet instead of 35 feet as required by the Land Development Code, Section 122-105 - Yards; and (3) to allow for a side yard setback adjacent to the street of 25 feet instead of 35 feet as required by the Land Development Code, Section 122-105 - Yards at the following location:

Ad No: 10097853
August 04, 2020

LOCATION:

Lot 63 Indian Shores Subdivision
(Alt. Key 3673671)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, August 11, 2020 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Payment Info	
Ad Price	\$116.59
Tax	\$0.00
Sub Total	\$116.59
Prepaid Amount	\$0.00
Balance Due	\$116.59



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 11, 2020		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend approval of the event and road closures request for "Mustache Dash" and "Mustache Splash and Paddle" on November 21, 2020.		
Staff Report		
FloDash Events is requesting road closures, for the Mustache Dash, on Saturday, November 21, 2020 from 7:30 a.m. through 9:30 a.m. throughout Downtown Clermont. Swim Like A Pro is requesting the Mustache Splash and Paddle from 9:30 a.m. to 2:30 p.m. at Victory Pointe. Road Closure requests are to include: - 5th Avenue between the South Lake Trail and Carroll Street - Carroll Street between 4th and 5th Street - Osceola Street between West Avenue and 8th Street - 4th Street between Carroll Street and Osceola Street - Osceola Street between 4th and 5th Street - 5th Street between Osceola Street and Montrose - Montrose Street between 5th Street and 8th Street - 8th Street between Montrose Street and Minneola Avenue - Minneola Avenue between 8th Street and Victory Way (Please see attached map) FloDash Events has agreed to comply with all personnel requirements from the City of Clermont. The following are the Clermont Police Department required posts: 8th and W. Osceola, 5th and Carroll, 4th and Carroll, 5th and W. Osceola, 4th and W. Osceola, 5th and W. Minneola, 5th and W. Montrose, Lake and W. Montrose, 7th and W. Montrose, 8th and W. Montrose, 8th and W. Minneola, West and W. Minneola, Victory Pointe and W. Minneola Supervisor (check-in)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Mustache Splash & Paddle 11 21 20	Mustache Splash & Paddle 11 21 20.pdf
2.	Course Maps	Course Maps.pdf
3.	Clermont Mustache Dash 5K Letter to Residents	Clermont Mustache Dash 5K Letter to Residents.pdf
4.	Mustache 5k-10k Map Maps	Mustache 5k-10k Map Maps.pdf
5.	11-21-20Mustache Dash Application	11-21-20Mustache Dash Application.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/23/20
Name of Event Mustache Splash & Paddle
Date(s) of Event 11/21/20 Estimated Attendance: 250
Event Start Time: 9:30a Event End Time: 2:30p
Before Event Setup Time: 7:00a After Event Cleanup Time: 4:00p
Name of Organization/Applicant Swim Like A Pro

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____

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

Federal ID # or Driver's License # 47-3270911 or M246-792-83-5650
Event Contact Sora McLarty Email sora@swim-like-a-pro.com
Day Phone 386-747-4324 Cell Phone same
Address 205 Carroll St City Clermont State FL Zip 34711
Secondary Contact _____ Phone # _____

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

N/A

Briefly Describe Event: an open water swim and paddle board race; start/finish @ victory pointe

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

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

***All swimming, biking, running and boating events must be conducted at Victory Pointe venue.**

Other Location:

Victory Pointe and the waters of Lake Minnedoka

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☐ Yes ☒ No

Size of Tent* _____

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

Electrical Use: ☐ Yes ☒ No

Describe the need: _____

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No

Describe Use: _____

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

Rides: ☐ Yes ☒ No

Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: _____

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

Is this event Public or Private? ☐ Private ☒ Public

in conjunction with
FlaDash events

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Mustache Splash & Paddle
 DATE OF EVENT: NOV. 21, 2020
 EVENT CONTACT: Sara McLarty
 REFUND MAILING ADDRESS: 205 Carroll St
 Street Address
Clermont FL 34711
 City ST Zip
 CELL PHONE: 306-747-4324

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 14 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
Daily Fee	\$700	\$1100		
PARK AREA ~ AREA B (RED)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
WATERFRONT ~ AREA C (YELLOW)				
Deposit	\$350	\$350	Refundable	
Hourly Fee	\$200	\$300	Per Hour (2 Hour Minimum)	
Daily Fee	\$1500	\$2500		
Each Consecutive Day	\$1200	\$2000		
CITY HALL PARK - DOWNTOWN ~ AREA D (GREEN)				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
VICTORY POINTE				
Deposit	\$150	\$150	Refundable	
Hourly Fee	\$25	\$50	Per Hour (2 Hour Minimum)	
Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
Additional City Staff	\$25	\$25	Per Person, Per Hour	
Public Works Event Staff	\$25	\$25	4 hr. min, per staff	
Police Officer	\$42	\$42	4 hr. min, Per Officer	
Fire/ EMS	\$60	\$60	4 hr. min, 2 staff min	
Fire Boat in the Water	\$100	\$100	Per Hour	
				Sales Tax
				GRAND TOTAL

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

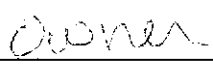
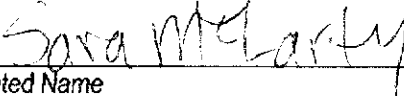
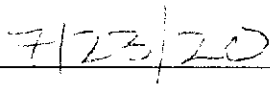
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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

 _____ Applicant's Signature	 _____ Title
 _____ Printed Name	 _____ Date

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

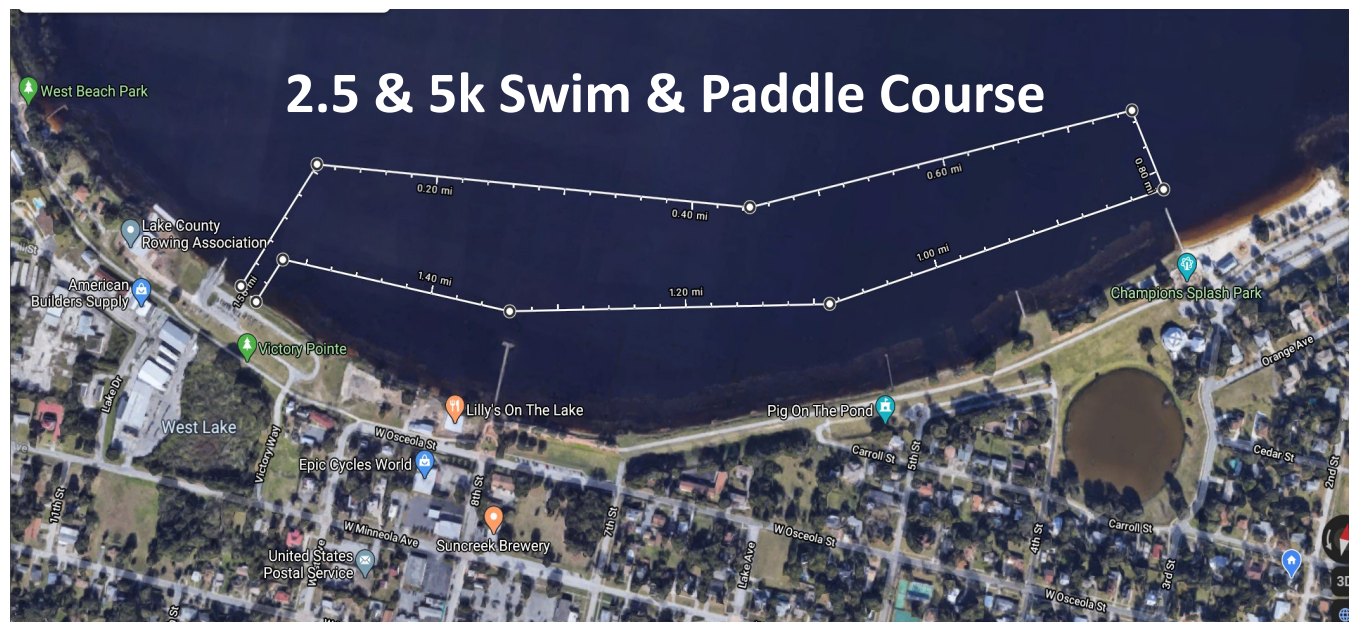
Department / Division Routing:

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

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

Mustache Swim & Paddle Race

Rough Draft Course Maps





Clermont Mustache Dash

5K & 10K

Presented by FloDash Events

Dear Resident/Business Owner on the Mustache Dash 5K & 10k route,

On November 21st, 2020, your neighbors at Dash Sports and FloDash Events are bringing the first Annual Mustache Dash 5K & 10K to Downtown Clermont. Celebrating Men's Health Month with a morning race, will not only attract our local families of walkers and runners, but it will bring participants from outside Lake County adding awareness to our beautiful growing Downtown area and all that it has to offer. We have carefully designed a course that is unique and will take participants on a nice little tour of Downtown and Victory Pointe.

You are receiving this letter because your home or business is on the race route and we would love for you to be a part of this special day! Participation can be either by cheering from your location, volunteering at one of our stations or joining us to run /walk. Once we have the registration website opened at MustacheRun.com, you can contact us for a Dash Sports neighborly discount code so you and your friends can register at a special rate.

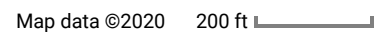
Below is some key information about the morning and what to expect:

- Friday November 21st. Start and Finish line setup. Start will be near Victory Pointe, Finish line will be in Victory Pointe. Signs will be place the day before to remind residents and visitors of the road closures the next morning.
- November 21st 6:45 AM 10K starts - 7:15AM 5K starts
- Street closure will be between 6:00AM - 10:00AM. As soon as the last participant is on their way, we will start reopening the roads behind them.

For any questions or more information on the event, please contact Amalie Skorman at flodashevents@gmail.com . You may also contact us if your business or club would like to be a sponsor or be involved in any way.

Thank you for helping our community grow and live actively!!

FloDash Events & Dash Sports



Total distance: 3.13 mi (5.03 km)



#6913

APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/11/2020
Name of Event Mustache Dash 5k
Date(s) of Event ~~11/22/2020~~ 11/21/2020 Estimated Attendance: 500
Event Start Time: 7:30 AM Event End Time: 9:30 AM
Before Event Setup Time: 4:00 AM After Event Cleanup Time: 10:30 AM
Name of Organization/Applicant FloDash Events LLC

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

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business**Non-Profit documentation must be provided with application.**Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # _____**If Yes, you must provide your Tax Exempt Certificate with application.**Federal ID # or Driver's License # 83-3456877Event Contact Kimberly Grogan Email flodashevents@gmail.comDay Phone 352-217-9291 Cell Phone 352-217-9291Address 741 W Montrose St City Clermont State FL Zip 34711Secondary Contact Amalie Skorman Phone # 407-230-8756

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

Movember - Changing the Face of Men's Health, Greg Olivia, 310-450-3331Briefly Describe Event: A 5k run/walk race starting and finishing at Victory Pointe.Location of Event on City Property: Map 1 ☐ A ☐ B ☐ C ☐ D ☐ Map 2 ☒ Map 3**Please choose A, B, C, or D on MAP 1, MAP 2 (Downtown Clermont), or Map 3 (Victory Pointe)**Other Location: Streets of downtown Clermont

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10x10

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

Rides: ☐ Yes ☒ No Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☐ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Music and announcements from a PA system at the start/finish

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

Is this event: ☒ Public ☐ Private Is another promoter/producer assisting with your event? ☐ Yes ☒ No

Will this event use other venues and/or municipalities such as Lake County? ☐ Yes ☒ No

Will this event be utilizing Lake Minneola or Lake Minnehaha for any portion of the event? ☐ Yes ☒ No

Are you requesting the boat ramp be closed in order to be used for overflow parking? ☐ Yes ☒ No

Boat ramp closure request will only be considered by the City Council for events that have over 1000 expected in attendance.

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT:	Mustache Dash 5k		
DATE OF EVENT:	11/22/2020		
EVENT CONTACT:	Kimberly Grogan		
REFUND MAILING ADDRESS:	741 W Montrose St		
	Street Address		
	Clermont	FL	34711
	City	ST	Zip
CELL PHONE:	352-217-9291		

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

Final payment not received by the due date will be assessed a 10% late payment fee per week on balance due.

	NON-PROFIT/ RESIDENT RATE	BUSINESS/ NON-RESIDENT RATE	SPECIAL INSTRUCTION	FEE
Application Fee	\$10	\$10	Non-Refundable	\$10
CITY PROPERTY:				
HIGHLANDER BUILDING AND PAVILION ~ AREA A (BLUE)				
Deposit	\$250	\$250	Refundable	
Hourly Fee	\$100	\$200	Per Hour (2 Hour Minimum)	
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Deposit	\$150	\$150	Refundable	
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Deposit	\$150	\$150	Refundable	
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Daily Fee	\$200	\$300		
~ ADDITIONAL FEES ~ TO BE DETERMINED BY CITY STAFF				
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Public Works Event Staff	\$25	\$25	4 hr. min, per staff	
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				Sales Tax
				GRAND TOTAL

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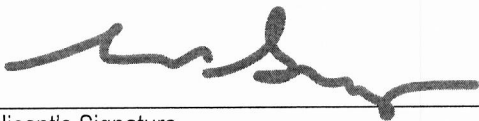
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PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and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

Indemnification, Insurance and Additional Costs

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



Applicant's Signature

President

Title

Kimberly G

Printed Name

6/22/2020

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

FACILITY SALES RECEIPT



Receipt # 53276
Payment Date: 06/30/20
Household: 6913

Clermont City Center
 620 West Montrose Street
 CLERMONT FL 34711
 Phone: (352)708-5975

FloDash Events LLC
 741 W Montrose St
 Clermont FL 34711
 flodashevents@gmail.com

Reservation Details: Waterfront Park, Victory Pointe

Reserv. Contact: **FloDash Events LLC**
 Phone Number: **(Not Assigned)**
 Reserv. Number: **7381**
 Status: **Firm**
 Purpose: **Mustache Dash 5K**
 Anticipated Count: **500**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Sat 11/21/2020 7:30A to 10:30A	89.88	89.88	0.00	0.00	89.88
Deposit:	150.00	150.00	0.00	0.00	150.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Application Fee	10.00	1.00	0.00	0.00	10.00
Resident / Non Profit	25.00	3.00	0.00	4.88	79.88
Deposit	150.00	1.00	0.00	0.00	150.00

Special Questions: **Police Requests:**
Fire Requests:

Processed on 06/30/20 @ 9:27 am by acardarelli

Total New Deposit Fees	150.00
Total New Fees	85.00
Total New Taxes	4.88
Total Due	239.88
Total Fees Paid	0.00
Total Paid	0.00
Balance From Receipt	239.88

**Need to add P/W*



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 11, 2020			
Agenda Item Name			
Ordinance No. 2020-29 <i>Introduction</i>			
Requested Action			
Recommend approval of Ordinance 2020-29.			
Staff Report			
During the City's site review process for the development of the new Advent Health Campus, it was revealed an old thirty-foot right of way existed from a plat recorded in 1914 under the Lake Highlands Subdivision. This right of way has no purpose and the applicant has petitioned the City to close this right of way so they can move forward on the construction of the project. City and County staff have been working together on this issue and the most efficient way to process it is to transfer the right of way to the City through an interlocal agreement and then process the vacation petition. The County approved the transfer of right of way and the applicant is ready to proceed with the vacation request. City staff has reviewed the right of way vacation request and recommends vacating the right of way.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	

Exhibits Attached (copies of original agreements)		
1.	2020-29 - Advent Health ROW Vacation - R&F BL	2020-29 - Advent Health ROW Vacation - R&F BL.pdf
2.	Advent Health CC signed agreement	Advent Health CC signed agreement.pdf
3.	State Road 50 ROW Transfer Request.Advent Health5.21.2020	State Road 50 ROW Transfer Request.Advent Health5.21.2020.pdf
4.	Advent Health ROW Vacation Application	Advent Health ROW Vacation Application.pdf
5.	Ord2020-29Advent SR 50 ROW legal Ad	Ord2020-29Advent SR 50 ROW legal Ad.docx



CITY OF CLERMONT
ORDINANCE NO. 2020-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THAT UNNAMED RIGHT OF WAY LYING SOUTHERLY OF TRACTS 9 AND 10, AND NORTHERLY OF TRACTS 23 AND 24, AS SHOWN ON THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 2, PAGE 28 AND PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE

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

SECTION 1: LEGAL DESCRIPTION

Bounded on the North by the South line of said Tracts 9 and 10; and Bounded on the South by the North line of said Tracts 23 and 24; and Bounded on the East by the West line of Tract 11 of said plats and the Southerly extension thereof; and Bounded on the West by the Easterly right of way line of Citrus Tower Blvd. as recorded in Official Records Book 2544 Page 2352, Public Records of Lake County, Florida, and the Northerly extension thereof to the North line of said unnamed right of way.

SECTION 2: AUTHORITY

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: SEVERABILITY

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 4: RECORDING

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





CITY OF CLERMONT
ORDINANCE NO. 2020-29

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 25th day of August, 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
RESOLUTION NO. 2020-32R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT APPROVING AN AGREEMENT WITH LAKE COUNTY, FLORIDA FOR THE TRANSFER OF RIGHT-OF-WAY ADJACENT TO STATE ROUTE 50; AND, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1.

The City Council of the City of Clermont does hereby approve that certain agreement with Lake County, Florida for the transfer jurisdiction of a portion of public right of way as detailed in the interlocal agreement hereto as Exhibit A.

SECTION 2.

The Mayor and/or City Manager are specifically authorized to withhold the formal written agreement upon his or her determination of any matter or factor, hereafter coming to their attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City Council, in session, for review and direction.

SECTION 3.

This Resolution shall take effect immediately upon its adoption.

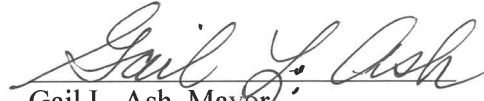


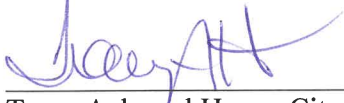
CITY OF CLERMONT
RESOLUTION NO. 2020-32R

PASSED AND ADOPTED by the City Council of the City of Clermont, Florida on the 23rd day of June, 2020.

CITY OF CLERMONT

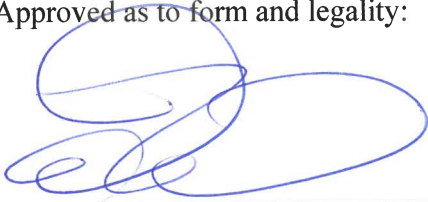



Gail L. Ash, Mayor



Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:



Daniel F. Mantzaris, City Attorney

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA
AND
THE CITY OF CLERMONT, FLORIDA
TO TRANSFER JURISDICTION OF
A PORTION OF PLATTED RIGHT OF WAY AS SHOWN ON THE
PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 28
AND PLAT BOOK 3, PAGE 24
(RIGHT-OF-WAY LYING ADJACENT TO LOTS 9, 10, 23 AND 24)**

THIS INTERLOCAL AGREEMENT by and between LAKE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", and the CITY OF CLERMONT, a municipal corporation pursuant to the laws of the State of Florida, hereinafter referred to as "CITY", to transfer jurisdiction of a portion of public right of way.

WHEREAS, there exists a public right of way, lying south of Tracts 9 and 10, north of Tracts 23 and 24, in Section 28, Township 22 South, Range 26 East, in the plat of Lake Highlands Company, recorded in Plat Book 2, Page 28 and Plat Book 3, Page 24, Lake County Public Records, more particularly described in Exhibit "A" and shown on Exhibit "B", attached hereto and incorporated herein (hereinafter referred to as the "Right-of-Way"); and

WHEREAS, the adjoining property to the north, south and west lie within the CITY limits; and

WHEREAS, the property owner who adjoins the Right-of-Way on the south has requested this platted Right-of-Way be transferred to CITY since the property is being developed in the CITY and CITY desires to accept the transfer; and

WHEREAS, COUNTY agrees to transfer jurisdiction of said Right-of-Way to the CITY in accordance with Section 335.0415, Florida Statutes; and

WHEREAS, COUNTY and CITY find this transfer and the entering of this Agreement is in the best interests of both parties and their citizens.

NOW THEREFORE, IN CONSIDERATION of the mutual promises, conditions and covenants provided for herein, the parties agree as follows:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. County obligations. COUNTY agrees to transfer to CITY, all jurisdiction, rights, interests and maintenance of the portion of platted Right-of-Way, as described in Exhibit "A", attached hereto, dedicated by said Lake Highlands Company in Plat Book 2, Page 28 and Plat Book 3, Page 24 (hereinafter "Right-of-Way"), effective on the date the last party hereto executes this Agreement ("effective date").

Section 3. City obligations. Upon the effective date of this Agreement, CITY agrees to accept jurisdiction of said Right-of-Way as described in Exhibit "A", attached hereto, including any ownership, interests and maintenance responsibilities.

Section 4. Modification. No modification or amendment to this Agreement shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

Section 5. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this

Interlocal Agreement between Lake County and City of Clermont (relating to the transfer of jurisdiction for a portion of Lake Highlands Company platted right of way lying adjacent to Tracts 9, 10, 23 and 24).

Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the remaining provisions.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: Lake County through its Board of County Commissioners, signing by and through its Chairman, and City of Clermont, through its City Council, signing by and through its Mayor.

COUNTY

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

ATTEST:

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

Leslie Campione, Chairman

This _____ day of _____, 2020

Approved as to Form and Legality

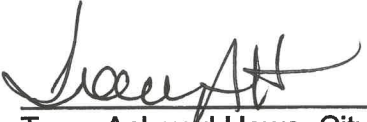
Melanie Marsh
County Attorney

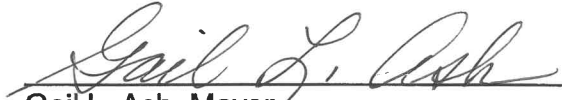
Interlocal Agreement between Lake County and City of Clermont (relating to the transfer of jurisdiction for a portion of Lake Highlands Company platted right of way lying adjacent to Tracts 9, 10, 23 and 24).

ATTEST:

CITY

CITY OF CLERMONT, FLORIDA


Tracy Ackroyd Howe, City Clerk


Gail L. Ash, Mayor

This 23 day of June, 2020

Approved as to form and legality

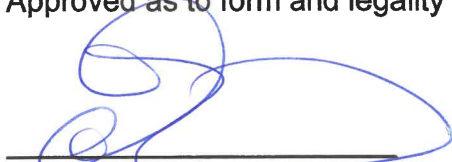

Daniel F. Mantzaris
City Attorney

EXHIBIT "A"
PAGE 1 OF 2
(Right-of-Way Description)

THAT UNNAMED RIGHT OF WAY LYING SOUTHERLY OF TRACTS 9 AND 10, AND NORTHERLY OF TRACTS 23 AND 24, AS SHOWN ON THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 28, AND PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, BOUNDED AS FOLLOWS:

Bounded on the North by the South line of said Tracts 9 and 10; and

Bounded on the South by the North line of said Tracts 23 and 24; and

Bounded on the East by the West line of Tract 11 of said plats and the Southerly extension thereof; and

Bounded on the West by the Easterly right of way line of Citrus Tower Blvd. as recorded in Official Records Book 2544 Page 2352, Public Records of Lake County, Florida, and the Northerly extension thereof to the North line of said unnamed right of way.

EXHIBIT "B"



SECTION 28	TOWNSHIP 22S	RANGE 26E	DATE 6/9/2020	SCALE NTS PAPER SIZE (10 SCALES)	LAKE COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION / RIGHT OF WAY SECTION THIS DRAWING IS A GENERAL REPRESENTATION AND IN NO WAY DOES LAKE COUNTY CERTIFY ITS ACCURACY.	TRANSFER OF LAKE HIGHLANDS PLATTED RIGHT OF WAY TO THE CITY OF CLERMONT 2017 AERIAL ADVENTIST HEALTH
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Darren S. Gray
City Manager

352-241-7358
DGray@clermontfl.org

May 21, 2020

Lake County Public Works
Mr. Fred Schneider, PE
323 N. Sinclair Ave.
Tavares, FL 32778

Re: State Road 50 Right-of-Way Transfer Request for Development Purposes – Advent Health

Dear Mr. Schneider:

The property owner, Adventist Health System, of AK# 1648254 is requesting to develop their property within the City of Clermont. The development plan involves the vacation of the thirty-foot (30') platted right of way in the Lake Highlands Company Subdivision recorded in Plat Book 2, Page 28. The City is requesting transfer of the right of way to the City from the County. Legal description, map, and conceptual site plan is attached. The City will accept the transfer of this portion of the right of way with the intent to vacate to the property owner.

The signers of the acceptance will be Gail L. Ash, as Mayor, Tracy Ackroyd Howe, as City Clerk and Daniel F. Mantzaris as City Attorney.

If you have any questions for coordination, please feel free to contact John Kruse, Planning Manager at 352-241-7309.

Sincerely,

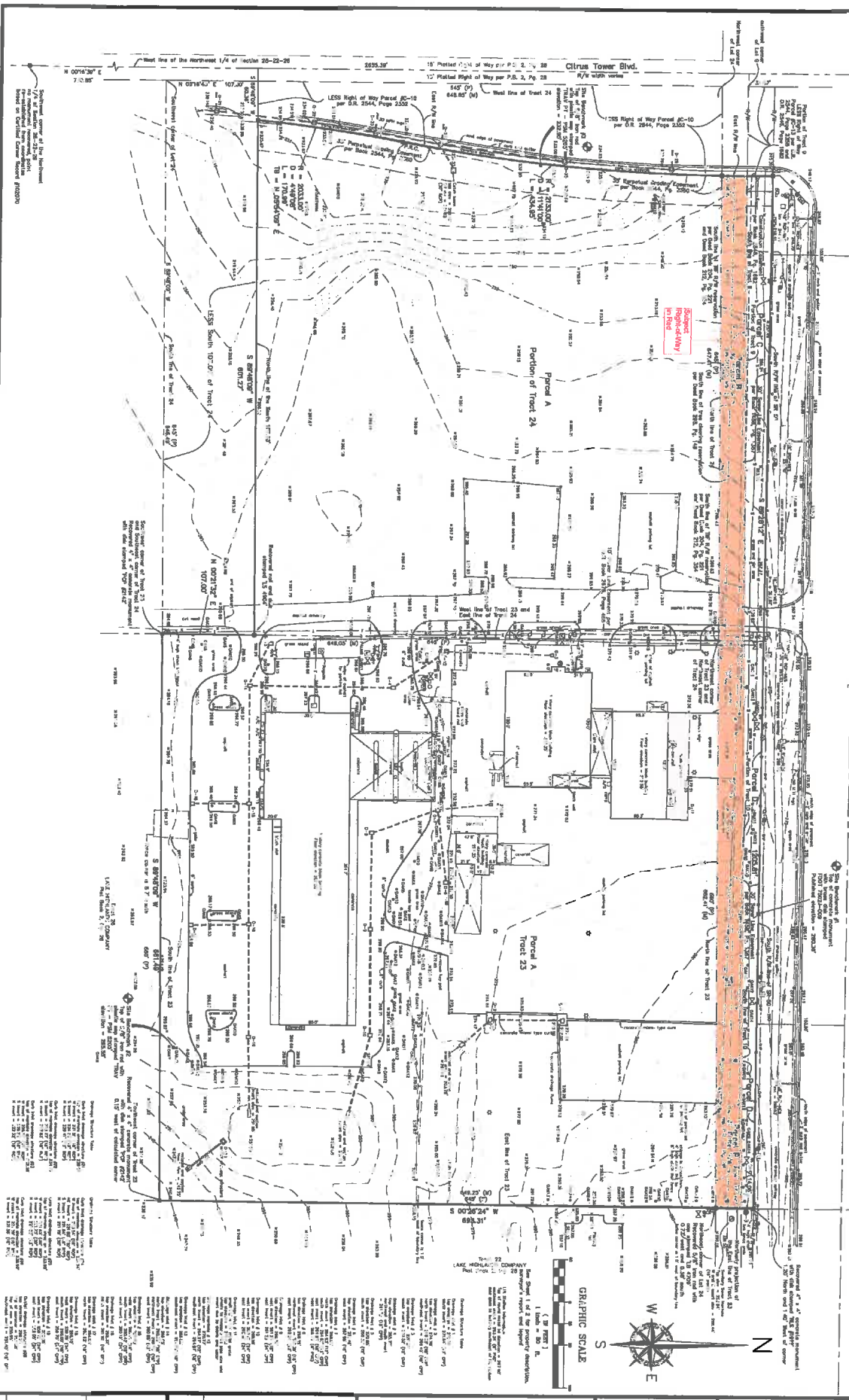
A handwritten signature in blue ink, appearing to be 'D. Gray', written over a blue circular stamp.

Darren S. Gray
City Manager

Sent via email: fschneider@lakecountyfl.gov
rgrimm@lakecountyfl.gov

**Boundary and Topographic Survey of
14138 State Road 50, Clermont, Lake County, Florida
Section 28, Township 22 South, Range 26 East**

State Road 50
302' W. Side of SR 50
302' W. Side of SR 50





CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION

DATE: 06/03/2020

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: Adventist Health System/Sunbelt, Inc. - Tim Burrill, Senior Vice President

Address: 1919 N. Orange Avenue

City: Orlando State: FL Zip: 32804

Phone: 407-303-1197 Fax: _____

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available): See attached survey for legal description less Parcel B

If named - name of street to be closed: Street not named

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 23 of Section, 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way of Citrus

Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of

Lake County, Florida.

Purpose or reason for closing: Subject ROW was transferred from Lake County to the City of Clermont upon request of the city, with the intent of vacating the right-of-way to the
petitioner. The ROW divides the petitioner's property in a way that makes the northmost strip of the property unusable on its own and separates the balance of the property from the SR 50 frontage. This ROW vacation unites the
petitioner's property in a way that makes the proposed Health Park development viable and useful to the public. The ROW is not adjacent to other city RW, is not used by any adjacent property owners, and contains no public utilities.

Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. X yes no

This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.

All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.

Tim Burrill, Senior Vice President

Petitioner Name (print)

X

Petitioner Name (signature)



DIVISION 2. CLOSING

Sec. 54-46. Purpose of division.

The purpose of this division is to establish an orderly procedure for closing and permanently abandoning municipal streets within the city.

(Code 1962, § 19-1; Ord. No. 96-C, § 1, 8-28-73)

Sec. 54-47. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Street means any public street, avenue, road, alley, highway, lane, path or other public way located in the city as shown on any of the various maps and plats of the city, recorded in the county public records.

(Code 1962, § 19-1; Ord. No. 96-C, § 1, 8-28-73)

Cross references: Definitions generally, § 1-2.

Sec. 54-48. Procedure.

(a) *Filing of petition; information required.* Whenever anyone who is the owner of or has any legal interest in property abutting a street within the city shall desire that the street be closed and permanently abandoned, he shall file a petition at the office of the city clerk setting forth the following information:

- (1) The petitioner's full name and mailing address.
- (2) The legal description of his property involved.
- (3) A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.
- (4) The purpose for which the street is requested to be closed.
- (5) The names and mailing addresses of all property owners abutting the portion of the street requested to be closed and abandoned.

(b) *Filing fee; notice; hearing; notification of property owners.* When a petition containing the information described in subsection (a) of this section is filed with the city clerk, along with the filing fee established by resolution of the council and on file in the city clerk's office, the clerk shall forthwith cause notice of the petition to be published as a legal notice in a local newspaper, no less than ten days prior to the date set for a hearing on the petition, and shall enter the matter on the agenda of the next regular meeting of the city council if the meeting is ten or more days forthcoming. Otherwise, the matter shall be advertised and set for hearing at the following regular meeting wherein ten days' notice could be given; furthermore, all property owners abutting that portion of the affected street shall be individually notified by an official letter from the city, stating the conditions of the request.



(c) *Council action.* At the regularly scheduled city council meeting wherein the requested street closing appears on the agenda, the city council will act upon the requested street closing. Upon motion and second of the city council, an ordinance may be introduced and passed, as provided by law, closing and permanently abandoning all or any portion of the street requested to be closed by the petition. Such ordinance shall be introduced and passed according to law.

(Code 1962, § 19-2; Ord. No. 96-C, § 2, 8-28-73)

Charter references: Construction of streets, sidewalks and other local improvements, § 5.

Sec. 54-49. Retention of utility easement.

Whenever it shall appear to the city council that the city does not have a utility easement along the street requested to be closed, the city shall retain a utility easement on any street closed and permanently abandoned pursuant to the provisions of this division.

(Code 1962, § 19-3; Ord. No. 96-C, § 3, 8-28-73)

Sec. 54-50. Recording of ordinances closing and abandoning streets.

Any municipal ordinance duly passed as provided by law, which closes and permanently abandons any street within the city, shall be recorded by the city clerk in the public records of the county.

(Code 1962, § 19-4; Ord. No. 96-C, § 4, 8-28-73)

PROPERTY OWNERS abutting portion of street requested to be closed/abandoned

LCPA Alternate Key: 1648254

ADVENTIST HEALTH SYSTEM/SUNBELT INC

ATTN ADVENT HEALTH ACCOUNTING DEPT

601 E ROLLINS ST

BOX 50

ORLANDO, FL 32803

LCPA Alternate Key: 3326601

MICHAEL PHILLIP PENNACHIO TRUSTEE

1100 S GROVE ST

EUSTIS, FL 32726

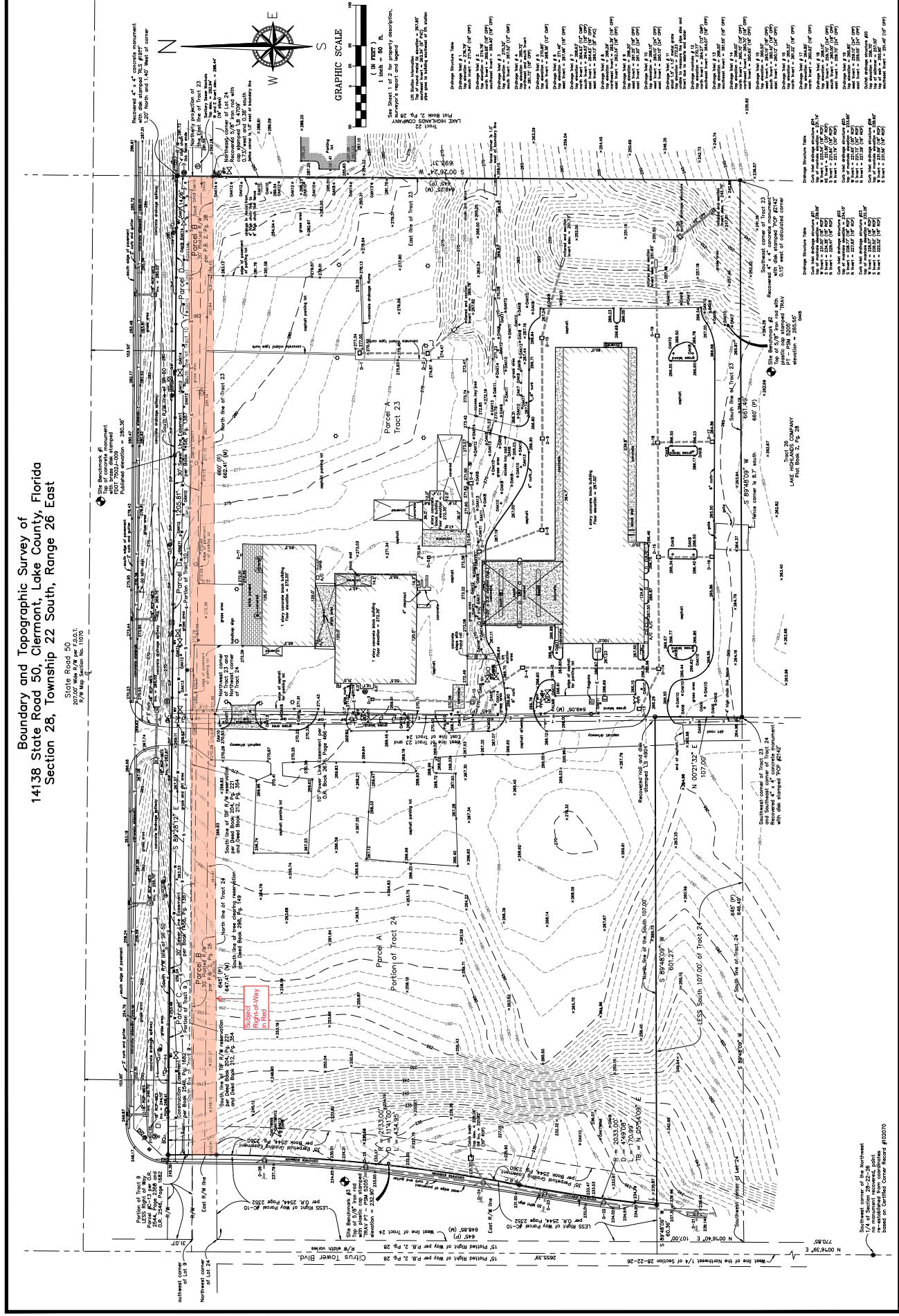
Boundary and Topographic Survey of 14138 State Road 50, Clermont, Lake County, Florida Section 28, Township 22 South, Range 26 East

State Road 50, 14138
2017 Map Section No. 1070

Benchmark Surveying & Mapping, LLC
Certified Professional Surveyor - LA-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
(407) 554-6153
www.benchmarksurveyingandmapping.com

Section 28, Township 22 South, Range 26 East
Boundary and Topographic Survey of 14138
State Road 50, Clermont, Lake County, Florida

Field Book/Page	116/61
Field Date	September 20, 2018
Project Number	935.27
Scale	1" = 50'
Revision	2/2/2019 add underground utilities as marked by others



LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, August 25, 2020 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2020-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THAT UNNAMED RIGHT OF WAY LYING SOUTHERLY OF TRACTS 9 AND 10, AND NORTHERLY OF TRACTS 23 AND 24, AS SHOWN ON THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 2, PAGE 28, AND PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

LEGAL DESCRIPTION

Bounded on the North by the South line of said Tracts 9 and 10; and Bounded on the South by the North line of said Tracts 23 and 24; and Bounded on the East by the West line of Tract 11 of said plats and the Southerly extension thereof; and Bounded on the West by the Easterly right of way line of Citrus Tower Blvd. as recorded in Official Records Book 2544 Page 2352, Public Records of Lake County, Florida, and the Northerly extension thereof to the North line of said unnamed right of way.

This ordinance is available for public inspection in the Development Services Department located at 685 W. Montrose Street, Clermont, FL, 34711, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

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

Tracy Ackroyd Howe, MMC

City Clerk
Daily Commercial
August 10, 2020