



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY CENTER
AGENDA
6:30 PM, Tuesday, October 27, 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

PROCLAMATION

Red Ribbon Week

Arbor Day 2020 Recognition

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Minutes Approval

Consider the approval of minutes of the September 22, 2020 and October 13, 2020 Council meetings.

Item No. 2 - Temporary Access License Agreement

Consider approval of temporary access license agreement between the City and the Art District.

Item No. 3 - Piggyback Agreement

Consider FMPA contract piggyback with Ferguson Waterworks to provide the purchase and delivery of water and wastewater supplies in the estimated budgeted amount of \$150,000.

Item No. 4 - Event, Road Closure and Alcohol Request

Consider event, road closures and alcohol request for "LIVE at Victory Pointe" on March 20, 2021.

UNFINISHED BUSINESS

Item No. 5 - Light Up Clermont Discussion

Present alternative activities for Light Up Clermont

Item No. 6 - Ordinance No. 2020-33 *Final LDC Amendment*

Consider amendment to the Land Development Code to clarify the applicant's financial responsibility for the City's review of a Traffic Impact Study for a project.

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Item No. 7 - Ordinance No. 2020-34 *Final*
Clermont Ridge Senior Villas Annexation

Consider annexing property located at 13625 North Jacks Lake Road.

Item No. 8 - Ordinance No. 2020-35 *Final*
Clermont Ridge Senior Villas CPA

Consider changing the future land use from Lake County Urban Medium Density to Clermont High Density Residential for property located at 13625 North Jacks Lake Road.

Item 9 - Ordinance No. 2020-36 *Final*
Clermont Ridge Senior Villas Rezoning

Consider rezoning from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) for property located at 13625 North Jacks Lake Road.

NEW BUSINESS

Item No. 10 - Resolution No. 2020-54R
Beloved Church Office CUP

Consider a Conditional Use Permit to allow for church associated services in the Central Business District (CBD) Zoning District.

Item No. 11 - Ordinance No. 2020-30
Introduction
Encompass Health PUD

Consider rezoning of 32 +/- acres along SR 50 between Hancock Road and Emil Jahna for two different uses. Phase 1 is for a 100-bed rehabilitation center and phase 2 is for C-2 General Commercial uses.

Item No. 12 - Ordinance No. 2020-37

Withdrawn

Item No. 13 - Ordinance No. 2020-38
Introduction
Sign Code Amendment

Consider text amendment to the Land Development Code, Chapter 102 Signs, adding Section 102-26 Other Signs.

Item No. 14 - Ordinance No. 2020-39
Introduction
Right of Way Vacation

Consider vacating unnamed 30 foot right-of-way.

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

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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.

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.

PROCLAMATION

Whereas, Alcohol and other drug abuse in this nation has reached epidemic stages; and

Whereas, It is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs; and

Whereas, The National Family Partnership is sponsoring the National Red Ribbon Campaign® offering citizens the opportunity to demonstrate their commitment to drug-free lifestyles (no use of illegal drugs, no illegal use of legal drugs); and

Whereas, The National Red Ribbon Campaign® will be celebrated in every community in America during “Red Ribbon Week®”, October 23-31; and

Whereas, The City of Clermont further commits its resources to ensure the success of the Red Ribbon Campaign®;

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Week of October 23-31, Two Thousand and Twenty as:

RED RIBBON WEEK

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 27th Day of October in the year Two Thousand and Twenty.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

PROCLAMATION

Whereas, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

Whereas, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

Whereas, Arbor Day is now observed throughout the nation and the world on the last Friday in April; and

Whereas, the onset of the Covid-19 pandemic forced the City to focus on only necessary business at Council meetings during the spring season while the City was partially closed and used Communication Media Technology; and

Whereas, the City of Clermont wishes to acknowledge its commitment to the preservation of nature and its long established history as a Tree City USA by recognizing the celebration of Arbor Day;

Now, Therefore, I, Gail L. Ash, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 24th Day of April, Two Thousand and Twenty was:

ARBOR DAY

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 27th Day of October in the year Two Thousand and Twenty.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
SEPTEMBER 22, 2020

The City Council met in a regular meeting on Tuesday, September 22, 2020 in the Clermont City Center. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Travis, Bates, and Purvis.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Pastor Kendall Anderson followed by the Pledge of Allegiance.

PRESENTATIONS

Clermont Elementary/Lincoln Park Task Force

Presented by Paula Hoisington and Alex Busto.

City Manager Gray informed the Council that the Clermont Elementary school is being combined with Clermont Middle School for a K-8 school. The community is working on a plan for that space, so he asked for an update on the vision.

Paula Hoisington, 564 E. Desoto Street, Clermont – Ms. Hoisington is a founding member of the Lincoln Park South Lake Alliance. They have been working on this project for about two (2) years. Their mission is to build community changing opportunities in the South Lake county area and they see that concentrated in Lincoln Park. They want to create a campus that focuses on the three (3) E's: Education, Employment, and Entrepreneurship. This community center will be for all of south Lake County. They are confident in this proposal and hopeful for working with the Lake County School Board. They want to bring vocational training to south Lake County as the trade schools are currently concentrated in the north part of the county. Ms. Hoisington recognized the organization's members who were present.

Alex Busto, Gatorsketch, 1000 E. Hwy 50, Clermont – *Lincoln Park Alliance Member*. Mr. Busto explained they have met with the School Board and Lake Tech College. They want to create synergy for this campus for south Lake County and the city. The proposal is to use the existing building. A diagram was presented of the planned uses for existing structures. Mr. Busto highlighted the uses they see for the campus. He concluded by saying they are looking for partners at this point.

Veterans Memorial Monument

Valarie Bronson. – Ms. Bronson is representing a group of Vietnam Vets and would like to put a Vietnam memorial monument at Veterans Park recognizing veterans who served and attended Clermont High School. The target date to complete is March 30, 2021 which is Welcome Home Vietnam Vets Day. They are seeking Council's permission to put in something similar to existing stone. They have received an estimate from Southern Monuments in Leesburg. The plan is to raise funds through the VFW.

City Manager Gray asked Ms. Bronson to sit down with city staff to discuss and then return for final approval. Ms. Bronson agreed.

Ms. Bronson also mentioned that her and her husband donated a bird sanctuary to the area on Lake Hiawatha.

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PUBLIC COMMENTS

Charlene Forth, 939 W. Desoto Street, Clermont – Ms. Forth stated she is excited about the two presented projects. Commended Debbie in the City Manager’s office by saying she is friendly to citizens.

Joa MacNalie, Magnolia Park, - Ms. MacNalie asked for support of Lincoln Park Alliance proposal.

Tim Murry, 574 E. Desoto Street, Clermont – Thanked the Public Works Department for speedy response. Stated he has worked with Paula and Alex on the project with the Lincoln Park Alliance.

Tim Moses, 1040 Stoneham Drive, Groveland – Asked for support of proposal of Lincoln Park Alliance.

Lavonte Rogers, 667 W. Osceola Street, Clermont – Thanked Chief Broadway and the Clermont Police Department.

Darryl Church, Pastor of New Jacobs Chapel, Hwy 50 – Asked for support of the Clermont Elementary School proposal.

REPORTS

CITY MANAGER REPORT

City Manager Gray reported a change to the agenda. Item 7 is requesting to be tabled until January 26, 2021 so that it may be heard by a full council.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

CITY COUNCIL REPORT

Council Member Bates –No report.

Council Member Purvis – No report.

Council Member Travis – No report.

Mayor Ash – No report.

CONSENT AGENDA

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

Item No. 1 – Bid Award

Consider awarding bid to Infinity Corporation of Central Florida, Inc to furnish and install an audio system at Victory Pointe and Highlander Pavilion in the total budget amount of \$51,360.

Item No. 2 – Piggyback Agreement

Consider request to piggyback the Sarasota County contract with Engineered Spray Solutions LLC to provide Spryroq protective lining for existing sewer manholes and stormwater structures in the estimated annual amount of \$100,000.

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Item No. 3 – Contractor Name Change

Consider request for contract name change from Booth, Ern, Straguhan & Hiott, Inc (BESH) to Half Associates, Inc d/b/a BESH Half.

Item No. 4 – Interlocal Agreement & Spend Plan

Consider an agreement with Lake County for consideration of municipal funding as related to the disbursement of CARES Act funds.

MOTION TO APPROVE the consent agenda for September 22, 2020 made by Council Member Bates. Seconded by Council Member Travis. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 5 – Ordinance No. 2020-31 – FINAL – Idle Speed/No Wake Zones

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 70 “WATERWAYS” OF THE CODE OF ORDINANCES, CREATING ARTICLE I “SPEED LIMITS”, SECTION 70-1 “AUTHORITY”, SECTION 70-2 “DEFINITIONS”, SECTION 70-3 “IDLE SPEED NO WAKE ZONES, SECTION 70-4 “ADOPTION OF SPEED LIMITS” AND SECTION 70-5 “ENFORCEMENT AND PENALTY”; PROVIDING FOR THE ERECTION OF SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance into the record by title only. The staff presentation was provided by Public Services Director Brunson.

Director Brunson will allow the City to move forward with permitting the no wake zones as required by the Florida Fish and Wildlife Conservation Commission. A map was presented of the three locations. The first area is the Lake Hiawatha canoe launch, the second area is boathouse launch area, and the boat launch by Waterfront Park.

The area will consist of five (5) buoys 500 foot across the shore from the center location. It will be 1,000 feet in total.

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

MOTION TO APPROVE and adopt Ordinance No. 2020-31 establishing Idle Speed/No Wake Zones made by Council Member Travis. Seconded by Council Member Bates. Passed 4-0 on roll call vote with all members present voicing aye.

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Item No. 6 – Ordinance No. 2020-32 – FINAL – Micromobility Code Amendment

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 54 “STREETS, SIDEWALKS AND OTHER PUBLIC PLACES”, ARTICLE V, “PARKS AND RECREATION AREAS”, AMENDING SECTION 54-122 “DEFINITIONS”; CREATING NEW SECTION 54-129 “BICYCLES, MICROMOBILITY DEVICES AND MOTORIZED SCOOTERS” OF THE CITY CODE, PROVIDING FOR DEFINITIONS, PROHIBITION OF OBSTRUCTION OF STREETS, SIDEWALKS AND TRAILS, PROHIBITION OF MOTORIZED SCOOTERS AND MICROMOBILITY DEVICES IN CITY PARKS AND ON CITY TRAILS, AND STAGING OF BICYCLES, MICROMOBILITY DEVICES AND MOTORIZED SCOOTERS; RENUMBERING “ENFORCEMENT; PENALTIES” TO SECTION 54-130 OF THE CLERMONT CITY CODE; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance into the record by title only. The staff presentation was provided by Parks and Recreation Director Davidoff.

Director Davidoff stated the ordinance will prohibit scooters and micromobility devices on the trails in Clermont. He pointed out to the Council that this does not apply to certain bicycles or devices for people with disabilities.

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

MOTION TO APPROVE and adopt Ordinance No. 2020-32 amending the code restricting micromobility devices in certain areas made by Council Member Bates. Seconded by Council Member Travis. Passed 4-0 on roll call vote with all members present voicing aye.

NEW BUSINESS

Item No. 7 – Variance Request – 210 Crystal Lake Drive

This item was considered out of order and was heard during the City Manager’s Report.

MOTION TO TABLE consideration of the variance request for 210 Crystal Lake Drive until January 26, 2021 made by Council Member Bates. Seconded by Council Member Travis. Passed unanimously with all members present voicing aye.

Mayor Ash excused herself from the meeting at 7:06pm. Council Member Travis took over as Mayor Pro Tem.

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Item No. 8 – Moonlight Players

City Manager Gray stated that this item had been on the workshop agenda for August which was cancelled.

Mayor Pro Tem Travis called a recess at 7:07pm. The meeting resumed at 7:09pm.

Trista Fouts, President of Moonlight Players Theater – Thanked Communications Director Deen, City Manager Gray, and also the City Council for taking their emails and listening to them during this process. Ms. Fouts recognized the Moonlight Players board members. She gave a brief history and description of the organization as well as the programs that they provide. They are a volunteer group and their goal is to give back to the community.

The Moonlight Players are asking for land next to the Clermont Arts and Recreation Center. Ms. Fouts presented a drawing for the Council. This property will give enough room for a theater and parking. The Moonlight Players are different from the Performing Arts Center (PAC) as the Players produce their own shows where the PAC brings in touring performances.

The property in question will provide 205 parking spaces. The facility will be two (2) stories tall with a three (3) story tower over the main theater. The building will be approximately 21,000 sq. ft. and will include a main theater, Youth Theater, rehearsal spaces and meeting spaces. They completely outgrew the place that they had.

Their goal is to bring more tourism to the city through theater conventions, thespian competitions, and film festivals. They want this location to be a revenue generator for both them and the City. They especially want to support the growth of their youth program. They are also planning to have a small café.

They are requesting the City's support by leasing the proposed property for a 99 year lease term at \$1 per year. They want to partner with the Performing Arts Center to provide more tourism; deliver annual season theatre productions.

Mayor Pro Tem Travis opened the floor for public comment.

Dani Page, Tuscany Ridge, Clermont – Commended the presentation and the Youth Program. Expressed support for the proposal.

Keith Mullins, 640 Drew Avenue, Clermont - Supporter of Moonlight for years. He is supportive of the idea, but wants to know how they are going to pay for it. He also feels the City should get more than \$1.00 per year for the lease. He supports the concept but wants to see all the details. There are other 501C3 groups that would love to have land for \$1.00 per year. It is the Council's responsibility to secure the citizens of Clermont in this deal.

Charlene Forth, 939 W. Desoto Street, Clermont – Supports the concept. Ms. Forth stated that the Players were run out of downtown and the City should work with them.

Tom Kline, 963 W. Juniata Street, Clermont – Informed the Council that participating in Community Theater can be used to get hours for Bright Futures Scholarship. One show can get a student to college; one show fulfills the hours. It will also give exposure to the PAC. It is a win-win across the board.

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Tim Murry, 574 E. Desoto Street, Clermont - Support the Moonlight Players, but is concerned with a 99 year lease at \$1.00 per year.

Lavonte Rogers, Artistic Director for Twilight Theater for Youth. – The amount of kids lost that are now succeeding in other areas in life, it speaks volumes as a community theater. They have a financial plan. They are open to suggestions. They are asking for an opportunity.

Kurt Flemish, 388 Division Street, Clermont - Board member at Moonlight Players – They realize the 99 year lease is long term, but they are going to make a large capital investment into the community. The money is real and they will take care of the property. Community Theater give retirees a place to go and see talented people; it is a great service to the older taxpayers in the community.

Eric Hall, 12344 Hammock Way Circle, Clermont – Board member at Moonlight Players – Informed the council that he produces large scale entertainment for his career. He reminded the Council that they are not asking the Council for a bailout or to help remain solvent; they are asking for the City's support on an opportunity to grow. While this is 501C3 it is also a business that has stayed solvent for 26 years and that should not be discounted.

Seeing no other speakers, the floor was closed by Mayor Pro Tem Travis.

City Manager Gray informed the Council that he told Ms. Fouts not to go into a lot of detail which is why they are not presenting a financial plan this evening. He said that the next step can be to have them return with more information. He also stated that he has been working with the Players for the last decade and knows they have outgrown their space.

Council Member Bates stated he supports the concept, but he wants to make sure that the Moonlight Players have extinguished all possibilities to remain downtown.

Council Member Purvis disclosed that he has met two (2) of the board members. He is in support of the Moonlight Players. However, he also would like to see them downtown. He has some reservations about the land lease and about being in a business relationship with real estate.

Mayor Pro Tem Travis wants to see a workshop specifically on this concept to see more detail. She knows from professional experience that banks are hesitant to lend on a land lease, so she wants to see the financial plan. She would also like to see at least one (1) full-time paying position with this project. It has not worked out in the City's best interest in other relationships with dealing with only volunteer staff.

The Council asked City Manager Gray and City Attorney Mantzaris to prepare a report on what other cities have done with regards to land leases and the success and/or failures of those projects.

Council Member Purvis asked if there was a way to have a closed session meeting to discuss potentially proprietary financials. City Attorney Mantzaris replied that there is not. Ms. Fouts added that as a 501C3 it is open to public inspection anyways.

Mayor Pro Tem Travis asked the Moonlight Players to also come up with a plan for a secondary location. Ms Fouts indicated that would not be an issue.

City Manager Gray said he would review the November and December agendas and look for a light one to add this discussion too.

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Mayor Pro Tem Travis asked if Ms. Fouts wanted to wait for a full Council. Ms. Fouts said she was fine having the conversation with just the four members. The Council agreed that it would be preferential to have the discussion before January and on an agenda so it can be voted on.

ADJOURN: With no further comments, this meeting adjourned at 7:40 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 13, 2020

The City Council met in a regular meeting on Tuesday, October 13, 2020 in the Clermont City Center. Council Member Travis, sitting as Mayor Pro Tem, called the meeting to order at 6:30pm with the following Council Members present: Council Members Bates and Purvis.

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

Absent: Mayor Ash

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was provided by Pastor Carlos Aviles Jr of Calvary Chapel Clermont followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Allison Strange, 2350 Legends Way, Clermont – Notified the Council that they are in the middle of negotiations with the Big 10 in 2021 for two weekends of college softball. It will be a multi-year deal. This will be scheduled around the Spring Games which will also be here, so they are working with partners in Leesburg to make sure they are able to accommodate the events.

James Aviner, 14310 Hunter Trace Lane, Clermont – Brought Council's attention to incidents at Waterfront Park and Lake Hiawatha Preserve. On August 30, took daughter and sat at picnic table. Stated that a Parks and Recreation staff member approached them in a confrontational manner. She introduced herself and informed them that she had received communication from a park ranger that an organized run was happening on the trails. She proceeded to question the group. Mr. Aviner told her that they were not an organized group, but a group of friends letting their kids run. Mr. Aviner stated that the staff member harassed them and took pictures of everybody and vehicles. Mr. Aviner stated that his daughters running coach was informed by a private business owner who received a text from the Parks and Recreation Director that the kids were not welcome to participate in an organized run on Saturday.

City Manager Gray responded that a meeting was upcoming to discuss. Council Member Purvis stated that he wanted the City Manager to report to the entire Council at the next meeting.

Kyah Mohammad, 177 Linden Street, Clermont – Ms. Mohammed presented an artistic document. She told the Council that she does not consent to 5G towers being built in Clermont. Expressed concern with wireless technology.

Brian Lee, 1540 Reflections Street, Clermont – Mr. Lee stated that he takes his daughter to run at Waterfront Park. He has also been approached by park rangers and told he is not allowed to coach kids. He stated that he has been threatened with law enforcement. The policy needs clarification.

City Manager Gray told the Council that the City wants people to enjoy the park. However, they have had some people training on the trails in the past, and people cannot operate a business in a public space without the correct permitting. He told the Council he will meet with Parks and Recreation Director Davidoff.

Council Member Purvis asked if park rangers have to complete an incident report, if so he would like to see a copy of the reports.

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REPORTS

CITY MANAGER REPORT

City Manager Gray informed the Council that Mayor Ash is not present, but she is doing better. He announced the cancellation of the October 20 Council workshop. He stated that city staff had held an Open House on the Phase 2 streetscape plan on October 1.

City Manager Gray informed the Council of the passing of Mr. Asbury Floyd of Floyds Funeral Home on October 8 and service on October 18. He also informed the Council of the passing of Les Booker who was an active champion of the community.

City Manager Gray continued that the City is currently in Phase 3 Light according to Governor DeSantis and that the City will continue to follow the lead of the state. In accordance with the reopening plan, staff is recommending to open our facilities on November 9 and limit to 75 percent capacity.

He concluded his report by informing the Council that Agenda Item 6 has been pulled from the agenda, but will be placed on a future agenda.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

CITY COUNCIL REPORT

Council Member Bates – No report.

Council Member Purvis – Expressed condolences for Les Booker.

Mayor Pro Tem Travis –

- Attended the Tourism Development Council (TDC) meeting the previous Monday, and informed the Council that the TDC will have a special meeting on Friday to approve special funds to renovate the Sleepy Hollow Complex in Leesburg.
- Congratulated the owners of Montrose Street Market on their Grand Opening.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider the minutes for the September 3, 2020 First Budget Hearing, the September 8, 2020 Regular City Council Meeting, and the September 17, 2020 Final Budget Hearing.

Item No. 2 – Bid Award & Budget Amendment

Consider awarding contract to Wannemacher Jensen Architects, Inc. for Fire Station #2 Architectural Services in the amount of \$309,762 with a budget amendment in the amount of \$163,502.

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| Item No. 3 – Surplus Request | Consider declaring end of life inventory as surplus from the departments of: Public Services, Fire, Police, Development Services and City Clerk and dispose of in accordance with the Purchasing Policy. |
| Item No. 4 – Piggyback Agreement | Consider request to piggyback the Seminole County contract with National Metering Services, Inc to provide contractual services for the replacement of small water meters in the estimated annual budgeted amount of \$51,000. |
| Item No. 5 – Single/Sole Source Purchase | Consider approval of Single/Sole Source purchase from Parkson Corporation to repair automatic bar screen filter system in the total budgeted amount of \$57,072. |
| Item No. 6 – Miley Triplex Utility Easement | Consider granting easement to the City of Clermont for access and maintenance of a water service and associated meters. |
| Item No. 7 – Consider 8th Street Entryway Event Signage | Consider Clermont Masonic Lodge request for event signage on November 13, 2020. |
| Item No. 8 – Phase 2 Downtown Streetscape Project, Contract Amendment and Budget Amendment | Consider approval of Phase 2 construction cost in the amount of \$4,901,467 with a budget amendment for \$2,544,867 and the Second Amendment to the contract with Traverse Group. |
| Item No. 9 – Phase 3 Streetscape Project Design Agreement | Consider Civil Engineering and Surveying Services Agreement with BESH-HALFF in the budgeted amount of \$306,385. |
| Item No. 10 – Resolution No. 2020-65R
<i>Allowance for Use of E-Signatures</i> | Consider resolution in compliance with Florida Statutes that a governmental entity adopt a plan accepting electronic signatures, seals, and notarization for official business. |

MOTION TO APPROVE the consent agenda items 1-5, 7-9 for October 13, 2020 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 13, 2020

UNFINISHED BUSINESS

Items 11, 12, and 13 were heard together and voted on separately.

Item No. 11 – Ordinance No. 2020-03 FINAL – CarMax Annexation

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

Item No. 12 – Ordinance No. 2020-04 FINAL – CarMax Comprehensive Plan Amendment

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

Item No. 13 – Ordinance No. 2020-05 FINAL – CarMax Rezoning

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

City Clerk Howe read each of the ordinances into the record by title only. The staff presentation was done by City Planning Manager John Kruse.

Planner Kruse informed the Council that the City is the applicant for all of these items. The notice of encumbrance was executed on August 13, 2019 and is located in the Joint Planning Area Agreement and the Interlocal Service Boundary Agreement. The subject property is approximately 19 acres in size. The City will annex the property with county zoning in place. City staff recommends approval of Ordinance 2020-03 for annexation. The Council approved the large scale comprehensive plan amendment prior and transmitted to the state for review. It will change the property from Lake County Urban High Density to Clermont Commercial. State agencies did not voice any comments regarding this change. Staff recommends approval of Ordinance 2020-04 for the comprehensive plan amendment. The City is requesting approval to rezone the subject property from Lake County Planned Unit Development to Clermont Planned Unit Development. The applicant is requesting assurance that the site will be constructed through the approved site plan of Lake County with no changes forthcoming once the property is annexed into the City. The

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proposed condition has been drafted and will be added to the ordinance. Staff is recommending approval to rezone.

City Manager Gray restated that the City is the applicant because of an existing utility agreement.

Jimmy Crawford, Clermont - *Applicants Representative*. Mr. Crawford restated that his client is asking for additional protections and wants assurances that the site plan approved by Lake County will be grandfathered.

Mayor Pro Tem opened the floor for comments from the public; seeing no comments the floor was closed.

Council Member Purvis had a concern about outdoor speakers. Mr. Crawford stated that CarMax does not use outdoor speakers. City Attorney Mantzaris reminded the Council that the business would still have to abide by the City's noise ordinance once in operation.

Mayor Pro Tem Travis stated for the record that the City is not approving a car dealership, and that it was Lake County who approved the car dealership. The business is just requesting to now come into the City.

MOTION TO APPROVE and adopt Ordinance No. 2020-03 made by Council Member Bates. Seconded by Councilmember Purvis. Passed 3-0 on roll call vote with all members present voicing aye.

MOTION TO APPROVE and adopt Ordinance No. 2020-04 made by Council Member Bates. Seconded by Council Member Purvis. Passed 3-0 on roll call vote with all members present voicing aye.

MOTION TO APPROVE and adopt Ordinance No. 2020-05 as amended with the condition presented by staff assuring that the site will be constructed according to the already approved site plan made by Council Member Bates. Seconded by Councilmember Purvis. Passed 3-0 on roll call vote with all members present voicing aye.

NEW BUSINESS

Item No. 14 – Lien Reduction Request – 1600 Hancock Road

Planning and Development Services Director Henschel presented the lien request. The property is a commercial development known as College Station and is owned by the John Adams family. The case is related to wind banners being used on the property. The violation was corrected after being in violation for 61 days and a fine of \$6,100 had accrued. The city received an application for lien reduction to an amount of \$500. Director Henschel reminded the Council that there was another recent request for flag signs that was granted. The previous case reduced the amount to approximately 13 percent of the original value. In this case, that same percentage would amount to approximately \$800. This concluded the staff presentation.

Patrick Wordell, 12055 East Third Street, Equity Property Management – *Applicants Representative*. Mr. Wordell apologized for the violation and stated that it was a strict violation of the tenants lease to use wind banners.

Mayor Pro Tem opened the floor for comments from the public; seeing no comments the floor was closed.

Council Member Bates asked that an upcoming workshop include the topic of exterior signs and banners.

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City Manager Gray informed the Council that the City allows new businesses the ability to put up the banners for the first 30 days of operation. He further explained that by the time it gets to be a code enforcement issue, the business has placed the banners up habitually. A violator is then given 30 days to come into compliance. In this case, that was also ignored.

Mayor Pro Tem Travis asked if this is the same owner as the last location. City Manager Gray said yes. Director Henschel stated that it is a different location though.

Council Member Purvis asked where the notice was sent once this became a code enforcement issue. Director Henschel replied that the City is required by law to send it to the property owner listed on the ad valorem tax list.

Council Member Purvis stated that he is not supporting the request of \$500 due to the past history with the owner. Mr. Wordell stated that he understands and this is why they have supplied the Code Enforcement division with their contact information. Council Member Purvis asked if Mr. Wordell understood that the City is required to notify the property owner and not the manager. Mr. Wordell replied yes.

MOTION TO APPROVE a lien reduction to \$800 payable within 30 days or to revert back made by Council Member Bates. Seconded by Councilmember Purvis. Passed unanimously with all members present voicing aye.

Item No. 15 – Event, Road Closure and Open Container Request – *Light Up Clermont*

Parks and Recreation Director Davidoff presented information on phase 3 issued by Governor DeSantis. He reviewed the special events calendar, types of events, attendance and safety requirements, Clermont Downtown Partnership (CPD) requests, recommendation and “Light Up Clermont” options. Staff recommended prohibiting festival style events until January at which time Council can review.

Director Davidoff then discussed “Light Up Clermont”. The event is the largest festival hosted by the City that is the kickoff to the holiday season. The event normally averages about 15,000 spectators and participants for the tree lighting, parade, and festival. If the City Council votes to not host this event, Director Davidoff highlighted alternative options which could include a virtual tree lighting ceremony with the Mayor and City Council to be broadcast on December 4 similar to what was done for the 9/11 ceremony. An enchanted village of Christmas trees could also be constructed as a walkthrough attraction. The downtown could host a cookie and cocoa walk was also proposed.

City Manager Gray clarified that the City does not want to cancel Christmas, but the City would assume liability for potential Covid spread. Staff feels that the City needs to hold off on large events, but they are looking for other suggestions, such as a drive by nativity scene. A decision needs to be made though.

Mayor Pro Tem Travis opened the floor for comments from the public.

Charlene Forth, 939 W. Desoto Street, Clermont – Does not support having events.

Joa Macnalie, 1396 White Blossom Lane, Clermont – Recommends moving forward with events, but supports putting larger festivals on hold. She recommends against cancelling everything.

Kimberly Grogan, 1030 W. Lakeshore Drive, Clermont Downtown Partnership (CDP) – She informed the Council that CDP vendors must sign a Covid form. The farmers market has been operating at a limited capacity, since May 31 and have only had two (2) complaints. The markets have seen varying degrees of

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attendance. For the Harvest Festival, only 50 percent of vendors will be in attendance. Food trucks, harvest festival and candy cane would also have limited vendors. People can spread out in downtown. The CPD is also asking to increase farmers market by 25 percent in November and then 25 percent more in December bringing them back to 100 percent.

Keith Mullins, Downtown Merchant – Adults are self-distancing. Stated that other cities have reopened for events without issues, and that the people of Clermont should have the same opportunity. He can appreciate holding off on large festivals, but supports the city approving smaller events.

Lavonte Rogers, 667 W. Osceola Street, Clermont – Supports the parade. Give people a choice. Supports the City doing something.

Alison Strange, 2350 Legends Way, Clermont – *Representing PFX*. Asked if Hancock Park is fully open for big events because they book their facilities and Hancock Park together. City Manager Gray responded that whatever is decided by Council will be applied to all events. Ms. Strange wants all five (5) ball fields open. Personally, she supports reopening.

Joa Macnalie – Against the Virtual Light Up event.

Pamela Amerson, 151 W. Desoto Street, Clermont – Parents are being responsible. Encourages approval of events for the kids and the community.

Joe Gustafson, 3699 Corsica Lane, Clermont – Supports requiring masks at events. Mayor Pro Tem Travis supported that idea. City Attorney Mantzaris reminded the Council that mask mandates are no longer enforceable under the Governors order. Most cities are posting signs asking people to wear masks.

Seeing no further comments, the floor was closed.

The Council discussed their options for the events.

Council Member Purvis said that the City cannot slowly open with an event of 8,000 people. He supports the smaller events; does not support large events.

Kimberly Grogan – Informed the Council that they are willing to spread things out more onto additional streets as well. A DJ will also be present to remind people to wear masks and to provide music.

City Manager Gray stated they will be working with Ms. Grogan and her group.

Council Member Purvis called the question.

MOTION TO APPROVE the Harvest Festival, Food Truck and Candy Cane Lane with additional spacing and to grant the City Manager authority close roads as needed in regards to these festivals made by Council Member Bates. Seconded by Mayor Pro Tem Travis. Passed 2-1 with Council Member Purvis opposing.

Council Member Purvis suggested that Director Davidoff return at the October 27 meeting with an update on options with regards to “Light Up Clermont”.

City Attorney Mantzaris reminded the Council about the remaining items on the event list which included a disc golf tournament.

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City Manager Gray stated that if the Council granted their consent they could move forward with the events as they were previously approved by the Council. The members present unanimously provided their consent for the remaining events on the list to move forward.

Item No. 16 – Ordinance No. 2020-33 *INTRODUCTION – LDC Amendment – Traffic Impact Study*

City Clerk Howe read the ordinance by title only.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT, CHAPTER 90 “CONCURRENCY MANAGEMENT”, ARTICLE I, “IN GENERAL”, SECTION 90-7 “ESTIMATION OF DEMAND FOR PROPOSED DEVELOPMENT”; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-33 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 17 – Ordinance No. 2020-34 *INTRODUCTION – Clermont Ridge Senior Villas Annexation*

City Clerk Howe read the ordinance by title only.

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

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-34 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 18 – Ordinance No. 2020-35 *INTRODUCTION – Clermont Ridge Senior Villas CPA*

City Clerk Howe read the ordinance by title only.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL SCALE

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COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-35 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 19 – Ordinance No. 2020-36 INTRODUCTION – Clermont Ridge Senior Villas Rezoning

City Clerk Howe read the ordinance by title only.

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

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-36 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Mayor Pro Tem Travis called for an adjournment. Prior to consent of the Council, Ms. Alison Strange approached the Council to ask for clarification on the status of the ball fields as they were not included in the Agenda Item 15 motion.

Director Davidoff stated that the fields are not open at 100 percent. There are five (5) fields and three (3) are open. Most organizations are using the three (3) fields at Hancock and one (1) field at Felter Park. The tournaments are similar to festival style events. The intent is to reduce capacity. They have removed the windscreens and removed seating.

Council Member Purvis stated that he believes an exception can be made for a one-time event especially since it does a lot of benefit to the community. Director Davidoff corrected Council Member Purvis and stated that Ms. Strange was not referring to the Spring Games, but rather to the tournaments that occur nearly every weekend.

Council Member Bates suggested utilizing different areas to warm up rather than congregate at the ball fields.

Ms. Strange stated that PGF sports staggers their teams so that they do not have overlap.

MOTION TO APPROVE the use of all fields at Hancock Park for all tournaments made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:07 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Temporary Access License Agreement		
Requested Action		
Recommend approval of the agreement.		
Staff Report		
Consider approval of the the Temporary Access License Agreement between the City of Clermont and the Art District.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Temporary Sidewalk Access License Agreement (Art District LLC) Temporary Sidewalk Access License Agreement (Art District LLC).doc		
2. Temporary Sidewalk Access License Agreement (Art District LLC)- Attachment A Temporary Sidewalk Access License Agreement (Art District LLC)- Attachment A.pdf		

TEMPORARY ACCESS LICENSE

THIS TEMPORARY ACCESS LICENSE AGREEMENT made and entered into this ____ day of _____ 2020, by and between THE ART DISTRICT, LLC, P.O. Box 120788, Clermont, FL 34712 (hereinafter referred to as “GRANTOR”), and the City of Clermont, 685 W. Montrose Street, Clermont, Florida 34711 (hereinafter referred to as “GRANTEE”).

WHEREAS, GRANTOR is the owner of that certain real property, Parcel ID No.: 24-22-25-0100-080-01100, Alt Key No.: 1087210 located in Lake County, Florida, hereinafter referred to as the “Parent Parcel”; and

WHEREAS, GRANTOR desires to grant to GRANTEE and GRANTEE desires to accept, in the best interest of the citizens of the City of Clermont, a Temporary Access License over and across the Parent Parcel.

NOW, THEREFORE, for and in consideration of TEN DOLLARS (\$10) paid to GRANTOR and mutual advantages inuring each party to the other, and other valuable considerations, the receipt of which are hereby acknowledged, the Parties agree as follows:

1. The above-stated Whereas clauses are incorporated herein as if restated in the body of this License.
2. GRANTOR does hereby grant to the GRANTEE, a temporary pedestrian access license, including the right of ingress and egress of the general public over and across the Parent Parcel, specifically as described and limited to the real property as described in Attachment ‘A’, hereinafter the “License Area”.
3. The GRANTEE hereby covenants and agrees that it shall improve, at its expense, the License Area for construction of a sidewalk as required for the access rights granted herein and in accordance with applicable City standards, including but not limited to, stormwater improvements as reasonably required and related to the improvements constructed by GRANTEE in the License Area. GRANTEE further agrees that all times it shall operate and use the License Area in such a manner so as to minimize any disruptions to GRANTOR’S use of the Parent Parcel. In the event the GRANTEE shall alter, disturb, or damage any portion of the Parent Parcel in the course of its utilization of the License Area, GRANTEE, upon termination of this License, will restore the GRANTOR’S property to its prior existing condition.
4. To the extent permitted by law, the GRANTEE hereby indemnifies, and agrees to hold GRANTOR harmless from and against any and all claims, demands, costs, judgments and amounts whatsoever suffered by GRANTOR by virtue of GRANTEE’S negligence in the use or maintenance of this temporary license.

5. Nothing herein shall be construed to constitute a waiver of the GRANTEE'S sovereign immunity as set forth in Florida Statutes, Chapter 768.
6. The rights granted herein shall inure to the benefit of GRANTEE, its assign, heirs, successors and invitees, including but not limited to the general public.
7. The rights and obligations granted and contained herein may be terminated by mutual consent of the parties or by either party upon SIXTY (60) days written notice sent to the addresses set forth above.

TO HAVE AND TO HOLD said temporary access license and rights of entry unto GRANTEE, and its successors, heirs, assigns and invitees, including but not limited to the general public shall begin on _____ 2020 until terminated as provided above.

GRANTOR:

signed, sealed and delivered in the presence of:

_____	By: _____
(Print Name) _____	Alex Stringfellow, Authorized Member

(Print Name) _____	

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2020 by Alex Stringfellow as AMBR of The Art District, LLC, a Florida Limited Liability Company, on behalf of the LLC. He/she is personally known to me or has produced _____ as identification.

Notary Public Signature

Notary Public Printed Name

My Commission Expires:

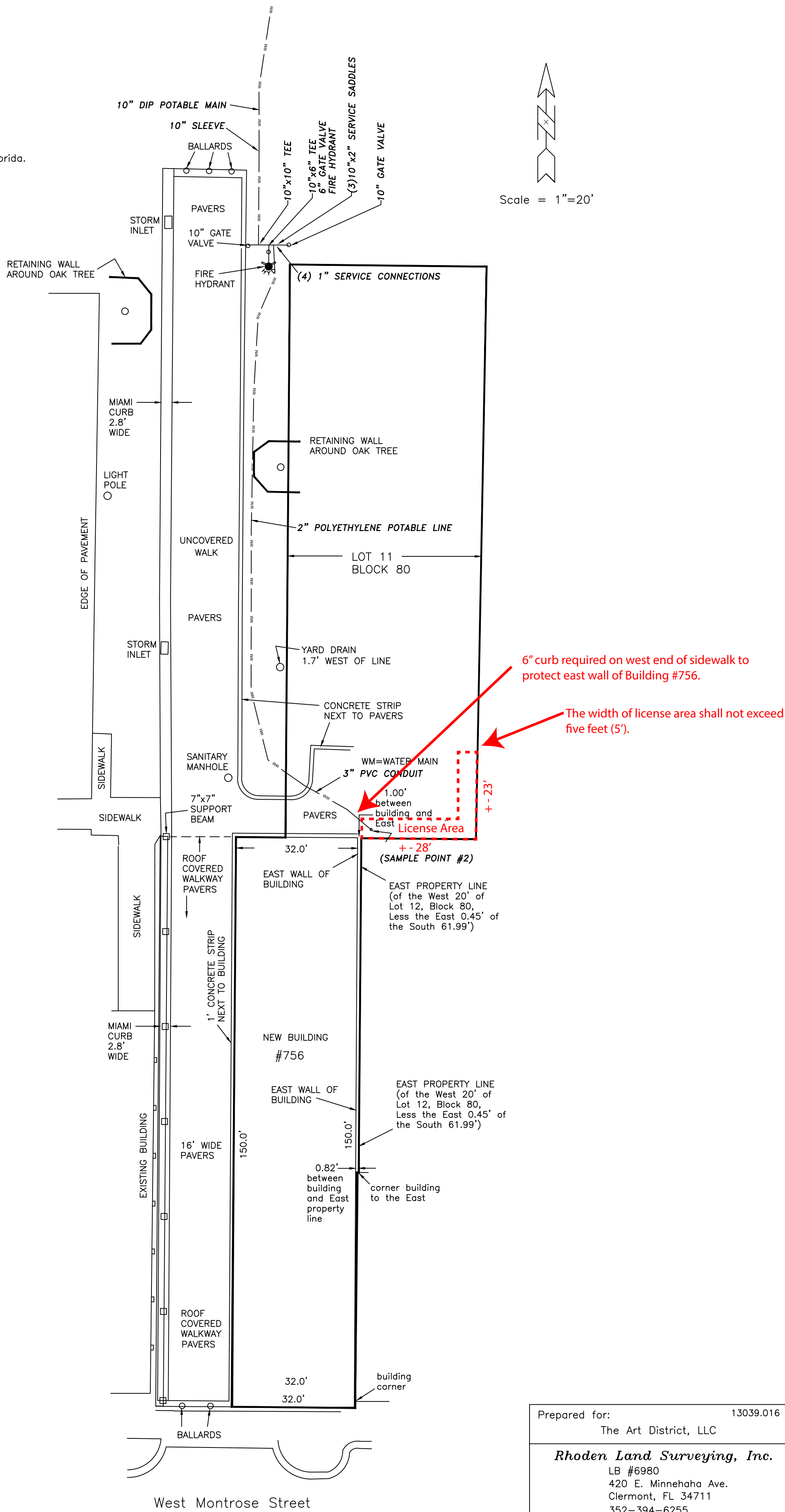
Accepted and Agreed to by action of the City Council of the City of Clermont at its meeting of _____, 2020.

By _____
Mayor Gail Ash

Map of As-built Survey

ATTACHMENT 'A'

Description:
Lot 11, Block 80, OFFICIAL MAP OF THE CITY OF CLERMONT,
according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Lake County, Florida.
AND
The West 20.00 feet of Lot 12, Block 80,
OFFICIAL MAP OF THE CITY OF CLERMONT,
according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Lake County, Florida.
LESS the East 0.45 feet of the South 61.99 feet thereof.
AND
The East 33.00 feet of Lot 14, Block 80, OFFICIAL MAP
OF THE CITY OF CLERMONT, according to the map or plat thereof
as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.
LESS the East 18.00 feet of the West 20.00 feet of the East 33.00 feet
of said Lot 14, Block 80.





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Piggyback Agreement		
Requested Action		
Recommend to approve a piggyback contract number ITB FMPA 2019-021 from Ferguson Waterworks with FMPA to provide the purchase and delivery of water and wastewater supplies.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. At the request of the Public Services Department, the Procurement Services Department sought a contract from FMPA number ITB FMPA 2019-021, to obtain the services of the purchase and delivery of wastewater pipe, valves and fittings. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2110-008 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. Based on this, staff recommends that Council approve to piggyback the FMPA contract number ITB FMPA 2019-021. The FMPA contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The award includes an initial 4 year agreement.		
Additional Analysis		
Fiscal Impact Summary		
The estimated amount of this contract is \$150,000 and is included in the current year approved budget. Account Codes: 41533-54612 and 42535-54612		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2110-007	RFI 2110-007.pdf	
2. FMPA-Ferguson Contract	FMPA-Ferguson Contract.pdf	



REQUEST FOR INFORMATION

Intent to Utilize the FMPA Contract for Water and Sewer Materials

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2110-007	ISSUED DATE: October 16, 2020
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>October 26, 2020 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

Responses may be submitted electronically to the Procurement Services Director by email.

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Public Services

(b) Company Information: Ferguson Waterworks

(c) Contract Number and Title: ITB FMPA 2019-021 / Wastewater Pipe, Valves and Fittings

(d) Length of Contract: 4 Year(s) w/ no renewals.

(e) Product or Service Provided: Purchase and Delivery of Wastewater Pipe, Valves and Fittings

(f) Annual Expenditure: \$150,000

2 – ACTION TO BE TAKEN

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

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



Sharon Samuels
Member Services Programs and Procurement Administrator

December 11, 2019

MEMORANDUM

TO: FMPA Members
FROM: Sharon Samuels 
SUBJECT: Wastewater Pipes, Valves, & Fittings - Bid Award – ITB# 2019-021

The Joint Purchase Project has reviewed the bids received for the Purchase and Delivery of Wastewater Pipes, Valves, & Fittings Bid. These bids were received in response to the FMPA Invitation to Bid No. 2019-021 via AURSI. The JPP does not have the authority to actually award bids. Rather, the JPP recommends awards to each participating member.

FMPA received bids from Consolidated Pipe & Supply of Orlando, FL; Hayes Pipes of Tampa, FL; and Ferguson Waterworks of Orlando, FL.

The recommended award is all items to Ferguson Waterworks.

The awarded bidder, Ferguson Waterworks, will extend the prices bid to other FMPA Members. This bid award is effective January 1, 2020 through December 31, 2025; at that time the Participating Members will determine whether to rebid or extend the award by mutual consent.

Below is the contact information for the awarded bidder:

Ferguson Waterworks
801 Thorpe Road
Orlando, FL 32824
P: 407-859-7473
P: 407-739-6165
Contact: Justin Montandon

All of the exceptions or other conditions taken by Ferguson Waterworks are included with this letter. If you have any questions, please give me a call.

Attachments
cc: Bidders

WASTEWATER PIPES, VALVES & FITTINGS BID
FMPA ITB# 2019-021

Bidders Exceptions and Clarifications

Consolidated Pipe & Supply.

- Bid 3M, Apollo Conbraco, American Flow Control, Star, NIBCO, National, Mueller Co., ENDOT, Spears, Smith Blair, Tigre, Oatey, Custom Fab, Trench Tough Plus, and Matco Norca
- Delivery time of 5-14 days, depending on the item.
- Took no exceptions.

Hayes Pipe.

- Bid American Flow Control and Mueller Co
- Delivery time of 2-28 days, depending on the item.
- Took no exceptions.

Ferguson Waterworks.

- Bid 3M, American Flow Control, Apollo Conbraco, Custom Fab, National, Mueller Co., Romac, Proflo, ENDOT, Spears, Sigma, NIBCO, Tigre, Oatey, Tyler Union
- Delivery time of 2-14 days, depending on the item.
- Took no exceptions.



RESOLUTION NO. 2020-006R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE UTILIZATION OF FLORIDA MUNICIPAL POWER AGENCY (FMPA) ITB NO. 2019-021, WHICH IS REASONABLE AND OTHERWISE IN THE BEST INTEREST OF THE CITY OF ST. CLOUD, WHOSE SUBJECT MATTER IS WASTEWATER PIPE, VALVES & FITTINGS, PROVIDING FOR THE AWARD THEREOF TO FERGUSON ENTERPRISES, LLC (FERGUSON WATERWORKS), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Municipal Power Agency (FMPA) previously advertised ITB No. 2019-021 Wastewater Pipe, Valves & Fittings, and

WHEREAS, Florida Municipal Power Agency (FMPA) has recommended award of the contract to the responsive and responsible bidder, Ferguson Enterprises, LLC (Ferguson Waterworks), and

WHEREAS, as a member of the Florida Municipal Power Agency (FMPA) the City of St. Cloud wishes to extend the benefit of the FMPA ITB No. 2019-021 – Wastewater Pipe, Valves, and Fittings pursuant to the City of St. Cloud's Purchasing Policy, Article III, Section 4(F).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

Section I. The Florida Municipal Power Agency (FMPA) Agreement ITB 2019-021-Wastewater Pipe, Valves & Fittings and the award thereof to Ferguson Enterprises, LLC (Ferguson Waterworks) is found to be in the best interest of the City of St. Cloud.

Section II. The City Manager is authorized and is directed to issue a purchase order or "confirmation letter" to said bidder upon a final review of the reward process.

Section III. The City Manager is specifically authorized to withhold the purchase order or "confirmation letter" upon determination of any matter or factor, hereafter coming to his 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 IV. This resolution shall take effect immediately upon adoption.

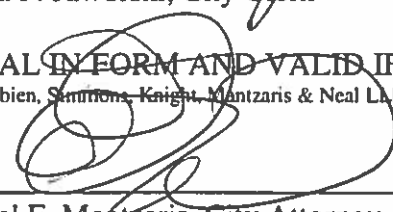
PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, this 9th day of January, 2020.

CITY OF ST. CLOUD


Nathan Blackwell, Mayor

ATTEST: 
Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris & Neal LLP


Daniel F. Mantzaris, City Attorney

Ferguson Waterworks Proposal For:

**Purchase & Delivery of Wastewater Pipe, Valves & Fittings
Due November 26th, 2019 1:30 PM**



**Florida Municipal Power Agency
8553 Commodity Circle– Orlando, Florida 32819**



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Section 1: Introduction-Mission Statement

Florida Municipal Power Agency,

Our below company mission statement identifies many of our core attributes .

OUR MISSION IS...

- To develop collaborative relationships with our customers.
- To be the premier customer-oriented supplier of value-added services.
- To partner with vendors who help us meet our customers' needs.
- To provide a broad range of products and services to our customer base and strive to build and maintain customer loyalty.
- To continually improve our performance applying the latest technologies and executing Quality Objectives to enhance our processes and strengthen our framework.
- To operate with integrity and achieve our mission in an ethical manner.
- To maintain and improve a Quality Management System.
- To provide our associates with a work environment that promotes communication and opportunities for personal growth and career development.
- To conduct business responsibly and in a manner built on a culture of protecting the health and safety of our employees and the public.
- To make a contribution to our communities as individuals and as a company.
- To succeed as a business and to provide a return to our shareholders.

Our distinction of being the top distributor in the United States demonstrates our dedication to customer service; taken not only to conduct business and service with FMPA Members, but to participate in the community, lending jobs and to service the area.

Section 1: Introduction- History of Ferguson

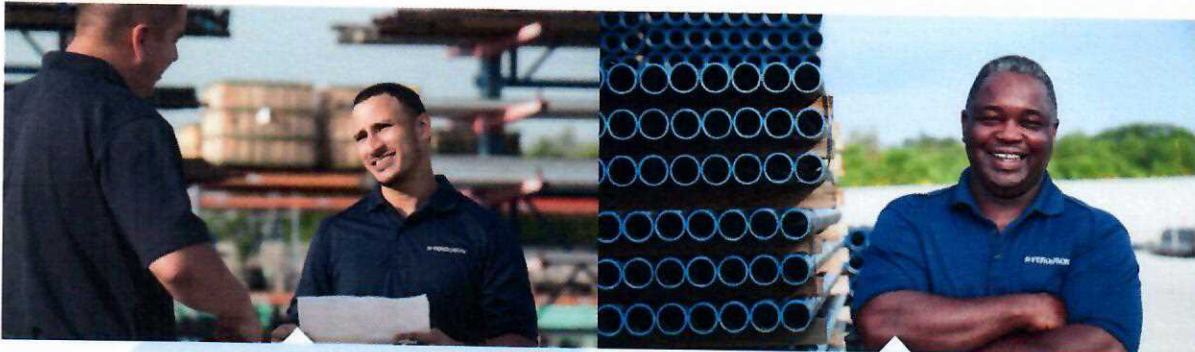


FERGUSON: A HISTORY OF SUCCESS

Ferguson is a company committed to the growth of its business and its people. Founded in 1953 by Charles Ferguson, Ralph Lenz, and Johnny Smither, the company began with a modest \$165,000 starting capital. Ferguson's first two locations opened in Colmar Manor, Md., a suburb of Washington D.C., and Birmingham, Ala., for the purpose of servicing smaller plumbing contractors. In 1954, Crossroads Supply opened in Alexandria, Va., and became the umbrella company for the three locations. Peebles Supply was opened in 1959 in Hampton, Va., by David Peebles, who became the company's second president in 1969 and changed the name of the managing company to Ferguson Enterprises Inc., in honor of the company's mentor.

Under Peebles' leadership, Ferguson grew to be an industry leader by idealizing the American dream of owning and operating a business. Ferguson managers who started locations under their own names were truly entrepreneurs, structuring their businesses based on local market demands. Peebles' instituted Ferguson's Training Program, which was designed to attract the best and brightest the workforce had to offer. Peebles' philosophy of aggressive expansion and his vision of what we could become served Ferguson well during this period of growth. By 1982, when the company was acquired by Wolseley plc, Ferguson had 76 locations in 11 states and \$142 million in annual sales. Wolseley's financial strength contributed to Ferguson's phenomenal growth in the next decade with the addition of 13 new states, bringing the total number of locations to nearly 200.

Section 1: Introduction- History of Ferguson



In 1989, Charlie Banks, Ferguson's first official trainee, became the company's second President and CEO. With Banks' guidance, Ferguson grew from \$606 million in sales to over \$3.3 billion and had more than 500 locations in 38 states. In May 2001, Banks took over as Group Chief Executive of Wolseley, Ferguson's parent company, and Claude "Chip" Hornsby stepped in to guide Ferguson as President and CEO. In 2005, John Stegeman was appointed Ferguson's President and CEO, as Hornsby transitioned to Wolseley's Group Chief Executive after Mr. Bank's retirement the following year.

Frank Roach was appointed CEO for Wolseley's North American operations in December 2005, and in August 2009, he assumed additional responsibilities as CEO of Ferguson. In the late 2000s, Ferguson's growth began to slow as the recession hit traditional construction markets. Ferguson weathered the challenge by renewing its focus on efficiency, with key oversight by Roach and his leadership team. The focus on discipline helped prepare Ferguson for the coming period of immense growth and record-high profits.

After nearly 41 years with Ferguson, Roach retired in July 2017 and passed the reins to longtime Chief Operating Officer, Kevin Murphy. Under Murphy's guidance, Ferguson continues to focus on developing its associates and providing unrivaled customer service - a proven strategy that will allow Ferguson to continue to meet its goals for the future. The company's diversification across multiple business sectors, including residential plumbing, waterworks, HVAC/R and commercial/industrial supply, have positioned the company to succeed, regardless of the economic climate.

Ferguson is a company that has proven it can adapt to the times. The company's rich history and second-to-none customer service make it an industry leader, but its associates make Ferguson the company it is today.

Section 1: Introduction: Headquarters Location

Ferguson Corporate Headquarters

Ferguson Enterprises
 PO Box 2778
 12500 Jefferson Avenue
 Newport News, Virginia
 23602, USA
 T: 757-874-7795
 F: 757-989-2501
 E: first.last@ferguson.com
 W: www.ferguson.com

State of Incorporation: Virginia

Number of years in business: 65

Names and contact information of key personnel:

<i>Justin Montandon – Outside Municipal Sales</i>	<i>Justin.montandon@ferguson.com</i>	<i>407-739-6165</i>
Greg Pullis – Inside Municipal Sales	Gregory.Pullis@ferguson.com	407-859-7473
Darren Campbell – General Manager	Darren.Campbell@ferguson.com	407-383-9462
Jake Lane – Sales Manager	Jake.Lane@ferguson.com	407-405-1761
Greg Terry – Operations Manager	Gregory.Terry@ferguson.com	407-963-6131

Resume of Primary Contract Justin Montandon on next page.

Justin Montandon is the day to day contact / Emergency middle of the night contact / Lead contact for setting up Manufactures Demonstrations / Account Questions and much more.

Greg Pullis is the customer service contact who solely works with Justin, and Municipal customers. Greg is in also in front of the computer each day, ready to answer any questions.

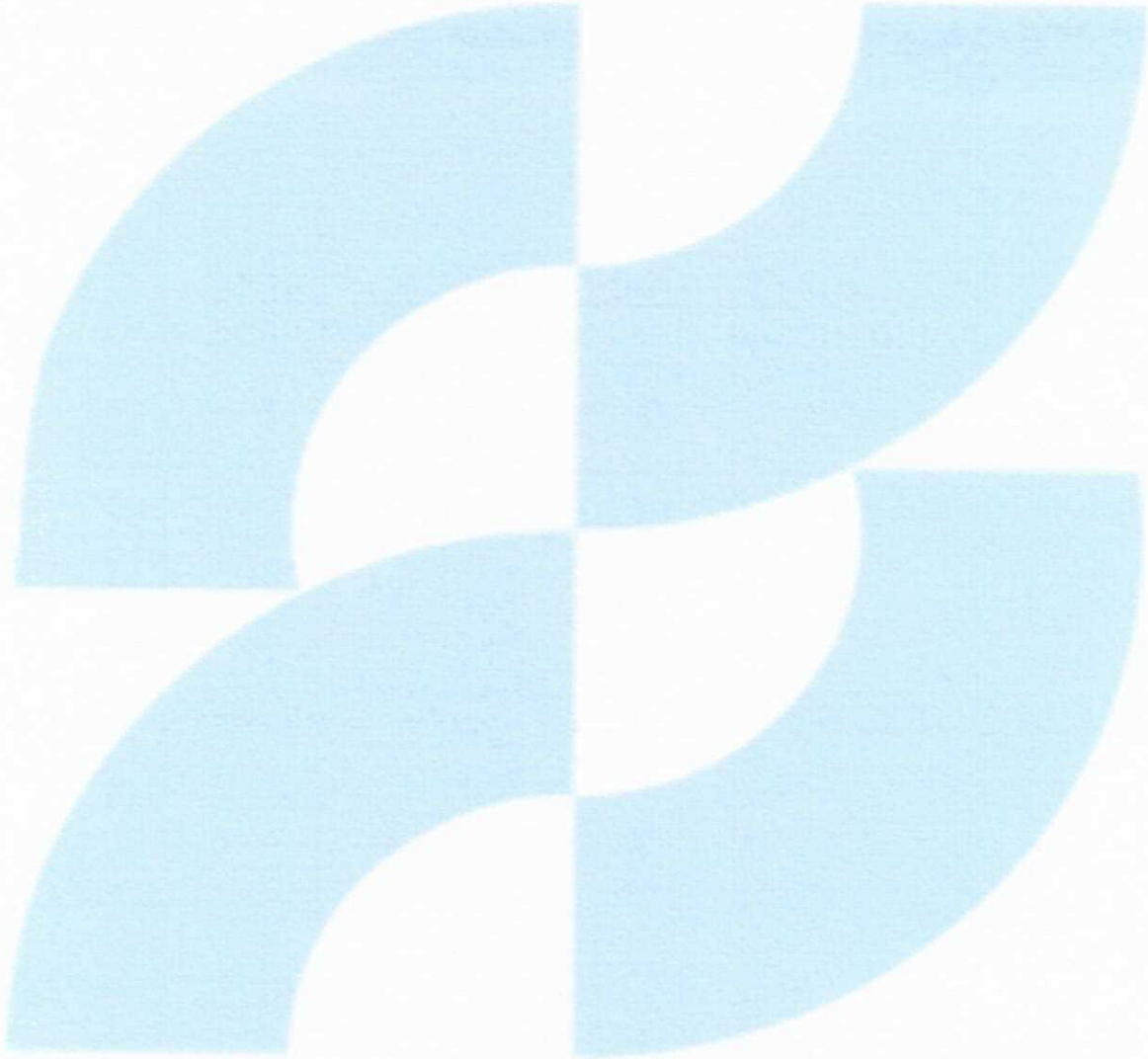


Justin
Montandon
Municipal
Sales



Contact Information	
(407)739-6165 Justin.Montandon@ferguson.com	
Summary	
Justin joined Ferguson Waterworks immediately after graduating from the University of Florida in 2004. He quickly completed Ferguson's Sales / Management program, and excelled in his following Inside sales role. In 2006 he was promoted to Manager of Training & Development, and promoted again the following year, to his current role Municipal Outside Sales. Justin employs his 15 years of experience with Utility infrastructure to provide excellent customer service to his Municipal Customer's. Justin lives with his wife Ashley, and two children, Kennedy & Logan in Longwood, Florida.	
Experience	
Ferguson Waterworks – Municipal Sales	August 2007- Present
• Responsible for AMR/AMI system sales & support for Orange, Lake, Volusia, Seminole, Osceola Counties • Reliable- Has personally provided over 25 emergency / After hours deliveries to his Municipal Customers • Provides Prompt, accurate, friendly, and consistent customer service • Loyal and Dependable– Ferguson is his sole employer after graduating in 2004 • Conducted hundreds of Waterworks Product demonstrations	
Ferguson Waterworks – Manager of Training & Development	June 2006 – July 2007
• Created the Training program for one of the largest Ferguson locations in the country • Developed over 12 associates for Outside Sales / inside sales position • Created operational Efficiencies that saved Thousands of man hours	
Ferguson Waterworks Inside Sales-	March 2005 - July 2006
• Handled over 30 contractors during one of the busiest developing periods in American history • Coordinated logistics, Material Procurement, Created Submittal, Proactive customer service • receiving, Counter Sales, Credits, Inventory control • Completed training Program in Pompano Beach Location- Shipping / receiving / Counter Sales	
Education	
University of Florida	2001-2004
Major: Bachelor of Arts in Business Administration Minor: Mass Communications, Spanish	
Graduated with Honors- Cum Laude Designation	

Section 2: Required Forms and Submittals



**PROPOSAL TO FURNISH
PURCHASE & DELIVERY OF WASTEWATER PIPE, VALVES, & FITTINGS
FOR THE FLORIDA MUNICIPAL POWER AGENCY
JOINT PURCHASE PROJECT**

I have carefully examined the Invitation to Bid, Terms and Conditions, Technical Specifications, Bid Forms, and any other documents accompanying or made a part of this Invitation. With full knowledge and understanding of the aforesaid, I agree to abide by all terms and conditions of this bid.

I hereby propose to furnish the materials/services specified in the Invitation at the prices quoted in my bid as indicated in the appropriate spaces on this and the attached sheets.

I certify that I am duly authorized to submit this bid on behalf of the vendor and that the vendor is ready, willing and able to perform if awarded the bid.

Prompt Payment Discount 0 % for payment made within 30 days of delivery.

I agree to deliver to the designated place within each zone as appropriate as indicated in my submittal on the attached Bid Forms.

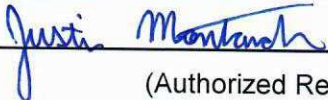
Prices quoted shall remain firm and irrevocable for a period of 365 days.

ADDENDA. The undersigned bidder acknowledges receipt of the following addenda, which have been considered in preparing this proposal (if applicable).

Number	<u>N/A</u>	Dated	<u>N/A</u>
Number	<u></u>	Dated	<u></u>

Respectfully submitted:

Company Name: Ferguson Waterworks (Ferguson Enterprises, LLC)

Signature: 

(Authorized Representative)

Justin Montandon

(Type or Print Name of Signer)

Address: 801 Thorpe Road
Orlando, FL 32824

E-Mail Address: justin.montandon@ferguson.com

Telephone Number: 407-859-7473

Toll Free Number: 407-859-7473

Date: 11/11/2019

DRUG-FREE WORKPLACE COMPLIANCE FORM

IDENTICAL TIE BIDS

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing the bids will be followed if none of the ties vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

The undersigned vendor in accordance with Florida Statue 287.087 hereby certifies that
Ferguson Waterworks does:

(Name of business) (Ferguson Enterprises, LLC)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
4. In the statement specified in Subsection 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.


Vendor's Signature

11/11/2019
Date

As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

**** Leaving this Form Blank- not needed as we are submitting

STATEMENT OF NO BID

General Manager
Florida Municipal Power Agency
Joint Purchase Project
8553 Commodity Circle
Orlando, FL 32819

We, the undersigned, have declined to bid on your Invitation to Bid, Florida Municipal Power Agency Joint Purchase Project Bid for Annual Requirement for THE PURCHASE & DELIVERY OF WASTEWATER PIPE, VALVES, & FITTINGS for the following reasons:

- ☐ We do not offer this service/product.
- ☐ Our schedule would not permit us to perform.
- ☐ Unable to meet specifications.
- ☐ Unable to meet bond requirements.
- ☐ Other

We understand that if the Statement of No Bid letter is not executed and returned, our name may be deleted from the list of bidders of the Florida Municipal Power Agency Joint Purchase Project.

Company Name: _____

By: _____
(Authorized Person's Signature)

(Print or type name and title of signer)

Company Address: _____

Telephone Number: _____

Toll Free Number: _____

Fax Number: _____

Date: _____

AFFIDAVIT OF COMPLIANCE
PURCHASE & DELIVERY OF WASTEWATER PIPE, VALVES, & FITTINGS
FMPA ITB # 2019-021

 X We DO NOT take exception to the Bid Specifications.

 We TAKE exception to the Bid Specifications as follows:

Company Name: Ferguson Waterworks (Ferguson Enterprises, LLC)

By: Justin Montandon
(Authorized Person's Signature)

 Justin Montandon- Municipal Sales
(Print or type name and title of signer)

Company Address: 801 Thorpe Road Orlando, FL 32824

Telephone Number: 407-859-7473

Toll Free Number: 407-859-7473

Fax Number: 407-859-9561

Date: 11/11/2019

Minority Business Status: Yes ☐ No ☒ If yes, please indicate type and certificate # below

Anti-Lobbying Declaration
Certification for Contracts, Grants, Loans and Cooperative Agreements
APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements (To be submitted with each bid or offer exceeding \$100,000)

The undersigned [Contractor/bidder] certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

(Ferguson Enterprises, LLC)

The Contractor/Bidder, Ferguson Waterworks certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Justin Montandon- Municipal Sales

Name and Title of Contractor's Authorized Official

11/11/2019

Date

Compliance Declaration

Certification for Contracts, Grants, Loans, and Cooperative Agreements
(To be submitted with each bid or offer exceeding \$100,000)

Regarding Sections 59 through 69 of this Invitation to Bid, the undersigned [Contractor/Bidder] certifies to the best of his or her knowledge, agrees, complies with the following FEMA requirements.

FEMA Reimbursement
Remedies
Equal Employment Opportunity
Contract Hours and Safety Standards Act
Clean Air Act
Federal Water Pollution control Act
Access to Records
Suspension and Debarment
Byrd Anti-Lobbying Amendment
Procurement of Recovered Materials
DHS Seal, Logo, and Flags



Signature of Contractor's Authorized Official

Justin Montandon- Municipal Sales

Name and Title of Contractor's Authorized Official

11/11/2019

Date

**SECRETARIAL CERTIFICATE
OF
AUTHORIZATION**

The undersigned Assistant Secretary of Ferguson Enterprises, LLC, a Virginia limited liability company (the "Company"), hereby certifies that: i) certain of the Company's facilities in Florida, are doing business as Ferguson Waterworks, and ii) Justin Montandon is in Outside Sales in Florida and iii) that the resolutions adopted by the Company's Board of Directors effective July 31, 2018, duly authorize certain of the Company's officers, including the Assistant Secretary, to designate, and I hereby do so designate Justin Montandon as an authorized representative of the Company to act for and on behalf of the Company to prepare and submit bids and proposals to the Company's customers, to enter into contracts, agreements or other documents, and to execute such documents and undertake all such acts as may be deemed in the best interest of the Company, including the execution of bonds and in doing so, to contractually bind the Company. Unless withdrawn sooner, this certification of authorization shall be effective until July 31, 2020.

Dated: 5/22/19



FERGUSON ENTERPRISES, LLC

By: [Signature]
Wesley E. Rice, Assistant Secretary

Commonwealth of Virginia)

City of Newport News)

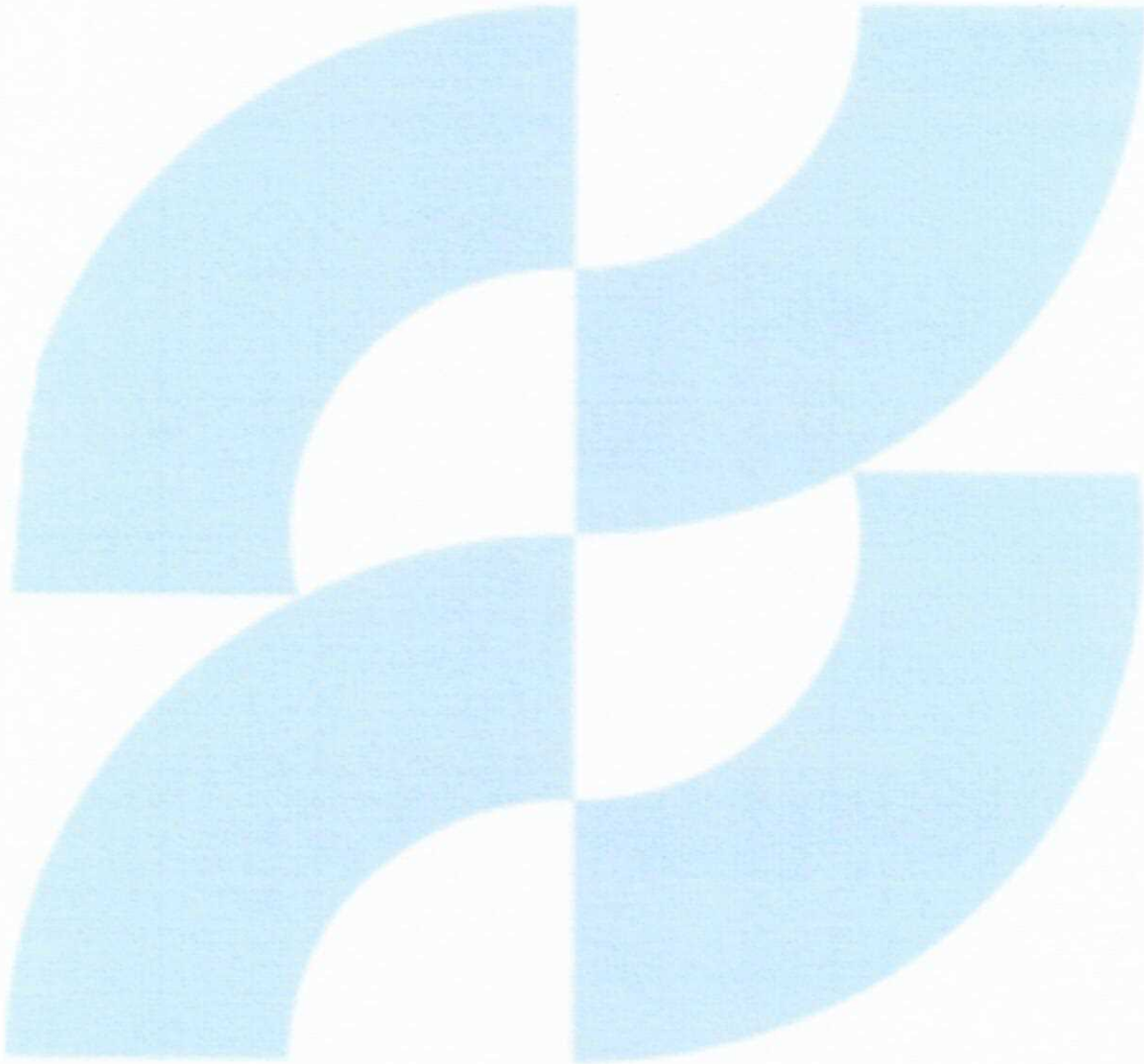
Sworn to subscribed and acknowledged before me this 22nd day of May, 2019, by Wesley E. Rice, personally known to me, in his capacity as Assistant Secretary of Ferguson Enterprises, LLC, a Virginia Company, on behalf of such Company.

[Signature]
Notary – Casey Mehlhoff

My commission expires: July 31, 2022



Section 3: Value Added Services



**FLORIDA MUNICIPAL POWER AGENCY
JOINT PURCHASE PROJECT
PURCHASE & DELIVERY OF WASTEWATER PIPE, VALVES, & FITTINGS**

ADDITIONAL INFORMATION (Ref. Terms & Conditions Section 14)

Please provide the following items:

- 1) A complete description of Value Added Services to be provided by the bidder.
- 2) A list of existing similar contracts.
- 3) Contact information for existing contracts.

ADDITIONAL INFORMATION (Ref. Terms & Conditions Section 18.1)

As indicated in Section 18.1 of our Terms & Conditions, please provide the discount percentage for the entire bid award.

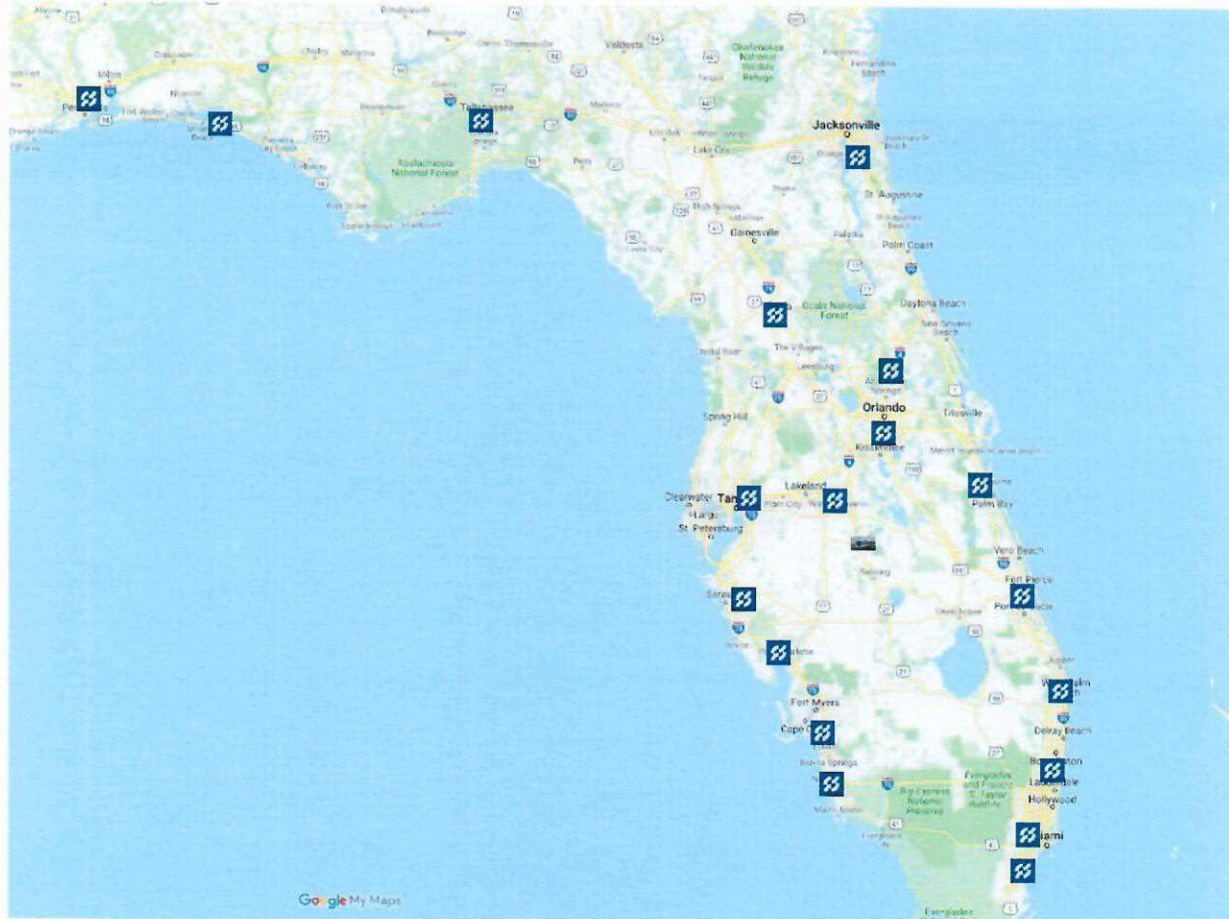
(Please see Following Page)

Section 3: Value Added Services

Key Components of our Value Added Service

- I. **Ferguson's Network of Locations**– Ferguson's Network of branches contains 19 Water / Wastewater specific Branch locations in Florida alone. Perfect for Organizations like FMPA Who has members all over the state. In addition Ferguson's master 500,000 square foot distribution Center is located in Frostproof, Florida.
- II. **Ferguson "Fast Link"**– The Ability of Ferguson to link The customer's and Ferguson's part numbers, is a key link In our Value added Supply Chain. We detail the significance of This feature, and how it saves Time & Money.
- III. **Ferguson.com and Customer customization**– Ferguson. Com is Ferguson's state Of the art, Fully interactive website. Functionality includes Real time access to Contract Pricing, Product availability, Product Specification sheets, Customizable "My Lists", and much more. FMPA members can actually search and order utilizing their own part numbers.
- IV. **Ferguson's Price lock**– Ensures that the contract price Is correctly for all FMPA Member Orders, regardless of method Purchase. Phone call / Online / Counter pickup / Delivery

Section 3: Value Added Services– Ferguson’s Network



Ferguson Waterworks Locations

Tampa
Miami
Pensacola
Melbourne
Sanford

Santa Rosa Beach
Winter Haven
Port Charlotte
Fort Pierce
Naples

Jacksonville
Pompano Beach
Orlando
Fort Myers
Tallahassee

Ocala
Riviera Beach
Sarasota
Miami

Southeast Distribution Center

500,000 SF Frostproof, FL

Tab 3: Value Added Services

Key Components of our Value Added Service

I. Question: What are some of the Value added Benefits of having the customers part number, and Ferguson's Part numbers linked together?

#1) Saves FMPA members from Handwriting hundreds or thousands of Part codes a Year. Many municipalities track parts as they flow through their inventory system. When a municipality receives a part they ordered, most manually write their own part number for each item on the packing slip. This helps confirm that each part ordered was received, and the Packing list can be matched up to the purchase order. Having the Part number automatically print, eliminates the need to Hand write saving time.

#2) The Customers part numbers Also automatically Print on invoices. This makes matching up invoices to open purchase orders much easier.

#3) Ensure that you get the exact Brand you want every time!

Customers can have different product needs due to their unique Geographic location, Soil type, Climate. A good example being Coastal cities may require a product to be made of a certain grade of Brass or Stainless Steel. Once this need is confirmed, Ferguson links up the customers code to the exact specification Needed. This means the correct part will pull up automatically every time. No more relying on suppliers to "remember" the Specialty coating needed. This reduces / eliminates shipping Errors saving precious time.

Tab 3: Value Added Services—

Tab 3: Value added Services

-Part Number Link

Example #2) Customer Invoices– St. Clouds part numbers appear on invoices



FEL-MELBOURNE WATERWORKS #751
PO BOX 100286
ATLANTA, GA 30384-0286

EMAIL DUPLICATE INVOICE

Deliver To: LESLIE
From: Justin Montandon
Comments:

Please Contact With Questions:
321-723-3177

Invoice Number	Customer	Page
1721364-2	273	1

Please refer to Invoice Number when making payment and remit to:

TOTAL DUE ---> 87.12

FEL-MELBOURNE WATERWORKS #751
PO BOX 100286
ATLANTA, GA 30384-0286

Sold To:
CITY OF SAINT CLOUD
ACCTS PAYABLE
1300 NINTH STREET
ST CLOUD, FL 34769

Ship To:
CITY OF ST. CLOUD WAREHOUSE
3100 COMMUNICATIONS ROAD
LARRY 407-957-7247
SAINT CLOUD, FL 34769

Ship Wise	Sell Wise	Tax Code	Customer Order Number	Sales Person	Job Name	Invoice Date	Batch
751	751	FLE	076644	229	Warehouse	10/29/2019	100174
Ordered	Shipped	Item Number	Description	Unit Price	UM	Amount	
9	9	67000500001	16 OZ BLUE OATEY CEMENT OI	6.640	EA	59.76	
6	6	67000500002	PVC PURPLE PRIMER CLEANERSZ: 1 P OI	4.560	EA	27.36	
Invoice Sub-Total						87.12	
Tax						0.00	
Total Amt						87.12	

Item Number	Description	U
67000500001	16 OZ BLUE OATEY CEMENT OI	
67000500002	PVC PURPLE PRIMER CLEANERSZ: 1 P OI	
Invoice Sub-Total		

Tab 3: Responses to all Qualifications

Part Number Link- Commonly asked Questions

What if a FMPA Member adds a new inventory item, or what if the manufacturer we prefer for an item changes? How is Ferguson's part link updated, how long will it take?

If a FMPA member adds a new item to their inventory, or an existing product changes, Ferguson can make changes on our side Immediately. This is a big deal because the part link is handled by your local Ferguson branch. With a simple phone call or email to Ferguson, a local associate can make the change in minutes. Many other companies in our industry don't even have a part number link as an option. Other companies have to have these changes made at their headquarters, and it may take weeks / months to process

Can I use my part numbers to look up Product information at Ferguson.com?

Yes! Upon selecting Ferguson as a Supplier, you would be able to enter the Part number on the Ferguson.Com website. After we complete our "Part link double check" we can verify all the information is accurate. By typing in your part number You have access to that items Box Quantity information, Manufacturer Part number, Product Pictures, Spec-sheets, Pricing, and more

Tab 3: Responses to all Qualifications

Ferguson's Purchase Order Integration System-
Your Full Order is in our system within minutes of Receiving P.O.

For Customers that have Electronically generated purchase orders, another Free Value added service is available. If you have a computer system that Creates your purchase orders, and you have the ability to email orders, then this system may be for you.

Purchase orders we receive by email, can be "Mapped Out" by our Integration System. The computer system learns and memorizes the key information is located. This information includes part numbers, Quantity, delivery Address, ordered by information, Purchase order number, and more.

Now, when a purchase order is received via email, it is sent electronically into Ferguson Order system. All Ferguson Orlando municipal staff, receive a notification that you have placed an order, and our computer system enters your order immediately. This eliminates the need for a person to enter the order into Ferguson's system manually.



Tab 3: Value Added Services**- Price Lock****Ferguson Price Lock**

Ferguson Waterworks has a "Price Lock" option in its computer system. After Ferguson and A Customer enter into an agreement, that pricing can be locked in place on the customers Account. This is important because no matter who at St. Cloud or Bushnell places an order, they will receive their contract price. This applies to any phone orders, material ordered by purchase order, Orders placed online, and any other ordering methods.

FMPA members can verify anytime that this lock is in place with their part number, and the Ferguson.com website. A live presentation is available for the price lock, or any Other of the Value added services offered.

Section 3: Value added Services

Value Added Services- Ferguson.com & Invoice Integration

Doing business with Ferguson is more convenient and easier than ever. Ferguson.com is packed with distinct features to help FMPA members quickly place orders, access product details, and manage accounts at the office and on-the-go, 24/7.

Our free, real time website gives our customers quick access to products, time-saving account details and convenient online ordering. Ferguson.com is packed with features that customers can't find anywhere else.

Ferguson.com offers personalized product codes, 12 month's purchase history (View Purchase History), favorite's lists (My Lists) & Quick Order for easy on-line purchasing of FMPA member's commonly ordered items. As mentioned before, One of the big advantages to Ferguson.com is we offer code cross referencing, meaning that we can cross reference St. Cloud or Bushnell's warehouse product code with Ferguson part numbers. Customers can go on-line and type in their part number and it will automatically reference the Ferguson code, making search and Quick Order very convenient.

Our customer inventory management (CIM) services are built around the customer's business processes. Ferguson provides bin labels, customized & barcoded reference catalogs, and bar-code reading scanners to make stock replenishment and inventory counts so much easier. Our program is scalable and built to fit whatever our customers need. Over 1000 scanners have been deployed around the nation to our various customers. For iPhone and Android users, Ferguson has a Smart Phone Bar Code scanner App free of charge.

With Ferguson.com, you can see your current account status and manage cash flow. Flexible payment options available such as credit card payment or credit terms account. Print AR statements or research invoices whenever needed.

INVOICE INTEGRATION

Ferguson can also provide electronic invoices to update our customers accounting system. This option requires that our customer's program can send and/or receive electronic documents via EDI, XML, CXML, TXT, CSV, etc.) Upon award, Ferguson's National integration Specialist, would obtain the necessary OUC computer system information. With this Information, we can provide the different integration options available.

Section 3: Value Added Services

-Reducing Overall Cost

III. Reducing Overall cost- There are many ways that Ferguson will save you time and Money. At FMPA members request, we can schedule individual warehouse review sessions. During Warehouse review sessions, we review all of the brands and inventory items that are currently in stock at your warehouse. We will prepare a list of money / time saving alternates and new products for you to review in a follow-up meeting.

Options that Ferguson will present to FMPA customers for Consideration **Review of stocking areas, and conversations on the following:**

- #1) Installation time- Is there an alternate product of equal / Superior quality, that will take less time to install
- #2) Price Savings- Is there is a product that is equal / Superior in Quality, that is less expensive
- #3) Availability- Are there any products that are frequently delayed from the manufacturer. If so we will stock these products for you locally. in addition we will present other options for more reliable/ logistically closer manufacturers
- #4) Product advances- Is there a product available that can take the place of multiple products. (Example- advances in Repair clamps, where 1 clamp can cover all types of pipe for a size, and replace 3 clamps on the shelf)

At this time we would like to confirm that Ferguson will only ship products to FMPA Members that meet all standards and specifications of the AWWA.

Section 3: Value added Services

-Reducing Overall Cost

III. Previous Example of Warehouse Review Session

American Flow control teamed up with Fellow manufacturer, Romac, to offer valves and fittings with Romac's Alpha connection. This connection allows the customer to attach hydrants and valves With a single bolt and no additional parts. In the past, the city had to purchase and install separate restrains, bolts, gaskets. On average, this new connection saves around 20 minutes per side! Ferguson carries these products in Local warehouses.



Section 3- Value Added Services

Emergency Delivery / After Hours Action Plan

- I. Ferguson currently offers After hours / Emergency access to inventory material. Over the years, Ferguson has handled emergency needs arising from Storm Events, broken water mains, and more. Ferguson understands the need for having more than one associate ready to respond.

Please see the below Action Plan

Step 1: Call your Primary contact / salesman Justin Montandon

Justin's cell phone is always on. Even if Justin is out of town, he has a team behind him. Even when out of town, Justin has his laptop on him, and has live access to Ferguson's Inventory levels. Ferguson salesman have keys to the Orlando location, and can personally open up Ferguson's store. Even if out of town, Justin will coordinate with other Ferguson associates to have the store opened.

Question: What happens if I call Justin and I get his voicemail?

Step 2: Ferguson management also has access to the branch, and is committed to answering after hours emergencies. Please see the following cell phone numbers of key Ferguson Personnel. If Justin's voicemail is reached, we have 4 backup's currently in place.

Ron Olson- Orlando Warehouse Manager	cell: 407-947-6167
Greg Terry- Orlando Operations Manager	cell: 407-963-6131
Jake Lane- Orlando Sales Manager	cell: 407-405-1761
Darren Campbell- Orlando General Manager	cell: 407-383-9462

Section 3: Value Added Services

Emergency Delivery / After Hours Action Plan (continued)

Below is a specific list of processes to maintain a responsible managed inventory:

- Identify emergency and repair items with FMPA Members staff and agree on stocking levels.
- Discuss the item minimums/maximums for products needed to be kept at customer's locations and at Local Ferguson Branches.
- In addition, incorporate quantities of known upcoming projects with new monthly demands to create better and timelier purchase quantities.

Ferguson Stocks many Storm related Emergency Products

Your local Ferguson has diversified into many products that are frequently need During emergency situations. This list includes

Generators
Sand Bags
Compaction Equipment
Trench Boxes
Jobsite Trailers
Full line of Stihl Saws / Products

In addition, Ferguson also has the after hours contact numbers for manufactures in our Community. Between Ferguson's relationships, and Sister companies, there are not many Products that are outside of Ferguson's access.

Section 3: Value added Services Ferguson's in House HDPE team

Ferguson's In House HDPE Fusion Team

(Please see our Full website at www.HDPE.Com)

Wolseley Industrial Group is a Division of Ferguson that specializes in all things HDPE. Ferguson's Wolseley Industrial Division, has its own team of Fusion Tech's, Fusion Equipment, and much more. We also offer training, where we can teach your employees the Science of Fusing HDPE.

WOLSELEY
INDUSTRIAL GROUP

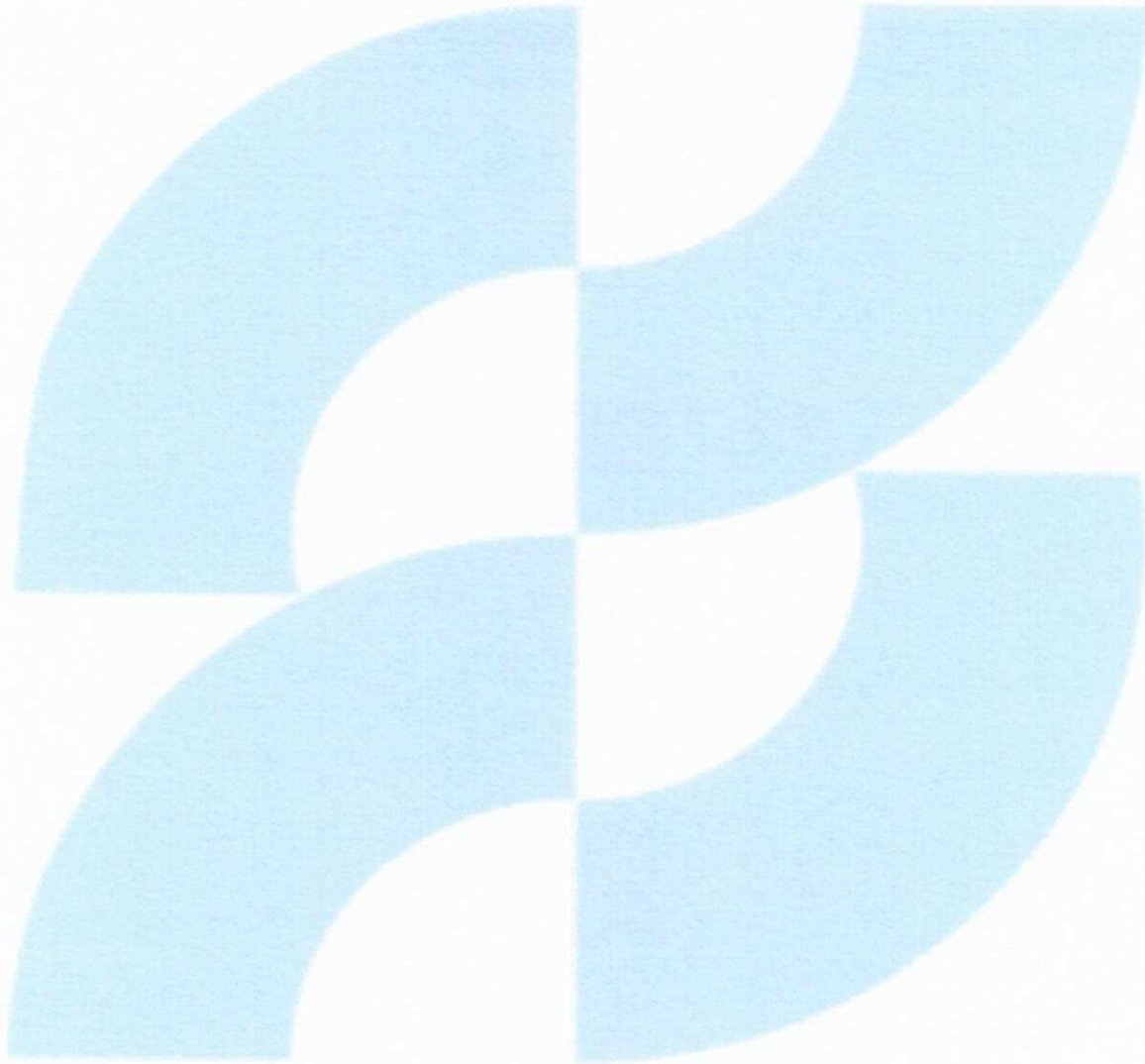
**INDUSTRIAL
PLASTICS**
Pipe, Fabrication and Fusion Services



CONTACT ONE OF OUR HDPE FABRICATION FACILITIES TO LEARN MORE.

FLORIDA Lakeland (863) 667-1686	NORTH CAROLINA Washington (252) 946-8071	TEXAS La Porte (713) 491-1970	WASHINGTON Washougal (360) 835-2129
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Section 4: Additional Discount for Award of Entire Bid



Section 4: Discount Offered for Award of Entire Bid

Ferguson is pleased to offer an additional 5% discount off all net Price listed if awarded the entire bid.

We believe an award to one supplier is in the best interest of FMPA members.

By awarding to 1 key supplier, it will reduce the number of invoices the customers Receive from material Suppliers. In turn it also reduces the number of payments the city has to make each year. The Receiving departments at the city benefit from having less shipments. Purchasing saves time eliminating looking up what item to award to order from each vendor.

Section 4: Additional Item needs

Ferguson understands that FMPA members may have a large variety pipes, valves, and fittings in their existing infrastructure. Installation methods and materials have changed drastically over the years, and Predicting what we will need to repair is Not always possible. These repairs can often require a different connection style, coating, length, manufacturer etc. For this reason, Ferguson is pleased to provide the following discounts off manufactures most recently published List prices. Ferguson will hold the discount percentages firm during each term, and will request any changes via the same methodology listed in the terms and conditions for this bid. These discounts all reflect an additional discount above and beyond Ferguson's 2020 Florida Municipal Discount Listing.



Percentage Discount's off Manufactures List Price Catalog

Manufacturer	Category	Discount	%
American Cast Iron Pipe Company	Ductile Iron Pipe		10 %
American Flow Control	Gate Valves		53 %
American Flow Control	Hydrants		46 %
American Flow Control	Hydrant Parts		10 %
ARI	Air release Valves		15 %
Backflows	(Wilkins, Watts, Apollo, etc		(Ferguson cost + 15 to 29% for shipping) %
Charlotte	sch40 fittings up to 8"		78 %
Charlotts	Sch80 Fittings up to 8"		78 %
Check Valve Parts	Multiple Manufactures		10 %
Custom Fab / US pipe Fab	P-401 Fittings		50 %
Custom Fab / US pipe Fab	P-401 Spools		48 %
Custom Fab / US pipe Fab	Cement Lined Spools		48 %
Ebaa	Restraints		50 %
Endot	Poly Tubing	Net Sheet	%
Ferguson	Pipe Supports		10 %
Ferguson Industrial Plastics	HDPE Risers	Net sheet	%
Ferguson Industrial Plastics	Flange Adapters / Backup Rings	net sheet	%
Ferguson Industrial Plastics	Custom HDPE Fittings	neet sheet	%
Ferguson Industrial Plastics	HDPE Technician Services	net sheet	%
Fernco	standard Couplings		70 %
Fernco	Shielded Couplings		25 %
FIP	Wall Pipe / Sleeves		40 %
FNW	Valves		60 %
FNW	Camlocks		43% %
FNW	Brass Valves		70 %
Ford Meter Box	Saddles- Section AA		42.5 %
Ford Meter Box	Brass Items (Corps, Curbs, Coup, Fittings, ins		51 %
Ford Meter Box	Iron Yoke Items		51 %
Ford Meter Box	Repair Clamps		45 %
Ford Meter Box	Tapping Sleeves		45 %



Percentage Discount's off Manufactures List Price Catalog

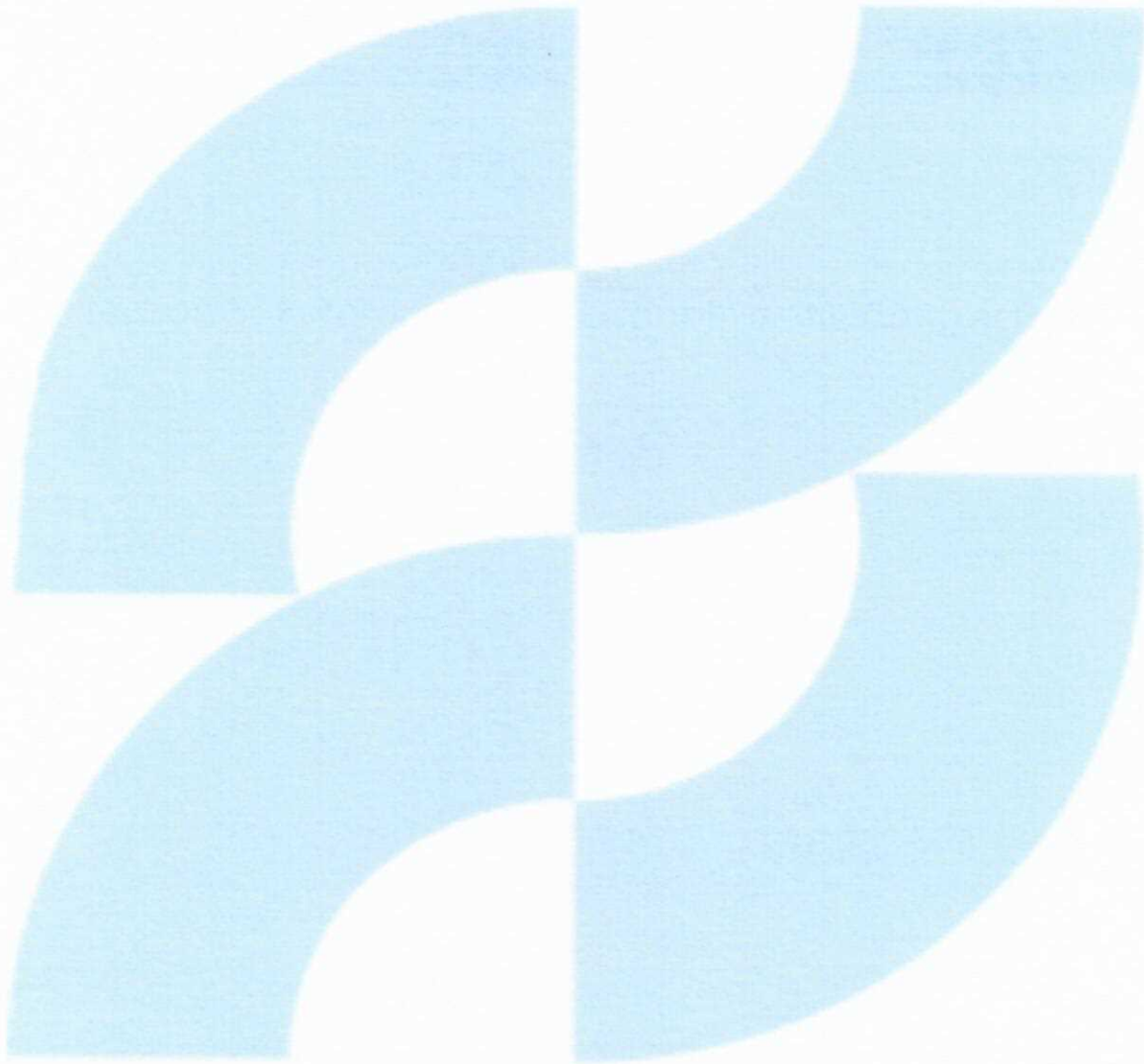
Manufacturer	Category	Discount	%
Ford Meter Box	Import Restraints		45 %
Ford Meter Box	Domestic Restraints		45 %
Gauges	(Wika, Winters, Ashcroft)	cost + (30-45%)	%
Highfield	Bullet Locks		8 %
Hydrant Parts	Multiple Manufactures		10 %
Hydroguard	Flushing Devices		1 %
Link Seals	Link Seals		20 %
Max Adapters	Sewer Adapters		10 %
Meritt Brass	LF Brass Import		62 %
Meritt Brass	LF Brass Domestic		78 %
Meritt Brass	Brass Nipples		94 %
Meritt Brass	SS Cast Fittings		80 %
Meritt Brass	SS Nipples		94 %
Meter Boxes	(Carson, DFW, NDS, Polymer Concrete	(Ferguson cost + 15 to 29% for shipping)	%
Misc Storm / Public Works Items	Misc Storm / Public Works Items		20 %
Mueller Systems	Meters		22 %
Mueller Systems	Meter Infrastructure		22 %
Multi Fittings	4"-18" Molded Fittings		74 %
Oatey	Cleaners		50 %
Oatey	Glue		50 %
Oatey	Primers		50 %
Pollard Water	Flushing	Book is netprice, & free Shipping	%
Pollard Water	Metering	Book is netprice, & free Shipping	%
Pollard Water	Safety	Book is netprice, & free Shipping	%
Pollard Water	Chemicals	Book is netprice, & free Shipping	%
Pollard Water	Dechlorination	Book is netprice, & free Shipping	%
ProFlo	Valves		50 %
ProFlo	Dresser Repair Coup		50 %
ProFlo	Unions		65 %
Proselect	Bolt kits- MJ / Transition		50 %



Percentage Discount's off Manufactures List Price Catalog

Manufacturer	Category	Discount	%
Proselect	Flange Bolt Kits		58 %
PVC Pipe	PVC pipe	5% off Net sheet	%
Romac Industries	Alpha Items		37 %
Romac Industries	Macro Items		40 %
Romac Industries	Saddles		60 %
Sigma Corporation	Restraints		60 %
Sigma Corporation	Fittings		55 %
Sigma Corporation	Valve Boxes		50 %
Smith Blair	Fittings		40 %
Spears Manufacturing	Sch40 White Molded Fittings up to 8"		60 %
Spears Manufacturing	Sch80 Gray Molded fittings up to 8"		70 %
Spears Manufacturing	Compression Couplings		36 %
Spears Manufacturing	Valves, Misc Fittings, Other Fittings		29 %
Suntree - OldCastle	NSBB	4% Off final MSRP project pricing	%
Suntree- Oldcastle	MISC Products	4% Off final MSRP project pricing	%
SW Services	Debris Caps		65 %
Telsco	Repair Items		37 %
Tyler Union	P401 Fittings		55 %
Tyler Union	Import Cement Lined Fittings . FBE		55 %
Tyler Union	Domestic Cement Lined		17 %
Tyler Union	Import Valve Box		30 %
Tyler Union	Domestic Valve Box	net sheet	%
US Foundry	Rings / Covers	5% off Net sheet	%
Waterous- (purchased by American flow)	Check valves		50 %
Waterous- (purchased by American Flow)	Fire Hydrants		46 %
Additional items not listed	Stock items	up to 14% over cost	%
Additional items not listed	Non-stock items	up to 19% over cost	%

Section 5: References and List of Existing Contracts



Section 5: Similar Contracts & Contact information

I. Introduction to Similar Contracts / References

Ferguson currently services hundreds of Cities, Towns, Counties, Villages, Agencies, and Utility Commissions in the state of Florida.

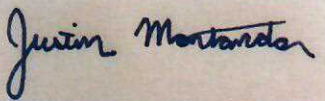
In the following pages, we highlighted 3 of these accounts. These accounts were selected to display our experience with the following

1. Municipalities that have Power and Sewer / Water (GRU)
2. Municipalities that have large Service Areas (Collier County)
3. Our experience working with other CO-Ops (E&I)

With each of our customers, we find they have their own unique Utility Systems, and sets of challenges. Ferguson has met these challenges with a unique combination of inhouse solutions.

If there is any additional information needs, questions, or concerns, please feel free to contact me personally

Sincerely



Justin Montandon
Cell: 407-739-6165
Email: Justin.Montandon

Section 5: Similar Contracts & Contact information

B. GRU (Gainesville Regional Utilities)



About GRU:

Gainesville Regional Utilities, known as GRU, is a multi-service utility owned by the City of Gainesville. We are the 5th largest municipal electric utility in Florida.

- GRU serves approximately 93,000 retail and wholesale customers in Gainesville and surrounding areas, offering:
 - Electric
 - Natural gas
 - Water
 - Wastewater
 - Telecommunications services

Ferguson has been the preferred Vendor for Gainesville Regional Utility for many years. We Selected GRU and JEA for the reference portion of this proposal, to demonstrate our experience with Utilities that have both Power and Water. Since 2015, Ferguson has service GRU on their contract for Water materials #2015-005 The Supply chain specialist for GRU is Kenneth Hunt And his contract information is below

Kenneth E. Hunt- Supply Chain Specialist
(Ph) 352-393-1215
huntke@gru.com

Section 5: Similar Contracts & Contact information



A. Collier County

-Located in Southwest Florida, Collier County has an Approximate population of 350,000. In 2014, Ferguson was awarded Collier's inventory contract. During this time Ferguson helped determine key stocking levels, visited over 120 customer jobsites, and housed the material for county projects at Ferguson's Local Location. After the maximum 4 year term, the contract was rebid. Collier County awarded Ferguson the contract again In 2018. Key components of the recent bid award were financial strength, company capabilities, and Savings to the County.

Contact information:

Pamela Libby– Distribution Manager
Phone: 239-252-6239
Pamela.Libby@colliercountyfl.gov
4370 Mercantile Avenue, Naples FL 34104

Contract # 17-7176 for Underground Utility Parts Supplier

Section 5: Similar Contracts & Contact information



C. E&I Cooperative Services

E&I is the largest Member owned, non-profit purchasing Cooperative servicing the needs of Education. E&I solicited for proposals for its Members for Plumbing Equipment & Supplies.

While This contract offering is only open to E&I Members, the contract Award lends to Ferguson's experience with Cooperative Groups

E&I Contract # CNR01322
RFP # 683177

Getting Started:	Complete the E&I Ferguson LOP www.eandi.org/lop-rfi/ferguson-lop/
Contract Effective Dates:	10/19/2012 - 10/31/2022
Pricing/Discounts:	Full Product Line Pricing available.
Place Orders With:	Dedicated E&I National Sales Center Team contact information: Phone: (855) 232-0025 Fax: (800) 414-7063 Email: eandi.customerservice@ferguson.com Website: http://www.ferguson.com Hours of Operation: M-F 7 a.m. to 8 p.m. ET Ferguson is available as part of E&I's ESM and JAGGAER offerings.
Federal ID#:	54-1211771
Credit Card Accepted:	American Express, Discover, MasterCard, Visa
Payment Terms:	Net 30, unless superseded by state statute
Invoicing by:	Supplier
Delivery Terms:	F.O.B. destination, prepaid and allowed 1-5 days ARO





SPECIAL EVENT PERMIT APPLICATION

APPLICATION PROCESS

GENERAL EVENTS - COMMERCIAL AND/OR NON-PROFIT

All Special Events held on regulated property within the City of Clermont require a Special Events Permit in accordance to Ordinance No. 2015-74. The application process begins when you submit a completed Application for Special Events Permit, all required forms and maps and non-refundable application fee with deposit to the Parks and Recreation Department if the Special Event takes place on City property. If Special Event takes place on private property, the application process begins in the Development Services- Fire Prevention Division located at Fire Station 1. Upon receipt of your application, copies are reviewed by affected city departments to assess site availability, quality and goal of the event, compliance with city ordinances, permits required, and an estimated cost of all city fees that will be incurred.

- *The City cannot accept incomplete Special Event Permit Applications. Only current applications forms will be accepted.*
- *Special Event Permit Applications may be submitted a maximum of 12-months in advance and a minimum of 60-calendar days in advance.*
- *Submitting a Special Event Permit Application does not guarantee the space requested is available.*
- *Applicant is not permitted to advertise for the event until a special event permit has been approved.*
- *The Applicant shall pay all estimated fees 30-days prior to the event.*

NON-PROFIT REQUIREMENTS

Those events requesting non-profit status must:

- *Show proof of a valid 501(c) 3, 501(c)6 or government agency certification.*
- *Provide a copy of sales tax exemption certificate to be exempt from payment of sales tax. Payment must come from tax exempt entity.*

CITY STAFFING REQUIREMENTS

Your event may require minimum city staffing from a variety of departments at certain hourly rates. Your City Representative will assist you in estimating these needs based on the specifics of your event. Required staffing may include:

- *Police*
- *Fire/EMT*
- *Public Works*
- *Parks and Recreation*

SPECIAL EVENT REQUIREMENTS IF HELD ON CITY PROPERTY

Deposits

Damage Deposits shall be required based on the fee schedule of each individual facility. Following each event, City staff will determine if the deposit is returned and/or if additional charges are incurred.

Payments

All payments must be made, in person, by check, money order, cash or credit card (subject to processing fee).

Insurance

A certificate of liability insurance naming the City of Clermont as additional insured is required of all events taking place on City property.

- *Comprehensive General Liability Coverage with limits of liability of one million dollars (\$1,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you are selling or consuming alcoholic beverages at the event, you must have a liquor license and your liability insurance must include liquor liability of two million dollars (\$2,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you will be having a fireworks display or mechanical rides, you will need more than one million dollars (\$1,000,000) liability coverage. It may be in the range of two million to four million dollars (\$2,000,000 - \$4,000,000) depending on the risk as determined by the City of Clermont Legal Department.*

Vendors

- A separate certificate of liability insurance for one million dollars (\$1,000,000) is required of all carnival, amusement, and bounce house companies.
- Applicant must provide proof of insurance from all parties including vendors to the City no later than 14 days prior to your event. All liability requirements are set by the City of Clermont Legal Department and subject to change.
- Vendor tents must be anchored with weights (20lbs. per tent leg). If high winds occur, vendors must take necessary precautions with their tents.
- Only staff recommended removable chalk paint will be allowed to mark vendor locations on the ground. If used on anything other than grass, all markings must be cleaned at the conclusion of the event.
- Vendors may drive on to the grass area to load in/out. However, vehicles must be removed from grass area for the duration of the event. Vehicles may not use the grass area for parking during event.
- Applicant may be required to submit a list of participating vendors.

South Lake Trail

It is prohibited to drive on the trail or block the trail at any time. Please make sure all vendors and participants are made aware of this especially when loading in and out.

FOOD SERVICE REQUIREMENTS

- A separate certificate of liability insurance for one million dollars (\$1,000,000) is required of all food vendors.
- No glass containers are allowed.
- Health and Safety: Vendors selling any food items are required to be in compliance with the established Florida Department of Business and Professional Regulation guidelines for Temporary Food Service Events. Inspectors from the State of Florida may be in attendance at any city event. Food vendors are required to meet the minimum standards of the State and be prepared to purchase a temporary food service license from the inspector. For more information, please visit <http://www.myfloridalicense.com/dbpr/hr/faqs/hr-faq-temporaryevents.html>.
- Cooking Outdoors: Proper preventative measures shall be taken to prevent grease from dropping on to the ground, streets, sidewalks, landscaping, etc. Food and liquid shall be disposed of properly and not left on streets, sidewalks, landscaping, etc. Proper arrangements, approved by the City, shall be made for the disposal of grease.
- Fire Safety: All food vendors shall have a portable fire extinguisher readily accessible (minimum 5 lb. 2A10BC).

ALCOHOLIC BEVERAGE SERVICE REQUIREMENTS IF HELD ON CITY PROPERTY

In order to serve alcoholic beverages, the following is required:

- Valid liquor license
- Valid liquor liability insurance
- Customer identification method for alcohol distribution
- City of Clermont alcohol application
- For Special Events on City property all requests must be approved by the City Manager and/or City Council and shall require additional processing time.
- Alcohol must be stopped from serving half hour before the event end time.

SECURITY REQUIREMENTS

- For the safety of participants and volunteers, Police may be necessary for your event. A police officer shall be required at each location where alcoholic beverages are being served and at any location deemed necessary by the City to maintain order and protect persons and property.
- Any and all security requirements will be assessed by the City of Clermont Police Department based on the scope of the event. Private Security firms may be used if approved by the City of Clermont Police Department. The cost for providing off-duty police services is charged at a four (4) hour minimum shift per officer.
- The City will review Maintenance of Traffic plan, barricade installation and removal. There is a limited number of barricades and the size of your event may determine the need to rent additional barricades from a private, certified barricade company with a valid license to do business in Lake County. All barricaded areas and proposed traffic plans must be clearly marked on your site plan and be approved by the City.

NOISE LEVEL

[Sec. 54-120. - Noise and other conduct. (a)

It is unlawful to play any musical instrument or audio amplification system or engage in any disorderly conduct or behavior tending to breach the public peace or in violation of the city's noise ordinance, in any city park. Any amplified music can only be played between 7am and 10pm.

PERFORMERS

Applicant shall provide a detailed listing of all performers no later than 30 days before the event.

ROAD CLOSURE NOTIFICATION

Any road closures requested must be approved by the City Council and shall require additional processing time. Road closure notification shall be required by Applicants to the residents and businesses being affected by the event prior to City Council approval. A copy of the notification must also be submitted to the City. All road closures must be clearly marked on your site plan.

TRASH AND DUMPSTERS

Arrangements for dumpsters and the number required will be determined by the review process by the City. Prearranged dumpsters may be required with specific location, drop off and pick up dates and size. This will be at the Applicants expense.

GREASE RECEPTACLES

Grease receptacles may be obtained from a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. This will be at the Applicants expense. Verification is required.

TOILET FACILITIES

Portable toilets may be required for an event at applicant's expense, depending on the estimated attendance and availability of public facilities. Portable toilets are provided by a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. If necessary, the number required will be determined by the City. Verification is required.

EVENT CLEANUP – IF HELD ON CITY PROPERTY

The City of Clermont Public Works Department will determine staffing requirements for event clean up. Applicant shall pay all charges.

FIRE SAFETY/EMS COVERAGE

If any event occurs within the City limits, the Fire Department must approve the site plan to assure adequate fire and emergency access as prescribed by the fire code. Applicant is responsible for all charges and must make arrangements directly through the fire department.

POLICE DEPARTMENT COVERAGE

Police department will determine coverage of officers for the event. Applicant is responsible for all charges and must make arrangements through the police department on-line software.

SITE PLANS

As with any event in the City of Clermont, all site plans must be reviewed and approved by affected City departments (i.e.: Public Works, Police Department, Fire Department, etc.) and may require communication with Lake County departments. Site plans must be submitted no later than 21 days prior to the event.

PERMITS AND LICENSES

All permits and licenses relating to events in the City of Clermont will be applicable.

ELECTRICAL POWER

Existing electrical power shall be used where available. Access to electrical power for events may require permits and a licensed and insured electrical contractor which will be determined by the City and paid for by the Applicant.

LAKE COUNTY PERMIT

A Lake County special event permit is required for approval if any portion of the requested event takes place in Lake County.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION “FLDEP”

Any event utilizing these bodies of water requires the Applicant to reactive additional permits from the Florida Department of Environmental Protection (“FLDEP”). The City of Clermont will not approve any special event until FLDEP approval is provided in writing. The City can provide a reference document on how to apply for additional permits through FLDEP.

TENTS

In order to avoid damage to irrigation or other buried systems, the number and placement of tents must be indicated on the site plan. The City of Clermont Public Works Department will mark out lines in the areas that must be avoided by placement of tents. Any damages caused by tent placement will be charged to the Applicant. All tents must be anchored with weights (20lbs per tent leg).

TENT PERMIT

A Tent Permit is required when any Tent exceeds 900 square feet. Applicant is required to secure tent permit at an additional cost.

SIGNS

The installation, location and other criteria is prohibited under sign ordinance 1028 of the City code. Any signage requests must be submitted, for approval, at time of application with site map, install dates, removal dates, size of signage, and visual proof of sign. Sign requests must be approved by City Council.

PARKING

Parking is prohibited in event space, including any grass area. Applicant may be required to provide staff for special parking needs.

WIFI

WiFi is not guaranteed during event times.

MARKETING

Copies of all promotional/marketing materials produced for the event must be submitted to the City including materials produced after approval of the event. Marketing must be consistent with the description of the event.

MEETING

A Special Event meeting shall be required with City Departments. A representative from the City will contact the organizer and instruct any required items for the meeting. All special event applications are subject to City Council review and may require City Council approval. Special event applicant or representative may be required to attend City Council Meeting(s).

CHANGES

Any changes made to the Special Event Application after the final approval process will result in additional fees for processing costs. Some change requests may not be honored due to time restraints.

COMMUNICATION

All communication regarding event, including on-site and day of event, shall remain between City event staff and primary applicant and/or secondary applicant.

REFUNDS AND CANCELLATIONS

Security deposit refunds are issued 2-3 weeks after the rental date.

Cancellation made 90 days or less prior to event day will result in relinquishing of deposit. Cancellations must be submitted by using the cancellation policy form.

Rental Cancellation and Refund Policy (application fees are non-refundable)	
If you cancel within:	You will receive:
60 calendar days or more from the rental date	100% of the rental cost
59-31 calendar days from the rental date	50% of the rental cost
30 calendar days or less from the rental date	No refund of the rental cost

SPECIAL EVENT PERMIT APPLICATION GUIDELINES

- Following submittal of a Special Event Permit Application the application is sent to all departments for review and comments.
- A meeting may be scheduled with the Applicant within approximately 10 business days of application submittal.
- During the meeting all impacted departments will have an opportunity to ask questions and notify applicant of any additional services required.
- Applicant must then submit all required items.
- Once all requirements have been met, Parks and Recreation staff will be in contact with applicant to let them know if application has been approved.
- The length of time from submittal to approved permit will be determined by how quickly the applicant can supply required items.
- Items such as alcohol will require additional time for City Council approval.
- All special event applications are subject to City Council approval.
- Any event with an estimated attendance of 500 or more people and/or amplified music/demonstrations shall be required to have application reviewed by City Council.
- Any event utilizing a body of water or another municipality may be required to have approval from other entities such as Lake County or FLDEP.

DOCUMENTS TO BE INCLUDED WITH SIGNED/COMPLETED APPLICATION

Please check appropriate boxes below and return with signed application, questionnaire and cost estimator.

- ☐ 1. Completed Application
- ☐ 2. Application Fee and Deposit
- ☐ 3. Cost Estimator
- ☐ 4. Insurance Liability - Certificate of Insurance naming the City of Clermont as additional insured
- ☐ 5. Alcohol Permit - *(if applicable)*
- ☐ 6. Sign Requirements - *(if applicable)*
- ☐ 7. Road Closure locations - *(if applicable)*
- ☐ 8. Race Course Map - *(if applicable)* which includes water stations, turnaround points, turn by turn instructions
- ☐ 9. Site Plan
- ☐ 10. FLDEP Approval *(if applicable)*
- ☐ 11. Lake County Application *(if applicable)*

The Following Items Must be Noted on Your Site Plan

Maximum Size of 8 ½" X 11" including the following information:

✓	N/A	
☐	☐	Location of food vendor area(s)
☐	☐	Canopy/Tent Locations w/ sizes
☐	☐	Fuel storage/dispensing areas
☐	☐	Emergency Access Route for EMS & Fire
☐	☐	Location of vendor booths & games
☐	☐	Location of fire extinguishers and other safety equipment
☐	☐	Location of fire extinguishers & other required life safety equipment
☐	☐	Description of sound amplification facilities or equipment to be utilized
☐	☐	Location and description of Attention Getting Devices (Balloons, etc.)
☐	☐	Location of generators
☐	☐	Location of temporary power drop
☐	☐	Rides with descriptions
☐	☐	Identify any fences/gates around event
☐	☐	Stage locations
☐	☐	Table, chair, and equipment layout
☐	☐	Traffic routing, road closures, separation of parking area from event
☐	☐	City facilities or equipment to be utilized
☐	☐	Location and description of banners or signage (not permitted in ROW)
☐	☐	Location of portable restrooms

MAP 1



MAP 2



MAP 3





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 8/5/2020
Name of Event LIVE at Victory Pointe
Date(s) of Event 3/20/2021 Estimated Attendance: 1000
Event Start Time: 6:45 AM Event End Time: 5:00 PM
Before Event Setup Time: 3:30 AM After Event Cleanup Time: 7:00 PM
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 # 83-3456877

Event Contact Kimberly Grogan Email FloDashEvents@gmail.com

Day Phone 352-394-7434 Cell Phone 352-217-9291

Address 741 W Montrose St City Clermont State FL Zip 34711

Secondary Contact Amalie Skorman Phone # 407-230-8756

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

Briefly Describe Event: An all day active festival with competitions for all ages and abilities, health fair, food trucks, health demonstrations. The competitive portions will be 5k/10k in the morning,

open water swim and paddle board race (SLAP will turn in a separate application for that), fishing casting contest, cornhole tournament, Disc Golf, etc

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 Clermont for the 5k/10k

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* 10 x 20

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

Electrical Use: ☒ Yes ☐ No Describe the need: To power stages and booths as needed

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: An announcer throughout the day

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:	LIVE @ Victory Pointe		
DATE OF EVENT:	3/20/2021		
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)	
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

Kimberly Grogan

Printed Name

President

Title

8/5/2020

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.



Food Trucks

Health Fair Area

announcer

Finish Line 5k/10k

Info Tent

Swim and Paddle
Board Start





CITY OF CLERMONT Alcohol Request Form

Today's Date 10/12/2020
Name of Event Live @Victory Pointe
Date(s) of Event 3/20/2021 Location Victory Point
Event Start Time: 7:00 AM Event End Time: 5:00 PM
Name of Organization/Applicant FloDash Events, LLC
Email flodashevents@gmail.com
Day Phone 352-217-2191 Cell Phone 352-217-2191
Address 741 W Montrose St City Clermont ST FL Zip 34711
Briefly Describe Event Participant Events: Run, Swim, Paddle, Fishing contest, Frisbee Golf, Corn
Participant Events: Run, Swim, Paddle, Fishing contest, Frisbee Golf, Cornhole, and a health fair

What do you plan on serving (check all that apply): ☒ Beer ☒ Wine/Champagne ☐ Other

What is your beverage containment area? Victory Pointe from West Ave to the Boat House and Minneola St to the Water

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? TBD

****A copy of the caterer's license and insurance must be submitted with your request form***

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Kenyon R. Gung

Applicant Signature

10/12/2020

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐ GRANTED ALCOHOL BEVERAGES. In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐ GRANTED ALCOHOL BEVERAGES AS AMENDED: _____

☐ DENIED for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



City of Clermont - Alcohol Policy

This policy is to outline the rules and guidelines for any group or individual who is requesting to serve and consume alcohol within any City of Clermont building, park, street, or premises for City approved functions.

Alcohol will only be allowed to be served by an approved licensed and insured organization holding an appropriate State of Florida Alcohol, Beverage and Tobacco License. Examples of those licenses include 13CT catering, or non-profit 1, 2, 3 day permit. Examples of licenses not permitted include 2COP and 4COP licenses. Those using City of Clermont facilities must comply with all City, County and State of Florida laws and ordinances.

An application with the request for permission to serve and consume alcohol must be submitted to the City of Clermont no later than 4 weeks in advance to the requested event. Proof of insurance must accompany this request. The request must include event name and date, name of facility/park/area requested, type of alcohol being served, hours it will be served and a plan for containment.

The City Manager will have the authority to approve or deny all applications requesting permission to serve alcohol in City Buildings or on City premises.

Alcohol Rules and Guidelines

1. Any alcoholic beverage, including beer, wine, or spirits, must be approved by City Council or City Manager prior to date of rental or event. Request requires a minimum of thirty days written notice with all supporting documents approved prior to submission.
2. Alcoholic beverage services must end at least 30 minutes prior to contract end time for all events or 1 hour before building, facility or area event curfew time, whichever comes earlier.
3. The alcoholic beverages must be dispensed in accordance with the General Statutes of the State of Florida. All outside events must have clear plastic cups for consumption.
4. The approved licensed and insured organization shall have general liability insurance with host liquor liability coverage endorsement or event liability insurance which shall provide coverage in the event of an incident resulting from the serving of alcohol beverages at the function. The City of Clermont shall be named as a co-insured in such policy. The minimum amount of coverage shall be \$1,000,000 aggregate per occurrence. The insurance shall be issued by a company acceptable to the City of Clermont.
5. A Facility Use Agreement will be executed by and between the City of Clermont and the organization or private group which will be binding. Failure to comply with the terms and conditions of the agreement may result in cancellation of the event, closing down the event, or denial of future requests by the requesting party.
6. Host of the event shall be responsible for providing designated drivers or other means if deemed necessary.
7. It is the responsibility of the beverage servers and the event hosts to verify legal drinking ages of all guests and provide wristbands or other ways to determine those persons of legal age.
8. Excess cleaning or maintenance as a result of alcohol use or otherwise will be billed accordingly through withholding the appropriate deposit and/or filing a claim as covered by the purchased insurance policy.
9. Renter is responsible for managing the safety and conduct of their guests; minors under the influence and rowdy guests may result in Police involvement.
10. No storing of alcohol is allowed prior to the permitted event and all alcohol must be cleared off the premise and taken away from the building, facility, or event area at the conclusion of the event.
11. Additional staff such as police, medical or other staff may be required at renters cost.
12. No alcohol will be allowed during youth specific events such as youth birthday parties, sweet 16, quinceanera, etc.

Failure to comply with all aspects of the alcohol policy can result in Police action and the full loss of the rental deposit.



Map data ©2020 200 ft

Measure distance

Total distance: 3.13 mi (5.03 km)

- 1 - Event headquarters - Finish Line, Medals,
- 2 - Health Fair and Food Trucks (starting at 11 AM)
- 3 - Beer Garden

No Alcohol past this point





Dear resident/business owner,

As required by the City of Clermont Special Event Policy, we are providing you with this notice of the following proposed event that may impact you. This event will be heard by the City Council for approval at an upcoming City Council meeting. Please monitor the City's webpage at www.clermontfl.gov for notice on when the exact date the item will be heard.

On March 20th, 2021, your neighbors at Dash Sports and FloDash Events are bringing the first Live @ Victory Pointe to Downtown Clermont. Celebrating Health with our community with a full day of activities, 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 run / walk 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 VictoryPointe.live, you can contact us for a FloDash Events 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 March 19th. Start and Finish line setup. Start will be near Victory Pointe, Finish line will be in Victory Pointe. Signs will be placed the day before to remind residents and visitors of the road closures the next morning.
- March 20th 7:45 AM 10K starts - 8:15AM 5K starts
- Street closure will be between 7:00AM - 11:00AM. 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Light Up Clermont Discussion		
Requested Action		
Council direction on alternative activities for Light Up Clermont		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Ordinance No. 2020-33 <i>Final LDC Amendment</i>		
Requested Action		
Recommend approval of Ordinance 2020-33.		
Staff Report		
This is a staff initiated code change to the Land Development Code to indicate an applicant's financial responsibility for the City's independent transportation consultant review of a Transportation Impact Study (TIS) when developing a project. This change also clarifies the Methodology and Guidelines for the three levels or tiers of review. In February of 2020, the City Council approved a bid award for transportation engineering consulting services with three firms. The submitted TIS by the applicant is rotated through these firms with a scope of services and a not to exceed amount for the review. The applications have been updated to reflect the cost of this review fee to the applicant. This code changes provides clarity in that the applicant will pay the review fee along with what tier level would be required for the study. Staff recommends approval of this change. The <i>Planning and Zoning Commission recommended unanimous approval, 7-0.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-33 - Code Amendment - TIA - F&R BL	Ord 2020-33 - Code Amendment - TIA - F&R BL.pdf	
2. Legal Ad Proof	Legal Ad Proof.pdf	



**CITY OF CLERMONT
ORDINANCE NO. 2020-33**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT, CHAPTER 90 “CONCURRENCY MANAGEMENT”, ARTICLE I, “IN GENERAL”, SECTION 90-7 “ESTIMATION OF DEMAND FOR PROPOSED DEVELOPMENT”; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont desires to Amend Chapter 90, Article I, “In General”, Section 90-7 “Estimation of demand for proposed development” of the City of Clermont’s Land Development Code;

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

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

Section 90-7 “Estimation of demand for proposed development” (a) “Roads/traffic circulation (1) “Traffic analysis required” of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 90-7. - Estimation of demand for proposed development.

(a) *Roads/traffic circulation.*

- (1) *Traffic analysis required.* All new developments, including but not limited to; rezonings and conditional use permits, shall be required to submit a traffic analysis or Transportation Impact Study (TIS) prepared at the applicant’s expense by a qualified transportation consultant. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the City’s independent professional transportation consultant. p. in accordance with the Lake-Sumter Metropolitan Planning Organization’s (MPO) Transportation Concurrency Management System (TCMS) and the Traffic Impact Study Methodology Guidelines Volume 1: Lake County Checkbook TCMS, dated May 28, 2008 and as amended. The Transportation Impact Study (TIS) is composed of three levels and shall follow the Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines, dated 2017 and as amended :



CITY OF CLERMONT
ORDINANCE NO. 2020-33

- Tier 1 TIS: Less than 100 Peak Hour Two-way Net New Trips
- Tier 2 TIS: 100 or More Peak Hour Two-way Net New Trips
- Tier 3 TIS: Projects that generate 5,000 or more Average Daily Traffic (ADT)

The TIS ~~This study~~ shall identify the development's impact on the city's transportation system using methodology as approved by the city. The city may also require the submission of a traffic analysis for developments whose site location, anticipated total trip generation, circulation patterns or other such factors warrant a more extensive review of traffic impacts.

Upon results of the TIS, an applicant may be required to participate in the requirements of Article II. transportation proportionate fair share. Possible payment into an escrow account for transportation proportionate fair share impact (TPFS) for impacted roadways will be in accordance with the approved methodology of the TPFS formula, as amended.

(b) *Sanitary sewer.* The following generation standards shall be used to estimate the sanitary sewer demand of a proposed development:

- (1) *Residential developments.* The standard for residential developments is 188 gallons per equivalent residential unit, per day.
- (2) *Commercial, institutional and industrial developments.* Demand for commercial, institutional and industrial developments shall be estimated based upon the city impact fee, section 2-261 et seq., in the form of equivalent residential units by development type. These types of developments shall also provide the city with a description and estimate of wastewater generation created by any special processes which will be discharged into the city's system.

(c) *Solid waste.*

- (1) *Generation standards.* The following standards shall be used to estimate the volume of solid waste anticipated to be generated by a proposed development:
 - a. *Residential developments.* The standard for residential developments is 16 pounds per equivalent residential unit, per day.
 - b. *Commercial, institutional and industrial developments.* Developers shall be required to provide the city with a description and estimate of tonnage of solid waste to be generated.
- (2) *Hazardous waste.* Commercial, institutional and industrial developments which are potential hazardous waste generators shall be responsible for coordinating with the county for disposal of such waste. Written approval must be obtained from the county and submitted to the city that the hazardous waste to be generated by the proposed



CITY OF CLERMONT
ORDINANCE NO. 2020-33

development can be accommodated at the county's landfill or directed to an alternative licensed disposal facility.

(d) *Stormwater drainage.* A stormwater drainage plan based on the stormwater management requirements of this land development code shall be prepared for all developments. Such plans shall incorporate the level of service design storm and shall be approved as meeting such standard.

(e) *Potable water.*

(1) The following use standards shall be used to estimate the potable water needs of proposed developments:

Land Use	Use Standard
Residential	220 gallons per day per capita
Commercial	*
Institutional	*
Industrial	*

* Shall be estimated based upon city impact fee, section 2-261 et seq., in the form of equivalent residential units by development type.

(2) Additionally, commercial, institutional and industrial developments shall provide the city with a description and estimate of water use needs for any special processes involving potable water.

(f) *Recreation and open space.*

(1) *Residential developments.* Recreational impacts of proposed residential developments shall be based on the anticipated total number of persons residing in the development, calculated by using the population figures per dwelling unit as follows:

Unit Type	Number per Unit
Single-family	2.42



CITY OF CLERMONT
ORDINANCE NO. 2020-33

- (2) *Commercial, institutional and industrial developments.* Commercial, institutional and industrial developments shall not be assessed as having an impact on recreational facilities. The city may, however, require the provision of recreational facilities as part of planned unit developments and developments of regional impact.

SECTION 3: CONFLICT

All Ordinances or parts of Ordinances, all City Code Sections or parts of City Code Sections, and all Resolutions or parts of Resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4: SEVERABILITY

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 6: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 7: EFFECTIVE DATE

This Ordinance shall be effective immediately upon its adoption as provided by law.



CITY OF CLERMONT
ORDINANCE NO. 2020-33

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 27th day of October, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED

Daniel F. Mantzaris, City Attorney

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: 10098758
Phone: (352) 241-7331
Date: 09/16/20
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	09/21/2020	10/12/2020	\$208.56

LEGAL NOTICE

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

ORDINANCE NO. 2020-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT, CHAPTER 90 "CONCURRENCY MANAGEMENT", ARTICLE I, "IN GENERAL", SECTION 90-7 "ESTIMATION OF DEMAND FOR PROPOSED DEVELOPMENT"; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.

The Planning and Zoning Commission will consider this ordinance at a public hearing on Tuesday, October 6, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the Clermont City Council on Tuesday, October 13, 2020 at 6:30 P.M. for (introduction), and a public meeting will be held on Tuesday, October 27, 2020 at 6:30 P.M. for (final enactment).

All meetings will be held at Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Clermont FL 34711.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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

Ad No: 10098758
September 21, 2020 &
October 12, 2020

Payment Info	
Ad Price	\$208.56
Tax	\$0.00
Sub Total	\$208.56
Prepaid Amount	\$0.00
Balance Due	\$208.56



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Ordinance No. 2020-34 <i>Final</i> <i>Clermont Ridge Senior Villas Annexation</i>		
Requested Action		
Recommend approval of Ordinance No. 2020-34		
Staff Report		
The applicant, Provident Housing Solutions, is requesting voluntary annexation of the subject property. The property is located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. The City limits are contiguous to the property boundaries. The property is currently in Lake County's jurisdiction with a single-family residential use. The property is approximately 7.75 acres in size and within the City's water and sewer service area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant wishes to receive services from the City in order to develop the property into an age-restricted (62 and over) senior housing development. This request is being presented concurrently with a request for small-scale comprehensive plan amendment and a rezoning to a Planned Unit Development (PUD) for a senior housing project. The related request for a comprehensive plan amendment would change the Future Land Use from Lake County's Urban Medium to Clermont High Density Residential designation. The rezoning request is to change the zoning from Planned Unit Development (PUD) to the City's PUD zoning classification. Since a majority of the surrounding property is contiguous to the City of Clermont boundaries and the City can adequately provide services, staff recommends approval of the annexation with Ordinance No. 2020-34.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-34 (10.6.2020) - R&F BL	Ord 2020-34 (10.6.2020) - R&F BL.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. Site Plan	Site Plan.pdf	
4. Clermont Ridge - Building Elevations	Clermont Ridge - Building Elevations.jpg	
5. Application	Application.pdf	
6. ORD 2020-34-Legal AD	ORD 2020-34-Legal AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2020-34

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

Lot Tract 61-A, Map of Section 20 Township 22 South Range 26 East Lake County, Florida, according to the mapor plat thereof, as recorded in Plat Book 3, Page 30, of the Public Records of Lake County, Florida

Together with that portion of the now vacated road lying South of and contiguous too said Tract 61-A and lying West of the contiguous too said Tract 61-A, from the South line of said Section 20 to the high water line of Jacks Lake

Together with that portion of the new vacated lands lying between the North of said Tract 61-A and the waters of Jacks Lake, bounded on the West by an extension of the West line of said Tract 61-A and the high water line of Jacks Lake.

Containing 7.75 Acres +/-

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of



CITY OF CLERMONT
ORDINANCE NO. 2020-34

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: SEVERABILITY

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: RECORDING

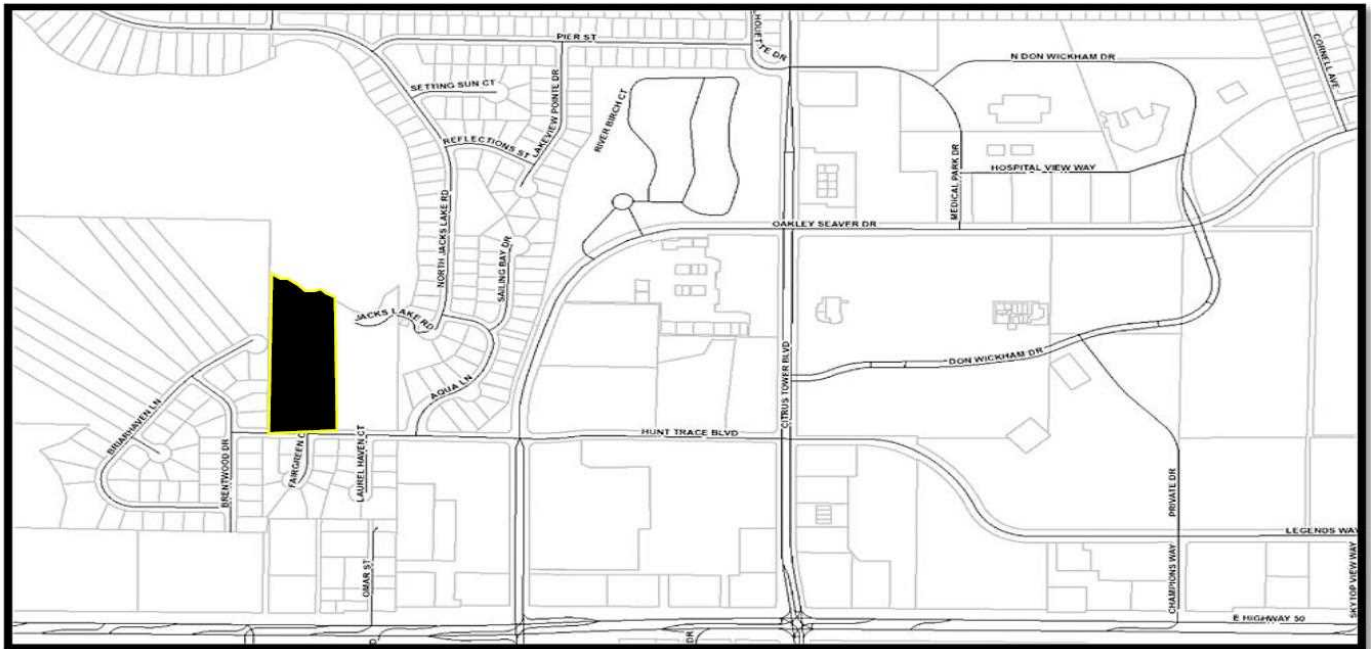
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 6: PUBLICATION AND 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.

CITY OF CLERMONT
ORDINANCE NO. 2020-34

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2020-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of October 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

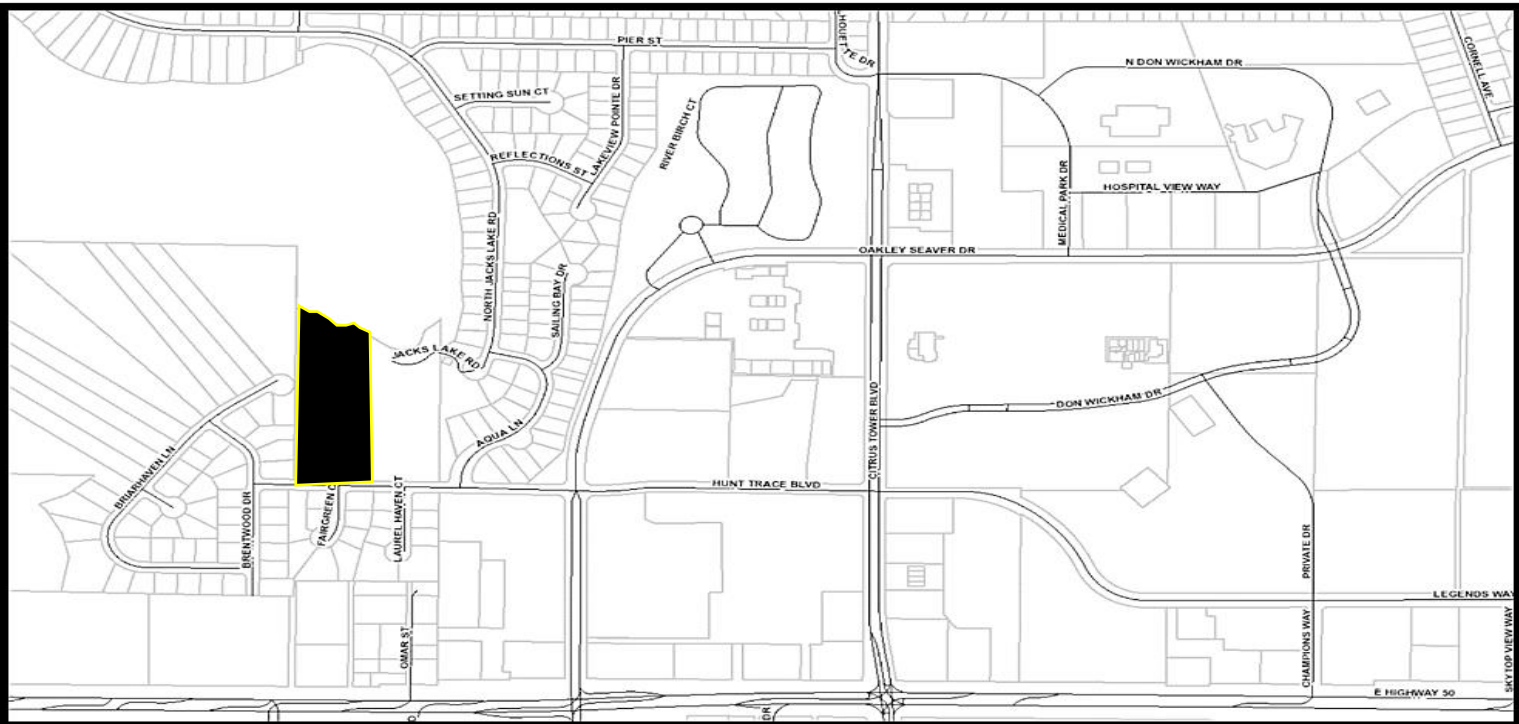
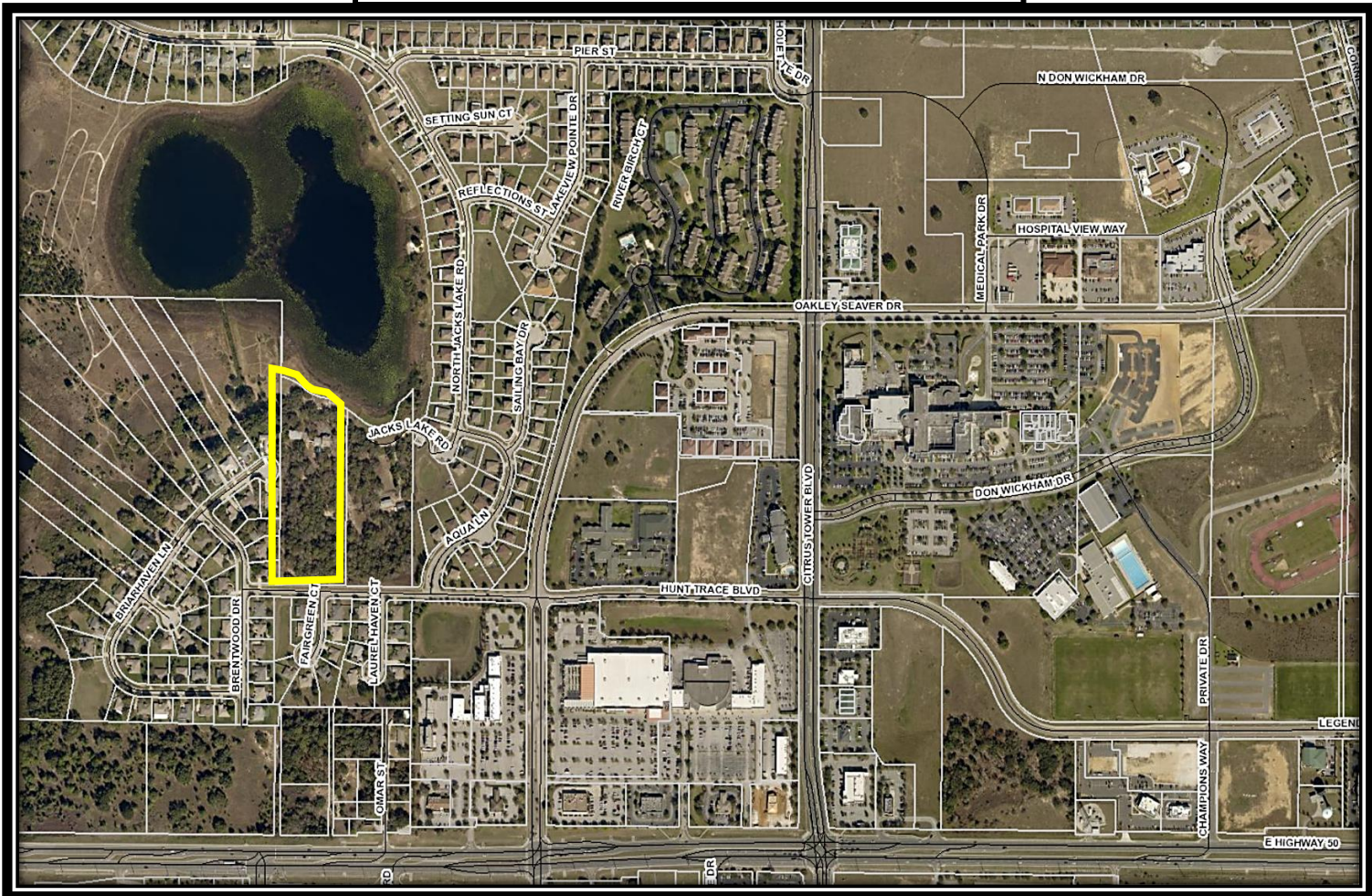
ATTEST:

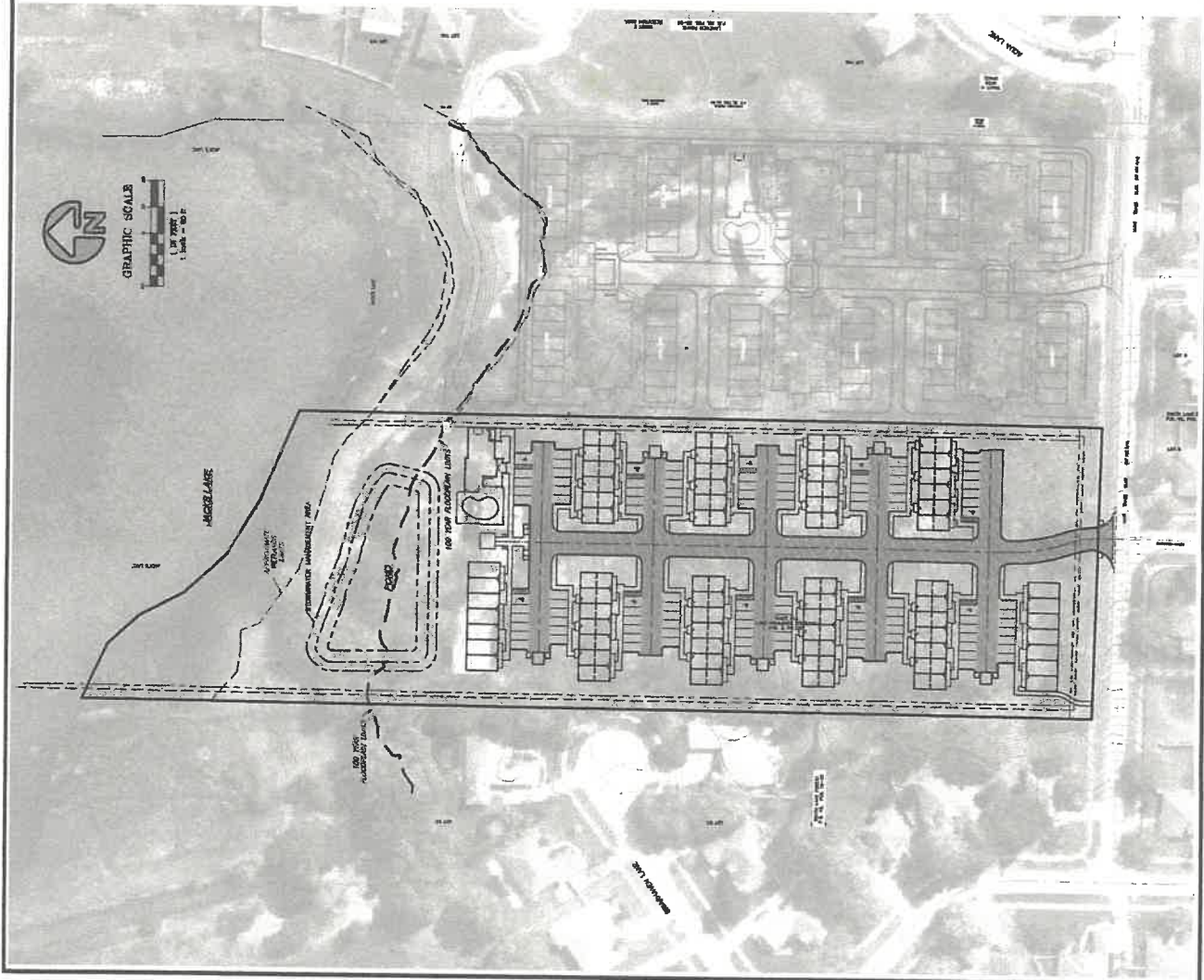
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





CONCEPTUAL SITE PLAN CLERMONT RIDGE SENIOR VILLAS PHASE TWO PARCERL NO. 09-22-26-080061A000000

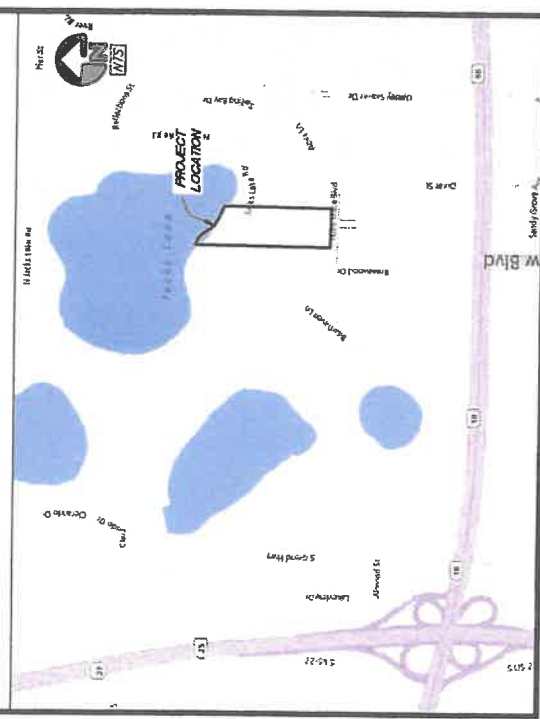
SITE DATA

SETBACKS:	FRONTYARD TRANCE (BLVD): 25'	LANDSCAPE BUFFERS:	FRONTYARD TRANCE (BLVD): 20'	WATER:	CITY OF CLERMONT	RAILROAD:	35' MINIMUM	WETLANDS:	NONE	PARKING REQUIRED:	TOTAL: 143 SPACES	BUILDINGS:	13 SPACES PER ONE BEDROOM UNIT 1.2 SPACES = 1.2 SPACES/UNIT = 1.5 SPACES	CLUBHOUSE:	1.0 SPACE FOR 300 SQ. FT. = 8 SPACES	MINIMUM UNIT SIZE:	400 SQ. FT.	MINIMUM UNIT PRICE:	\$100,000.00	1.2 PARKING SPACES PER EACH 1 BEDROOM UNIT
OWNER: BRYAN BEERS AND DEBORAH BEERS, 10000 W. WINDY HILL, CLERMONT, FL 34511	ALTERNATE KEY: 1647787	EXISTING ZONING: AGRICULTURE	EXISTING USE: RESIDENTIAL	EXISTING FILL: URBAN MEDIUM DENSITY	PROPOSED USE: PMU-RESIDENTIAL/MULTIFAMILY	ASCE RESTRICTED 55+	TOTAL UNITS: 83 UNITS (14 UNITS PER ACRES)	UNIT SIZE: 400 SQ. FT.	TOTAL AREA: 7.75 ACRES	ZONING: NORTH: R-1 SINGLE FAMILY PMU-RESIDENTIAL SOUTH: PMU-RESIDENTIAL WEST: PMU-RESIDENTIAL	USE: LOW DENSITY RESIDENTIAL SOUTH: LOW DENSITY RESIDENTIAL EAST: AGRIC. DENSITY RESIDENTIAL WEST: LOW DENSITY RESIDENTIAL									
PARCEL NO: 09-22-26-080061A000000	EXISTING ZONING: AGRICULTURE	EXISTING USE: RESIDENTIAL	EXISTING FILL: URBAN MEDIUM DENSITY	PROPOSED USE: PMU-RESIDENTIAL/MULTIFAMILY	ASCE RESTRICTED 55+	TOTAL UNITS: 83 UNITS (14 UNITS PER ACRES)	UNIT SIZE: 400 SQ. FT.	TOTAL AREA: 7.75 ACRES	ZONING: NORTH: R-1 SINGLE FAMILY PMU-RESIDENTIAL SOUTH: PMU-RESIDENTIAL WEST: PMU-RESIDENTIAL	USE: LOW DENSITY RESIDENTIAL										

PROPERTY DESCRIPTION

TRACT 61A, SECTION 20, TOWNSHIP 22 NORTH, RANGE 26 EAST, AS PER PLAT OF LATE HOKANUS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 30, IN PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LOCATION MAP



CLERMONT RIDGE
PHASE TWO
CONCEPT PLAN

HEL
 HIGHWAY AND
 ENGINEERING, INC.
 10000 W. WINDY HILL
 CLERMONT, FL 34511
 TEL: 352-245-7877
 FAX: 352-245-7877
 WWW.HEL-INC.COM

JOB NO.: MC-20043
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 APPROVED BY: J.A.
 DATE: 03/24/2004
 SHEETS: 1 OF 1





APPLICATION & PETITION

DATE: July 10, 2020

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Clermont Ridge Senior Villas Phase Two

APPLICANT: Provident Housing Solutions

Address: 13750 W. Colonial Dr ste. 350-357

City: Winter Garden State: Florida Zip: 34787

Phone: 407-353-2052 Fax: _____

Applicant is: Owner: _____ Agent: _____ Purchaser: ☒ Lessee: _____ Optionee: _____

OWNER: Mr. Byron Beebe and Kathy Diez

Address: 13625 N. Jacks Lake Rd

City: Clermont State: Florida Zip: 34711

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): Jim F. Arrington

Address: 13750 W. Colonial Dr ste 350-357

City: Winter Garden State: Florida Zip: 34787

Phone: 407-353-2052 Fax: _____

E-Mail: jim. Arrington@providenths.org

Property address and/or general location:
13625 N. Jacks Lake Rd Clermont, FL 34711

Area of property: 7.75 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Residential

The property is PROPOSED to be used for: Senior / Multifamily



Existing Lake County Land Use* : Residential

Existing Lake County Zoning* : Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Single family home and garage

State the reason or basis for this request: To provide affordable senior housing in the City of Clermont.

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 09, Township 22, Range 26

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



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: July 10, 2020

Before me, the undersigned authority personally appeared Jim F Arrington
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
New multifamily housing for seniors
3. That said authority (owner) has appointed (agent's name) Jim F. Arrington
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X Kathy Diaz POA
for Byron Beebe
Owner (signature)

X [Signature]
Agent's (signature)

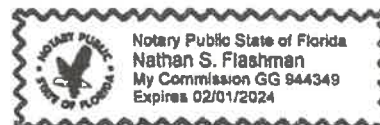
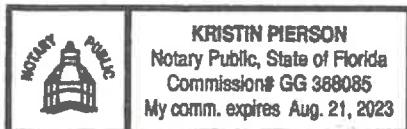
Sworn to and subscribed before
me this 16th day of July,
2020

Kristin Pierson
Notary Public, State of FL
My commission expires: 8/21/23

Sworn to and subscribed before
me this 10 day of July,
2020

Nathan S. Flashman
Notary Public, State of FL
My commission expires: 2/1/2024

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.





**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 16th day of July, 2020

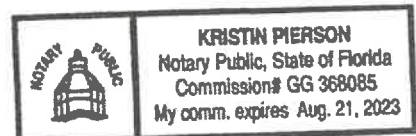
Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Kathy Diaz Patafor
Byron B. Beebe
Landowner (Petitioner)

7/16/20
Date

Kristin Pierson
Notary Public

August 21, 2023
My Commission Expires





Lake County, Florida

OFFICE OF THE TAX COLLECTOR

David W. Jordan, Tax Collector

2019 Roll Details — Real Estate Account At 13625 JACKS LAKE RD

Real Estate Account #0922260800-61A-00000

Parcel details

Latest bill

View/Print full bill history

Print this page

2019

2018

2017

2016

...

1998

PAID

PAID

PAID

PAID

PAID

PAID 2019-12-05 \$3,392.51

Effective 2019-11-29

Receipt #2019-00233788

Owner: BEEBE BYRON

13625 N JACKS LAKE RD

CLERMONT, FL 34711

Situs: 13625 JACKS LAKE RD

Account number: 0922260800-61A-00000

Alternate Key: 1647797

Millage code: 0003

Millage rate: 14.6811

Assessed value: 250,720

School assessed value: 250,720

Exemptions

HOMESTEAD: 25,000

ADDITIONAL HX EXEMPTION: 25,000

2019 Annual bill

View

GIS- Property Appraiser

Ad valorem: \$3,118.86

Non-ad valorem: \$415.00

Total Discountable: 3533.86

No Discount NAVA: 0.00

Total tax: \$3,533.86

Legal description

LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE W'LY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKSLAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A PB 3 PG 380RB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318

Location

Book, page, item: --

Geo number: 2622090800-61A-00000

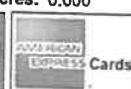
Range: 26

Township: 22

Section: 09

Use code: 01

Total acres: 0.000



PROPERTY RECORD CARD

General Information

Owner Name:	BEEBE BYRON	Alternate Key:	1647797
Mailing Address:	13625 N JACKS LAKE RD CLERMONT, FL 34711	Parcel Number:	09-22-26-0800-61A- 00000
Update Mailing Address		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	13625 JACKS LAKE RD CLERMONT FL 34711	Property Name:	-- Submit Property Name
Update Property Location		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE WLY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKS LAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A PB 3 PG 30 ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		7.75	AC	\$0.00	\$250,635.00

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

[FEMA Flood](#)

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$154,786.00
-------------	---------------	------------------------------

Summary

Year Built: 1997

Total Living Area:
3825

Central A/C: Yes

Attached Garage:
Yes

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Fireplaces: 1

Incorrect Bedroom, Bath, or other information?

Section No.	Section Type	Ext. Wall Type	Section(s)					
			No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1480	N	0%	0%	
2	FINISHED LIVING AREA (FLA)	Wood (001)	1	472	N	0%	0%	
3	GARAGE FINISHED WOOD (GAF)	Wood (001)	1	528	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	393	N	0%	0%	
5	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	296	N	0%	0%	
6	CANOPY (CAN)	No Wall Type (000)	1	296	N	0%	0%	

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

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	2400	SF	2006	\$13,525.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3740 / 843	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$122,800.00
3749 / 1318	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$100.00
1318 / 114	8/1/1994	Warranty Deed	Qualified	Improved	\$50,000.00
1256 / 1104	8/1/1993	Warranty Deed	Qualified	Improved	\$30,000.00
1117 / 724	5/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
638 / 318	1/1/1977	Misc Deed/Document	Qualified	Improved	\$21,400.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$418,946	\$255,483	\$205,483	5.07340	\$1,042.50
LAKE COUNTY MSTU AMBULANCE	\$418,946	\$255,483	\$205,483	0.46290	\$95.12
LAKE COUNTY MSTU FIRE	\$418,946	\$255,483	\$205,483	0.47040	\$96.66
SCHOOL BOARD STATE	\$418,946	\$255,483	\$230,483	3.88500	\$895.43
SCHOOL BOARD LOCAL	\$418,946	\$255,483	\$230,483	2.99800	\$690.99
LAKE COUNTY MSTU STORMWATER	\$418,946	\$255,483	\$205,483	0.49570	\$101.86
ST JOHNS RIVER FL WATER MGMT DIST	\$418,946	\$255,483	\$205,483	0.24140	\$49.60
LAKE COUNTY VOTED DEBT SERVICE	\$418,946	\$255,483	\$205,483	0.11000	\$22.60
LAKE COUNTY WATER AUTHORITY	\$418,946	\$255,483	\$205,483	0.35570	\$73.09
SOUTH LAKE HOSPITAL DIST	\$418,946	\$255,483	\$205,483	0.00000	\$0.00
Total:				14.0925	\$3,067.85

Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More	View the Law

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at a public meeting to be held on Tuesday, October 13, 2020 at 6:30 P.M. for (Introduction) and another public meeting will be held on Tuesday, October 27, 2020 at 6:30 P.M. for (final enactment). All meetings will be held at 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.

ORDINANCE NO. 2020-34

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:

13625 North Jacks Lake Road
Property on the north side of Hunt Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)

LEGAL DESCRIPTION

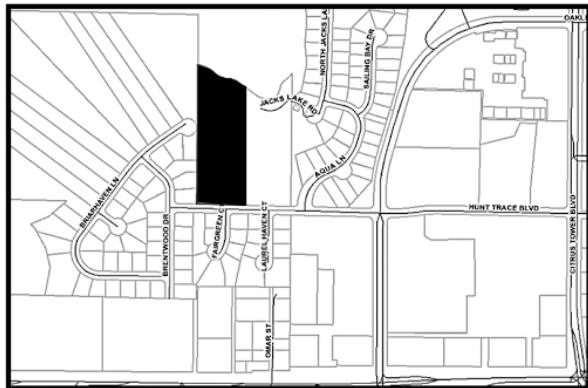
Lot Tract 61-A, Map of Section 20 Township 22 South Range 26 East Lake County, Florida, according to the mapor plat thereof, as recorded in Plat Book 3, Page 30, of the Public Records of Lake County, Florida

Together with that portion of the now vacated road lying South of and contiguous too said Tract 61-A and lying West of the contiguous too said Tract 61-A, from the South line of said Section 20 to the high water line of Jacks Lake

Together with that portion of the new vacated lands lying between the North of said Tract 61-A and the waters of Jacks Lake, bounded on the West by an extension of the West line of said Tract 61-A and the high water line of Jacks Lake.

Containing 7.75 Acres +/-

See Map Below



This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Ordinance No. 2020-35 <i>Final</i> <i>Clermont Ridge Senior Villas CPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2020-35.		
Staff Report		
The applicant, Provident Housing Solutions, is requesting a small-scale comprehensive plan amendment for the subject property located at 13625 North Jacks Lake Road. The parcel is approximately 7.75 +/- acres and is located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. This request will be presented concurrently with the annexation and rezoning of subject property to a Planned Unit Development (PUD) for affordable senior housing. The applicant wishes to develop the property and utilize the City of Clermont utility services. The small-scale comprehensive plan amendment would change the Future Land Use from Lake County's Urban Medium to Clermont's High Density Residential designation. The Lake County's Urban Medium density allows up to seven (7) dwelling units per acre; and the Clermont High Density Residential Land Use allows up to twelve (12) units per acre. The applicant has indicated that because this project is for senior affordable housing with small one-bedroom units (approximately 400 square feet of living space), the increase of density of 12 units per acre; will allow construction of more units to increase the opportunity for more affordable housing services in Clermont. The subject property is within 2,000 feet of the regional hospital (South Lake Hospital), medical offices, an assisted living facility, hotel, a public transportation network, and commercial shopping opportunities. In addition, within this vicinity are several other multi-family housing projects with up to 12 dwelling units per acre, such as the Madison of Clermont Apartments and the Lofts. The Future Land Use change is consistent with the goals, objectives and policies for the Clermont Comprehensive Plan and will not be out of character with the surrounding neighborhoods. Therefore, staff recommends approval of Ordinance No. 2020-35, to change the future land use from Lake County Urban Medium to Clermont High Density Residential. <i>The Planning and Zoning Commission at their meeting, voted unanimously to recommend approval of Ordinance No. 2020-35.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-35 (10.6.2020) - R&F BL	Ord 2020-35 (10.6.2020) - R&F BL.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. Site Plan	Site Plan.pdf	
4. Future Land Use Map	Future Land Use Map.pdf	

5.	Application	Application.pdf
6.	CPA ORD 2020-35 AD	D055622 ORD 2020-35.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-35

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

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

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

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

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

SECTION 1.

After a 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

Lot Tract 61-A, Map of Section 20 Township 22 South Range 26 East Lake County, Florida, according to the mapor plat thereof, as recorded in Plat Book 3, Page 30, of the Public Records of Lake County, Florida



CITY OF CLERMONT
ORDINANCE NO. 2020-35

Together with that portion of the now vacated road lying South of and contiguous too said Tract 61-A and lying West of the contiguous too said Tract 61-A, from the South line of said Section 20 to the high water line of Jacks Lake

Together with that portion of the new vacated lands lying between the North of said Tract 61-A and the waters of Jacks Lake, bounded on the West by an extension of the West line of said Tract 61-A and the high water line of Jacks Lake.

Containing 7.75 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY URBAN MEDIUM DENSITY
TO: CITY OF CLERMONT HIGH DENSITY RESIDENTIAL

SECTION 2: SEVERABILITY

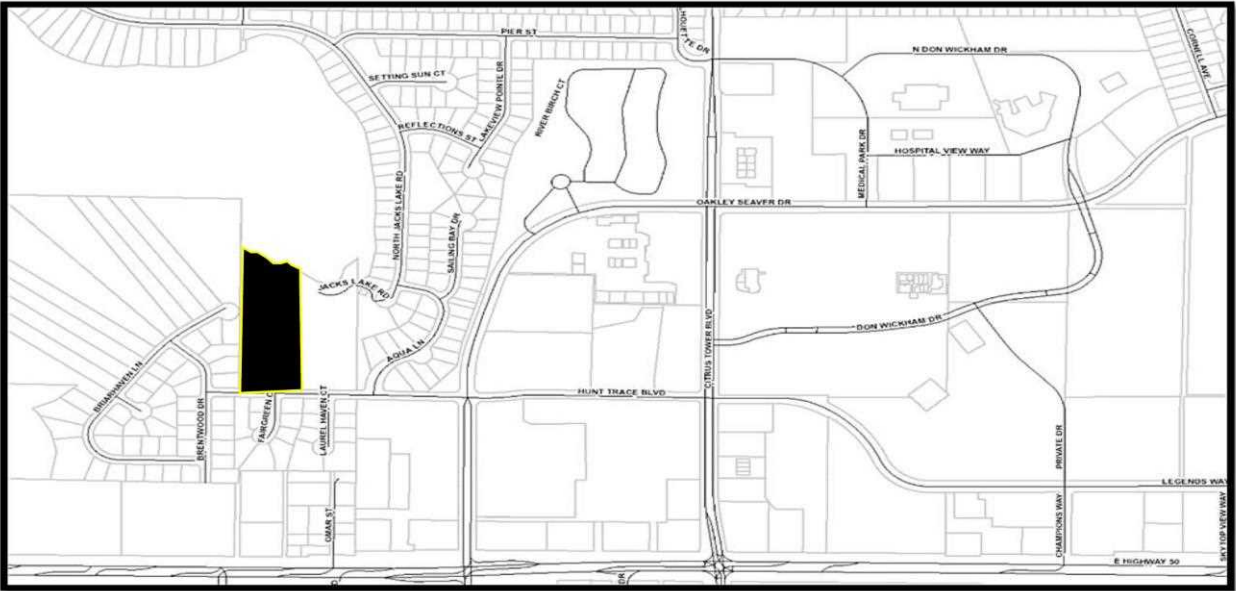
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of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

SECTION 3: PUBLICATION AND AN EFFECTIVE DATE

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. 2020-35

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2020-35

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of October, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

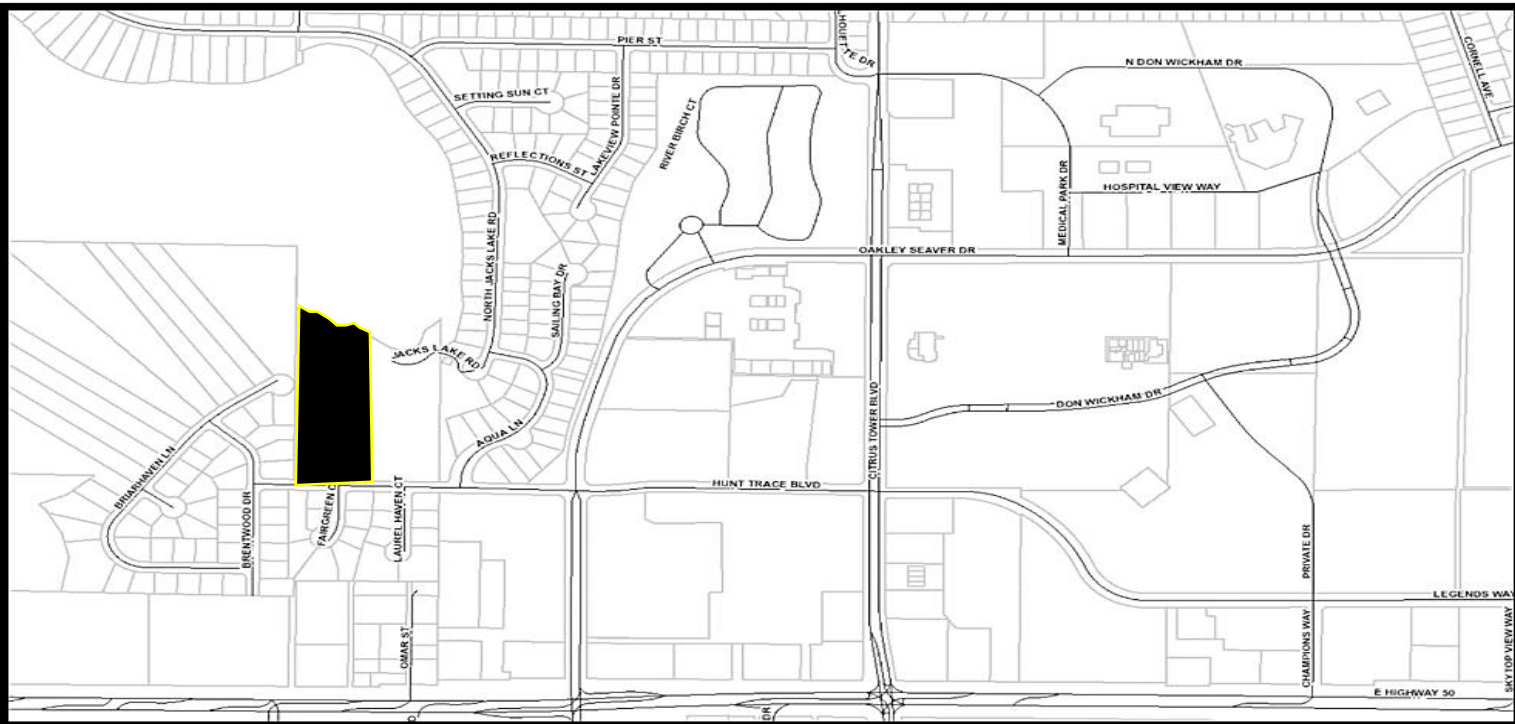
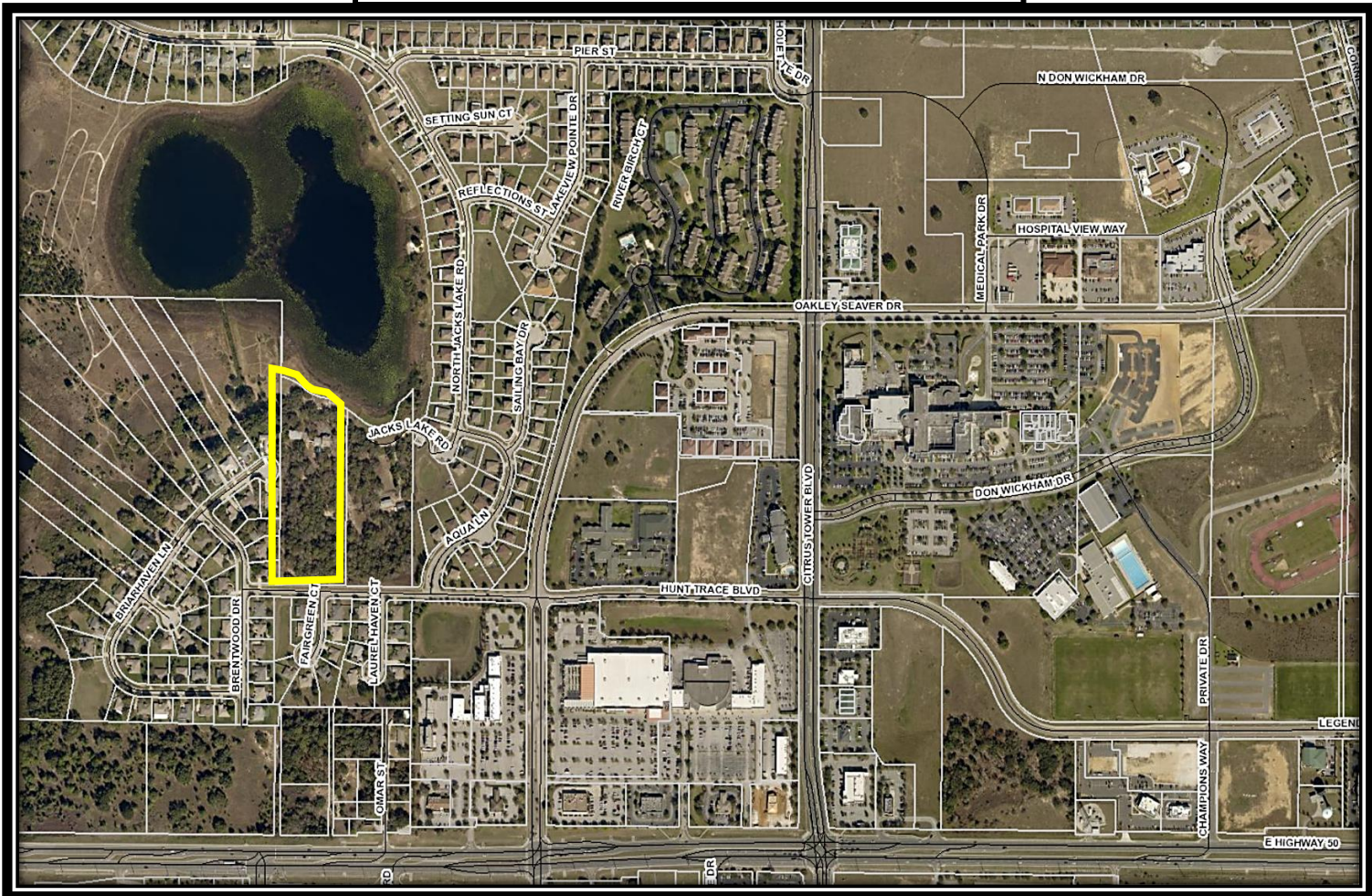
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



PARCERL NO. 09-22-26-080061A00000

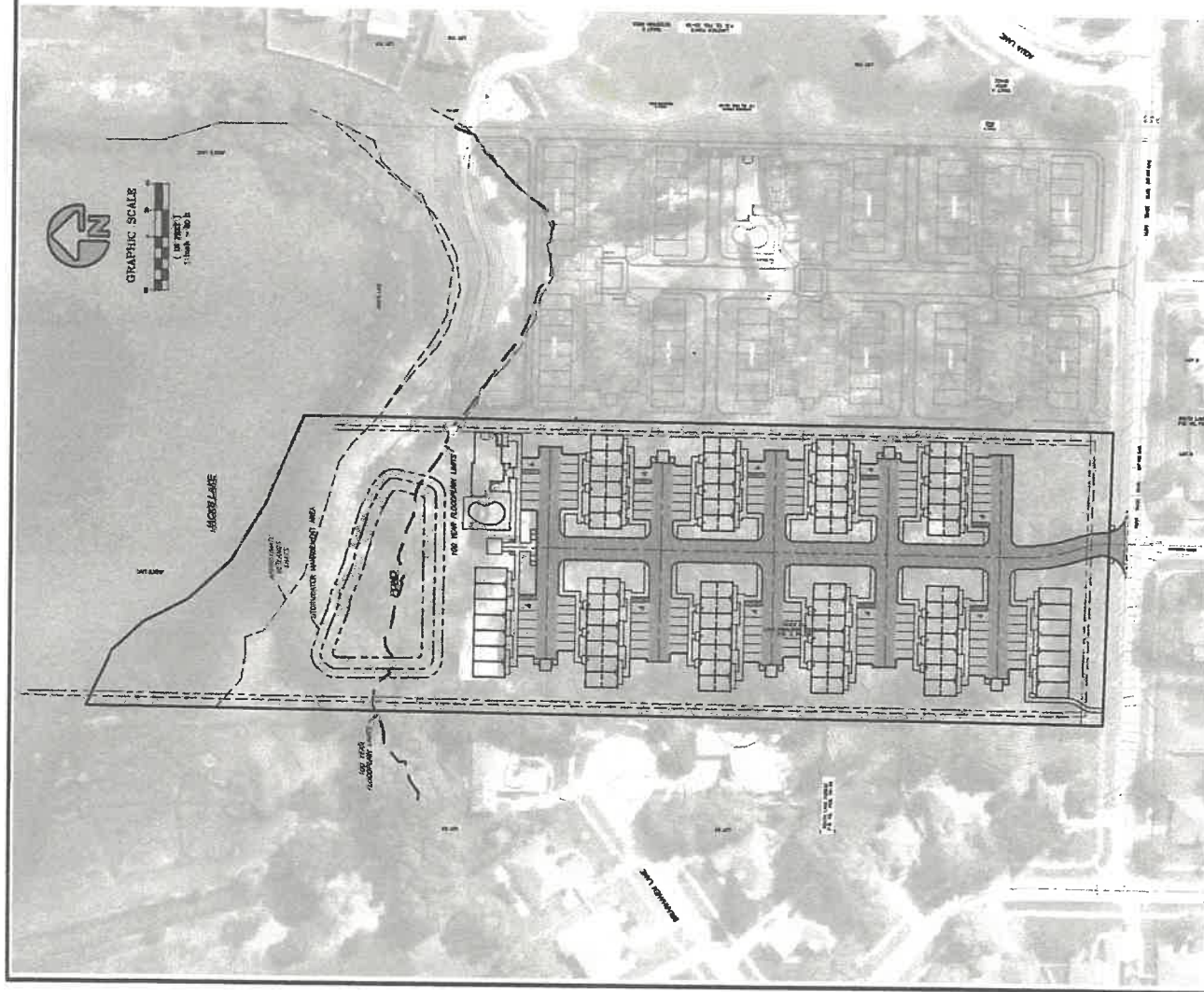
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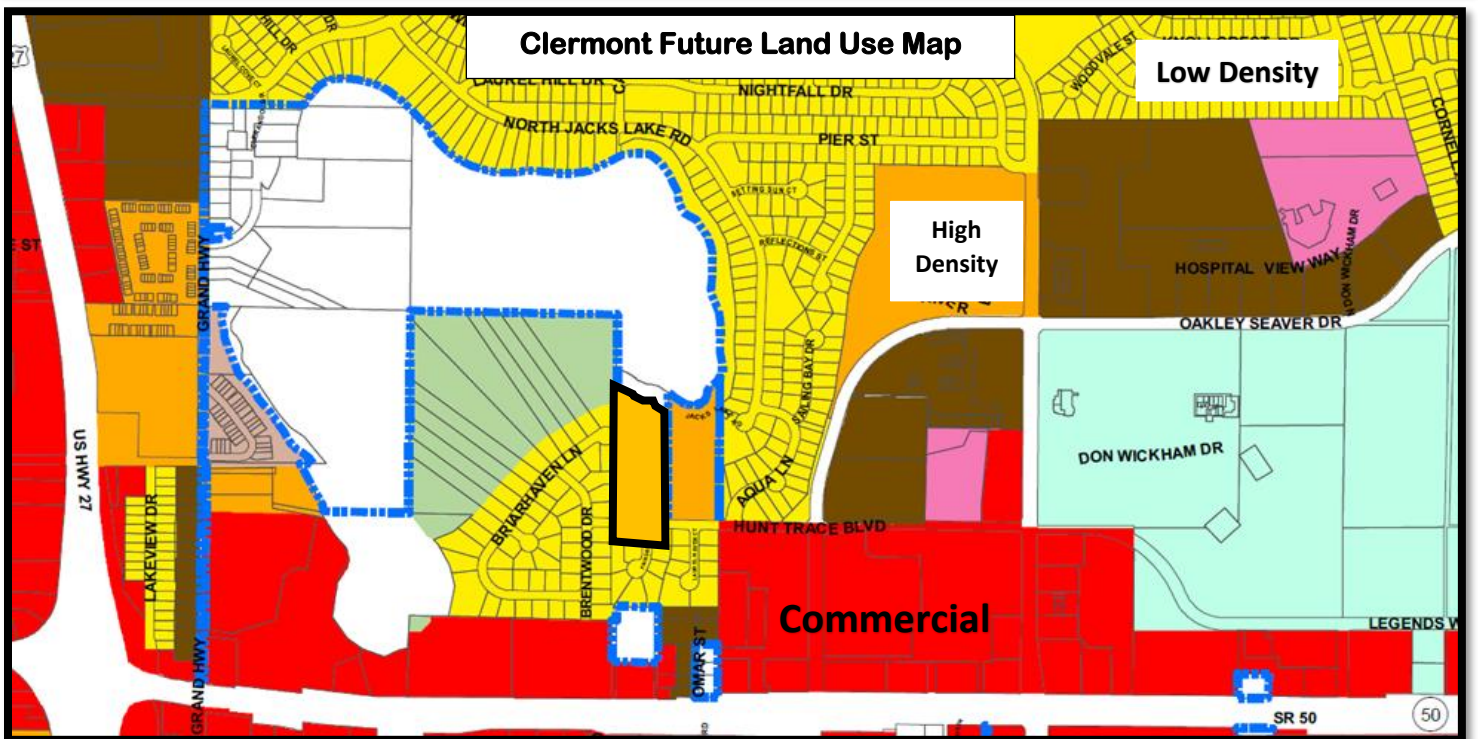
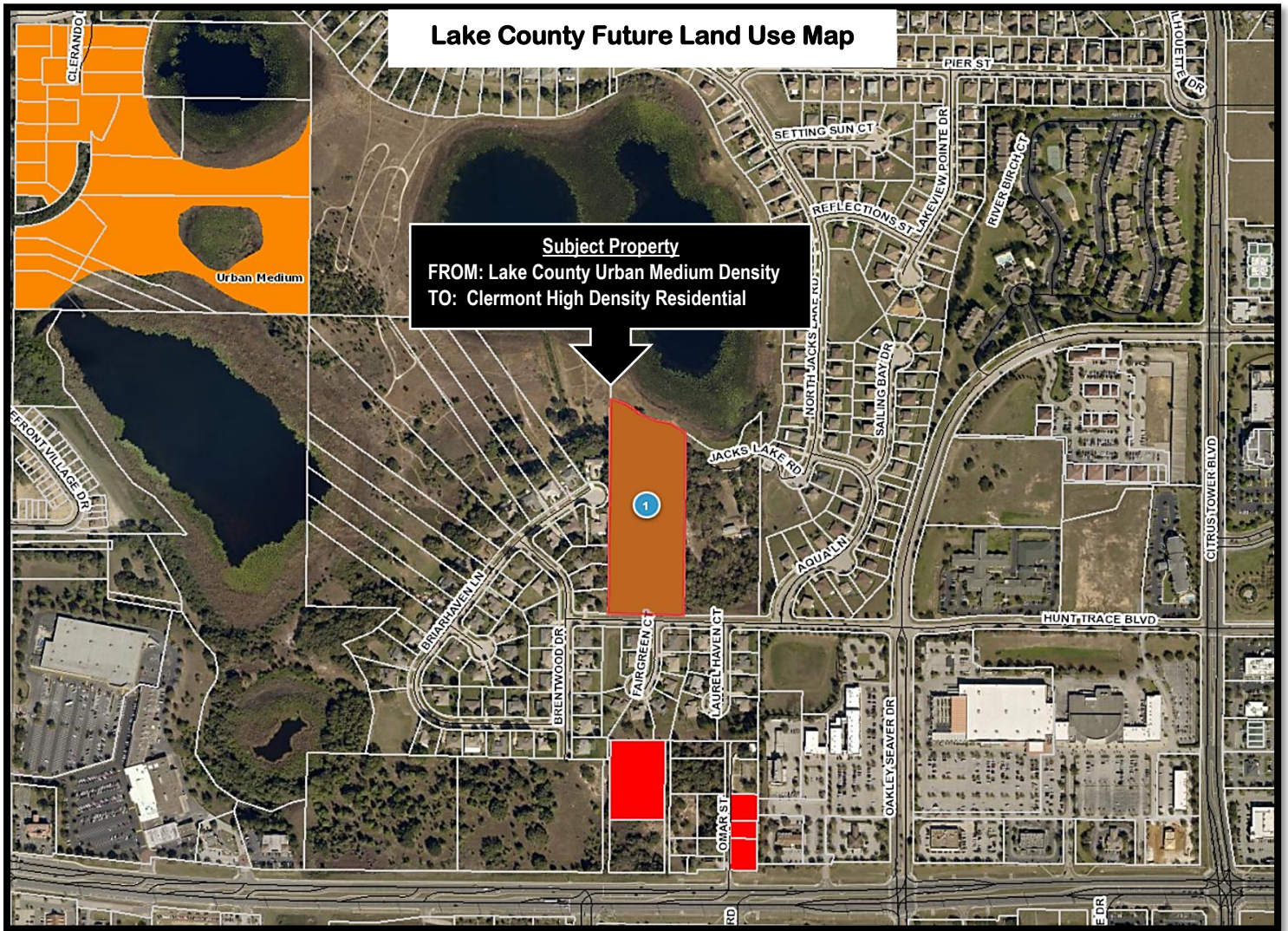
TRACT 81A, SECTION 20, TOWNSHIP 22 NORTH RANGE 30 EAST, AS PER PLAT OF LAKE HIGHLANDS COMPANY, ALSO RECORDED IN PLAT BOOK 1 PAGE 30, IN PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROJECT LOCATION

Hickory Creek
Hickory Creek Rd
Cedar St
Buckhorn Cr.
S. Grand Hwy
Big Lake
Duck Creek

0 100 200







**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: July 10, 2020

FEE: _____

Project Name (if applicable): Clermont Ridge Senior Villas Phase Two

Applicant: Provident Housing Solutions

Contact Person: Jim F. Arrington

Address: 13750 W. Colonial Dr Ste. 350-357

City: Winter Garden State: Florida Zip: 34787

Phone: 407-353-2052 Fax: _____

E-Mail: Jim.Arrington@providenths.org

OWNER: Mr. Byron Beebe and Kathy Diaz

Address: 13625 N. Jacks Lake Rd

City: Clermont State: Florida Zip: 34711

Phone: _____ Fax: _____

E-Mail: _____

General Location: _____

13625 N. Jacks Lake Rd Clermont, FL 34711

Legal Description (include copy of survey): _____

Section 09, Township 22, Range 26

Property size (in acres or square feet): 7.75

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

Existing (Actual) Land Use: Residential

Existing Zoning: Agriculture

Existing Future Land Use: _____

Proposed Future Land Use: Multifamily

Type of development proposed: Senior multifamily



Proposed density (dwelling units/acre) or intensity: 20 / 2

Proposed Zoning District: _____

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

This proposed amendment when approved will provide housing for the ever increasing need for affordable housing within the City of Clermont.

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

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

***** NOTICE *****

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

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



Lake County, Florida

OFFICE OF THE TAX COLLECTOR

David W. Jordan, Tax Collector

2019 Roll Details — Real Estate Account At 13625 JACKS LAKE RD

Real Estate Account #0922260800-61A-00000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

2019	2018	2017	2016	...	1998
PAID	PAID	PAID	PAID		PAID

PAID 2019-12-05 \$3,392.51

Effective 2019-11-29

Receipt #2019-00233788

Owner: BEEBE BYRON

13625 N JACKS LAKE RD

CLERMONT, FL 34711

Situs: 13625 JACKS LAKE RD

Account number: 0922260800-61A-00000

Alternate Key: 1647797

Millage code: 0003

Millage rate: 14.6811

Assessed value: 250,720

School assessed value: 250,720

Exemptions

HOMESTEAD: 25,000

ADDITIONAL HX EXEMPTION: 25,000

2019 Annual bill

[View](#)

GIS - Property Appraiser

Ad valorem: \$3,118.86

Non-ad valorem: \$415.00

Total Discountable: 3533.86

No Discount NAVA: 0.00

Total tax: \$3,533.86

Legal description

LAKE HIGHLANDS 28-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE W'LY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKSLAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61APB 3 PG 380RB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318

Location

Book, page, item: --

Geo number: 2622090800-61A-00000

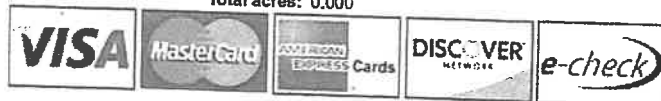
Range: 26

Township: 22

Section: 08

Use code: 01

Total acres: 0.000



PROPERTY RECORD CARD

General Information

Owner Name:	BEEBE BYRON	Alternate Key:	1647797
Mailing Address:	13625 N JACKS LAKE RD CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	09-22-26-0800-61A-00000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	13625 JACKS LAKE RD CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps

Property Description: LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD
LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE
OF |
JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE
WLY |
EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD
BOUNDED |
ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF
JACKS |
LAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF
TRACT 61A |
PB 3 PG 30 |
ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318 |

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		7.75	AC	\$0.00	\$250,635.00

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

[FEMA Flood](#)

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$154,786.00
-------------	---------------	------------------------------

Summary

Year Built: 1997

Total Living Area:
3825

Central A/C: Yes

Attached Garage:
Yes

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Fireplaces: 1

Incorrect Bedroom, Bath, or other information?**Section(s)**

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1480	N	0%	0%	
2	FINISHED LIVING AREA (FLA)	Wood (001)	1	472	N	0%	0%	
3	GARAGE FINISHED WOOD (GAF)	Wood (001)	1	528	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	393	N	0%	0%	
5	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	296	N	0%	0%	
6	CANOPY (CAN)	No Wall Type (000)	1	296	N	0%	0%	

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

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	2400	SF	2006	\$13,525.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3740 / 843	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$122,800.00
3749 / 1318	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$100.00
1318 / 114	8/1/1994	Warranty Deed	Qualified	Improved	\$50,000.00
1256 / 1104	8/1/1993	Warranty Deed	Qualified	Improved	\$30,000.00
1117 / 724	5/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
638 / 318	1/1/1977	Misc Deed/Document	Qualified	Improved	\$21,400.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$418,946	\$255,483	\$205,483	5.07340	\$1,042.50
LAKE COUNTY MSTU AMBULANCE	\$418,946	\$255,483	\$205,483	0.46290	\$95.12
LAKE COUNTY MSTU FIRE	\$418,946	\$255,483	\$205,483	0.47040	\$96.66
SCHOOL BOARD STATE	\$418,946	\$255,483	\$230,483	3.88500	\$895.43
SCHOOL BOARD LOCAL	\$418,946	\$255,483	\$230,483	2.99800	\$690.99
LAKE COUNTY MSTU STORMWATER	\$418,946	\$255,483	\$205,483	0.49570	\$101.86
ST JOHNS RIVER FL WATER MGMT DIST	\$418,946	\$255,483	\$205,483	0.24140	\$49.60
LAKE COUNTY VOTED DEBT SERVICE	\$418,946	\$255,483	\$205,483	0.11000	\$22.60
LAKE COUNTY WATER AUTHORITY	\$418,946	\$255,483	\$205,483	0.35570	\$73.09
SOUTH LAKE HOSPITAL DIST	\$418,946	\$255,483	\$205,483	0.00000	\$0.00
Total:				14.0925	\$3,067.85

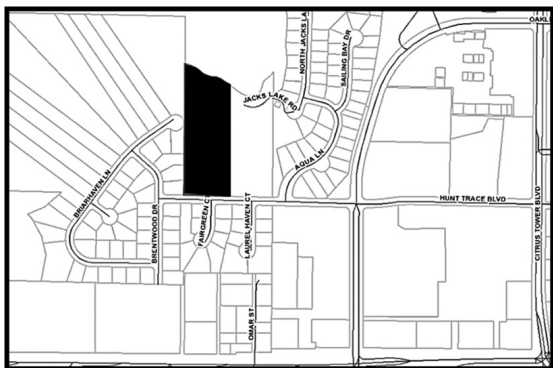
Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More	View the Law

CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE Small-Scale Comprehensive Plan Amendment ORDINANCE NO. 2020-35

The City of Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, October 6, 2020 at 6:30 P.M. to consider the Ordinance; and a public hearing will be held before the Clermont City Council on Tuesday, October 13, 2020 at 6:30 P.M. for the (1st reading of the adoption ordinance) and on Tuesday, October 27, 2020 at 6:30 P.M. for the (final reading of the adoption ordinance) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 7.75 +/-acre parcel below from Lake County Urban Medium Density to City of Clermont High Density Residential. Alternate Key 1647797.



Location:

**13625 North Jacks Lake Road
Property on the north side of Hunt Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)**

ORDINANCE NO. 2020-35

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

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 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) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 27, 2020	
Agenda Item Name	
Ordinance No. 2020-36 <i>Final</i> <i>Clermont Ridge Senior Villas Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-36	
Staff Report	
The applicant, Provident Housing Solutions, is requesting a rezoning of the subject property from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD), this request is being presented concurrently with requests for annexation and small scale comprehensive plan amendment. The applicant is requesting to annex into the City of Clermont and rezone to Planned Unit Development (PUD) to allow for development of the subject parcel as an age-restricted (62 and over) residential affordable housing project. The applicant is proposing 93 units on 7.75 +/- acres, located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. The property is within 2,000 feet of the regional hospital (South Lake Hospital), medical offices, an assisted living facility, hotel, a public transportation network, and commercial shopping opportunities. The Clermont City Council on September 19, 2017, annexed the property located to the east of subject parcel and rezoned to a Planned Unit Development (PUD) to allow for construction of 70 affordable senior housing units, known as the Clermont Ridge Senior Villas, Phase 1. The proposed development will be similar in design and character to that development that is currently under review and construction. The Conceptual Site Plan, as designed, provides the layout of the buildings and parking on the site. The project will consist of up to 93 dwelling units, with a clubhouse and other amenities for the residents. The proposal is for residential use only with no commercial aspects are proposed. In addition, age-restricted residential development is exempt from Lake County School requirements for student capacity. The existing site is currently being used for a single family home. The purpose and intent of the Planned Unit Development (PUD) zoning district is to allow development standards flexibility that encourage complete living through creative designs and developments. The PUD zoning allows waivers for flexible development purposes. The applicant is requesting three (3) waivers/variances to the Land Development Code: (1) To allow for a minimum living space of 550 square feet per unit, the Land Development Code, Section 122-183 requires a minimum of 600 square feet. (2) To allow for required parking spaces be calculated at 1.2 spaces for a 1 bedroom unit instead of the 1.5 spaces for a 1 bedroom unit as required by the Land Development Code Section 98.14. The project as designed will provide a minimum 143 parking spaces for the overall development. (3) To allow for retaining walls up to the maximum 10 feet height instead of the 6 foot height as required by the Land Development Code, Section 122-343. The applicant has indicated that they can serve the entire development with one central trash dumpster enclosure for solid waste collection. Staff has reviewed the application as submitted and finds the request does comply with the general requirements and special regulations for a Planned Unit Development (PUD) Staff finds the proposal meets the standards and provisions of Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2020-36. <i>The Planning and Zoning Commission at their meeting, voted unanimously to recommend approval of Ordinance</i>	

No. 2020-36.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--------------------------------------|--|
| 1. | ORD 2020-36 (10.16.2020 V2) - R&F BL | ORD 2020-36 (10.16.2020 V2) - R&F BL.pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | ZONING MAP | ZONING MAP.pdf |
| 4. | Site Plan | Site Plan.pdf |
| 5. | Clermont Ridge - Building Elevations | Clermont Ridge - Building Elevations.jpg |
| 6. | ITE Trip Generation | ITE Trip Generation.pdf |
| 7. | Application | Application.pdf |
| 8. | ORDINANCE 2020-36 Legal AD | ORDINANCE 2020-36 Legal AD.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-36

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Lot Tract 61-A, Map of Section 20 Township 22 South Range 26 East Lake County, Florida, according to the map or plat thereof, as recorded in Plat Book 3, Page 30, of the Public Records of Lake County, Florida

Together with that portion of the now vacated road lying South of and contiguous too said Tract 61-A and lying West of the contiguous too said Tract 61-A, from the South line of said Section 20 to the high water line of Jacks Lake

Together with that portion of the new vacated lands lying between the North of said Tract 61-A and the waters of Jacks Lake, bounded on the West by an extension of the West line of said Tract 61-A and the high water line of Jacks Lake.

Containing 7.75 Acres +/-

LOCATION

13625 North Jacks Lake Road
Property on the north side of Hunt Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)

FROM: Lake County Planned Unit Development (PUD)
TO: Clermont Planned Unit Development (PUD)



**CITY OF CLERMONT
ORDINANCE NO. 2020-36**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for an age-restricted; 62 and over, senior housing multi-family development; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Highland Engineering, Inc., dated 02-04-2020, Clermont Ridge Senior Villas Phase 2-Conceptual Plan. 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 or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The subject parcel shall be allowed up to 93 multi-family dwelling units, not to exceed a maximum density of 12 units per acre within the project.
2. The project shall be used as an age-restricted 62 and over community for senior housing only. If, at a future date, the community wishes to eliminate its age-restricted status, an amendment to the Planned Unit Development Ordinance shall be required. Any school related impacts due to development changes, including assessment of impact fees, cost of student stations, and other unforeseeable impacts at this time, shall be coordinated and approved through the Lake County School Board prior to the elimination of the age-restricted status.
3. Setbacks for buildings:

From East and West Property Lines:	10 feet from the property line
From Hunt Trace Boulevard:	25 feet from right-of-way
From Jacks Lake:	25 feet from the established high-water mark
4. The senior housing project will have private trash collection service that will be maintained by the developer or designated party. Trash collection will be coordinated through a central trash receptacle/dumpster.



CITY OF CLERMONT
ORDINANCE NO. 2020-36

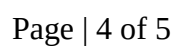
5. Maximum building height for all structures will be 35 feet, measured at the highest point for the senior housing project.
6. The minimum residential unit size shall be 550 square feet of air-conditioned living space.
7. The project minimum off-street parking requirements shall be determined at 1.2 spaces per one-bedroom unit instead of the code requirements of 1.5 spaces per one-bedroom unit. The project total parking shall provide a minimum of 143 parking spaces for the overall development.
8. Retaining walls are allowed up to a maximum 10 feet height; to deal with the extreme grades on the site. A five foot landscape buffer shall be required in front of the retaining walls if they are viewed from public rights-of way.
9. The landscape buffer along Hunt Trace Boulevard shall be 20 feet in width and the landscape buffer along the east and west property lines shall be 10 feet in width. The rear property boundary shall provide a minimum 10 feet in width landscape buffer. All landscape buffers must comply with the Clermont Land Development Regulations.
10. Recreation amenities shall be provided for the residents.
11. The project shall be developed according to the R-3 Residential/Professional zoning designation, Section 122-181 in the Land Development Code, unless expressly stated in this ordinance.

SECTION 4: 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 5: PUBLICATION AND 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.





CITY OF CLERMONT
ORDINANCE NO. 2020-36

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 27th day of October 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

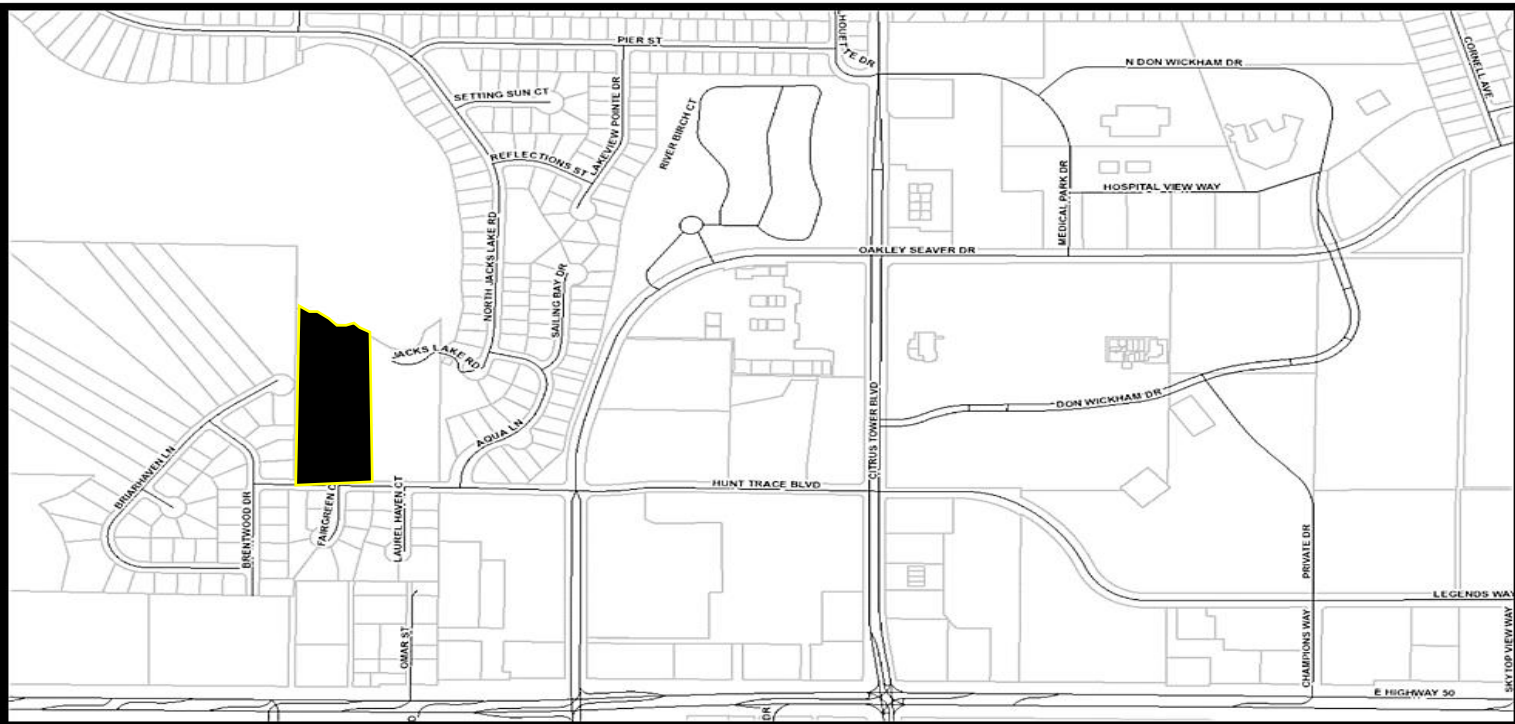
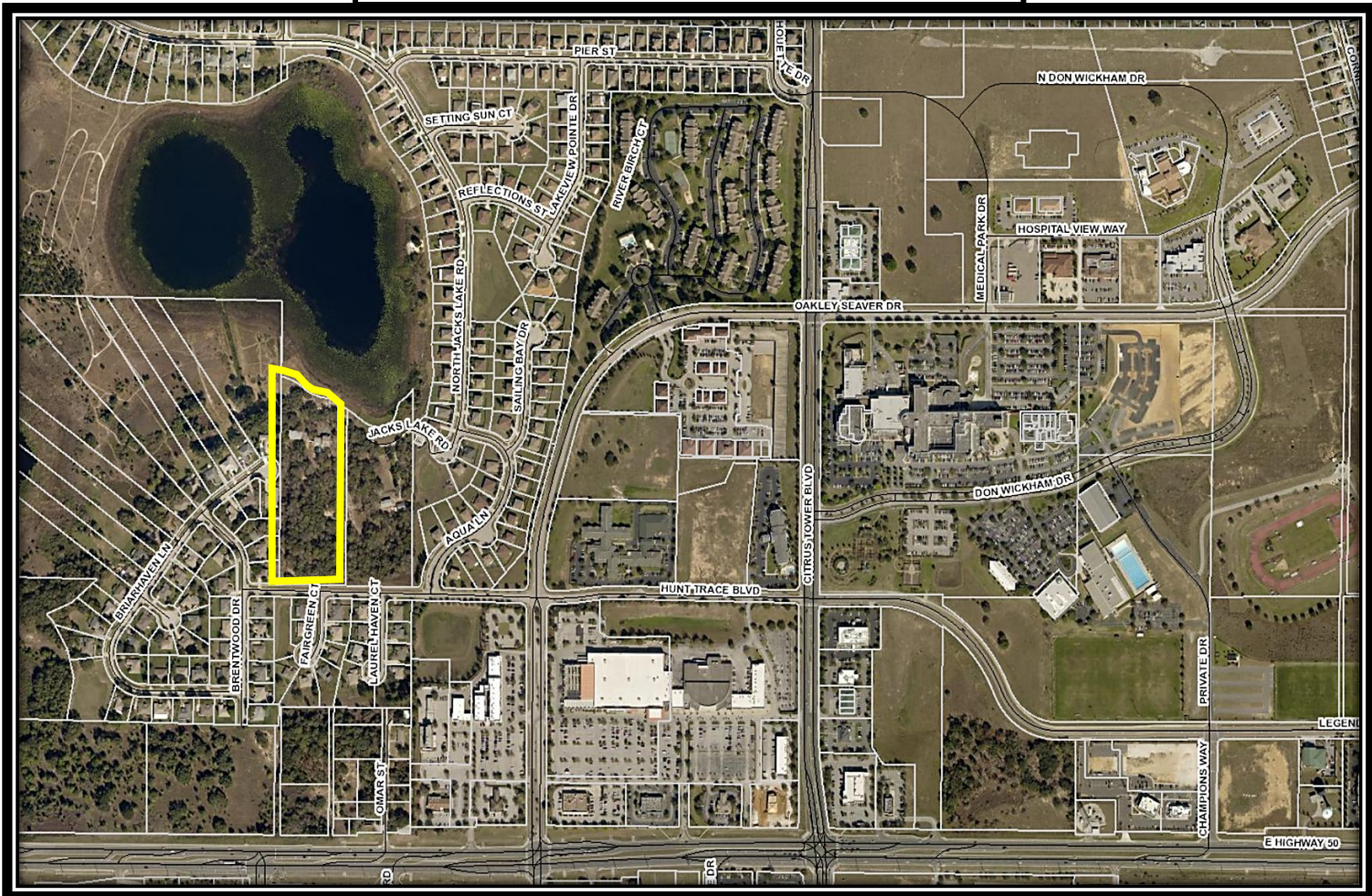
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

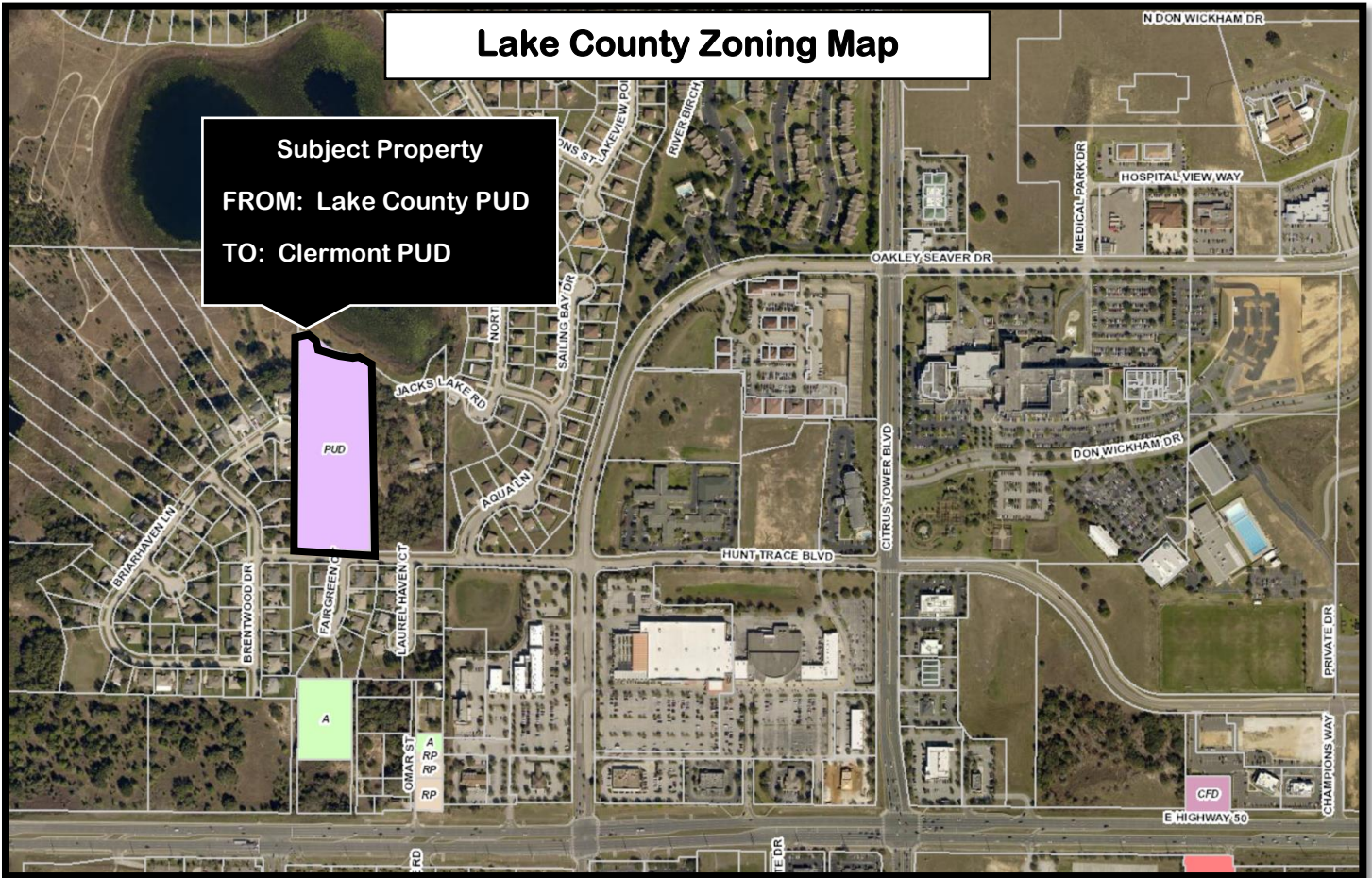
Daniel F. Mantzaris, City Attorney

LOCATION MAP

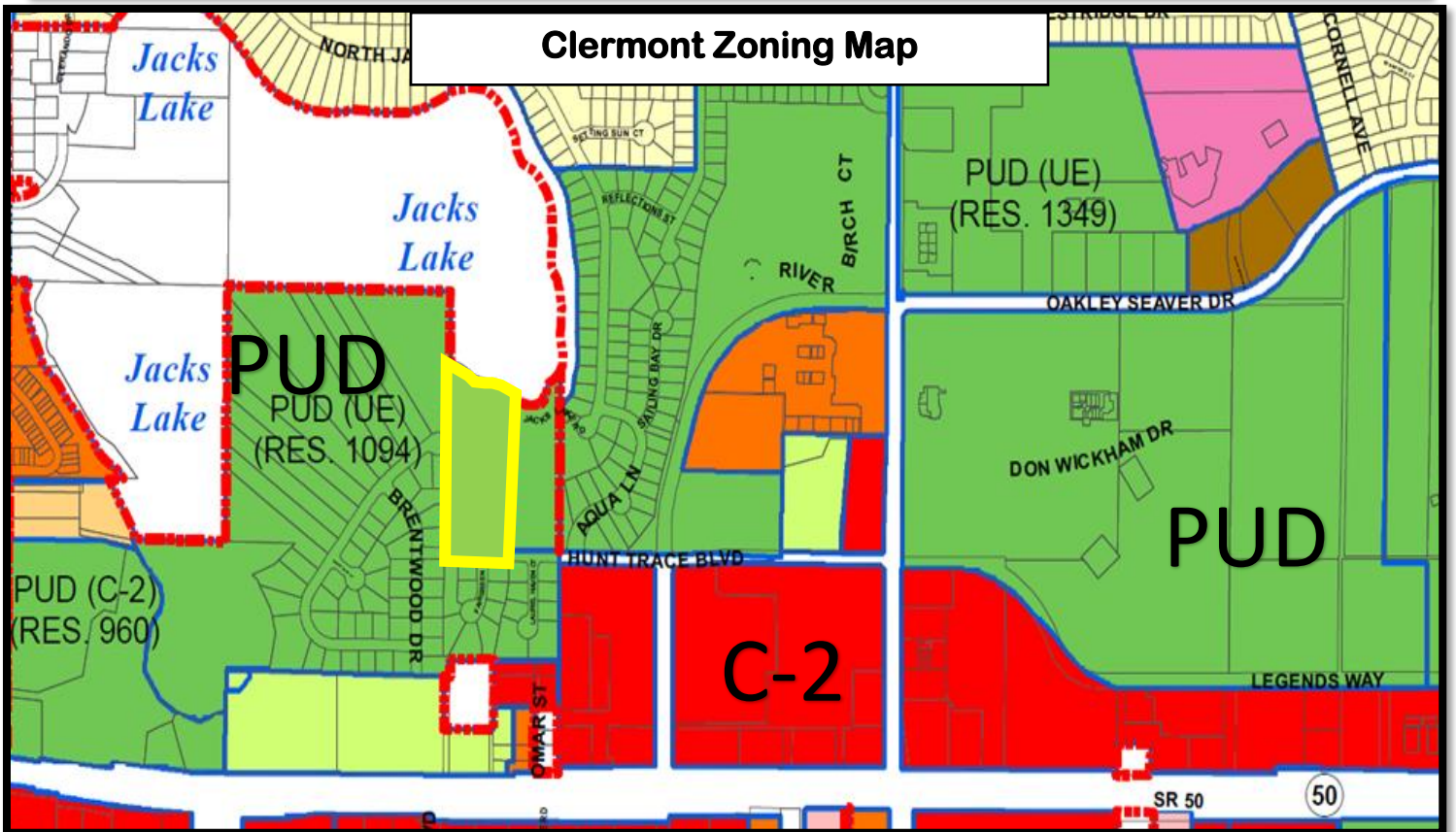


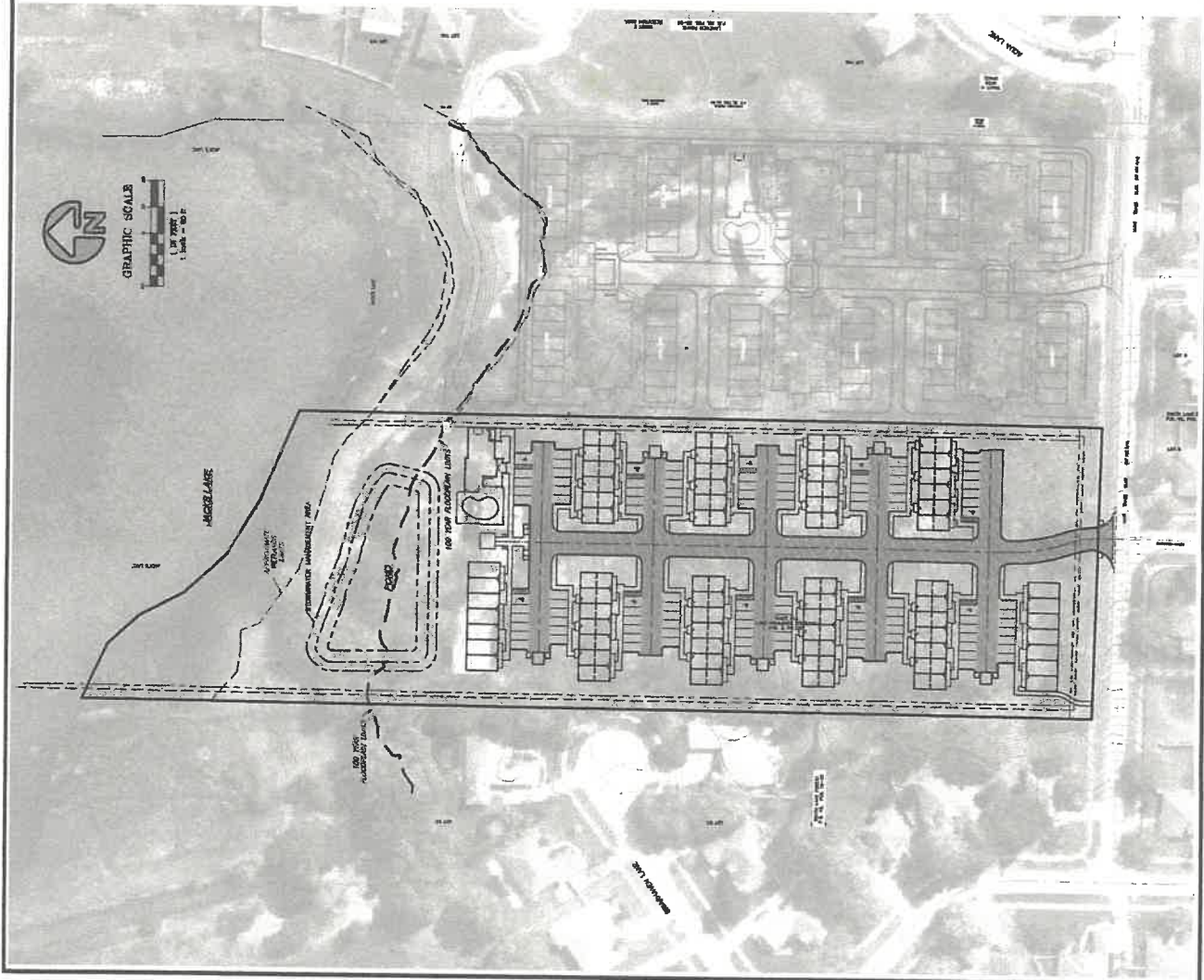
Lake County Zoning Map

Subject Property
FROM: Lake County PUD
TO: Clermont PUD



Clermont Zoning Map





CONCEPTUAL SITE PLAN CLERMONT RIDGE SENIOR VILLAS PHASE TWO PARCERL NO. 09-22-26-080061A000000

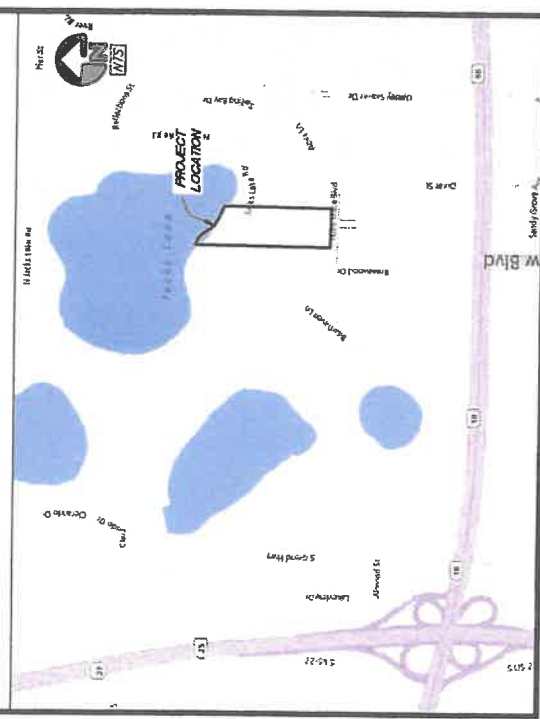
SITE DATA

OWNER: BRYAN BEERS AND DEBORAH BEERS, 10000 W. WINDY HILL, CLERMONT, FL 34505	ALERTING NO: 09-22-26-080061A000000	SETBACKS: FRONTYARD TRANCE (BLVD): 25' SIDEYARD TRANCE (BLVD): 25' REARYARD'S LAKE (MTR): 25'
ALERTING KEY: 1647797	EXISTING ZONING: AGRICULTURE	LANDSCAPE BUFFERS: FRONTYARD TRANCE (BLVD): 20' SIDEYARD TRANCE (BLVD): 10'
EXISTING USE: RESIDENTIAL	EXISTING FILL: URBAN MEDIUM DENSITY	WATER: CITY OF CLERMONT
PROPOSED USE: PUD-RESIDENTIAL/MULTIFAMILY	PROPOSED FILL: PUD-RESIDENTIAL/MULTIFAMILY	SEWER: CITY OF CLERMONT
TOTAL UNITS: 83 UNITS (14 UNITS PER ACRE)	USE RESTRICTED 55+	BUILDING HEIGHT: 35' MAXIMUM
UNIT SIZE: 400 SQ. FT.	7.75 ACRES	WETLANDS: NONE
TOTAL AREA: 7.75 ACRES	R-1 SINGLE FAMILY	PARKING REQUIRED: TOTAL: 143 SPACES
ZONING: NORTH: PUD-RESIDENTIAL SOUTH: PUD-RESIDENTIAL WEST: PUD-RESIDENTIAL	USE RESTRICTED 55+	BUILDINGS: 13 BUILDINGS FOR ONE BEDROOM UNIT 13 UNITS = 1.2 SPACES/UNIT = 1.2 SPACES CLUBHOUSE: 1.0 SPACE FOR 300 SQ. FT. = 8 SPACES 2,500 SQ. FT./300 SQ. FT. = 8 SPACES
USE: LOW DENSITY RESIDENTIAL	USE RESTRICTED 55+	MINIMUM UNIT SIZE: 400 SQ. FT. MINIMUM UNIT PRICE: \$100,000 MINIMUM UNIT PRICE PER SQUARE FOOT: \$1.25 PARKING SPACES PER EACH 1 BEDROOM UNIT
EXISTING USE: NORTH: RESIDENTIAL SOUTH: RESIDENTIAL WEST: RESIDENTIAL	USE RESTRICTED 55+	

PROPERTY DESCRIPTION

TRACT 61A, SECTION 20, TOWNSHIP 22 NORTH, RANGE 26 EAST, AS PER PLAT OF LATE HOKANUS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 30, IN PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LOCATION MAP



CLERMONT RIDGE
PHASE TWO
CONCEPT PLAN

HEL
 HIGDON AND
 ENGINEERING, INC.
 10000 W. WINDY HILL
 CLERMONT, FL 34505
 TEL: 352-245-7877
 FAX: 352-245-7877
 WWW.HEL-INC.COM

JOB NO.: MC-20043
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 APPROVED BY: J.A.
 DATE: 03/24/2004
 SHEETS: 1 OF 1





HIGHLAND ENGINEERING, INC.

Introduction

Clermont Ridge Phase 2 is a 96 unit senior housing development located in Clermont Florida.

This trip generation statement is used in support of the pending zoning application and to demonstrate that the net new peak hour trips fall into the Tier 1 TIS category as outlined in the Lake~Sumter Metropolitan Planning Organization Transportation Concurrency Management System and Methodology Guidelines. This statement should sufficiently demonstrate that the traffic impacts of a proposed development can be clearly determined without the submittal of a TIS, and the applicant would therefore request exemption from a Full TIS.

Trip Generation

The *ITE Trip Generation Manual 10th Edition* was used to estimate the projected trips by this development. "Senior Adult Housing-Attached" # 252 was used to estimate trips.

Table 1 contains the summary of the trip generation estimate.

Table 1 - ITE Trip Generation							
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips		Enter	Exit
Senior Adult Housing (Attached)	252	96	Dwelling Units	330 Total		7	13
Total Trips				330		7	13

Table 1 above demonstrates that a maximum of 20 AM Peak Hour Trips and 24 PM Peak Hour Trips are generated by the proposed development, which is less than the 25 Peak Hour Trip maximum for a Tier 1 TIS and a full traffic study is not required and an exemption from a Full TIS is hereby requested.



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: July 10, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Clermont Ridge Senior Villas Phase Two

APPLICANT: Provident Housing Solutions

CONTACT PERSON: Jim F. Arrington

Address: 13750 W. Colonial Dr Ste. 350-357

City: Winter Garden State: Florida Zip: 34787

Phone: 407-353-2052 Fax: _____

E-Mail: Jim.Arrington@providenthsa.org

OWNER: Mr Byron Beebe and Kathy Diaz

Address: 13625 N. Jacks Lake Rd

City: Clermont State: Florida Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: 13625 N. Jacks Lake Rd, Clermont, FL 34711

Legal Description (include copy of survey): _____

Section 09, Township 22, Range 26

Acreage: 7.75 Land Use: Residential
(City verification required)

Present Zoning: Agriculture Proposed Zoning: Multifamily
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

*Once the zoning has been approved the property
will be used to build multifamily housing for seniors.*

Jim F. Arrington
Applicant Name (print)
Kathy Diaz POA for
Byron Beebe
Owner Name (print)

X *[Signature]*
Applicant Name (signature)
X *Kathy Diaz POA for*
Byron Beebe
Owner Name (signature)

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



OFFICE OF THE TAX COLLECTOR

David W. Jordan, Tax Collector

2019 Roll Details — Real Estate Account At 13625 JACKS LAKE RD

Real Estate Account #0922260800-61A-00000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

2019	2018	2017	2016	...	1998
PAID	PAID	PAID	PAID		PAID

PAID 2019-12-05 \$3,392.51

Effective 2019-11-29

Receipt #2019-00233788

Owner: BEEBE BYRON

13625 N JACKS LAKE RD

CLERMONT, FL 34711

Situs: 13625 JACKS LAKE RD

Account number: 0922260800-61A-00000

Alternate Key: 1847797

Millage code: 0003

Millage rate: 14.6811

Assessed value: 250,720

School assessed value: 250,720

Exemptions

HOMESTEAD: 25,000

ADDITIONAL HX EXEMPTION: 25,000

2019 Annual bill

Ad valorem: \$3,118.86

Non-ad valorem: \$415.00

Total Discountable: 3533.86

No Discount NAVA: 0.00

Total tax: \$3,533.86

[View](#)

GIS - Property Appraiser

Legal description

LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE W'LY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKSLAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A PB 3 PG 38 ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318

Location

Book, page, item: —

Geo number: 2622090800-61A-00000

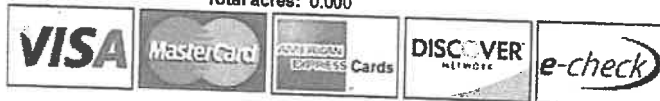
Range: 26

Township: 22

Section: 09

Use code: 01

Total acres: 0.000



PROPERTY RECORD CARD

Select Language : ▼

General Information

Owner Name:	BEEBE BYRON	Alternate Key:	1647797
Mailing Address:	13625 N JACKS LAKE RD CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	09-22-26-0800-61A-00000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	13625 JACKS LAKE RD CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE WLY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKS LAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A PB 3 PG 30 ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		7.75	AC	\$0.00	\$250,635.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$154,786.00
-------------	---------------	------------------------------

Summary

Year Built: 1997

Total Living Area:
3825

Central A/C: Yes

Attached Garage:
Yes

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Fireplaces: 1

Incorrect Bedroom, Bath, or other information?

Section No.	Section Type	Ext. Wall Type	Section(s)					Map Color
			No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1480	N	0%	0%	
2	FINISHED LIVING AREA (FLA)	Wood (001)	1	472	N	0%	0%	
3	GARAGE FINISHED WOOD (GAF)	Wood (001)	1	528	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	393	N	0%	0%	
5	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	296	N	0%	0%	
6	CANOPY (CAN)	No Wall Type (000)	1	296	N	0%	0%	

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

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	2400	SF	2006	\$13,525.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3740 / 843	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$122,800.00
3749 / 1318	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$100.00
1318 / 114	8/1/1994	Warranty Deed	Qualified	Improved	\$50,000.00
1256 / 1104	8/1/1993	Warranty Deed	Qualified	Improved	\$30,000.00
1117 / 724	5/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
638 / 318	1/1/1977	Misc Deed/Document	Qualified	Improved	\$21,400.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$418,946	\$255,483	\$205,483	5.07340	\$1,042.50
LAKE COUNTY MSTU AMBULANCE	\$418,946	\$255,483	\$205,483	0.46290	\$95.12
LAKE COUNTY MSTU FIRE	\$418,946	\$255,483	\$205,483	0.47040	\$96.66
SCHOOL BOARD STATE	\$418,946	\$255,483	\$230,483	3.88500	\$895.43
SCHOOL BOARD LOCAL	\$418,946	\$255,483	\$230,483	2.99800	\$690.99
LAKE COUNTY MSTU STORMWATER	\$418,946	\$255,483	\$205,483	0.49570	\$101.86
ST JOHNS RIVER FL WATER MGMT DIST	\$418,946	\$255,483	\$205,483	0.24140	\$49.60
LAKE COUNTY VOTED DEBT SERVICE	\$418,946	\$255,483	\$205,483	0.11000	\$22.60
LAKE COUNTY WATER AUTHORITY	\$418,946	\$255,483	\$205,483	0.35570	\$73.09
SOUTH LAKE HOSPITAL DIST	\$418,946	\$255,483	\$205,483	0.00000	\$0.00
Total:				14.0925	\$3,067.85

Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More	View the Law

Advertising Receipt

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

Account Number: 7101866
Order Number: 10098768
Phone: (352) 241-7331
Date: 09/16/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont City Council w	09/21/2020	10/12/2020	\$319.52

LEGAL NOTICE

Notice is hereby given that the City of Clermont City Council 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. 2020-36

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

LOCATION

13625 North Jacks Lake Road
Property on the north side of Hunt
Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)

LEGAL DESCRIPTION

LOT TRACT 61-A, MAP OF SECTION 20 TOWNSHIP 22 SOUTH RANGE 26 EAST LAKE COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH THAT PORTION OF THE NOW VACATED ROAD LYING SOUTH OF AND CONTIGUOUS TOO SAID TRACT 61-A AND LYING WEST OF THE CONTIGUOUS TOO SAID TRACT 61-A, FROM THE SOUTH LINE OF SAID SECTION 20 TO THE HIGH WATER LINE OF JACKS LAKE

TOGETHER WITH THAT PORTION OF

THE NEW VACATED LANDS LYING BETWEEN THE NORTH OF SAID TRACT 61-A AND THE WATERS OF JACKS LAKE, BOUNDED ON THE WEST BY AN EXTENSION OF THE WEST LINE OF SAID TRACT 61-A AND THE HIGH WATER LINE OF JACKS LAKE.

CONTAINING 7.75 ACRES +/-

FROM: Lake County Planned Unit Development (PUD)
TO: Clermont Planned Unit Development (PUD)

The Planning & Zoning Commission will consider this request on Tuesday, October 6, 2020 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, October 13, 2020 (Introduction) and another public meeting will be held on Tuesday, October 27, 2020 at 6:30 P.M. for (final enactment).

All meetings will be held at Clermont 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 hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10098768
September 21, 2020 &
October 12, 2020

Payment Info	
Ad Price	\$319.52
Tax	\$0.00
Sub Total	\$319.52
Prepaid Amount	\$0.00
Balance Due	\$319.52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Resolution No. 2020-54R <i>Beloved Church Office CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2020-54R.		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow for a church associated uses, that include counseling services and bible study in the CBD – Central Business District zoning district. The Land Development Code, Section 122-244 requires a Conditional Use Permit for the proposed church support services use. The subject property is located at 705 West Avenue. The applicant proposes to occupy the building for a church administrative office as the primary use with limited counseling services and bible study for the church congregation. The maximum building occupancy shall not exceed 15 occupants at this location. The proposed church office use will not be out of character with other business establishments in the surrounding areas. Staff has reviewed the application and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and provisions specified. Therefore, staff recommends approval of Resolution No. 2020-54R. <i>The Planning and Zoning Commission at their meeting, voted unanimously to recommend approval of Resolution No. 2020-54R.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2020-54R - CUP (10.20.2020) - R&F BL	2020-54R - CUP (10.20.2020) - R&F BL.pdf	
2. LOCATION MAP	LOCATION MAP.docx	
3. Application	Application.pdf	
4. BELOVED CHURCH OFFICE CUP-AD	BELOVED CHURCH OFFICE CUP-AD.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CHURCH OFFICE USE IN THE CBD CENTRAL BUSINESS DISTRICT ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held September 6, 2020 recommended approval of this Conditional Use Permit to allow for a church office use in the CBD Central Business District zoning district; at the following location:

LOCATION:
705 West Avenue
(Alternate Key# 1615011)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

This application for a Conditional Use Permit to allow for a church office use in the CBD - Central Business District zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

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. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution or require further conditions as deemed appropriate.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than one year, a new Conditional Use Permit shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions that may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
13. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

14. Should a new business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of the church, the church would not contest said use within 500 feet of the church.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a church administrative use, with ancillary support services for counseling and bible studies. The maximum building occupancy may not exceed 15 occupants at this location.



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of October 2020.

CITY OF CLERMONT

Gail Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 394-4083 to schedule a meeting.
2. After meeting with the Planning Manager, the applicant shall prepare and submit 6 sets of preliminary site plans for review by the Site Review Committee (SRC) (if required). The preliminary site plan shall clearly depict the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the CUP application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, and is not an approved site plan for construction.*
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be scheduled for public hearings the following month. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning & Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

Page 2

In addition to the attached application, the applicant shall provide the follow information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of the advertisement

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



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: July 21, 2020

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): BeloVED Church office

APPLICANT: BeloVED Church

CONTACT PERSON: Kevin Franklin

Address: Po Box 121219

City: Clermont State: FL Zip: 34712

Phone: 407-674-9280 Fax: _____

E-Mail: info@BeloVEDChurch.com

OWNER: WEATHERSEE CHARLES E & MARGARET TRUSTEES

Address: 1555 LAKE AVE.

City: CLERMONT State: FL Zip: 34711

Phone: 352-394-3971 Fax: _____

Address of Subject Property: 705 WEST AVE. CLERMONT, FL

General Location: ON THE CORNER LOT OF WEST AVE.

AND MONTROSE ST. DOWNTOWN

Legal Description (include copy of survey): CLERMONT BEG AT NW COR OF

LOT 17, BLK 91, RVN S 63 FT, E 37 FT, S 37 FT, E 38 FT,
N 100 FT, W 75 FT TO POB PB 8 PG 170 RB 746 PG
1825 ORG 3314 PG 740

Land Use (City verification required): 1700

Zoning (City verification required): C13D



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

UTILIZE THE BUILDING PRIMARILY AS ADMINISTRATIVE
OFFICE SPACE WITH OCCASIONAL MEETINGS FOR
COUNSELING OR BIBLE STUDIES. OCCUPANCY TO BE
CAPPED AT 15 AS MARK GRENIER ADVISED TO
ALLOW FOR USE AS IS.

Applicant Name (print) KEVIN FRANKLIN

Applicant Name (signature)

Applicant Name (signature)

Owner Name (print)

Owner Name (signature)

☒ Wesley Weatherbee
Wesley Weatherbee

☒ Charles Weatherbee
Charles Weatherbee

***** NOTICE *****

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

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

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: 10098867
Phone: (352) 241-7331
Date: 09/23/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	09/29/2020	10/20/2020	\$176.44

LEGAL NOTICE

Tracy Ackroyd Howe, MMC
City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church office use in the Central Business District (CBD) Zoning District, at the following location:

Ad No: 10098867
September 29, 2020 &
October 20, 2020

LOCATION

Beloved Church
705 West Avenue, Clermont, FL
(AK 1615011)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, October 6, 2020 at 6:30 P.M.

The Clermont City Council shall consider this request at a public meeting to be held on Tuesday, October 27, 2020 at 6:30 P.M.

All meetings will be held at the Clermont City Hall, first floor Council Chambers located at 685 West Montrose Street, Clermont FL

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

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

Payment Info	
Ad Price	\$176.44
Tax	\$0.00
Sub Total	\$176.44
Prepaid Amount	\$0.00
Balance Due	\$176.44



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 27, 2020	
Agenda Item Name	
Ordinance No. 2020-30 <i>Introduction</i> <i>Encompass Health PUD</i>	
Requested Action	
Recommend introduction of Ordinance 2020-30.	
Staff Report	
The applicant, Crawford, Modica & Holt, is requesting a rezoning from Urban Estate Low Density Residential to a Planned Unit Development (PUD) for a 100-bed rehabilitation facility and C-2 General Commercial uses on a 32.46-acre parent parcel. The rehabilitation facility will use approximately 11 acres of the site and the remaining 21 acres will be used for future C-2 General Commercial uses. Phase 1 is the rehabilitation facility and phase 2 will be the C-2 General Commercial use. The vacant site is located south of State Road 50, ¼ mile east of the SR 50 and Hancock Road intersection. The property has not been disturbed, except for the placement of a billboard that will be removed prior to construction of the site. The applicant has provided a conceptual Planned Unit Development (PUD) Plan – SP-1 showing the proposed layout of the site for Phase 1. The project will consist of one single-story building, associated parking, and single shared access point off SR 50. The rehabilitation building will be constructed in three phases, with a total approximate square footage of 83,500 square feet, when completed. The first phase will consist of 50-beds, the second phase will be 20-beds, and the third phase will be 30-beds. The site as designed has one waiver to the Land Development Code. The waiver includes: 1. Cut and fill great than 15 feet, up to a maximum of 21 feet, due to the elevation changes on the site. Due to the topography changes onsite and the single story building for Phase 1, the applicant is requesting a cut/fill variance. The western portion of the site will consist of a terraced retaining wall system that consists of three walls no higher than 6 feet each. This area will have more than 15 feet of cut, up to 20.5 feet over 5.75% of the site. The eastern portion of the site will also consist of a similar terraced wall system as well and will have more than 15 feet of fill, up to 19.5 feet over 9.55% of the site. This is detailed in the cut/fill exhibit provided by the applicant. Staff has reviewed the request and finds the proposal does meet the intent of Section 122-315, Review Criteria for a PUD. The City's Traffic Engineering Consultant has reviewed the submitted traffic impact analysis and additional responses from the applicant. The only access point at the moment will be from State Road 50. This proposed single access point is not signalized and is not a full intersection, which forces 66% of the outbound traffic to make a U-turn at the signalized intersection of SR 50 and Emil Jahna/Great Hills. The future connection to Hooks Street will provide a secondary access point for the development, which will allow westbound vehicles leaving the site an alternative route to the west. In addition, a condition has been required to provide cross-access with the parcel to the east the directly fronts on Emil Jahna. This may provide an additional access point in the future at a signalized intersection as well. Discussions with this property owner has occurred and they are agreeable to cross-access. A condition requiring dedication of Hooks Street right-of-way has been added along with the transportation impact fee credit for construction of Hooks Street. Staff has reviewed the applicant's proposal and the proposed 100-bed rehabilitation facility may be desirable in the Clermont area. The C-2 General Commercial uses under phase 2 is appropriate at this location with the necessary transportation improvements. With the completion of Hooks Street through this corridor, this will provide the mitigation needed to overcome the current transportation challenges on SR 50. The Hooks Street construction is	

linked to the C-2 General Commercial phase of the project.

Staff recommends approval of Ordinance No. 2020-30 to rezone the subject property from Urban Estates (UE) to (PUD) Planned Unit Development to allow for Phase 1: a 100-bed rehabilitation facility and Phase 2: C-2 General Commercial uses.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2020-30 Encompass Health PUD (10.19.2020 V3) - DRAFT For Introduction Reading	Ord 2020-30 Encompass Health PUD (10.19.2020 V3) - DRAFT For Introduction Reading.pdf
2.	Encompass Health Maps	Encompass Health Maps.pdf
3.	PUD 2020-10-15_EHC Clermont Conceptual Site Plan	PUD 2020-10-15_EHC Clermont Conceptual Site Plan.pdf
4.	2020-07-15_EHC Clermont Cut Fill Exhibit	2020-07-15_EHC Clermont Cut Fill Exhibit.pdf
5.	A300_CLERMONT_2020_07_15(1)	A300_CLERMONT_2020_07_15(1).pdf
6.	Revised Application	Revised Application.pdf
7.	ORDINANCE 2020-30 UPDATED LEGAL AD	ORDINANCE 2020-30 UPDATED LEGAL AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-30

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

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION

Vacant property located on the south side of SR 50
¼ mile east of the SR 50 and Hancock Road Intersection
AK 2713216

From: Urban Estate (UE)
To: Planned Unit Development (PUD) for 100-bed rehabilitation center
and C-2 General Commercial uses



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a 100-bed rehabilitation center and C-2 General Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Conceptual Site Plan SP-1 prepared by Kimley-Horn. 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.
6. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
7. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The project will consist of two separate phases. Phase 1, approximately 12 acres, will be the 100-bed rehabilitation center, and Phase 2, approximately 20 acres, will be C-2 General Commercial uses.
2. Phase 1 will consist of one primary building, constructed in three bed phases with a final total of 100-beds. The total square footage of the overall building shall not exceed 85,000 square feet.
2. Building Setbacks

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line
3. Landscape Buffer

From State Road 50 (Front)	20 feet Buffer
Side (East/West)	10 feet Buffer
Rear (South)	10 feet Buffer
4. Phase 1 building shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
5. Phase 1 grading shall be completed in accordance with Exhibit C - Cut/Fill Exhibit, prepared by Kimley-Horn, that allows a maximum cut of 20.5 feet and a maximum fill of 19.5 feet in the areas indicated on the exhibit. Cut/Fill will be analyzed once development plans are prepared for Phase 2. If cut/fill exceeds the Land Development Code for the proposed project, a separate cut/fill variance will be required at that time.
6. By virtue of the transportation system needs for the project, the developer shall dedicate without compensation, 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 directed by the final engineering plans of Hooks Street. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements; not to exceed 100 feet in width, shall 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.
7. Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the East, Shops at Waterbrooke, Ordinance 2017-49, and as amended.
8. The developer will agree to construct that segment of Hooks Street in exchange for impact fee credits or other consideration as outlined in an agreement with the City and



CITY OF CLERMONT
ORDINANCE NO. 2020-30

Lake County. The project shall be required to connect to Hooks Street as an access point for the development. This will be completed prior to first building receiving a Certificate of Occupancy in Phase 2.

9. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street.
10. Any development on Phase 2 shall be subject to a Traffic Impact Analysis at time of site plan submittal.
11. The entire 32 acre site shall be master planned for utilities, including any off-site improvements and connections. This shall be completed prior to any site plan approval for Phase 1 or Phase 2.
12. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
13. The existing billboard onsite shall be removed prior to issuance of the first building permit.
14. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
15. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.

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: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Sections of this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 7: RECORDING

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

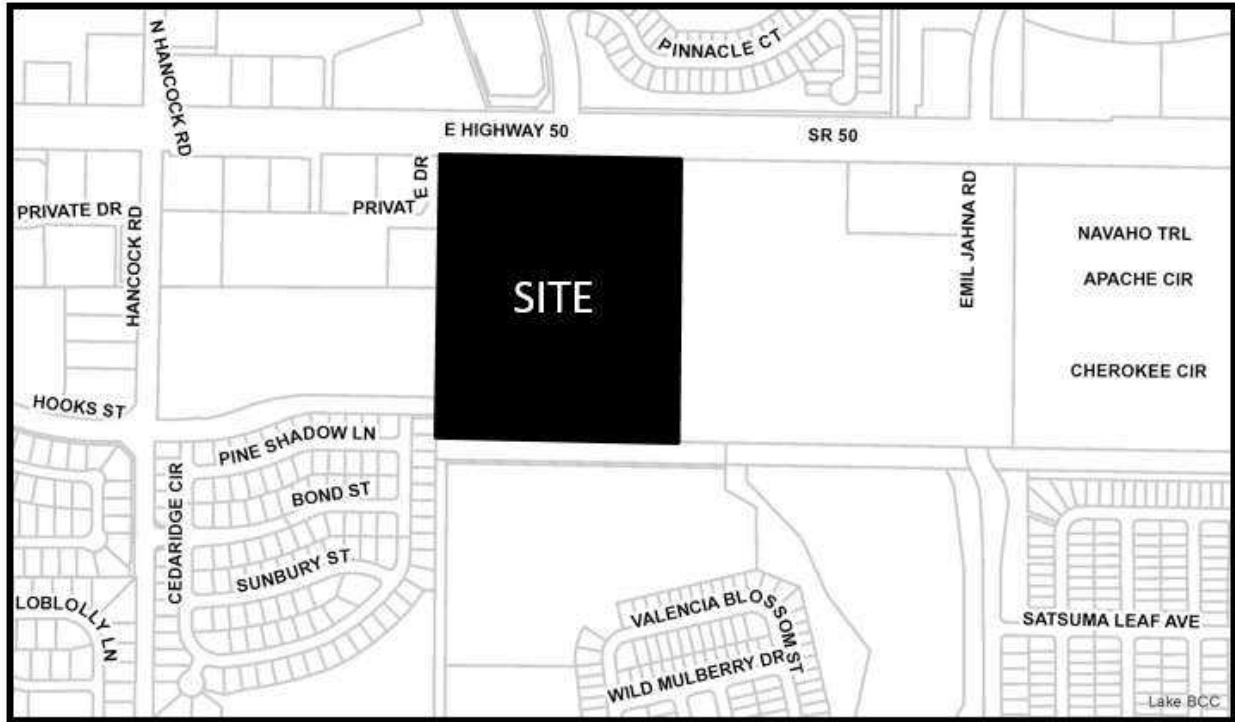
SECTION 8: PUBLICATION AND EFFECTIVE DATE

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

DRAFT

CITY OF CLERMONT
ORDINANCE NO. 2020-30

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2020-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of November, 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. 2020-30

Exhibit A - Aerial Site Plan – Phase 1



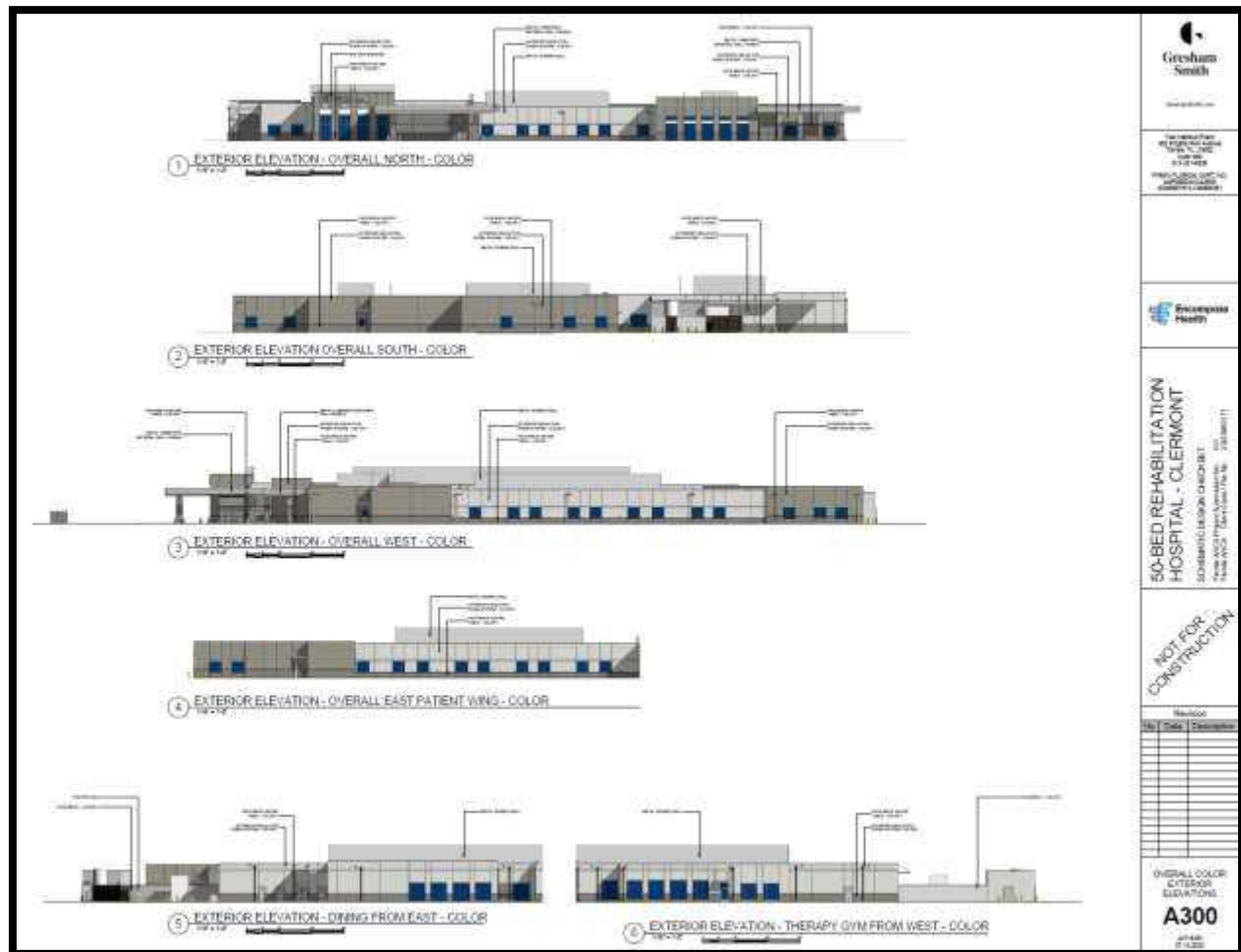
Exhibit B – Elevations – Phase 1

Exhibit C – Cut/Fill – Phase 1

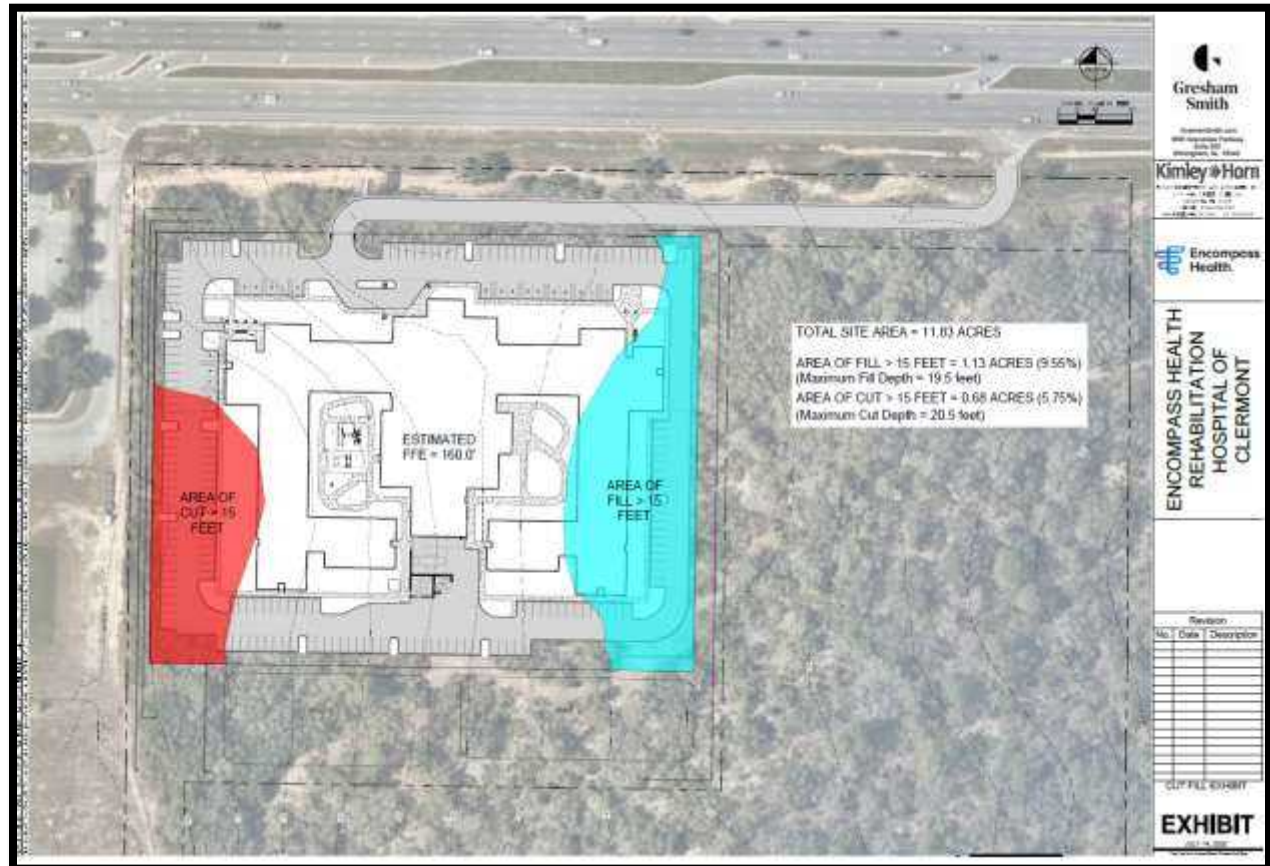


Exhibit - Location Map – Encompass Health

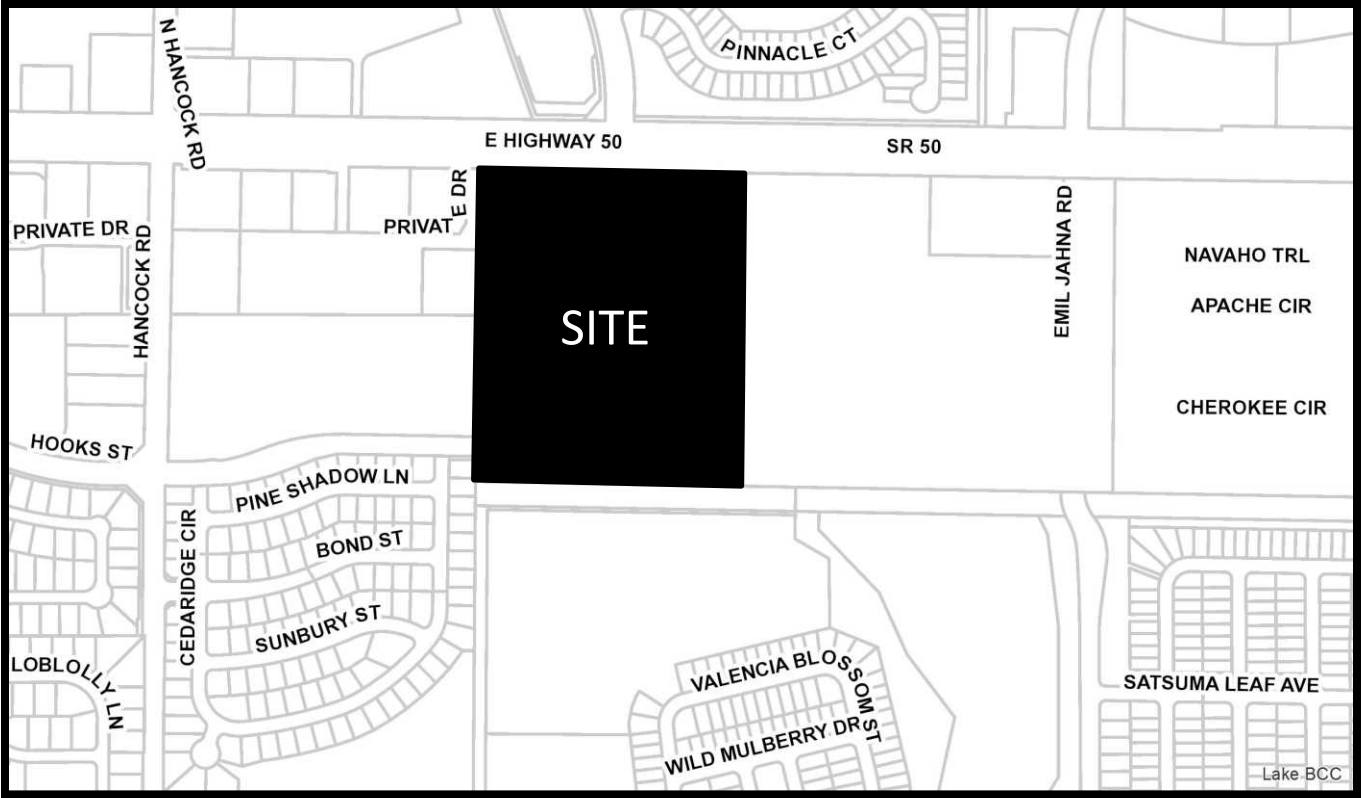
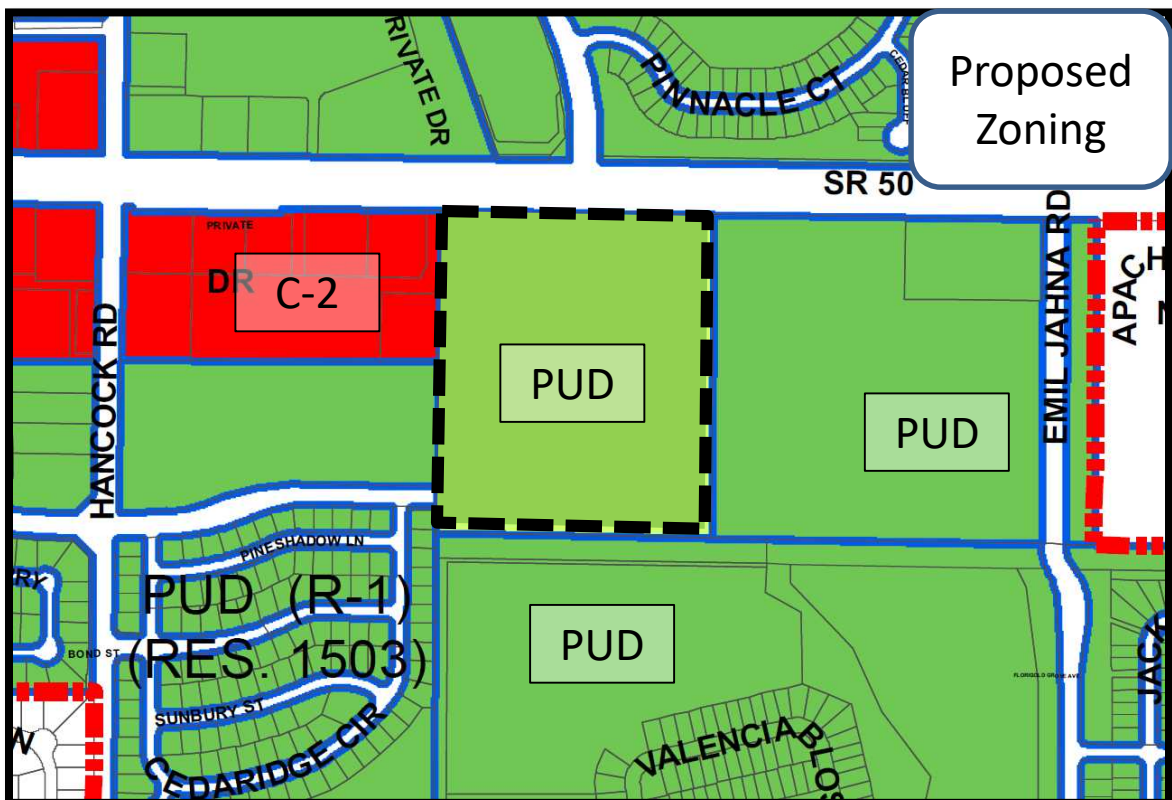
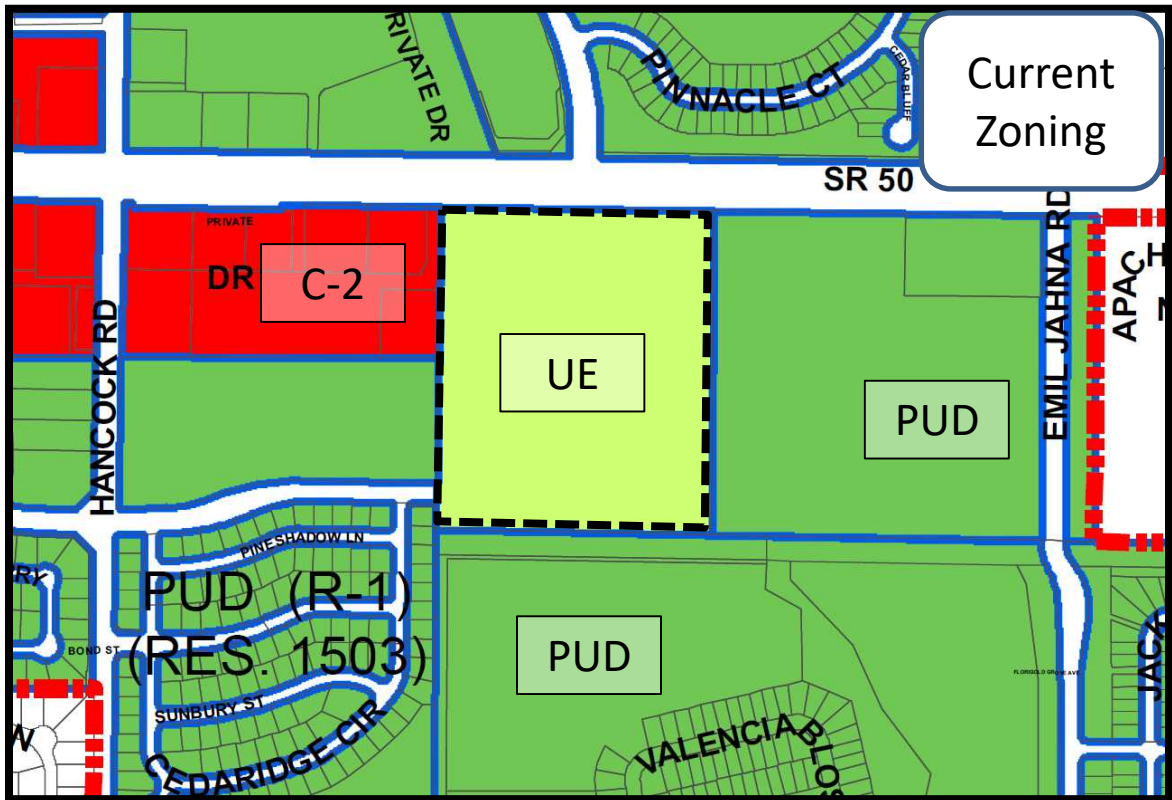


Exhibit – Zoning – Encompass Health



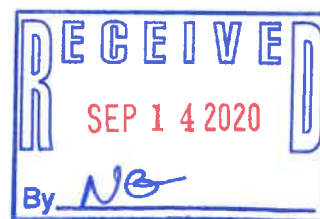
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[illegible]

This Line is 3 Inches When Printed Full Size



CITY OF CLERMONT
**REZONING
APPLICATION**



DATE 9/10/20		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Revised Encompass Health PUD application with remaining site to be rezoned C-2			
Applicant Crawford, Modica, & Holt, Chartered Attorneys at Law			
Contact Person Jimmy D. Crawford, Esq.			
Address 702 W. Montrose Street		City Clermont	State FL Zip 34711
Telephone 352-343-8644		Fax 352-343-8699	
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name Bosserman Richard E Trustee & Charles E Bosserman III			
Owner Address 1701 Spring Lake Drive		City Orlando	State FL Zip 32804
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property State Road 50 (AK 2713216)		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) Please see attached. NW legal to be rezoned PUD and SE legal to be rezoned C-2.			
Acreage 32.46+/-		Land Use (City verification required) Commercial	
Present Zoning (City verification required) Urban Estates		Proposed Zoning PUD and C-2	

NORTHWEST PARCEL

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1258.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 63.07 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 992.68 FEET; THENCE THE FOLLOWING FIVE (5) COURSES: 1) S00°29'22"W, A DISTANCE OF 79.50 FEET; 2) N89°06'30"W, A DISTANCE OF 339.60 FEET; 3) S00°53'30"W, A DISTANCE OF 596.68 FEET; 4) N89°08'05"W, A DISTANCE OF 588.61 FEET; 5) S00°53'30"W, A DISTANCE OF 610.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.651 ACRES (507500 SQUARE FEET) OF LAND, MORE OR LESS.

SOUTHEAST PARCEL

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1036.70 FEET; THENCE THE FOLLOWING FIVE (5) COURSES: 1) N00°53'30"E, A DISTANCE OF 610.81 FEET; 2) S89°08'05"E, A DISTANCE OF 588.61 FEET; 3) N00°53'30"E, A DISTANCE OF 596.68 FEET; 4) S89°06'30"E, A DISTANCE OF 339.60 FEET; 5) N00°29'22"E, A DISTANCE OF 79.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 100.00 FEET; TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.770 ACRES (904749 SQUARE FEET) OF LAND, MORE OR LESS.



CITY OF CLERMONT REZONING APPLICATION

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

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

The owner is under contract with Encompass Health, a health care provider who operates over 400 rehabilitation/physical therapy centers across the United States, to purchase the northwest portion of property (see enclosed legal description for NW property). Encompass Health is planning to construct a 100-bed rehabilitation facility on the property, pursuant to the attached concept plan. The current land use classification of Commercial will allow the proposed use, however the zoning of Urban Estates will not; therefore we request to rezoned this portion of the property to PUD. We request the remainder of the site be rezoned to C-2 for future development.

Check box to indicate additional materials are provided via attachment. ☒

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

City of Clermont

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

5/22/2020

PROPERTY RECORD CARD

General Information

Owner Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	2713216
Mailing Address:	CHARLES E BOSSERMAN III 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number: 	27-22-26-0002-000-00502
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	STATE ROAD 50 CLERMONT FL 34711 Update Property Location 	Property Name:	-- Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	SE 1/4 OF NW 1/4--LESS E 222 FT-- ORB 1000 PG 687 ORB 1517 PG 1590 ORB 1546 PG 1087 ORB 2562 PGS 108 110 112 ORB 2596 PGS 555 & 557		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		32.35	AC	\$0.00	\$3,882,000.00
2	BILLBOARD SITE (1020)	0	0		1	LT	\$0.00	\$20,000.00

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2596 / 555	6/9/2004	Warranty Deed	Unqualified	Vacant	\$58,400.00
2596 / 557	5/28/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
2562 / 108	4/21/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
2562 / 110	4/21/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
2562 / 112	4/21/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
1546 / 1087	9/5/1997	Warranty Deed	Unqualified	Vacant	\$0.00
1517 / 1590	5/1/1997	Trustees Deed	Multi-Parcel	Vacant	\$1,592,100.00
1000 / 687	2/1/1989	Warranty Deed	Unqualified	Vacant	\$0.00
820 / 322	10/1/1984	Warranty Deed	Qualified	Vacant	\$500,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$3,902,000	\$3,902,000	\$3,902,000	5.07340	\$19,796.41
LAKE COUNTY MSTU AMBULANCE	\$3,902,000	\$3,902,000	\$3,902,000	0.46290	\$1,806.24
SCHOOL BOARD STATE	\$3,902,000	\$3,902,000	\$3,902,000	3.88500	\$15,159.27
SCHOOL BOARD LOCAL	\$3,902,000	\$3,902,000	\$3,902,000	2.99800	\$11,698.20
CITY OF CLERMONT	\$3,902,000	\$3,902,000	\$3,902,000	4.20610	\$16,412.20
ST JOHNS RIVER FL WATER MGMT DIST	\$3,902,000	\$3,902,000	\$3,902,000	0.24140	\$941.94
LAKE COUNTY VOTED DEBT SERVICE	\$3,902,000	\$3,902,000	\$3,902,000	0.11000	\$429.22
LAKE COUNTY WATER AUTHORITY	\$3,902,000	\$3,902,000	\$3,902,000	0.35570	\$1,387.94
SOUTH LAKE HOSPITAL DIST	\$3,902,000	\$3,902,000	\$3,902,000	0.00000	\$0.00
				Total:	Total:
				17.3325	\$67,631.42

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ✓	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: \$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on May 10, 2020.
Site Notice



CITY OF CLERMONT

REZONING APPLICATION

Page 2

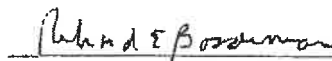
Answers to the following questions are required to complete this application.

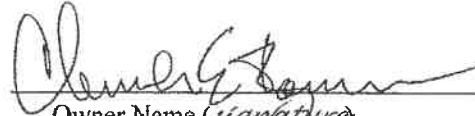
What are you proposing to do that would require a rezoning?

The Owner is under contract with Encompass Health, a health care provider who operates over 400 rehabilitation/physical therapy centers across the U.S. Encompass is planning to construct a 100-bed rehab facility on this property, pursuant to the attached Concept Plan. The current land use classification of Commercial will allow this use, but the zoning of Urban Estates will not; therefore we request rezoning to Planned Unit Development. We request C-2 uses for the entire site, as well as multi-family use, as this location/corridor has been targeted by the City for potential multi-family development. We will likely request a grading waiver in the PUD, as there are significant slopes on the property. The engineer is developing the grading plan which will be submitted to the City.

Jimmy D. Crawford, Esq.
Applicant Name (print)


Applicant Name (signature)


Owner Name (print)


Owner Name (signature)

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: June 18, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Encompass Health PUD

APPLICANT: Crawford, Modica & Holt, Chartered Attorneys at Law

CONTACT PERSON: Jimmy D. Crawford, Esq.

Address: 702 West Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-343-8644 Fax: 352-343-8699

E-Mail: jcrawford@cmhlawyers.com

OWNER: Bosserman Richard E Trustee & Charles E Bosserman III

Address: 1701 Spring Lake Drive

City: Orlando State: Florida Zip: 32804

Phone: _____ Fax: _____

Address of Subject Property: State Road 50, Clermont, Florida (AK# 2713216)

Legal Description (include copy of survey): SE 1/4 OF NW 1/4--LESS E 222 FT-- |

ORB 1000 PG 687 ORB 1517 PG 1590 ORB 1546 PG 1087 ORB 2562 |

PGS 108 110 112 ORB 2596 PGS 555 & 557 |

Acreage: 32.46 +/- Land Use: Commercial
(City verification required)

Present Zoning: Urban Estates Proposed Zoning: Planned Unit Development
(City verification required)

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: 10099178
Phone: (352) 241-7331
Date: 10/12/20
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	10/19/2020	10/26/2020	\$366.24

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. 2020-30

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

LOCATION:

Vacant property located on the south side of SR 50
¼ mile east of the SR 50 and Hancock Road Intersection
AK 2713216
32.35 +/- Acres

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

FROM: Urban Estate
TO: Planned Unit Development (PUD) for 100-bed rehabilitation center and C-2 General Commercial uses

This request will be considered by the Planning & Zoning Commission on Tuesday, November 3, 2020 at 6:30 P.M. and

A public meeting to consider this request will be held before the City Council on Tuesday, November 10, 2020 for final enactment.

All meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street, Clermont FL 34711

This Ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Cler-

mont FL, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10099178
October 19, 2020 &
October 26, 2020

Payment Info

Ad Price	\$366.24
Tax	\$0.00
Sub Total	\$366.24
Prepaid Amount	\$0.00
Balance Due	\$366.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Ordinance No. 2020-38 <i>Introduction</i> <i>Sign Code Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2020-38		
Staff Report		
Staff is proposing a land development code amendment to add regulations for artistic murals. The code amendment will provide regulations to allow artistic murals to be installed on building walls within the Central Business District. The owner of the building will be required to obtain a permit for the mural, which will be reviewed and permitted by staff. Staff will use the regulations approved within this ordinance for the approval process. The regulations include: • Allowing murals on the sides and rear of commercial building walls • Content of the mural shall not include: corporate logos or advertisements of products • Maximum amount of text within the mural shall be limited to 5% • Artwork may not include any nudity, offensive language or gestures, gang symbols, political affiliations, violence, and no racial or hate messages within its content. • Murals are not permitted for residential only structures and uses. The proposed amendment will allow for a cultural art displays in the downtown district that were previously not allowed. Staff recommends approval of Ordinance 2020-38.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-38 Public Arts Program (10.20.2020) - DRAFT for Introduction Reading		
2. ORDINANCE 2020-38 AD		
Ord 2020-38 Public Arts Program (10.20.2020) - DRAFT for Introduction Reading.pdf ORDINANCE 2020-38.pdf		



CITY OF CLERMONT
ORDINANCE NO. 2020-38

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on November 3, 2020 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 102-Signs, adding section 102-26 “Other Signs” to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District and

WHEREAS, the City of Clermont Code of Ordinances, Land Development Code, Chapter 102 “Signs” purpose and intent is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the city, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont Codes of Ordinances, amending Chapter 102 Signs, adding Section 102-26 “Other Signs” is added as set forth in the following amendments, as shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 102-26. “Other Signs”

- (1) Mural signs. Artwork painted or affixed to building walls, facades or other exterior surfaces shall be limited to one single façade only on the first floor on each side directly facing a street. The city council may approve larger murals as a variance to the land development codes, at a public hearing after notice to adjacent property owners. Mural art works are to be exclusively non-commercial in nature, and in no way identify a product and deemed to provide artistic value



CITY OF CLERMONT
ORDINANCE NO. 2020-38

and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be allowed on the sides and rear of commercial building walls and are not be permitted to be located on the front building walls of any commercial buildings.

- (a) Works of art and murals shall be located in the (CBD) Clermont Central Business District. Murals and artwork projects are not permitted for residential only buildings and uses.
- (b) The artwork should show sensitivity to the aesthetic and cultural traditions of the City of Clermont, the geographic characteristics of the community, be family-oriented, appropriate for all ages, educational, display community values, provide creativity and quality workmanship, enrich history, and create a vision of what makes it unique. Artwork projects may not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content. The maximum amount of text within any mural shall be limited to five (5) percent.
- (c) Corporate logos and/or any commercial signage shall be prohibited for any art project or artwork design content. This article will not permit or allow any type of illegal sign, irrespective of artist content.
- (d) The property owner is required to obtain a permit for any artwork and/or mural art project display before the installation of any art display on any buildings. The artwork permit application must include an 11' x 17' sketch/graphic design of the proposed artwork for review and approval by the designated city staff. All proposed artwork must include the artwork display location on site and/or buildings.
- (e) The property owner is required to execute a maintenance agreement and covenant for any artworks or art projects approved on their property and shall be responsible for maintenance and repairs of all elements of the project and/or improvements to the site. The agreement shall be in a form acceptable to City and binding on all successors in interest.
- (f) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner and shall be carried out by qualified art professionals.
- (g) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.
- (h) The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law



CITY OF CLERMONT
ORDINANCE NO. 2020-38

or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.

- (i) A hold-harmless release and identification wavier in a form acceptable to the City must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

SECTION 4: CONFLICT

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

SECTION 5: 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 6: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 7: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 8: RECORDING

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

SECTION 9: PUBLICATION AND EFFECTIVE DATE

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. 2020-38

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of November, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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: 10099234
Phone: (352) 241-7331
Date: 10/14/20
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	10/19/2020	10/26/2020	\$193.96

LEGAL NOTICE

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

sons 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

ORDINANCE NO. 2020-38

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

Ad No: 10099234
October 19, 2020 &
October 26, 2020

The Planning and Zoning Commission will consider this Ordinance at a public meeting to be held on Tuesday, November 3, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the Clermont City Council on Tuesday, November 10, 2020 at 6:30 P.M. for final enactment.

All meetings will be held in Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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. Per-

Payment Info	
Ad Price	\$193.96
Tax	\$0.00
Sub Total	\$193.96
Prepaid Amount	\$0.00
Balance Due	\$193.96



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 27, 2020		
Agenda Item Name		
Ordinance No. 2020-39 <i>Introduction</i> <i>Right of Way Vacation</i>		
Requested Action		
Consider vacating right-of-way.		
Staff Report		
The applicant, Taylor Morrison, is requesting the vacation of an unnamed 30 foot right-of-way that was part of the Lake Highlands Company plat in 1917. The underlying right-of-way was discovered during the platting process of Highland Ranch Canyons Phase 6 plat. City staff has reviewed the request and the vacation of the right-of-way will not impede access to any property owners. Taylor Morrison is the surrounding property owner. Staff recommends vacation of the right-of-way described in Ordinance 2020-39.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-39 - RF BL	Ord 2020-39 - RF BL.pdf	
2. Canyons Phase 6 ROW Maps	Canyons Phase 6 ROW Maps.pdf	
3. Application	Application.pdf	
4. Legal Description	Legal Description.pdf	
5. Canyons ROW Legal Ad Proof	Canyons ROW Legal Ad Proof.pdf	



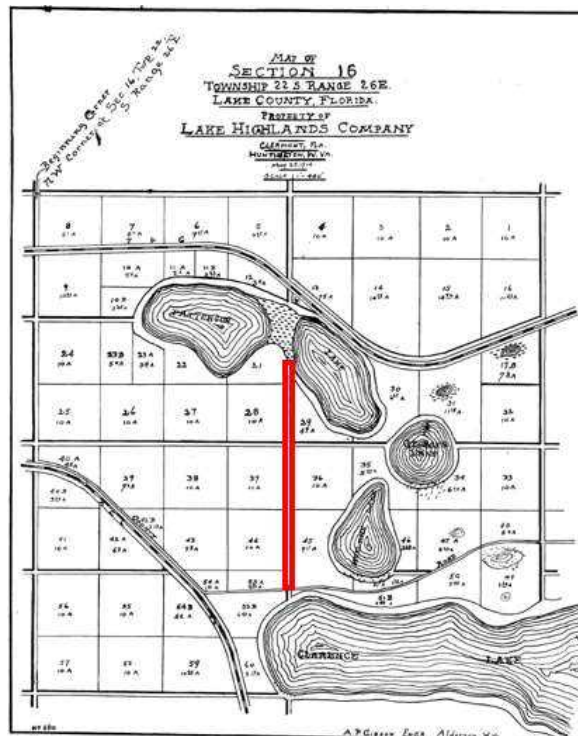
CITY OF CLERMONT
ORDINANCE NO. 2020-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING AN UNNAMED PUBLIC RIGHT OF WAY LYING EAST OF TRACTS 21, 28, 37, 44 AND 53A, AND LYING WEST OF TRACTS 29, 36 AND 45, LAKE HIGHLAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND 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

THAT UNNAMED PUBLIC RIGHT OF WAY BOUNDED ON THE WEST BY THE EAST LINE OF TRACTS 21, 28, 37, 44 AND 53A. BOUNDED ON THE EAST BY THE WEST LINE OF TRACTS 29, 36 AND 45. BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF OLD HWY 50. BOUNDED ON THE NORTH BY THE SOUTHERLY BORDER OF PATTERSON LAKE. ALL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST.





CITY OF CLERMONT
ORDINANCE NO. 2020-39

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: CONFLICT

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

SECTION 4: 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 5: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 6: RECORDING

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

SECTION 7: PUBLICATION AND AN EFFECTIVE DATE

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. 2020-39

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 10th day of November, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

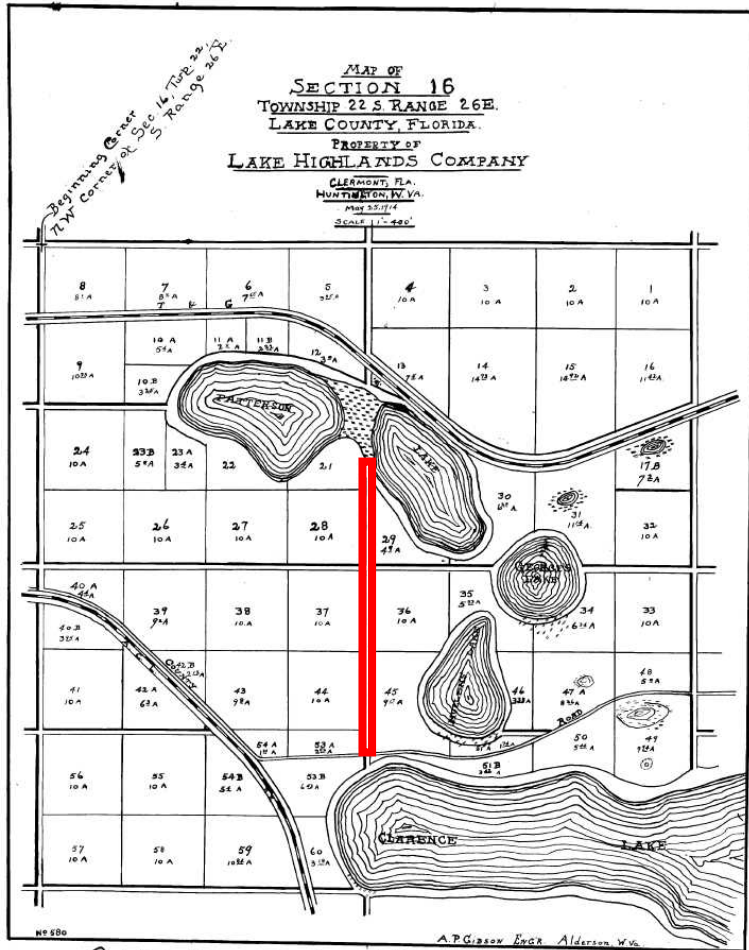
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Highland Ranch ROW Vacation Request

The applicant is requesting the vacation of an old 30 foot right-of-way created in the Lake Highlands Company Plat from 1917. The area to be vacated is shown in red below.





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

DATE: 10.1.2020

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: Richard Rosello

Address: 2600 Lake Lucien Dr. Ste 350
City: Maitland State: FL Zip: 32751
Phone: 407.906.3551 Fax: _____

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available): Please see attached.

If named - name of street to be closed: N/A

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

Purpose or reason for closing: Platting Canyons Ph to over the
land where the right of way is located.

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. ☒ 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.

Richard Rosello
Petitioner Name (print)

X [Signature]
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)

THAT UNNAMED PUBLIC RIGHT OF WAY LYING EAST OF TRACTS 28, 37, 44 AND 53A, AND LYING WEST OF TRACTS 29, 36 AND 45, LAKE HIGHLAND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

Advertising Receipt

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

Account Number: 7101866
Order Number: 10099245
Phone: (352) 241-7331
Date: 10/15/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE The City Council of the City of Clermont will consider the enac	10/26/2020	10/26/2020	\$161.47

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 10, 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. 2020-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING AN UNNAMED PUBLIC RIGHT OF WAY LYING EAST OF TRACTS 21, 28, 37, 44 AND 53A, AND LYING WEST OF TRACTS 29, 36 AND 45, LAKE HIGHLAND COMPANY, ACCORDING TO THE PLAT THEREFORE AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

This ordinance is available for public inspection in the Development Services Department, 685 W. Montrose Street, Clermont, Florida, 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

Ad No: 10099245
October 26, 2020

LEGAL DESCRIPTION

THAT UNNAMED PUBLIC RIGHT OF WAY BOUNDED ON THE WEST BY THE EAST LINE OF TRACTS 21, 28, 37, 44 AND 53A, BOUNDED ON THE EAST BY THE WEST LINE OF TRACTS 29, 36 AND 45, BOUNDED ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY LINE OF OLD HWY 50, BOUNDED ON THE NORTH BY THE SOUTHERLY BORDER OF PATTERSON LAKE. ALL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE

Payment Info	
Ad Price	\$161.47
Tax	\$0.00
Sub Total	\$161.47
Prepaid Amount	\$0.00
Balance Due	\$161.47