



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY CENTER
AGENDA
6:30 PM, Tuesday, December 8, 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
SELECTION OF MAYOR PRO TEM
PRESENTATIONS
Darren Gray Recognition
Quarterly Budget Update
Rise Clermont Initiative
PROCLAMATION
Rise Clermont
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.

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| Item No. 1 - Meeting Minutes | Consider approval of meeting minutes held November 10, 2020 and the Special City Council meeting held November 17, 2020. |
| Item No. 2 - Plat Approval | Consider Highland Ranch Canyons Phase 6 plat approval for 168 lots. |
| Item No. 3 - Change Order Approval and Budget Amendment | Consider change order request to the Downtown Streetscapes Phase 1 construction contract with Traverse Group, Inc. and a Budget Amendment in the amount of \$82,451.50 in the Capital Projects Fund. |
| Item No. 4 - Bid Award and Budget Amendment | Consider awarding bid to Midcoast Construction Enterprises, LLC. to replace pier at Lake Hiawatha Park in the total budgeted amount of \$256,000 and a Budget Amendment in the amount of \$194,217. |

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| Item No. 5 - Bid Award | Consider awarding bid to Stage Door II, Inc. to provide water main and sidewalk improvements in the total budgeted amount of \$1,406,130. |
| Item No. 6 - Proposal Award | Consider awarding an on-call professional services contract to Atkins North America, Inc., BESH Halff Associates, Inc., CPH, Inc., Reiss Engineering, Inc., Toole Design Group, LLC., Woodard & Curran, Inc., and Wright-Pierce, Inc. for civil engineer services. |
| Item No. 7 - Piggyback Purchase | Consider Florida Sheriffs Association contract piggyback with Orlando Freightliner to purchase one (1) dump truck in the budgeted amount of \$105,246. |
| Item No. 8 - Resolution No. 2020-72R | Consider Fiscal Year 2021 Budget Amendment. |
| Item No. 9 - Miley Triplex Utility Easement | Consider granting easement to the City for access and maintenance of a water service and associated meters. |
| Item No. 10 - Event, Open Container, and Road Closure Request | Consider allowing Suncreek Brewery to host Oktoberfest event in downtown Clermont with street closures and open container allowance in October 2021. |

UNFINISHED BUSINESS

- | | |
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| Item No. 11 - Ordinance No. 2019-14 <i>Final Wise Annexation</i> | Table to February 23, 2021 |
| Item No. 12 - Ordinance No. 2019-15 <i>Final Wise Large-Scale Comprehensive Plan Amendment</i> | Table to February 23, 2021 |
| Item No. 13 - Ordinance No. 2020-30 <i>Final Encompass Health PUD</i> | 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. |

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Item No. 14 - Ordinance No. 2020-40 *Final
Olympus Zoning*

Consider Planned Unit Development amendment to Olympus Sports and Entertainment.

NEW BUSINESS

Item No. 15 - Board Appointments

Consider appointments to the Planning and Zoning Commission and outside board agencies.

Item No. 16 - Resolution No. 2020-66R
Sports Medicine Institute CUP

Consider Conditional Use Permit to allow a medical and professional office permitted use for vacant parcel located on the east side of Oakley Seaver Drive and north of Hunt Trace Boulevard.

Item No. 17 - Variance Request
Sports Medicine Institute

Consider a variance request to allow elevation changes in topography that exceed the 15-foot maximum permitted for a vacant parcel located on the east side of Oakley Seaver Drive and north of Hunt Trace Boulevard.

Item No. 18 - Resolution No. 2020-71R
New Jacobs Chapel CUP

Consider request for a Conditional Use Permit to allow a building addition for an existing church located at 410 West Highway 50.

Item No. 19 - Mural Request

Consider request for murals located at 756 W. Montrose Street.

Item No. 20 - City Manager Recruitment

Discussion

ADJOURN

Public Notice

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

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

**CITY OF CLERMONT
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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, on March 13, 2020 the White House issued a proclamation declaring a national emergency concerning the novel coronavirus disease (COVID-19) outbreak; and

Whereas, on March 16, 2020, President Donald Trump and the Centers for Disease Control and Prevention issued the “15 Days to Slow the Spread” guidance advising individuals to adopt social distancing measures such as working from home and avoiding gatherings of more than ten (10) people; and

Whereas, on April 1, 2020, Governor Ron DeSantis issued an executive order directing individuals to stay home unless performing essential activities and placing restrictions on non-essential businesses for 30 days; and

Whereas, on May 4, 2020, with the expiration of the stay-at-home order, Florida began its Phase I reopening with restaurant and retail businesses operating at 25 percent capacity; and

Whereas, on May 18, 2020, Florida implemented its Full Phase I plan allowing for gyms to reopen with social distancing guidelines and restaurants to operate at fifty percent (50%) capacity; and

Whereas, on June 5, 2020, Florida entered Phase II of reopening with social gatherings of no more than 50 people, bars at 50 percent capacity, restaurants at 75 percent capacity, and gyms at 100 percent capacity; and

Whereas, on September 25, 2020, Florida moved into its third and final phase of its reopening plan, allowing restaurants to operate at full capacity; and

Whereas, while the local economy is open, many Clermont businesses including restaurants and retail continue to struggle to attract customers, and despite federal assistance, remain highly vulnerable; and

Whereas, the South Lake community is reliant upon Clermont businesses and organizations for employment, shopping, dining and entertainment, and in turn, those businesses and organizations are reliant upon South Lake residents and businesses for sales revenue, supply chain, and professional services; and

Whereas, significant numbers of Clermont residents have been employed in the tourism industry, a sector that has experienced more than 30,000 layoffs in central Florida since March; and

Whereas, hundreds of Clermont's 2,087 businesses have been adversely affected by closures associated with slowing the spread of COVID-19 and have laid off, furloughed or reduced employees' hours; and

Whereas, social concerns including food insecurity, homelessness, and increased depression are on the rise nationally as well as in the Clermont community; and

Whereas, the COVID-19 pandemic is now entering into its ninth month with cases on the rise again throughout the United States, threatening both public health and the economic recovery; and

Whereas, the state of Florida recently dispersed federal CARES Act funding to Lake County which then appropriated funds to municipalities to be used for expenses associated with local COVID-19 responses; and

Whereas, the City of Clermont has designated a portion of its CARES Act allocation to promote an economic recovery strategy and community support initiative called *Rise Clermont*; and

Whereas, *Rise Clermont* can be described as a City-led, grassroots network of working groups that partner with local businesses to create operational, marketing and promotional synergies that connect customers to businesses in low-risk, safety conscious ways that enable them to sustain their businesses through this period of transition; and

Whereas, connections to *Rise Clermont* are made through a citizen engagement software platform found at RiseClermont.com; and

Whereas, as part of the *Rise Clermont* initiative, a pop-up business support venue called "Uptown" is proposed and will promote socially distanced marketing events to encourage shopping and dining at local businesses; and

Whereas, Clermont, the Choice of Champions, voted Best City to Live In by the *Orlando Business Journal's* Reader's Choice Awards, has shown itself to be an exceptionally positive, caring and engaged community where neighbors help neighbors; and

Whereas, the reach and cumulative impact of *Rise Clermont* will extend beyond businesses to include nonprofits, schools, civic organizations, and churches as partners in the local economic recovery; and

Whereas, the City is pleased to announce the upcoming kickoff of the *Rise Clermont* initiative as a rich source of information, connection and support to the Clermont community;

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 11th of December, Two Thousand and Twenty as:

RISE CLERMONT DAY

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 8th Day of December in the year Two Thousand and Twenty.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
NOVEMBER 10, 2020

The City Council met in a regular meeting on Tuesday, November 10, 2020 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members 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 provided by Father Mark Wajda of Blessed Sacrament Catholic Church followed by the pledge of allegiance.

PRESENTATIONS

Recognition of Mayor Gail Ash and Mayor Pro Tem Diane Travis

City Manager Gray recognized Gail Ash for serving nine (9) years on the City Council from 2002 to 2005 as a Council member and six (6) years as the first woman Mayor from 2014 to 2020. City Manager Gray also recognized her service on the Planning and Zoning Board as well as on various boards and organizations throughout the county. He thanked her for her many years of dedication to the City.

Mayor Ash expressed appreciation to City Manager Gray, the city staff and the community and looks forward to helping in the future.

City Manager Gray recognized Mayor Pro Tem Travis for her six (6) years of service to the City of Clermont. She has served as Mayor Pro Tem for years 2017, 2018 and 2020. She has served on various boards and organizations, including the Metropolitan Planning Organization, and has tirelessly served the city. She has been an advocate for trails and bicycle safety, and was an ardent proponent of the rebranding of Clermont as the “Choice of Champions”.

Council Member Travis stated that she enjoyed working with the Council and City Manager and it has been an honor to serve the citizens.

PUBLIC COMMENTS

Cuqui Whitehead, 700 Hooks Street, Clermont - Thanked Mayor Ash for her service.

Charlene Forth, 939 W. Desoto Street, Clermont – Spoke against Mayor Ash and said it is time for the citizens to retake control of the City.

Joa Macnalie, 3296 White Blossom Lane, Clermont - Thanked Mayor Ash and Council Member Travis for their service. Congratulated Council Member Bates on his reelection. Encouraged the Council to work as a team.

Kyah Mohammad, 177 Lyndon Street, Clermont – Spoke against technologies brought in the name of convenience.

REPORTS

CITY MANAGER REPORT

City Manager Gray informed the Council that City offices would be closed in honor of Veterans Day, and on November 26 and 27 for Thanksgiving.

City of Clermont
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He announced there will be a Special Meeting on November 17 to accept the election results and conduct the oaths of office for seats 1, 3 and 5. Since no candidate for seat 4 received more than 50% of the total votes cast, they will have a runoff election on January 5, 2021.

City Manager Gray informed the Council that a tropical storm is churning off the coast and that City staff is monitoring the situation.

City Manager Gray highlighted changes to the agenda and concluded his report.

CITY ATTORNEY REPORT

City Attorney Mantzaris wished Mayor Ash and Council Member Travis well as they leave the Council.

CITY COUNCIL REPORT

Council Member Bates

- Expressed appreciation to the Veterans for serving the country.
- Thanked Mayor Ash and Council Member Travis for their service.

Council Member Purvis

- Wished the Mayor and Council Member Travis well.
- Will have a new Council in January.
- Wished everyone well going forward.

Council Member Travis

- Thanked City Clerk Howe and City Attorney Mantzaris and said it has been a pleasure to work with them.
- Wished Mayor-Elect Tim Murry well.

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 – Minutes Approval

Consider approval of the minutes from the City Council Meeting held October 27, 2020

Item No. 2 – Legislative Priorities

Consider the list of Legislative Priorities to include our upcoming Master Plan projects and other overall priorities.

Item No. 3 – Canvassing Board Appointments

Consider appointment of canvassing board members for the January 5, 2021 Special Election for Seat 4.

City of Clermont
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| Item No. 4 – Surplus Request | Consider declaring end of life inventory as surplus from the departments of: Information Technology, Fire Department and Public Services and dispose of in accordance with the Purchasing Policy. |
| Item No. 5 – Bid Award | Consider awarding bid to Central Lock & Hardware Supply East, Inc. d/b/a Central East Warehouse to purchase restroom upgrades in the total CARES Act funding amount of \$119,186. |
| Item No. 6 – Terminate Contract | Consider contract termination between the City of Clermont and ESX Construction, LLC in the lump sum amount of \$179,000. |
| Item No. 7 – Piggyback Purchase | WITHDRAWN BY STAFF |
| Item No. 8 – Piggyback Purchase | Consider piggyback of the Florida Sheriff's Association contract with Duval Ford to purchase three (3) vehicles in the budgeted amount of \$72,903. |
| Item No. 9 – Piggyback Purchase | Consider piggyback of the Florida Sheriff's Association contract with Container Systems & Equipment Company, Inc. and Ring Power Corp to purchase one (1) sweeper truck, one (1) compactor and one (1) vacuum excavation vehicle in the total budgeted amount of \$715,182. |
| Item No. 10 – Piggyback Agreement | Consider piggyback of Omnia Partners contract with CDW Government to provide IT solutions and services in estimated budgeted amount of \$100,000. |
| Item No. 11 – Piggyback Agreement | Consider piggyback of Omnia Partners contract with SHI International Corp to provide IT solutions and services in the estimated budgeted amount of \$100,000. |
| Item No. 12 – Piggyback Agreement | Consider piggyback of City of Largo contract with BLD Services LLC to provide Trenchless Sanitary and Storm Sewer Rehabilitation in the estimated annual amount of \$100,000. |
| Item No. 13 – Employee Benefit Changes | Consider employee group medical and dental plan changes effective January 1, 2021. |
| Item No. 14 – Resolution No. 2020-69R | Consider approval of an updated Comprehensive Fee Schedule. |
| Item No. 15 – Resolution No. 2020-70R | Consider Fiscal Year 2020 Budget Amendment. |

City of Clermont
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NOVEMBER 10, 2020

- Item No. 16 – Event and Road Closure Request** Consider Mega Food Truck event and road closure in downtown Clermont on January 16, 2021.
- Item No. 17 – Event and Road Closure Request** Consider event and road closures request for the Clermont Downtown Partnership to host annual “Downtown Clermont Home and Garden Show” on February 27, 2021.
- Item No. 18 – Event and Road Closure Request** Consider Downtown Partnership request to host weekly Farmer’s Market with road closures for 12 months.

MOTION TO APPROVE the consent agenda for November 10, 2020 except for item no. 7 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 19 – Ordinance No. 2020-30 *FINAL – Encompass Health PUD*

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.

This item was heard out of order during the City Manager’s report.

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

MOTION TO TABLE the public hearing of Ordinance No. 2020-30 until December 8, 2020 per the applicant’s request made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 20 – Ordinance No. 2020-38 *FINAL – Sign Code Amendment*

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 ERROR; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the ordinance into the record by legal title only. Development Services Director Curt Henschel provided the staff presentation.

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Staff is proposing a land development code amendment to allow artistic murals within the Central Business District (CBD). Building owners will be required to acquire a permit from the City prior to having any art placed on their building. The regulations state that the art shall not include corporate logos, advertising of products or art work that may include nudity, violence, or hate messages. Text will be limited to 5% of the art. Under the proposed regulations murals are still not permitted on residential structures.

Director Henschel discussed several slight changes from the original ordinance that was posted with the agenda packet. These changes were provided to the Council in their supplemental agenda items. Director Henschel informed the Council that both staff and the Planning and Zoning Board recommend approval. He added that Planning and Zoning also recommended making this city wide.

City Manager Gray suggested that the City start with downtown and see how it goes. If the Council would like to open it up to the entire City, then it can be expanded later.

Council Member Purvis asked who the applicant is. Director Henschel stated that the city is the applicant and that it is limited to the Central Business District.

Mayor Ash opened the public hearing.

Joe Gustafson, 3699 Corsica Lane, Clermont – expressed support. Asked who approves the murals.

City Attorney Mantzaris informed the Council that it is decided at the staff level. If the applicant is denied they can appeal to the City Council.

Joa Macnalie, 3296 White Blossom Lane, Clermont - expressed support. Suggested the Council open it up the public to be part of it.

Charlene Forth, 939 W. Desoto Street, Clermont - expressed support. Asked about who determines offensiveness.

Pat Kelly, City of Minneola – Minneola is looking at the same for along the public trails. FDOT would not allow letters or numbers on the murals on the trails.

Seeing no further comments from the public, Mayor Ash closed the floor from further comments.

Council Member Bates likes the idea but has concerns. He would like the Council to have the opportunity to view the art.

Council Member Purvis supports Council Member Bates position. The Council should be part of the decision.

City Attorney Mantzaris informed the Council that it is the normal process for staff to apply the code on a daily basis. At any given point, they have a right to return to Council. He further explained that the murals are on private property, not public so there has to be a certain amount of reliance on the building/business owner. The Council cannot deny an application based on content due to first amendment freedoms of expression. He strongly advised and cautioned the Council to not have these approvals be Council decisions.

Council Member Travis stated that if they make the Council approve every mural, it will take forever and the business owner will have to wait.

City of Clermont
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NOVEMBER 10, 2020

Mayor Ash agreed with Council Member Travis they are essentially creating an extra barrier. She believes that staff makes great decisions, and have the Council approve will create extra work and time.

Council Member Bates wants to give the public input, and asked staff how many people are interested.

City Manager Gray stated there are a couple. He advised that the Council do it on a trial bases for a couple of months. If someone applies for it, city staff can get it on the next agenda. He reminded them that art is up to interpretation and that a review cannot be based on content. He reminded the Council that they have a set of codes that are approved at the staff level. The vast majority of cities do not take it to the governing boards.

MOTION TO APPROVE and adopt Ordinance No. 2020-38 as amended adding language to require all permits to be approved by the City Council made by Council Member Bates. Seconded by Council Member Purvis. Passed 3-1 on rollcall vote with Council Member Travis opposing.

Item No. 21 – Ordinance No. 2020-39 *FINAL – Highland Ranch ROW Vacation*

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.

City Clerk Howe read the ordinance into the record by legal title only. Planning Manager John Kruse provided the staff presentation.

The proposed vacation is part of the Lake Highlands Plat from 1917. The underlying right of way has been reviewed by city staff and it has been determined that vacation of this section with not impede access to property owners. The City is the applicant in this case and staff is recommending approval.

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. 2020-39 vacating part of the city's right-of-way made by Council Member Bates. Seconded by Council Member Purvis. Passed 4-0 on roll call vote with all members present voicing aye.

NEW BUSINESS

Item No. 22- Variance Request – *East Desoto Street*

Planning Manager John Kruse presented the variance request. The applicants are looking for a lot width reduction of 3 ft. to 72 ft. instead of the current 75ft. This will allow for the development of two (2) single family homes. The Comprehensive Plan encourages infill development. The Land Development Code requires a positive finding for the granting of a variance. Staff has reviewed the application and determined that it does meet a positive finding. Staff recommends approval.

City of Clermont
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NOVEMBER 10, 2020

Ken Costello, 1213 Union Club Drive, Winter Garden – *Applicant*. Requesting approval. Displayed renderings of the proposed homes.

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

Council Member Purvis asked how the proposed homes fit with the aesthetic appeal in the area. He is opposed to the homes.

Council Member Travis reminded the Council that they are only reviewing a variance.

MOTION TO APPROVE the request for variance made by Councilmember Travis. Seconded by Council Member Bates. Passed 3-1 with Council Member Purvis opposing.

Item No. 23 – Variance Request – *Toyota of Clermont*

Development Services Director Henschel presented the variance request to allow a number of wall signs to exceed Land Development Code requirements. The property is located north of 50 West on the Orange/Lake property line. The signs are for a proposed collision center. The applicant has indicated it will allow the customers to identify services provided and enhance customer service experience. Staff has reviewed application and finds that the application does meet a positive finding for a variance. Staff recommends approval.

Mayor Ash opened the floor for comments from the public.

Charlene Forth, 939 W. Desoto Street, Clermont - Expressed concern with setting a precedent.

Seeing no further comments, the floor was closed.

Mayor Ash asked where the signs would be located. Director Henschel stated that these signs would be located on the building in the back. These are wall signs, not monument signs, on the collision center.

MOTION TO APPROVE the variance request made by Council Member Bates. Seconded by Council Member Travis. Passed unanimously with all members present voicing aye.

Item No. 24 – Variance Request – *1651 2nd Street*

WITHDRAWN

Item No. 25 – Resolution No. 2020-68R – *Citizen Advisory Committee*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT,
FLORIDA CREATING A SPECIAL POLICE DEPARTMENT CITIZENS
ADVISORY COMMITTEE; PROVIDING FOR THE PURPOSE; MEMBERSHIP;
QUALIFICATIONS; STAFF ASSIGNMENT/ RESPONSIBILITIES; CONDUCT
OF MEETINGS; CONFLICT AND AN EFFECTIVE DATE.

This item was heard out of order during the City Managers report.

City Manager Gray stated the City will bring this back in January. No formal action was needed by the Council.

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REGULAR COUNCIL MEETING
NOVEMBER 10, 2020

Item No. 26 – Ordinance No. 2020-40 *INTRODUCTION – Olympus Zoning PUD Amendment*

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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

MOTION TO INTRODUCE for future consideration Ordinance No. 2020-40 made by Council Member Travis. Seconded by Mayor Ash. Passed unanimously with all members present voicing aye.

City of Clermont
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REGULAR COUNCIL MEETING
NOVEMBER 10, 2020

ADJOURN: With no further comments, this meeting adjourned at 7:36pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
SPECIAL COUNCIL MEETING
NOVEMBER 17, 2020

The City Council met in a Special Meeting on Tuesday, November 17, 2020 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Bates and Purvis.

Absent: Council Member Travis

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Daryl Church of New Jacob's Chapel gave the invocation followed by the Pledge of Allegiance.

Item No. 1: ACCEPTANCE OF ELECTION RESULTS

City Clerk Howe read the election results into the record.

MOTION TO ACCEPT the certified results of the November 3, 2020 election made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 2: ADMINISTRATION OF OATH OF OFFICE FOR SEATS 1, 3 AND 5

City Clerk Howe administered oaths of office for Seat 1 to Mr. Timothy Bates, for Seat 3 to Mr. Tim Murry, and for Seat 5 to Ms. Michele Barnard Pines.

Having taken the oaths of office, the newly elected officials claimed their seats on the dais. Mayor Murry asked if there were any comments from the Council prior to adjournment.

Council Member Bates

- Thanked the citizens for voting him in another 2 years.
- Thanked his family.
- Congratulated Council Member Pines and Mayor Murry.

Council Member Pines

- Thanked the citizens for the support and trust.
- Wants to work together to come up with solutions.
- Will be relying on departments and appreciate all the City staff does for the Council.

Council Member Purvis

- Welcomed the new members of the Council.
- Concerned for the health of the public due to Covid-19.

Mayor Murry

- Concerned with the number of people in the room.
- Thanked family, friends, supporters and residents for electing him Mayor.
- Determined to do better and give back to the community.
- Provided a brief history of his life and what led him to becoming the 21st Mayor of Clermont.

City of Clermont
MINUTES
SPECIAL COUNCIL MEETING
NOVEMBER 17, 2020

ADJOURN: With no further comments, this meeting adjourned at 6:51 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
SPECIAL COUNCIL MEETING
NOVEMBER 17, 2020

*** 1st Set of Official Results ***
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We, the undersigned, JASON NIMETH, County Judge, D. ALAN HAYS, Supervisor of Elections, JENNIFER HILL, BOCC Chair, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Thirteenth day of November, 2020 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **Nonpartisan** held on the Third day of November, 2020 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

For **Clermont City Council Seat 1**, the whole number of votes cast was 19,974 of which

Timothy Bates	received	13,761 votes
Joa Macnalie	received	6,213 votes

For **Clermont City Council Seat 3**, the whole number of votes cast was 20,496 of which

Tim Murry	received	10,352 votes
Diane Travis	received	10,144 votes

For **Clermont City Council Seat 4**, the whole number of votes cast was 20,396 of which

Pamela Amerson	received	5,901 votes
Jeff Biddle	received	5,377 votes
Ebo Entsuah	received	7,477 votes
Sheilah "Samil Taylor" Yakovetic	received	1,641 votes

For **Clermont City Council Seat 5**, the whole number of votes cast was 18,523 of which

William R. Garbarino	received	7,351 votes
Michele Barnard Pines	received	11,172 votes

City of Clermont
MINUTES
SPECIAL COUNCIL MEETING
NOVEMBER 17, 2020

*** Official Results ***
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.


COUNTY JUDGE


SUPERVISOR OF ELECTIONS


BCC CHAIR

City of Clermont
MINUTES
SPECIAL COUNCIL MEETING
NOVEMBER 17, 2020

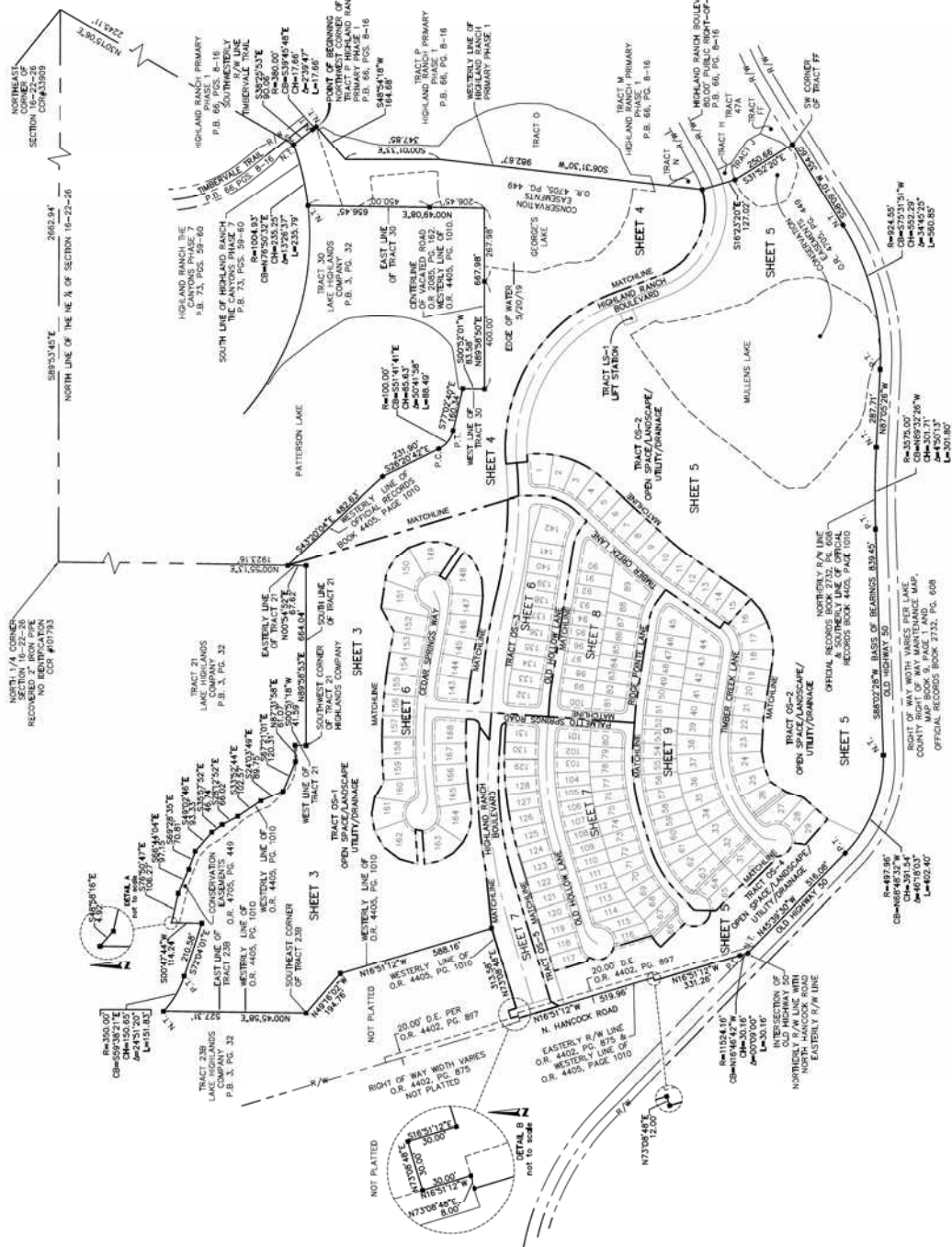


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Canyons Phase 6 plat.		
Staff Report		
Canyons Phase 6 is for 168 lots in the Highland Ranch subdivision located at Old SR 50 and Blackstill Lake Road. The plat has been reviewed and approved by the City's contracted Engineer and Surveyor.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Canyons Phase 6 10-27-2020bc	Canyons Phase 6 10-27-2020bc.pdf	



SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

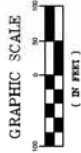


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 63219

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 3 OF 9 PLAT BOOK PAGE 32



LINE	LENGTH	BEARING
L179	48.44	N87°14'54"E
L180	298.52	N71°42'07"E
L181	47.02	N83°36'12"E
L182	48.25	S49°54'18"W
L183	56.43	N47°31'46"W
L184	29.81	S71°50'14"W
L185	52.11	N92°52'37"W
L186	51.54	N68°40'56"E
L187	51.54	S71°50'14"W
L188	103.46	N68°07'45"E
L189	129.46	N68°07'45"E
L190	69.94	N132°51'12"E
L191	89.09	N132°51'12"E
L192	69.94	N132°51'12"E
L193	71.26	N59°28'00"E
L194	69.07	N80°24'02"E
L195	69.07	S80°17'02"E
L196	69.07	S80°17'02"E
L197	97.13	N81°17'13"E
L198	133.34	S81°35'52"E
L199	117.34	N59°28'00"E
L200	50.50	N87°52'11"E
L201	63.84	S19°54'12"E
L202	4.92	S80°28'24"E
L203	4.92	S80°28'24"E
L204	128.32	S80°28'24"E
L205	128.32	S80°28'24"E
L206	62.23	S45°29'03"W
L207	62.23	S45°29'03"W
L208	28.36	N64°02'50"E
L209	28.36	N64°02'50"E
L210	28.36	N64°02'50"E

LINE	LENGTH	BEARING
L211	48.44	N87°14'54"E
L212	298.52	N71°42'07"E
L213	47.02	N83°36'12"E
L214	48.25	S49°54'18"W
L215	56.43	N47°31'46"W
L216	29.81	S71°50'14"W
L217	52.11	N92°52'37"W
L218	51.54	N68°40'56"E
L219	51.54	S71°50'14"W
L220	103.46	N68°07'45"E
L221	129.46	N68°07'45"E
L222	69.94	N132°51'12"E
L223	89.09	N132°51'12"E
L224	69.94	N132°51'12"E
L225	71.26	N59°28'00"E
L226	69.07	N80°24'02"E
L227	69.07	S80°17'02"E
L228	69.07	S80°17'02"E
L229	97.13	N81°17'13"E
L230	133.34	S81°35'52"E
L231	117.34	N59°28'00"E
L232	50.50	N87°52'11"E
L233	63.84	S19°54'12"E
L234	4.92	S80°28'24"E
L235	4.92	S80°28'24"E
L236	128.32	S80°28'24"E
L237	128.32	S80°28'24"E
L238	62.23	S45°29'03"W
L239	62.23	S45°29'03"W
L240	28.36	N64°02'50"E
L241	28.36	N64°02'50"E
L242	28.36	N64°02'50"E

LINE	LENGTH	BEARING
L243	48.44	N87°14'54"E
L244	298.52	N71°42'07"E
L245	47.02	N83°36'12"E
L246	48.25	S49°54'18"W
L247	56.43	N47°31'46"W
L248	29.81	S71°50'14"W
L249	52.11	N92°52'37"W
L250	51.54	N68°40'56"E
L251	51.54	S71°50'14"W
L252	103.46	N68°07'45"E
L253	129.46	N68°07'45"E
L254	69.94	N132°51'12"E
L255	89.09	N132°51'12"E
L256	69.94	N132°51'12"E
L257	71.26	N59°28'00"E
L258	69.07	N80°24'02"E
L259	69.07	S80°17'02"E
L260	69.07	S80°17'02"E
L261	97.13	N81°17'13"E
L262	133.34	S81°35'52"E
L263	117.34	N59°28'00"E
L264	50.50	N87°52'11"E
L265	63.84	S19°54'12"E
L266	4.92	S80°28'24"E
L267	4.92	S80°28'24"E
L268	128.32	S80°28'24"E
L269	128.32	S80°28'24"E
L270	62.23	S45°29'03"W
L271	62.23	S45°29'03"W
L272	28.36	N64°02'50"E
L273	28.36	N64°02'50"E
L274	28.36	N64°02'50"E

CURVE	RADIUS	CHORD	CHORD BEARING	DELTA
C128	1950.00'	536.97'	S33.34'E	S82.71.02"W
C129	25.00'	39.80'	35.73°	N48.28.17"E
C130	25.00'	39.80'	35.73°	N48.28.17"E
C131	25.00'	39.80'	35.73°	N48.28.17"E
C132	25.00'	39.80'	35.73°	N48.28.17"E
C133	25.00'	39.80'	35.73°	N48.28.17"E
C134	1460.00'	417.34'	48.84.93°	S58.52.43"E
C135	615.00'	801.54'	74.68.00°	S74.60.17"E
C136	25.00'	39.80'	35.73°	S82.56.02"E
C137	25.00'	39.80'	35.73°	S82.56.02"E
C138	1875.00'	504.25'	S61.41°	N66.58.50"W
C139	60.00'	26.89'	28.47°	S102.01.95"W
C140	25.00'	39.80'	35.73°	N33.32.50"E
C141	1460.00'	417.34'	48.84.93°	S58.52.43"E
C142	615.00'	801.54'	74.68.00°	S74.60.17"E
C143	25.00'	39.80'	35.73°	S82.56.02"E
C144	25.00'	39.80'	35.73°	S82.56.02"E
C145	1875.00'	504.25'	S61.41°	N66.58.50"W
C146	60.00'	26.89'	28.47°	S102.01.95"W
C147	25.00'	39.80'	35.73°	N33.32.50"E
C148	1460.00'	417.34'	48.84.93°	S58.52.43"E
C149	615.00'	801.54'	74.68.00°	S74.60.17"E
C150	25.00'	39.80'	35.73°	S82.56.02"E
C151	25.00'	39.80'	35.73°	S82.56.02"E
C152	1875.00'	504.25'	S61.41°	N66.58.50"W
C153	60.00'	26.89'	28.47°	S102.01.95"W
C154	25.00'	39.80'	35.73°	N33.32.50"E
C155	1460.00'	417.34'	48.84.93°	S58.52.43"E
C156	615.00'	801.54'	74.68.00°	S74.60.17"E
C157	25.00'	39.80'	35.73°	S82.56.02"E
C158	25.00'	39.80'	35.73°	S82.56.02"E
C159	1875.00'	504.25'	S61.41°	N66.58.50"W
C160	60.00'	26.89'	28.47°	S102.01.95"W
C161	25.00'	39.80'	35.73°	N33.32.50"E
C162	1460.00'	417.34'	48.84.93°	S58.52.43"E
C163	615.00'	801.54'	74.68.00°	S74.60.17"E
C164	25.00'	39.80'	35.73°	S82.56.02"E
C165	25.00'	39.80'	35.73°	S82.56.02"E
C166	1875.00'	504.25'	S61.41°	N66.58.50"W
C167	60.00'	26.89'	28.47°	S102.01.95"W
C168	25.00'	39.80'	35.73°	N33.32.50"E
C169	1460.00'	417.34'	48.84.93°	S58.52.43"E
C170	615.00'	801.54'	74.68.00°	S74.60.17"E
C171	25.00'	39.80'	35.73°	S82.56.02"E
C172	25.00'	39.80'	35.73°	S82.56.02"E
C173	1875.00'	504.25'	S61.41°	N66.58.50"W
C174	60.00'	26.89'	28.47°	S102.01.95"W
C175	25.00'	39.80'	35.73°	N33.32.50"E
C176	1460.00'	417.34'	48.84.93°	S58.52.43"E
C177	615.00'	801.54'	74.68.00°	S74.60.17"E
C178	25.00'	39.80'	35.73°	S82.56.02"E
C179	25.00'	39.80'	35.73°	S82.56.02"E
C180	1875.00'	504.25'	S61.41°	N66.58.50"W
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C272	60.00'	26.89'	28.47°	S102.01.95"W
C273	25.00'	39.80'	35.73°	N33.32.50"E
C274	1460.00'	417.34'	48.84.93°	S58.52.43"E
C275	615.00'	801.54'	74.68.00°	S74.60.17"E
C276	25.00'	39.80'	35.73°	S82.56.02"E
C277	25.00'	39.80'	35.73°	S82.56.02"E
C278	1875.00'	504.25'	S61.41°	N66.58.50"W
C279	60.00'	26.89'	28.47°	S102.01.95"W
C280	25.00'	39.80'	35.73°	N33.32.50"E
C281	1460.00'	417.34'	48.84.93°	S58.52.43"E
C282	615.00'	801.54'	74.68.00°	S74.60.17"E
C283	25.00'	39.80'	35.73°	S82.56.02"E
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C313	1875.00'	504.25'	S61.41°	N66.58.50"W
C314	60.00'	26.89'	28.47°	S102.01.95"W
C315	25.00'	39.80'	35.73°	N33.32.50"E
C316	1460.00'	417.34'	48.84.93°	S58.52.43"E
C317	615.00'	801.54'	74.68.00°	S74.60.17"E
C318	25.00'	39.80'	35.73°	S82.56.02"E
C319	25.00'	39.80'	35.73°	S82.56.02"E
C320	1875.00'	504.25'	S61.41°	N66.58.50"W
C321	60.00'	26.89'	28.47°	S102.01.95"W
C322	25.00'	39.80'	35.73°	N33.32.50"E
C323	1460.00'	417.34'	48.84.93°	S58.52.43"E
C324	615.00'	801.54'	74.68.00°	S74.60.17"E
C325	25.00'	39.80'	35.73°	S82.56.02"E
C326	25.00'	39.80'	35.73°	S82.56.02"E
C327	1875.00'	504.25'	S61.41°	N66.58.50"W
C328	60.00'	26.89'	28.47°	S102.01.95"W
C329	25.00'	39.80'	35.73°	N33.32.50"E
C330	1460.00'	417.34'	48.84.93°	S58.52.43"E
C331	615.00'	801.54'	74.68.00°	S74.60.17"E
C332	25.00'	39.80'	35.73°	S82.56.02"E
C333	25.00'	39.80'	35.73°	S82.56.02"E
C334	1875.00'	504.25'	S61.41°	N66.58.50"W
C335	60.00'	26.89'	28.47°	S102.01.95"W
C336	25.00'	39.80'	35.73°	N33.32

HIGHLAND RANCH THE CANYONS PHASE 6

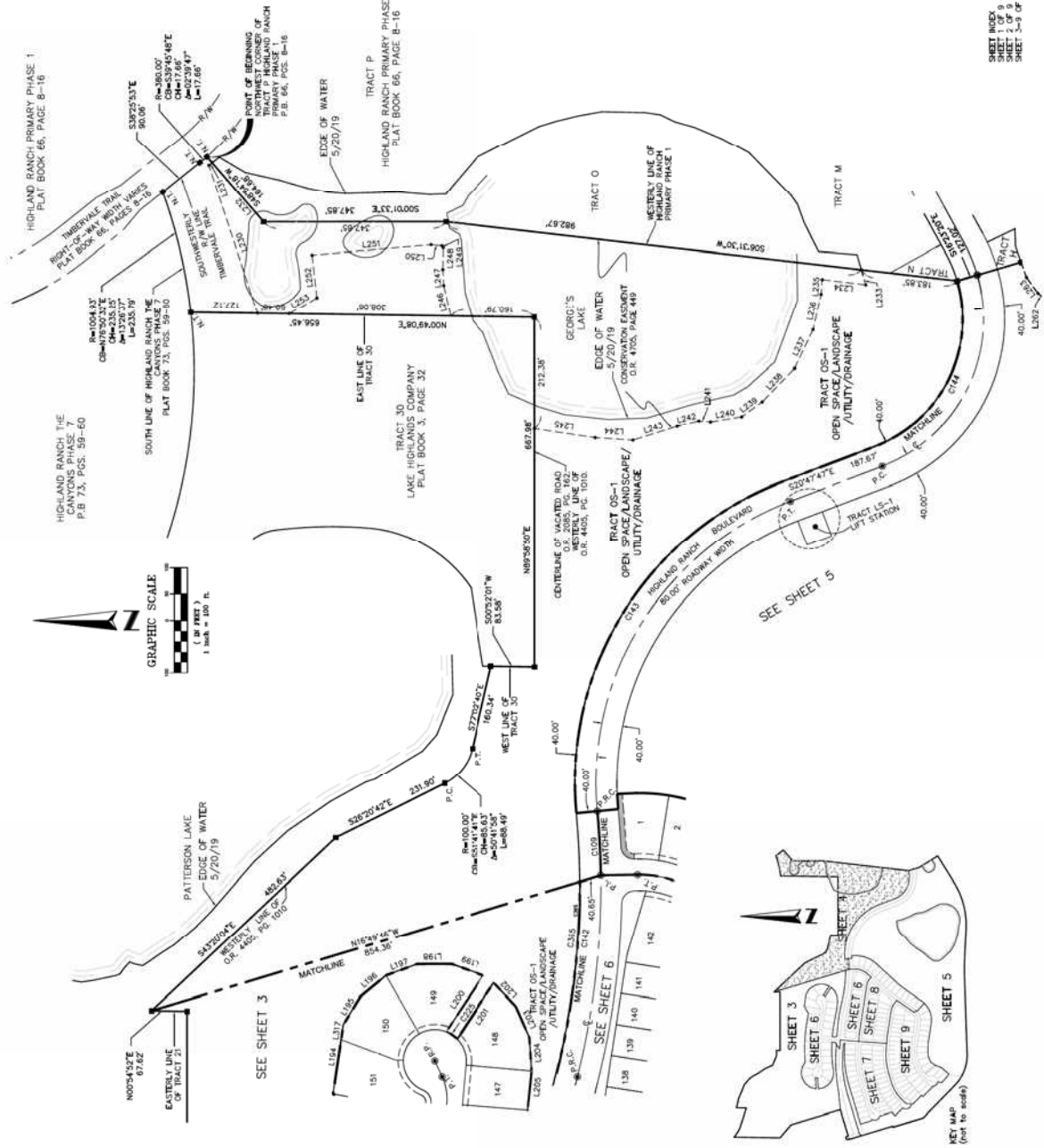
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 4 OF 9

PLAT BOOK

PAGE

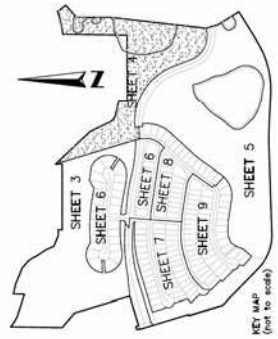
LINE	LENGTH	BEARING
L195	62.85'	S84°41'W
L196	62.85'	S32°24'00"E
L197	53.84'	S19°44'00"E
L198	53.84'	S14°41'W
L199	53.84'	S19°44'00"E
L200	128.32'	S55°22'00"E
L201	178.32'	S55°22'00"E
L202	178.32'	S55°22'00"E
L203	84.14'	S55°22'00"E
L204	55.11'	S55°22'00"E
L205	228.52'	S55°22'00"E
L206	228.52'	S55°22'00"E
L207	228.52'	S55°22'00"E
L208	228.52'	S55°22'00"E
L209	228.52'	S55°22'00"E
L210	228.52'	S55°22'00"E
L211	228.52'	S55°22'00"E
L212	228.52'	S55°22'00"E
L213	228.52'	S55°22'00"E
L214	228.52'	S55°22'00"E
L215	228.52'	S55°22'00"E
L216	228.52'	S55°22'00"E
L217	228.52'	S55°22'00"E
L218	228.52'	S55°22'00"E



CURVE	TABLE	BEARING	LENGTH
C142	160.00'	S84°41'W	153.10'
C143	160.00'	S32°24'00"E	153.10'
C144	160.00'	S19°44'00"E	153.10'
C145	160.00'	S14°41'W	153.10'
C146	160.00'	S19°44'00"E	153.10'
C147	160.00'	S55°22'00"E	153.10'
C148	160.00'	S55°22'00"E	153.10'
C149	160.00'	S55°22'00"E	153.10'
C150	160.00'	S55°22'00"E	153.10'
C151	160.00'	S55°22'00"E	153.10'
C152	160.00'	S55°22'00"E	153.10'
C153	160.00'	S55°22'00"E	153.10'
C154	160.00'	S55°22'00"E	153.10'
C155	160.00'	S55°22'00"E	153.10'
C156	160.00'	S55°22'00"E	153.10'
C157	160.00'	S55°22'00"E	153.10'
C158	160.00'	S55°22'00"E	153.10'
C159	160.00'	S55°22'00"E	153.10'
C160	160.00'	S55°22'00"E	153.10'

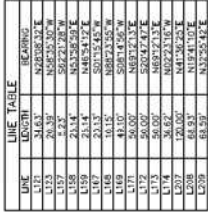


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SHEET 8 OF 9 - CONFORMANCE TRACT & LOT DEMONSTRATION
SHEET 9 OF 9 - CONFORMANCE TRACT & LOT DEMONSTRATION



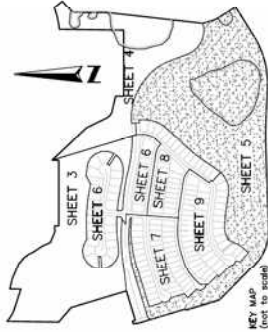
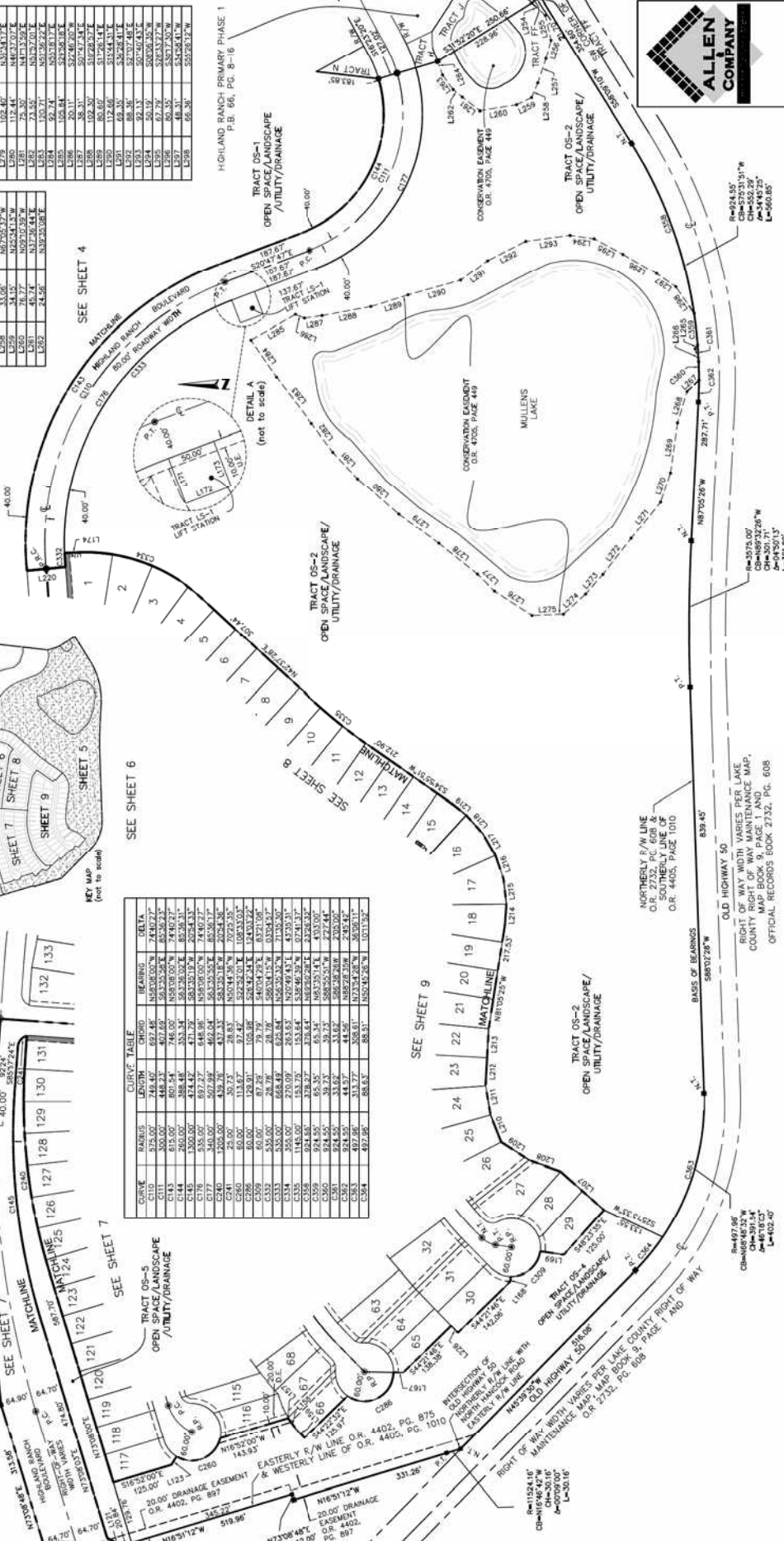
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SHEET 5 OF 9 | PLAT BOOK ____ PAGE ____



LINE TABLE		BS-42922
LINE	LINE#	
L210	60.002	NRH121.01E
L211	60.002	NRH121.01E
L212	58.908	58R302.04 E
L213	58.105	NRH302.04 E
L214	42.59	NRH302.00 W
L215	52.11	58.122.53 W
L216	52.07	57.115.20 W
L217	52.07	56.023.33 W
L218	52.11	54.833.31 W
L219	33.26	NRH401.4 E
L220	33.26	NRH401.4 E
L226	30.002	NRH501.4 E
L254	32.62	56.122.048 W
L255	32.51	57.730.43 W
L256	40.14	N7330.43 W

LINE TABLE		BEARING
LINE	LINE IN	
L253	32.72°	N47D13.14°E
L254	30.55°	N47D10.14°E
L255	8.04°	N47D10.55°W
L256	27.04°	N57D30.26°W
L257	33.37°	N41D14.31°W
L258	67.72°	N7D102.31°W
L259	103.83°	N8D29.01°W
L260	64.70°	N7D29.41°W
L271	95.45°	N5D56.16°W
L272	24.38°	N5D56.35°W
L273	31.52°	N4D56.35°W
L274	40.52°	N4D56.35°W
L275	65.02°	N0D121.55°W
L276	91.08°	N33D44.28°E
L277	48.79°	N41D103.15°E

[illegible]

SHEET INDEX
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SHEET 2 OF 9 -- BOUNDARY INFORMATION
SHEET 3-9 OF 9 -- CENTERLINE, TRACT & LOT GEOMETRY

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

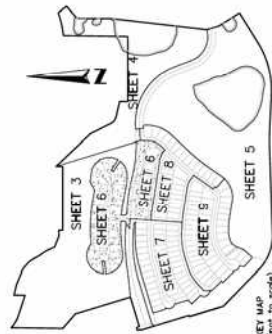
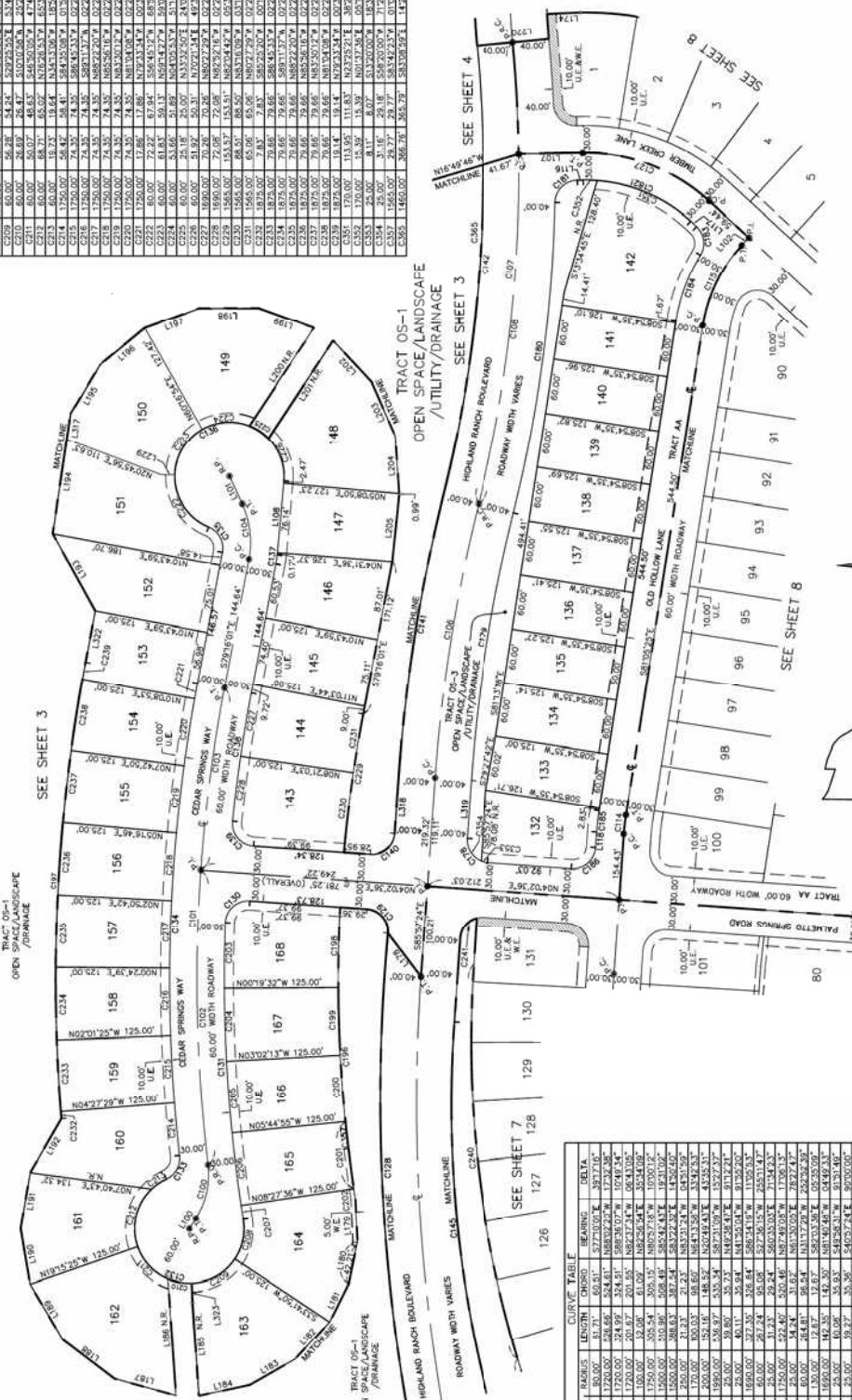
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PAGE —

	CURVE	RANGES	QUANTILE TABLE	REMARKS	URL
C001	149.00	78.97	585.96/5.76	0.242141	
C002	149.00	78.97	585.96/5.76	0.242141	
C003	149.00	78.97	585.96/5.76	0.242141	
C004	149.00	78.97	585.96/5.76	0.242141	
C005	149.00	78.97	585.96/5.76	0.242141	
C006	149.00	78.97	585.96/5.76	0.242141	
C007	149.00	78.97	585.96/5.76	0.242141	
C008	149.00	55.79	44.65	4.334139	
C009	149.00	56.28	54.24	3.27373551	
C010	149.00	56.28	54.24	3.27373551	
C011	149.00	56.28	48.63	6.2405057	4.748309
C012	149.00	68.71	65.97	6.27263513	5.5717024
C013	149.00	18.25	18.44	3.5411306	18.550140
C014	149.00	78.97	78.97	18.550140	18.550140
C015	1726.00	74.35	74.35	58.845313	0.226204
C016	1726.00	74.35	74.35	58.8711074	0.226204
C017	1726.00	74.35	74.35	58.8522207	0.226204
C018	1726.00	74.35	74.35	58.8322106	0.226204
C019	1726.00	74.35	74.35	58.8134012	0.226204
C020	1726.00	74.35	74.35	58.7945918	0.226204
C021	1726.00	77.87	77.87	58.7757824	0.226204
C022	149.00	58.13	58.13	56.94272	1.9302447
C023	149.00	53.66	51.89	56.9235134	1.9347497
C024	149.00	53.66	50.31	56.9043041	1.9392547
C025	149.00	50.31	50.31	56.8850948	1.9437597
C026	149.00	70.26	70.26	56.8658855	1.9482647
C027	149.00	70.26	70.26	56.8466762	1.9527697
C028	149.00	72.98	72.98	56.8274669	1.9572747
C029	149.00	65.96	65.96	56.8082576	1.9617797
C030	149.00	65.96	65.96	56.7890483	1.9662847
C031	149.00	78.97	78.97	56.7698390	1.9707897
C032	149.00	78.97	78.97	56.7506297	1.9752947
C033	149.00	76.66	76.66	56.7314204	1.9797997
C034	149.00	76.66	76.66	56.7122111	1.9843047
C035	149.00	76.66	76.66	56.6930018	1.9888097
C036	149.00	76.66	76.66	56.6737925	1.9933147
C037	149.00	76.66	76.66	56.6545832	1.9978197
C038	149.00	76.66	76.66	56.6353739	2.0023247
C039	149.00	18.44	18.44	56.6161646	2.0068297
C040	149.00	18.44	18.44	56.5969553	2.0113347
C041	149.00	11.83	11.83	56.5777460	2.0158397
C042	149.00	8.87	8.87	56.5585367	2.0203447
C043	149.00	8.87	8.87	56.5393274	2.0248497
C044	149.00	3.16	3.16	56.5201181	2.0293547
C045	149.00	29.77	29.77	56.5009088	2.0338597
C046	149.00	29.77	29.77	56.4816995	2.0383647
C047	149.00	29.77	29.77	56.4624902	2.0428697
C048	149.00	29.77	29.77	56.4432809	2.0473747
C049	149.00	29.77	29.77	56.4240716	2.0518797
C050	149.00	29.77	29.77	56.4048623	2.0563847
C051	149.00	29.77	29.77	56.3856530	2.0608897
C052	149.00	29.77	29.77	56.3664437	2.0653947
C053	149.00	29.77	29.77	56.3472344	2.0698997
C054	149.00	29.77	29.77	56.3280251	2.0744047
C055	149.00	29.77	29.77	56.3088158	2.0789097
C056	149.00	29.77	29.77	56.2896065	2.0834147
C057	149.00	29.77	29.77	56.2703972	2.0879197
C058	149.00	29.77	29.77	56.2511879	2.0924247
C059	149.00	29.77	29.77	56.2319786	2.0969297
C060	149.00	29.77	29.77	56.2127693	2.1014347



LINE TABLE			BEARING
LINE	LENGTH		
L105	13.20		557.513.27
L106	13.20		557.513.27
L107	31.55		557.513.27
L108	70.37		550.263.03
L109	78.78		584.51.107
L110	77.8		584.51.107
L111	17.06		585.262.44
L112	17.06		585.262.44
L113	59.68		552.39.28
L114	59.68		552.39.28
L115	47.02		587.1.154
L116	47.02		587.1.154
L117	56.43		587.35.45
L118	56.43		587.35.45
L119	97.11		587.27.53
L120	97.11		587.27.53
L121	120.45		586.30.14
L122	120.45		586.30.14
L123	69.94		515.25.31
L124	69.94		515.25.31
L125	71.26		587.27.53
L126	71.26		587.27.53
L127	69.07		586.29.102
L128	69.07		586.29.102
L129	65.07		586.17.707
L130	65.07		586.17.707
L131	97.13		587.17.53
L132	97.13		587.17.53
L133	108.85		581.35.95
L134	108.85		581.35.95
L135	65.84		585.18.18
L136	65.84		585.18.18
L137	63.84		580.45.42
L138	63.84		580.45.42
L139	64.81		580.05.52
L140	64.81		580.05.52
L141	65.81		591.43.37
L142	65.81		591.43.37
L143	64.14		566.95.03
L144	64.14		566.95.03
L145	128.32		586.22.10
L146	128.32		586.22.10
L147	75.86		584.05.14
L148	75.86		584.05.14
L149	60.00		590.25.14
L150	60.00		590.25.14
L151	15.00		581.14.22
L152	15.00		581.14.22
L153	64.11		585.262.44
L154	64.11		585.262.44
L155	64.11		585.262.44
L156	64.11		585.262.44
L157	56.98		579.76.01
L158	56.98		579.76.01

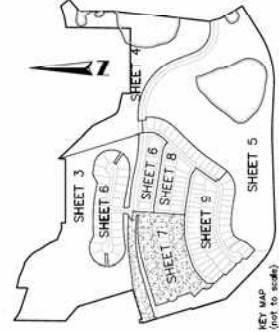
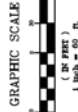


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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6729

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LINE TABLE		
LINE	LENGTH	LEADING
L141	12.38	871.125.50.0
L142	30.97	1468.341.7
L143	18.99	160.535.16
L144	30.97	163.250.20.0
L146	18.99	163.252.4.0
L147	12.38	163.252.74.0
L148	30.97	163.252.75.0
L149	12.38	163.252.76.0
L150	12.38	165.170.51.0
L151	29.71	165.170.54.0
L152	18.95	165.170.55.0
L153	18.95	165.170.56.0
L154	4.85	167.000.05.0
L155	24.64	167.020.20.0
L156	23.65	167.022.26.0
L157	23.65	167.022.27.0
L158	25.14	168.041.41.0
L159	3.03	168.253.50.0
L177	3.03	168.422.32.0
L178	3.03	168.422.33.0
L179	3.03	168.422.34.0

LINE TABLE		REARRING
LINE	REARRING	
L009	54.41	58.525.742.0E
L109	27.37	58.525.742.0E
L110	27.37	58.525.742.0E
L112	19.64	58.525.742.0E
L121	54.53	58.525.742.0E
L122	55.93	58.525.742.0E
L123	55.93	58.525.742.0E
L124	33.12	58.525.742.0E
L125	33.12	58.525.742.0E
L126	28.72	58.525.742.0E
L128	28.72	58.525.742.0E
L129	28.72	58.525.742.0E
L130	28.72	58.525.742.0E
L131	28.72	58.525.742.0E
L132	28.72	58.525.742.0E
L133	28.72	58.525.742.0E
L134	28.72	58.525.742.0E
L135	28.72	58.525.742.0E
L136	23.92	58.525.742.0E
L137	23.92	58.525.742.0E
L138	23.92	58.525.742.0E
L139	34.95	58.525.742.0E

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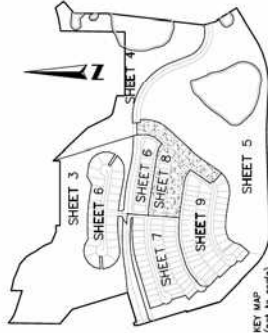
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



CURVE TABLE			
CURVE	RADIUS	LENGTH	BEARING
C114	260.00'	21.22'	N83°31'24"E
C115	170.00'	100.03'	N84°13'58"E
C116	260.00'	21.22'	N83°31'24"E
C117	500.00'	24.47'	N83°31'24"E
C118	500.00'	24.47'	N83°31'24"E
C119	500.00'	24.47'	N83°31'24"E
C120	500.00'	24.47'	N83°31'24"E
C121	500.00'	24.47'	N83°31'24"E
C122	500.00'	24.47'	N83°31'24"E
C123	500.00'	24.47'	N83°31'24"E
C124	500.00'	24.47'	N83°31'24"E
C125	500.00'	24.47'	N83°31'24"E
C126	500.00'	24.47'	N83°31'24"E
C127	500.00'	24.47'	N83°31'24"E
C128	500.00'	24.47'	N83°31'24"E
C129	500.00'	24.47'	N83°31'24"E
C130	500.00'	24.47'	N83°31'24"E
C131	500.00'	24.47'	N83°31'24"E
C132	500.00'	24.47'	N83°31'24"E
C133	500.00'	24.47'	N83°31'24"E
C134	500.00'	24.47'	N83°31'24"E
C135	500.00'	24.47'	N83°31'24"E
C136	500.00'	24.47'	N83°31'24"E
C137	500.00'	24.47'	N83°31'24"E
C138	500.00'	24.47'	N83°31'24"E
C139	500.00'	24.47'	N83°31'24"E
C140	500.00'	24.47'	N83°31'24"E
C141	500.00'	24.47'	N83°31'24"E
C142	500.00'	24.47'	N83°31'24"E
C143	500.00'	24.47'	N83°31'24"E
C144	500.00'	24.47'	N83°31'24"E
C145	500.00'	24.47'	N83°31'24"E
C146	500.00'	24.47'	N83°31'24"E
C147	500.00'	24.47'	N83°31'24"E
C148	500.00'	24.47'	N83°31'24"E
C149	500.00'	24.47'	N83°31'24"E
C150	500.00'	24.47'	N83°31'24"E



LINE TABLE			
LINE	LENGTH	BEARING	REMARKS
L103	53.37'	N64°54'41"E	
L104	70.37'	S50°20'03"E	
L105	6.18'	N83°31'24"E	
L106	1.34'	S85°24'24"E	
L107	36.62'	N52°21'15"E	
L108	80.00'	S50°20'03"E	
L109	80.00'	S50°20'03"E	

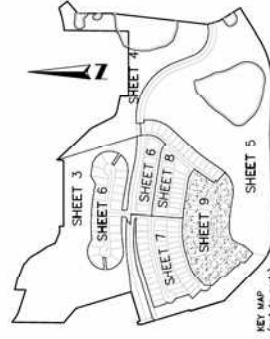
SHEET 8 OF 9 - LEGAL DESCRIPTION, EDEICATION, LEGEND & NOTES
SHEET 9 OF 9 - BOUNDARY INFORMATION
SHEET 10 OF 9 - CENTURINE TRACT & LOT GEOMETRY



16 EAST PLANT STREET
CLERMONT, FLORIDA 34501
(407) 644-5355
LICENSED BUSINESS # 6725

SHEET 9 OF 9

LYING IN SECTION 16, TOWNSHIP 22 SOUTH,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

[illegible]

KEY MAP
(not to scale)

SHEET INDEX
SHEET 1 OF 9 -- LEGAL DESCRIPTION, DEDICATION LEGEND & NOTES
SHEET 2 OF 9 -- BOUNDARY INFORMATION
SHEET 3-9 OF 9 -- CENTERLINE, TRACT & LOT GEOMETRY



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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Change Order Approval and Budget Amendment		
Requested Action		
Recommend approval of Change Order 28, 29 and 30 to the Downtown Streetscapes Phase 1 construction contract with Traverse Group, Inc. in the total combined amount of \$82,451.50 with a Budget Amendment to the Capital Projects Fund.		
Staff Report		
On May 12, 2020, the City Council approved a contingency fund for the Streetscape Phase 1 project in the total amount of \$442,389 which increased the total contract value to \$4,866,278.23. Phase 1 is now coming to fruition and the total contract value including all change orders up to #30 is \$4,948,729.73 a difference of \$82,451.50. The following change orders are being sought for approval due to having exceeding the contingency fund total of \$442,389 or 10% of the contract value. Change Order #28: Fabricate custom aluminum handrail, \$48,190. Change Order #29: GFCI device for event power, \$9,568.65. Change Order #30: Additional parking spots on West Ave., sewer replacement and post office drainage, \$36,132.60. A budget amendment in the amount of \$82,451.50 is being sought to close out Phase 1 of the Streetscapes Project.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$82,451.50 is not included in the current budget and requires approval of a Budget Amendment in the Capital Projects Fund.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Change Order 28	Change Order 28.pdf	
2. CO28 Railings for West and Osceola and West and Minneola	CO28 Railings for West and Osceola and West and Minneola.pdf	
3. Change Order 29	Change Order 29.pdf	
4. CO29 GFCI Device for Event Power	CO29 GFCI Device for Event Power.pdf	
5. Change Order 30	Change Order 30.pdf	
6. CO30 Addt parking W ave, post office drainage, duke conduit, sewer	CO30 Addt parking W ave, post office drainage, duke conduit, sewer.pdf	

CHANGE ORDER FORM

Contract / P.O. Number: 2019-55

Change Order Number: 28

Project Name: Streetscapes Phase 1

Job Location: West Ave. and W. Osceola

Bid Number: RFB 19-051

Change Order Date: Oct 27, 2020

Department: Public Services

VENDOR INFORMATION:

Company Name: Traverse Group, Inc.

Address: P.O. Box 121754 City, St., Zip: Clermont, FL 34712

Contact Name: Alicia Roehn Telephone: 352-409-6630

DESCRIPTION OF CHANGE:

Alteration, deviation, addition, or deletion caused by conditions encountered during construction not covered by the specifications and drawings of the project (attach additional pages if necessary).

Additive change order to fabricate custom aluminum handrail.

ITEM		AMOUNT
A.	ORIGINAL CONTRACT VALUE:	\$ 4,423,889.23
B.	AMOUNT OF THIS CHANGE ORDER: <i>Must be within the overall scope of services in accordance with contract specifications.</i>	\$ 48,190.00
C.	PERCENT OF CONTRACT VALUE THIS CHANGE ORDER (B/A):	% 1.1%
D.	AMOUNT OF PREVIOUS CHANGE ORDERS:	\$ 430,949.25
E.	TOTAL AMOUNT OF ALL CHANGE ORDERS (B+D):	\$ 479,139.25
F.	PERCENT OF CONTRACT OF ALL CHANGE ORDERS (E/A): <i>10% Maximum</i>	% 10.8%
G.	NEW CONTRACT VALUE (A+E)	\$ 4,903,028.48

This Change Order is not valid without the following signatures:

CONTRACTOR Date

PROJECT ARCHITECT / ENGINEER Date

DEPARTMENT DIRECTOR Date

PROCUREMENT DIRECTOR /
CITY MANAGER Date

Council approval is required if change order(s): 1) exceeds \$49,999; 2) exceeds the greater of \$100,000 OR 10% of the original contract amount for construction projects; 3) the funds are not available in the approved budget for the department.

CITY OF CLERMONT

ATTEST:

Timothy Murry, Mayor Date

Tracy Ackroyd Howe, City Clerk Date

TRAVERSE GROUP, INC. - CITY OF CLERMONT ESTIMATE - CO 28 CUSTOM RAILING FOR CORNER OF WEST AND OSCEOLA ALSO WEST					
L.N.	General Description	Qty.	Unit	Unit Price	Extended Price
					\$ 48,190.00
	Fabricate 3 stand aluminum handrail with grabrail	200	LF	\$ 113.15	\$ 22,630.00
	Pipe Aluminum	1	LS	\$ 6,390.00	\$ 6,390.00
	Powder coating	1	LS	\$ 5,325.00	\$ 5,325.00
	Install	1	LS	\$ 13,845.00	\$ 13,845.00
	NOTE: Per fabricator rail will begin install in appx 6 weeks				
					\$ 48,190.00

CHANGE ORDER FORM

Contract / P.O. Number: 2019-55

Change Order Number: 29

Project Name: Streetscapes Phase 1

Job Location: West Ave. and W. Osceola

Bid Number: RFB 19-051

Change Order Date: Oct 27, 2020

Department: Public Services

VENDOR INFORMATION:

Company Name: Traverse Group, Inc.

Address: P.O. Box 121754 City, St., Zip: Clermont, FL 34712

Contact Name: Alicia Roehn Telephone: 352-409-6630

DESCRIPTION OF CHANGE:

Alteration, deviation, addition, or deletion caused by conditions encountered during construction not covered by the specifications and drawings of the project (attach additional pages if necessary).

GFCI device for event power.

ITEM		AMOUNT
A.	ORIGINAL CONTRACT VALUE:	\$ 4,423,889.23
B.	AMOUNT OF THIS CHANGE ORDER: <i>Must be within the overall scope of services in accordance with contract specifications.</i>	\$ 9,568.65
C.	PERCENT OF CONTRACT VALUE THIS CHANGE ORDER (B/A):	% 0.2%
D.	AMOUNT OF PREVIOUS CHANGE ORDERS:	\$ 479,139.25
E.	TOTAL AMOUNT OF ALL CHANGE ORDERS (B+D):	\$ 488,707.90
F.	PERCENT OF CONTRACT OF ALL CHANGE ORDERS (E/A): <i>10% Maximum</i>	% 11.0%
G.	NEW CONTRACT VALUE (A+E)	\$ 4,912,597.13

This Change Order is not valid without the following signatures:

CONTRACTOR Date

PROJECT ARCHITECT / ENGINEER Date

DEPARTMENT DIRECTOR Date

PROCUREMENT DIRECTOR /
CITY MANAGER Date

Council approval is required if change order(s): 1) exceeds \$49,999; 2) exceeds the greater of \$100,000 OR 10% of the original contract amount for construction projects; 3) the funds are not available in the approved budget for the department.

CITY OF CLERMONT

ATTEST:

Timothy Murry, Mayor Date

Tracy Ackroyd Howe, City Clerk Date

TRAVERSE GROUP, INC. - CITY OF CLERMONT
ESTIMATE - CO 29 GFCI DEVICE FOR EVENT POWER

L.N.	General Description	Qty.	Unit	Unit Price	Extended Price
				\$	9,568.65
	GFCI are now necessary due to the relocation of the electric panel in phase 1 and the distance(s)				
7.2	Conduit, GFCI Device(s) and wiring to prevent the tripping issues in the event power boxes	1	LS	\$ 9,568.65	\$ 9,568.65
				\$	9,568.65

CHANGE ORDER FORM

Contract / P.O. Number: 2019-55

Change Order Number: 30

Project Name: Streetscapes Phase 1

Job Location: West Ave. and W. Osceola

Bid Number: RFB 19-051

Change Order Date: Oct 27, 2020

Department: Public Services

VENDOR INFORMATION:

Company Name: Traverse Group, Inc.

Address: P.O. Box 121754 City, St., Zip: Clermont, FL 34712

Contact Name: Alicia Roehn Telephone: 352-409-6630

DESCRIPTION OF CHANGE:

Alteration, deviation, addition, or deletion caused by conditions encountered during construction not covered by the specifications and drawings of the project (attach additional pages if necessary).

Additive change order for additional parking spots on West Ave., sewer replacement and post office drainage.

ITEM		AMOUNT
A.	ORIGINAL CONTRACT VALUE:	\$ 4,423,889.23
B.	AMOUNT OF THIS CHANGE ORDER: <i>Must be within the overall scope of services in accordance with contract specifications.</i>	\$ 36,132.60
C.	PERCENT OF CONTRACT VALUE THIS CHANGE ORDER (B/A):	% 0.8%
D.	AMOUNT OF PREVIOUS CHANGE ORDERS:	\$ 488,707.90
E.	TOTAL AMOUNT OF ALL CHANGE ORDERS (B+D):	\$ 524,840.50
F.	PERCENT OF CONTRACT OF ALL CHANGE ORDERS (E/A): <i>10% Maximum</i>	% 11.9%
G.	NEW CONTRACT VALUE (A+E)	\$ 4,948,729.73

This Change Order is not valid without the following signatures:

CONTRACTOR Date

PROJECT ARCHITECT / ENGINEER Date

DEPARTMENT DIRECTOR Date

PROCUREMENT DIRECTOR /
CITY MANAGER Date

Council approval is required if change order(s): 1) exceeds \$49,999; 2) exceeds the greater of \$100,000 OR 10% of the original contract amount for construction projects; 3) the funds are not available in the approved budget for the department.

CITY OF CLERMONT

ATTEST:

Timothy Murry, Mayor Date

Tracy Ackroyd Howe, City Clerk Date

Streetscape Phase 1: CSS PHASE 1 (WEST AVE) ESTIMATE CHANGE ORDER 30 ADDT OF PARKING SPOTS WEST AVE. SEWER REPLACEMENT. POST OFFICE DRAINAGE.					
L.N.	General Description	Qty.	Unit	Unit Price	Extended Price
STA 12+90 LT 2 Parking Spots				\$	(937.40)
10.2	6" Concrete Driveway (CREDIT)	401	LF	\$ (10.95)	\$ (4,390.95)
10.7	Type F Curb	60	LF	\$ 32.00	\$ 1,920.00
9.3	6" Limerock Base	39	SY	\$ 12.50	\$ 487.50
3.1	12" Stabilized Subgrade	58	SY	\$ 3.00	\$ 174.00
9.6	2" SP 9.5 Asphalt	39	SY	\$ 15.95	\$ 622.05
1.11	Survey/ Layout	1	LS	\$ 250.00	\$ 250.00
8" SDR 26 SEWER REPLACEMENT STA 11+20				\$	3,500.00
6.5	8" SDR 26 San Sewer	70	LF	\$ 40.00	\$ 2,800.00
6.14	San Sewer Removal	70	LF	\$ 10.00	\$ 700.00
Post Office Drain STA 13+15 right				\$	3,500.00
6.23	Core existing Manhole	1	EA	\$ 1,250.00	\$ 1,250.00
5.12	10" HDPE Storm Pipe	35	LF	\$ 50.00	\$ 1,750.00
5.15	12" Nyoplast Drain	1	EA	\$ 500.00	\$ 500.00
Duke Additions				\$	30,070.00
7.20	4" Conduit Bore	290	LF	\$ 35.00	\$ 10,150.00
7.21	2" Conduit Bore	185	LF	\$ 33.00	\$ 6,105.00
	4" PVC Sweeps w/ Concrete	12	EA	\$ 75.00	\$ 900.00
	2" PVC sweeps	21	EA	\$ 25.00	\$ 525.00
	Install Duke Provided Sweeps with Concrete	42	EA	\$ 295.00	\$ 12,390.00
ADDITIONAL 12 DAYS TO CONTRACT					
					\$ 36,132.60



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Bid Award and Budget Amendment		
Requested Action		
Recommend to approve contract between the City of Clermont and Midcoast Construction Enterprises, LLC. to replace pier at Lake Hiawatha Park and a Budget Amendment.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. The Public Services Department contacted the Procurement Services Department to determine the most effective manner to contract a company to replace pier at Lake Hiawatha Park. The Procurement Services Department issued a Request for Bid (RFB) number 20-037 to acquire these services. The RFB was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were five (5) responses to the RFB. The work consists of reconstruction of the previously existing pier structure. The existing site will remain unchanged and the existing gangplank will be used. The dock construction will be the same type as the Clermont Boat Ramp, an aluminum floating dock system with IPE hardwood decking as manufactured by Golden Marine Systems. Award is being recommended to the low responsive and responsible bidder Midcoast Construction Enterprise, LLC. in the lump sum amount of \$256,000 who complied with all terms, conditions, and specifications stated in the RFB. This reconstruction is due to damages incurred during Hurricane Irma in 2017, the FEMA funded portion of this project is \$194,217 with the remaining amount coming from City funds.		
Additional Analysis		
Fiscal Impact Summary		
The total fiscal impact of \$256,000 will require a budget amendment in the amount of \$194,217 and the remaining amount is in the FY 2021 approved budget. The budget amendment will include both a revenue and expense for the grant funded portion of this project.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 20-037 Response Tabulation	RFB 20-037 Response Tabulation.pdf	
2. RFB 20-037 Award Recommendation	RFB 20-037 Award Recommendation.pdf	



RESPONSE TABULATION

RFB 20-037, LAKE HIAWATHA PARK PIER REPLACEMENT
DUE DATE/TIME: NOVEMBER 5, 2020 AT 2:00 P.M. (EST)

COMPANY NAME	BID BOND	ADDN. 1	ADDN. 2	ADDN. 3	LUMP SUM PRICE
Midcoast Construction Enterprise, LLC – Largo, FL	Y	Y	Y	Y	\$256,000.00
Kelly Brothers, Inc. – Fort Myers, FL	Y	Y	Y	Y	\$258,941.00
S.E. Cline Construction, Inc. – Palm Coast, FL	Y	Y	Y	Y	\$342,263.00
Traverse Group, Inc. – Clermont, FL	Y	Y	Y	Y	\$389,130.73
Cloud 9 Services, Inc. d.b.a Fender Marine Construction – Orlando, FL	Y	Y	Y	Y	\$616,995.00



FREDDY L. SUAREZ
Procurement Services Director
352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
NOVEMBER 16, 2020
RFB 20-037 – LAKE HIAWATHA PARK PIER REPLACEMENT

Based on the evaluation of the bid submittals, the Procurement Services Department is recommending award to the low responsive and responsible bidder, Midcoast Construction Enterprises, LLC., in the lump sum price of \$256,000.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Stage Door II, Inc. to provide all labor, material and equipment necessary to complete water main and sidewalk improvements.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. In 2018, the Florida Department of Economic Opportunity awarded the City of Clermont a Community Development Block Grant (CDBG) in the amount of \$750,000. As part of the grant award, the city pledged to at least match the grant amount. The work that is proposed in the service areas is water main replacement, storm drainage improvements and the addition of sidewalks in some areas. The Public Services Department contacted the Procurement Services Department to determine the most effective manner to contract a company to provide water main and sidewalk improvements. The Procurement Services Department issued a Request for Bid (RFB) number 20-033 to acquire these services. The RFB was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were seven (7) responses to the RFB. Award is being recommended to the low responsive and responsible bidder Stage Door II, Inc. in the total amount of \$1,406,130 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$1,406,130 is included in the current year approved budget. Funding for this project's construction includes City Funds and Federal Grant Funds. 41533-66307-38123 \$1,000,000 45538-66306-38123 \$369,000 12541-66303 \$100,101		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 20-033 Response Tabulation	RFB 20-033 Response Tabulation.pdf	
2. RFB 20-033 Award Recommendation	RFB 20-033 Award Recommendation.pdf	
3. 2020 CDBG scope of work	2020 CDBG scope of work.docx	
4. CDBG - Vicinity Map w- Line2	CDBG - Vicinity Map w- Line2.pdf	



RESPONSE TABULATION

RFB 20-033, WATER MAIN AND SIDEWALK IMPROVEMENTS – CDBG
DUE DATE/TIME: OCTOBER 8, 2020 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	ADDN. 2	ADDN. 3	ADDN. 4	BID BOND	TOTAL PRICE
Stage Door II Inc. – Apopka, FL	Y	Y	Y	Y	Y	\$1,406,130.00
Intercounty Engineering, Inc. – Pompano Beach, FL	Y	Y	Y	Y	Y	\$1,523,025.77
ECO – 2000, Inc. – Bushnell, FL	Y	Y	Y	N	Y	\$1,717,522.00
Valencia Construction Group, Inc. – Winter Garden, FL	Y	Y	Y	Y	Y	\$1,835,993.00
Marion Rock, Inc. – Ocala, FL	Y	Y	Y	Y	Y	\$1,960,664.00
Traverse Group, Inc. – Clermont, FL	Y	Y	Y	Y	Y	\$2,069,913.73
R. P. Utility & Excavation Corp. – Hialeah, FL	Y	Y	Y	Y	Y	\$2,376,105.81

*Addendum 4 was not a mandatory submittal with bid response.



FREDDY L. SUAREZ
Procurement Services Director
352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
NOVEMBER 16, 2020
RFB 20-033 – WATER MAIN AND SIDEWALK IMPROVEMENTS - CDBG

Based on the evaluation of the bid submittals, the Procurement Services Department is recommending award to the low responsive and responsible bidder, Stage Door II, Inc., in the lump sum price of \$1,406,130.

This Contract is for the construction of the City of Clermont CDBG Water and Sidewalk Improvements along the following City streets: Disston Avenue, East Montrose Street, Scott Street, East Broome Street, East Minneola Avenue, East Juniata Street, Pitt Street and East Desoto Street. Construction shall be in accordance with the Construction Plans and Specifications. The overall Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Installation of 6" Potable Water Mains, valves, fittings and appurtenances.
- Installation of 12" Potable Water Main, valves, fittings and appurtenances.
- Installation of new potable water services and connections.
- Abandon and grout fill existing 6" Asbestos Clay water pipes.
- Roadway reconstruction with curbing and stormwater collection system.
- Sidewalks.

The general scope of work for each street is listed below.

Disston Avenue: Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the west side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Open cut & repair driveways
- Open cut & repair roadway for water main crossings
- Bore new water services

E Montrose Street: Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the south side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Open cut & repair driveways
- Bore new water services

Scott Street: Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the east side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Install 5' sidewalk from E Juniata Street to Desoto Street to be located on the east side of the right-of-way
- Open cut & repair roadway for water main crossings
- Open cut & repair driveways
- Bore new water services

E Broome Street: Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the south side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Open cut & repair driveways

- Bore new water services

East Minneola Street: Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the north side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Bore new water services
- Open cut & repair driveways
- Install Miami Curbing at restored driveways
- Install 1 1/4" Asphalt Overlay
- Replace curbing with Type F (north side of street)
- Replace curbing with Ribbon Curb (south side of street)

East Juniata Street (Disston Avenue to Scott Street): Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the north side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Open cut & repair driveways
- Bore new water services

Pitt Street: Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 6" Water Main to be located on the north side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Replace sidewalk on the north side of street
- Replace curbing with Type F where disturbed on the north side of street
- Bore new water services

East Desoto Street (Disston Avenue to Scott Street): Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 12" Water Main to be located on the north side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- Open cut & repair driveways
- Bore new water services

East Desoto Street (Scott Street to Bloxam Avenue): Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 12" Water Main to be located on the north side of the right-of-way
- Abandon and grout fill existing 6" AC water main
- 2" mill and resurface roadway
- Install curbing with Type F on both sides of roadway

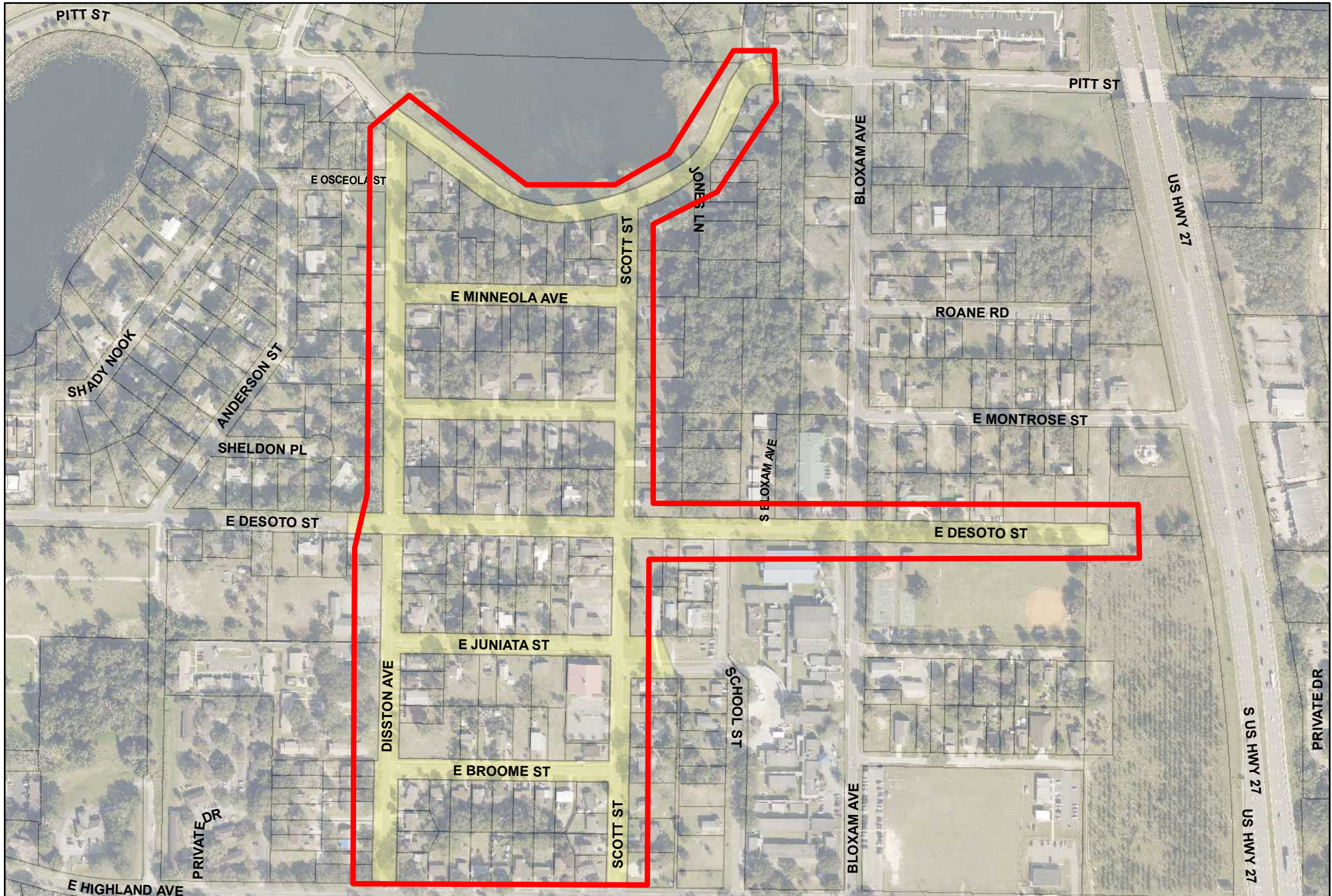
- Install 18" storm sewer piping and inlets (open cut & repair roadway at storm crossings)
- Open cut & repair driveways
- Install Miami Curbing at restored driveways
- Bore new water services

E Desoto Street (Bloxam Avenue eastward): Scope of Work consists of furnishing all labor, equipment, and materials for the construction of the facilities consisting of, but not limited to, the following:

- Install 5' sidewalk to be located on the north side of the right-of-way
- 2" mill and resurface roadway
- Install curbing with Type F
- Install 18" storm sewer piping and inlets (open cut & repair roadway at storm crossings)
- Open cut & repair driveways
- Install Miami Curbing at restored driveways



CDBG IMP. - IMPROVEMENTS AREA MAP



Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Proposal Award		
Requested Action		
Recommend to approve an on-call professional services contract between the City of Clermont and Atkins North America, Inc., BESH Halff Associates, Inc., CPH, Inc., Reiss Engineering, Inc., Toole Design Group, LLC., Woodard & Curran, Inc., and Wright-Pierce, Inc. to provide civil engineer services.		
Staff Report		
The evaluation committee recommends approval of the above action. The current on-call contract for professional civil engineer services expires December 8, 2020. The Procurement Services Department issued a Request for Qualifications (RFQ) number 20-032 on August 12, 2020 to obtain the services of qualified firms to provide professional engineering services. The RFQ was fully competed, advertised and complies with the City of Clermont Procurement Services Policy and the Consultants Competitive Negotiations Act (CCNA) as per Florida Statutes Chapter 287.055. There were sixteen (16) responses to the RFQ. An evaluation committee composed of seven (7) City staff members (five voting members and two non-voting members) reviewed, scored and ranked the qualifications. Seven (7) firms were shortlisted for presentations and all 7 firms are being recommended for award due to their specialties in certain fields. It is recommended that the Council approve and execute an on-call professional services contract with Atkins North America, Inc., BESH Halff Associates, Inc., CPH, Inc., Reiss Engineering, Inc., Toole Design Group, LLC., Woodard & Curran, Inc., and Wright-Pierce, Inc. to provide civil engineer services. The initial term contract is for a three (3) year period with up to three (3) additional one (1) year renewal periods at the option of the City.		
Additional Analysis		
Fiscal Impact Summary		
On-call professional services contract estimated cost of each individual project may not exceed \$2 million and fee for professional services may not exceed \$200,000. Task orders exceeding \$50,000 under this contract will require City Council approval.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFQ 20-032 Response Tabulation	RFQ 20-032 Response Tabulation.pdf	
2. RFQ 20-032 Evaluation Summary	RFQ 20-032 Evaluation Summary.xlsx	
3. RFQ 20-032 Award Recommendation	RFQ 20-032 Award Recommendation.pdf	



RESPONSE TABULATION

RFQ 20-032 - ON-CALL PROFESSIONAL CIVIL ENGINEER SERVICES
DUE DATE/TIME: SEPTEMBER 17, 2020 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	1-DIGITAL COPY
Absolute Civil Engineering Solutions, LLC – Davie, FL	Y	Y
Arminius Consultants, LLC – Orlando, FL	Y	Y
Atkins North America, Inc. – Tampa, FL	Y	Y
CPH, Inc. – Sanford, FL	Y	Y
Enercon Services, Inc. – Temple Terrace, FL	Y	Y
GAI Consultants, Inc. – Orlando, FL	Y	Y
Halff Associates, Inc. d/b/a BESH Halff Associates, Inc. – Tavares, FL	Y	Y
Harris Civil Engineers, LLC – Orlando, FL	Y	Y
OM Engineering Services, Inc. – Orlando, FL	Y	Y
The S/L/A/M Collaborative, Inc. – Orlando, FL	Y	Y
Patel, Greene, and Associates, LLC. – Temple Terrace, FL	Y	Y
Reiss Engineering – Winter Springs, FL	Y	Y
Toole Design Group, LLC – Loxahatchee, FL	Y	Y
Woodard & Curran, Inc. – Lakeland, FL	Y	Y



RESPONSE TABULATION

Woolpert, Inc. – Orlando, FL	Y	Y
Wright-Pierce, Inc. – Maitland, FL	Y	Y

RFQ 20-032 Evaluation Summary for On-Call Professional Civil Engineer Services
Evaluation Closing Date: October 16, 2020 at 5:00 P.M.

Booth, Ern, Straughan & Hiott, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	9 of 10	9%	9 of 10 pts	6 of 10	6%	6 of 10 pts	10 of 10	10%	10 of 10 pts	10 of 10	10%	10 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.8 of 10	13.20%	13.2 of 15 pts	9 of 10	13.50%	13.5 of 15 pts	9 of 10	13.50%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	25%	9.4 of 10	23.50%	23.5 of 25 pts	10 of 10	25%	25 of 25 pts	10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
TAB E - Personnel Experience	20%	9.4 of 10	18.80%	18.8 of 20 pts	10 of 10	20%	20 of 20 pts	10 of 10	20%	20 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	8.8 of 10	8.80%	8.8 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	9 of 10	9%	9 of 10 pts
TAB G - Business Location	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB H - Quality of Submittal	10%	8.4 of 10	8.40%	8.4 of 10 pts	6 of 10	6%	6 of 10 pts	9 of 10	9%	9 of 10 pts	10 of 10	10%	10 of 10 pts
		63.8 of 70	92%	91.7 of 100 pts	59 of 70	89%	88.5 of 100 pts	67 of 70	97%	96.5 of 100 pts	64 of 70	89%	89 of 100 pts

Atkins North America, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	8.6 of 10	8.60%	8.6 of 10 pts	5 of 10	5%	5 of 10 pts	10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.6 of 10	12.90%	12.9 of 15 pts	8 of 10	12%	12 of 15 pts	9 of 10	13.50%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	25%	9.4 of 10	23.50%	23.5 of 25 pts	10 of 10	25%	25 of 25 pts	10 of 10	25%	25 of 25 pts	9 of 10	22.50%	22.5 of 25 pts
TAB E - Personnel Experience	20%	9 of 10	18%	18 of 20 pts	8 of 10	16%	16 of 20 pts	9 of 10	18%	18 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	8.6 of 10	8.60%	8.6 of 10 pts	8 of 10	8%	8 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	8.8 of 10	8.80%	8.8 of 10 pts	5 of 10	5%	5 of 10 pts	10 of 10	10%	10 of 10 pts	10 of 10	10%	10 of 10 pts
		60 of 70	87%	87.4 of 100 pts	51 of 70	78%	78 of 100 pts	63 of 70	92%	91.5 of 100 pts	61 of 70	88%	87.5 of 100 pts

CPH, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	8.02 of 10	8.02%	8.02 of 10 pts	6 of 10	6%	6 of 10 pts	9.1 of 10	9.10%	9.1 of 10 pts	9 of 10	9%	9 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.6 of 10	12.90%	12.9 of 15 pts	8 of 10	12%	12 of 15 pts	9 of 10	13.50%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	25%	9.2 of 10	23%	23 of 25 pts	10 of 10	25%	25 of 25 pts	10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
TAB E - Personnel Experience	20%	8.8 of 10	17.60%	17.6 of 20 pts	7 of 10	14%	14 of 20 pts	10 of 10	20%	20 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	10 of 10	10%	10 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	9.2 of 10	9.20%	9.2 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	10 of 10	10%	10 of 10 pts
		59.82 of 70	87%	86.72 of 100 pts	54 of 70	80%	80 of 100 pts	63.1 of 70	93%	92.6 of 100 pts	61 of 70	86%	86 of 100 pts

Reiss Engineering, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	8.2 of 10	8.20%	8.2 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7.00%	7 of 10 pts	10 of 10	10%	10 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.4 of 10	12.60%	12.6 of 15 pts	8 of 10	12%	12 of 15 pts	7 of 10	10.50%	10.5 of 15 pts	9 of 10	14%	13.5 of 15 pts

TAB D - Company Project Experience	25%	8.8 of 10	22%	22 of 25 pts	10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts	8 of 10	20%	20 of 25 pts
TAB E - Personnel Experience	20%	9.2 of 10	18.40%	18.4 of 20 pts	10 of 10	20%	20 of 20 pts	9 of 10	18%	18 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	8.4 of 10	8%	8.4 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts	10 of 10	10%	10 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	8.6 of 10	8.60%	8.6 of 10 pts	5 of 10	5%	5 of 10 pts	9 of 10	9%	9 of 10 pts	10 of 10	10%	10 of 10 pts
		58.6 of 70	85%	85.2 of 100 pts	54 of 70	83%	83 of 100 pts	54 of 70	79%	78.5 of 100 pts	63 of 70	89%	88.5 of 100 pts

Woodard & Curran, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	8 of 10	8.00%	8 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8.00%	8 of 10 pts	9 of 10	9%	9 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.4 of 10	12.60%	12.6 of 15 pts	8 of 10	12%	12 of 15 pts	8 of 10	12.00%	12 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	25%	8.8 of 10	22%	22 of 25 pts	9 of 10	23%	22.5 of 25 pts	8 of 10	20%	20 of 25 pts	8 of 10	20%	20 of 25 pts
TAB E - Personnel Experience	20%	8.8 of 10	17.60%	17.6 of 20 pts	8 of 10	16%	16 of 20 pts	9 of 10	18%	18 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	5.8 of 10	6%	5.8 of 10 pts	5 of 10	5%	5 of 10 pts	7 of 10	7%	7 of 10 pts	9 of 10	9%	9 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	8.2 of 10	8.20%	8.2 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts	10 of 10	10%	10 of 10 pts
		55 of 70	81%	81.2 of 100 pts	47 of 70	73%	72.5 of 100 pts	55 of 70	80%	80 of 100 pts	60 of 70	85%	85 of 100 pts

Toole Design Group, LLC	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	8.2 of 10	8.20%	8.2 of 10 pts	6 of 10	6%	6 of 10 pts	8 of 10	8.00%	8 of 10 pts	9 of 10	9%	9 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.6 of 10	12.90%	12.9 of 15 pts	8 of 10	12%	12 of 15 pts	9 of 10	13.50%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts
TAB D - Company Project Experience	25%	8.6 of 10	22%	21.5 of 25 pts	10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts	9 of 10	23%	22.5 of 25 pts
TAB E - Personnel Experience	20%	8.4 of 10	16.80%	16.8 of 20 pts	9 of 10	18%	18 of 20 pts	8 of 10	16%	16 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	6.2 of 10	6%	6.2 of 10 pts	0 of 10	0%	0 of 10 pts	7 of 10	7%	7 of 10 pts	9 of 10	9%	9 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	8.4 of 10	8.40%	8.4 of 10 pts	6 of 10	6%	6 of 10 pts	8 of 10	8%	8 of 10 pts	10 of 10	10%	10 of 10 pts
		55.4 of 70	81%	81 of 100 pts	46 of 70	74%	74 of 100 pts	55 of 70	80%	79.5 of 100 pts	61 of 70	88%	87.5 of 100 pts

Wright-Pierce	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	8.2 of 10	8.20%	8.2 of 10 pts	4 of 10	4%	4 of 10 pts	9 of 10	9.00%	9 of 10 pts	10 of 10	10%	10 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	8.6 of 10	12.90%	12.9 of 15 pts	7 of 10	11%	10.5 of 15 pts	9 of 10	13.50%	13.5 of 15 pts	9 of 10	14%	13.5 of 15 pts
TAB D - Company Project Experience	25%	8.4 of 10	21%	21 of 25 pts	8 of 10	20%	20 of 25 pts	8 of 10	20%	20 of 25 pts	8 of 10	20%	20 of 25 pts
TAB E - Personnel Experience	20%	8 of 10	16.00%	16 of 20 pts	7 of 10	14%	14 of 20 pts	7 of 10	14%	14 of 20 pts	9 of 10	18%	18 of 20 pts
TAB F - Experience of Sub-Consultants	10%	7.6 of 10	8%	7.6 of 10 pts	5 of 10	5%	5 of 10 pts	7 of 10	7%	7 of 10 pts	9 of 10	9%	9 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	7.6 of 10	7.60%	7.6 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts	10 of 10	10%	10 of 10 pts
		55.4 of 70	80%	80.3 of 100 pts	43 of 70	66%	65.5 of 100 pts	55 of 70	79%	78.5 of 100 pts	62 of 70	88%	87.5 of 100 pts

Woolpert, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	7.2 of 10	7.20%	7.2 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7.00%	7 of 10 pts	6 of 10	6%	6 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	7.6 of 10	11.40%	11.4 of 15 pts	8 of 10	12%	12 of 15 pts	7 of 10	10.50%	10.5 of 15 pts	5 of 10	8%	7.5 of 15 pts
TAB D - Company Project Experience	25%	7.6 of 10	19%	19 of 25 pts	8 of 10	20%	20 of 25 pts	6 of 10	15%	15 of 25 pts	6 of 10	15%	15 of 25 pts
TAB E - Personnel Experience	20%	7.8 of 10	15.60%	15.6 of 20 pts	8 of 10	16%	16 of 20 pts	8 of 10	16%	16 of 20 pts	6 of 10	12%	12 of 20 pts
TAB F - Experience of Sub-Consultants	10%	7.4 of 10	7%	7.4 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	7.6 of 10	7.60%	7.6 of 10 pts	6 of 10	6%	6 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts
		52.2 of 70	75%	75.2 of 100 pts	48 of 70	72%	72 of 100 pts	51 of 70	72%	71.5 of 100 pts	43 of 70	61%	60.5 of 100 pts

OM Engineering Services, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	6.6 of 10	6.60%	6.6 of 10 pts	6 of 10	6%	6 of 10 pts	5 of 10	5.00%	5 of 10 pts	7 of 10	7%	7 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6.8 of 10	10.20%	10.2 of 15 pts	6 of 10	9%	9 of 15 pts	8 of 10	12.00%	12 of 15 pts	6 of 10	9%	9 of 15 pts
TAB D - Company Project Experience	25%	7 of 10	18%	17.5 of 25 pts	9 of 10	23%	22.5 of 25 pts	5 of 10	13%	12.5 of 25 pts	7 of 10	18%	17.5 of 25 pts
TAB E - Personnel Experience	20%	6.6 of 10	13.20%	13.2 of 20 pts	7 of 10	14%	14 of 20 pts	6 of 10	12%	12 of 20 pts	6 of 10	12%	12 of 20 pts
TAB F - Experience of Sub-Consultants	10%	7 of 10	7%	7 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts	6 of 10	6%	6 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	7.2 of 10	7.20%	7.2 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7%	7 of 10 pts	7 of 10	7%	7 of 10 pts
		48.2 of 70	69%	68.7 of 100 pts	48 of 70	72%	71.5 of 100 pts	44 of 70	62%	61.5 of 100 pts	46 of 70	66%	65.5 of 100 pts

GAI Consultants, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	5.6 of 10	5.60%	5.6 of 10 pts	4 of 10	4%	4 of 10 pts	7 of 10	7.00%	7 of 10 pts	6 of 10	6%	6 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6.8 of 10	10.20%	10.2 of 15 pts	7 of 10	11%	10.5 of 15 pts	6 of 10	9.00%	9 of 15 pts	5 of 10	8%	7.5 of 15 pts
TAB D - Company Project Experience	25%	6.4 of 10	16%	16 of 25 pts	6 of 10	15%	15 of 25 pts	7 of 10	18%	17.5 of 25 pts	6 of 10	15%	15 of 25 pts
TAB E - Personnel Experience	20%	7 of 10	14.00%	14 of 20 pts	7 of 10	14%	14 of 20 pts	7 of 10	14%	14 of 20 pts	5 of 10	10%	10 of 20 pts
TAB F - Experience of Sub-Consultants	10%	7.6 of 10	8%	7.6 of 10 pts	8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts	7 of 10	7%	7 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	6.6 of 10	6.60%	6.6 of 10 pts	5 of 10	5%	5 of 10 pts	8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts
		47 of 70	67%	67 of 100 pts	44 of 70	64%	63.5 of 100 pts	49 of 70	70%	69.5 of 100 pts	42 of 70	59%	58.5 of 100 pts

Harris Civil Engineers	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	5.2 of 10	5.20%	5.2 of 10 pts	4 of 10	4%	4 of 10 pts	4 of 10	4.00%	4 of 10 pts	6 of 10	6%	6 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6.8 of 10	10.20%	10.2 of 15 pts	8 of 10	12%	12 of 15 pts	5 of 10	7.50%	7.5 of 15 pts	5 of 10	8%	7.5 of 15 pts
TAB D - Company Project Experience	25%	6 of 10	15%	15 of 25 pts	7 of 10	18%	17.5 of 25 pts	4 of 10	10%	10 of 25 pts	5 of 10	13%	12.5 of 25 pts
TAB E - Personnel Experience	20%	7.2 of 10	14.40%	14.4 of 20 pts	9 of 10	18%	18 of 20 pts	5 of 10	10%	10 of 20 pts	6 of 10	12%	12 of 20 pts
TAB F - Experience of Sub-Consultants	10%	7 of 10	7%	7 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts	6 of 10	6%	6 of 10 pts

TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	6.6 of 10	6.60%	6.6 of 10 pts	5 of 10	5%	5 of 10 pts	5 of 10	5%	5 of 10 pts	6 of 10	6%	6 of 10 pts
		45.8 of 70	65%	65.4 of 100 pts	47 of 70	71%	70.5 of 100 pts	36 of 70	50%	49.5 of 100 pts	41 of 70	57%	57 of 100 pts

Heery Design a SLAM Collaborative Studio	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	5.6 of 10	5.60%	5.6 of 10 pts	5 of 10	5%	5 of 10 pts	4 of 10	4.00%	4 of 10 pts	5 of 10	5%	5 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	7.2 of 10	10.80%	10.8 of 15 pts	8 of 10	12%	12 of 15 pts	5 of 10	7.50%	7.5 of 15 pts	6 of 10	9%	9 of 15 pts
TAB D - Company Project Experience	25%	6 of 10	15%	15 of 25 pts	9 of 10	23%	22.5 of 25 pts	4 of 10	10%	10 of 25 pts	5 of 10	13%	12.5 of 25 pts
TAB E - Personnel Experience	20%	6.8 of 10	13.60%	13.6 of 20 pts	8 of 10	16%	16 of 20 pts	5 of 10	10%	10 of 20 pts	6 of 10	12%	12 of 20 pts
TAB F - Experience of Sub-Consultants	10%	6 of 10	6%	6 of 10 pts	5 of 10	5%	5 of 10 pts	5 of 10	5%	5 of 10 pts	5 of 10	5%	5 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	5.8 of 10	5.80%	5.8 of 10 pts	4 of 10	4%	4 of 10 pts	5 of 10	5%	5 of 10 pts	6 of 10	6%	6 of 10 pts
		44.4 of 70	64%	63.8 of 100 pts	46 of 70	72%	71.5 of 100 pts	35 of 70	49%	48.5 of 100 pts	40 of 70	57%	56.5 of 100 pts

Patel, Greene and Associates, LLC	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	6.4 of 10	6.40%	6.4 of 10 pts	5 of 10	5%	5 of 10 pts	7 of 10	7.00%	7 of 10 pts	5 of 10	5%	5 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6.2 of 10	9.30%	9.3 of 15 pts	7 of 10	11%	10.5 of 15 pts	6 of 10	9.00%	9 of 15 pts	5 of 10	8%	7.5 of 15 pts
TAB D - Company Project Experience	25%	5.6 of 10	14%	14 of 25 pts	7 of 10	18%	17.5 of 25 pts	4 of 10	10%	10 of 25 pts	6 of 10	15%	15 of 25 pts
TAB E - Personnel Experience	20%	6.2 of 10	12.40%	12.4 of 20 pts	7 of 10	14%	14 of 20 pts	5 of 10	10%	10 of 20 pts	5 of 10	10%	10 of 20 pts
TAB F - Experience of Sub-Consultants	10%	6.6 of 10	7%	6.6 of 10 pts	8 of 10	8%	8 of 10 pts	5 of 10	5%	5 of 10 pts	5 of 10	5%	5 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	6.4 of 10	6.40%	6.4 of 10 pts	5 of 10	5%	5 of 10 pts	5 of 10	5%	5 of 10 pts	6 of 10	6%	6 of 10 pts
		44.4 of 70	62%	62.1 of 100 pts	46 of 70	67%	67 of 100 pts	39 of 70	53%	53 of 100 pts	39 of 70	56%	55.5 of 100 pts

Absolute Civil Engineering Solutions	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	5.8 of 10	5.80%	5.8 of 10 pts	4 of 10	4%	4 of 10 pts	7 of 10	7.00%	7 of 10 pts	6 of 10	6%	6 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	5.4 of 10	8.10%	8.1 of 15 pts	5 of 10	8%	7.5 of 15 pts	6 of 10	9.00%	9 of 15 pts	5 of 10	8%	7.5 of 15 pts
TAB D - Company Project Experience	25%	5.8 of 10	15%	14.5 of 25 pts	4 of 10	10%	10 of 25 pts	6 of 10	15%	15 of 25 pts	5 of 10	13%	12.5 of 25 pts
TAB E - Personnel Experience	20%	6.2 of 10	12.40%	12.4 of 20 pts	5 of 10	10%	10 of 20 pts	8 of 10	16%	16 of 20 pts	6 of 10	12%	12 of 20 pts
TAB F - Experience of Sub-Consultants	10%	6 of 10	6%	6 of 10 pts	5 of 10	5%	5 of 10 pts	6 of 10	6%	6 of 10 pts	6 of 10	6%	6 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	5.6 of 10	5.60%	5.6 of 10 pts	4 of 10	4%	4 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts
		41.8 of 70	59%	59.4 of 100 pts	34 of 70	48%	47.5 of 100 pts	47 of 70	67%	67 of 100 pts	41 of 70	57%	57 of 100 pts

Arminius Consultants	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	5.8 of 10	5.80%	5.8 of 10 pts	4 of 10	4%	4 of 10 pts	6 of 10	6.00%	6 of 10 pts	7 of 10	7%	7 of 10 pts

TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	5 of 10	7.50%	7.5 of 15 pts	5 of 10	8%	7.5 of 15 pts	4 of 10	6.00%	6 of 15 pts	6 of 10	9%	9 of 15 pts
TAB D - Company Project Experience	25%	5.4 of 10	14%	13.5 of 25 pts	5 of 10	13%	12.5 of 25 pts	4 of 10	10%	10 of 25 pts	7 of 10	18%	17.5 of 25 pts
TAB E - Personnel Experience	20%	5.6 of 10	11.20%	11.2 of 20 pts	5 of 10	10%	10 of 20 pts	5 of 10	10%	10 of 20 pts	6 of 10	12%	12 of 20 pts
TAB F - Experience of Sub-Consultants	10%	5.6 of 10	6%	5.6 of 10 pts	4 of 10	4%	4 of 10 pts	5 of 10	5%	5 of 10 pts	5 of 10	5%	5 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	5.8 of 10	5.80%	5.8 of 10 pts	4 of 10	4%	4 of 10 pts	7 of 10	7%	7 of 10 pts	6 of 10	6%	6 of 10 pts
		40.2 of 70	56%	56.4 of 100 pts	34 of 70	49%	49 of 100 pts	38 of 70	51%	51 of 100 pts	44 of 70	64%	63.5 of 100 pts

Enercon Services Kennesaw	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	10%	4.6 of 10	4.60%	4.6 of 10 pts	4 of 10	4%	4 of 10 pts	4 of 10	4.00%	4 of 10 pts	5 of 10	5%	5 of 10 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	15%	6.6 of 10	9.90%	9.9 of 15 pts	8 of 10	12%	12 of 15 pts	5 of 10	7.50%	7.5 of 15 pts	5 of 10	8%	7.5 of 15 pts
TAB D - Company Project Experience	25%	5.4 of 10	14%	13.5 of 25 pts	6 of 10	15%	15 of 25 pts	4 of 10	10%	10 of 25 pts	6 of 10	15%	15 of 25 pts
TAB E - Personnel Experience	20%	6.2 of 10	12.40%	12.4 of 20 pts	8 of 10	16%	16 of 20 pts	5 of 10	10%	10 of 20 pts	5 of 10	10%	10 of 20 pts
TAB F - Experience of Sub-Consultants	10%	3.8 of 10	4%	3.8 of 10 pts	0 of 10	0%	0 of 10 pts	0 of 10	0%	0 of 10 pts	5 of 10	5%	5 of 10 pts
TAB G - Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
TAB H - Quality of Submittal	10%	5 of 10	5.00%	5 of 10 pts	4 of 10	4%	4 of 10 pts	4 of 10	4%	4 of 10 pts	7 of 10	7%	7 of 10 pts
		38.6 of 70	56%	56.2 of 100 pts	37 of 70	58%	58 of 100 pts	29 of 70	43%	42.5 of 100 pts	40 of 70	57%	56.5 of 100 pts

Evaluation Committee Members:

Stoney Brunson, Public Services Director
James Maiworm, Public Services Assistant Director
Lee VanDever, Public Services Assistant Director
Joe McMahon, Public Services Manager
Mark Griffin, Public Services Plans Reviewer
Freddy Suarez, Procurement Services Director (non-voting)
Ramsey Gross, Senior Procurement Agent (non-voting)

Meeting Summary:

The Evaluation Committee met on October 27, 2020 at 2:00 P.M. in a virtual Zoom meeting to discuss the proposals and score summary. The scoring was done individually by each evaluator, electronically through BidSync. At the time of the meeting the Procurement Services Director provided the score summary to the committee and proceeded to review the scores.

The Evaluation Committee agreed on the score summary and chose to rank the proposals accordingly. The Committee agreed on short listing the top seven (7) companies. Interviews will be scheduled for the following companies Booth, Ern, Straughan & Hiott, Inc., Atkins North America, Inc., CPH, Inc., Reiss Engineering, Inc., Woodard & Curran, Inc., Toole

Design Group, LLC, and Wright-Pierce. The shorlisted companies will be contacted with the meetings date and time.

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	9 of 10	22.50%	22.5 of 25 pts
10 of 10	20%	20 of 20 pts	8 of 10	16%	16 of 20 pts
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts
68 of 70	98%	98 of 100 pts	61 of 70	87%	86.5 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
10 of 10	20%	20 of 20 pts	9 of 10	18%	18 of 20 pts
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts
67 of 70	97%	97 of 100 pts	58 of 70	83%	83 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
8 of 10	8%	8 of 10 pts	8 of 10	8%	8 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
10 of 10	20%	20 of 20 pts	8 of 10	16%	16 of 20 pts
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts
65 of 70	95%	95 of 100 pts	56 of 70	80%	80 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts

10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
10 of 10	20%	20 of 20 pts	8 of 10	16%	16 of 20 pts
10 of 10	10%	10 of 10 pts	7 of 10	7%	7 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts
67 of 70	97%	97 of 100 pts	55 of 70	79%	79 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	9 of 10	23%	22.5 of 25 pts
10 of 10	20%	20 of 20 pts	8 of 10	16%	16 of 20 pts
0 of 10	0%	0 of 10 pts	8 of 10	8%	8 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
57 of 70	87%	87 of 100 pts	56 of 70	82%	81.5 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
8 of 10	20%	20 of 25 pts	8 of 10	20%	20 of 25 pts
8 of 10	16%	16 of 20 pts	8 of 10	16%	16 of 20 pts
8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
61 of 70	86%	86 of 100 pts	54 of 70	78%	78 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
10 of 10	20%	20 of 20 pts	7 of 10	14%	14 of 20 pts
10 of 10	10%	10 of 10 pts	7 of 10	7%	7 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts
64 of 70	94%	94 of 100 pts	53 of 70	76%	76 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	7 of 10	7%	7 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	8 of 10	20%	20 of 25 pts
10 of 10	20%	20 of 20 pts	7 of 10	14%	14 of 20 pts
10 of 10	10%	10 of 10 pts	8 of 10	8%	8 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	7 of 10	7%	7 of 10 pts
67 of 70	97%	97 of 100 pts	52 of 70	75%	75 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	5 of 10	5%	5 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
6 of 10	9%	9 of 15 pts	8 of 10	12%	12 of 15 pts
10 of 10	25%	25 of 25 pts	4 of 10	10%	10 of 25 pts
8 of 10	16%	16 of 20 pts	6 of 10	12%	12 of 20 pts
10 of 10	10%	10 of 10 pts	6 of 10	6%	6 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	6 of 10	6%	6 of 10 pts
61 of 70	87%	87 of 100 pts	42 of 70	58%	58 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
8 of 10	8%	8 of 10 pts	3 of 10	3%	3 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	6 of 10	9%	9 of 15 pts
10 of 10	25%	25 of 25 pts	3 of 10	8%	7.5 of 25 pts
10 of 10	20%	20 of 20 pts	6 of 10	12%	12 of 20 pts
10 of 10	10%	10 of 10 pts	6 of 10	6%	6 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts
63 of 70	93%	93 of 100 pts	37 of 70	51%	50.5 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
8 of 10	8%	8 of 10 pts	4 of 10	4%	4 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	6 of 10	9%	9 of 15 pts
10 of 10	25%	25 of 25 pts	4 of 10	10%	10 of 25 pts
10 of 10	20%	20 of 20 pts	6 of 10	12%	12 of 20 pts
10 of 10	10%	10 of 10 pts	6 of 10	6%	6 of 10 pts

2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	7 of 10	7%	7 of 10 pts
65 of 70	95%	95 of 100 pts	40 of 70	55%	55 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
10 of 10	10%	10 of 10 pts	4 of 10	4%	4 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	7 of 10	11%	10.5 of 15 pts
10 of 10	25%	25 of 25 pts	2 of 10	5%	5 of 25 pts
10 of 10	20%	20 of 20 pts	5 of 10	10%	10 of 20 pts
10 of 10	10%	10 of 10 pts	5 of 10	5%	5 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
9 of 10	9%	9 of 10 pts	5 of 10	5%	5 of 10 pts
66 of 70	96%	96 of 100 pts	35 of 70	47%	46.5 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
8 of 10	8%	8 of 10 pts	7 of 10	7%	7 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
6 of 10	9%	9 of 15 pts	7 of 10	11%	10.5 of 15 pts
8 of 10	20%	20 of 25 pts	3 of 10	8%	7.5 of 25 pts
8 of 10	16%	16 of 20 pts	6 of 10	12%	12 of 20 pts
10 of 10	10%	10 of 10 pts	5 of 10	5%	5 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
10 of 10	10%	10 of 10 pts	6 of 10	6%	6 of 10 pts
57 of 70	80%	80 of 100 pts	41 of 70	55%	55 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
8 of 10	8%	8 of 10 pts	4 of 10	4%	4 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
6 of 10	9%	9 of 15 pts	5 of 10	8%	7.5 of 15 pts
10 of 10	25%	25 of 25 pts	4 of 10	10%	10 of 25 pts
7 of 10	14%	14 of 20 pts	5 of 10	10%	10 of 20 pts
8 of 10	8%	8 of 10 pts	5 of 10	5%	5 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
6 of 10	6%	6 of 10 pts	5 of 10	5%	5 of 10 pts
52 of 70	77%	77 of 100 pts	35 of 70	49%	48.5 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
8 of 10	8%	8 of 10 pts	4 of 10	4%	4 of 10 pts

5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
6 of 10	9%	9 of 15 pts	4 of 10	6%	6 of 15 pts
8 of 10	20%	20 of 25 pts	3 of 10	8%	7.5 of 25 pts
7 of 10	14%	14 of 20 pts	5 of 10	10%	10 of 20 pts
10 of 10	10%	10 of 10 pts	4 of 10	4%	4 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
6 of 10	6%	6 of 10 pts	6 of 10	6%	6 of 10 pts
52 of 70	74%	74 of 100 pts	33 of 70	45%	44.5 of 100 pts

Evaluator 4			Evaluator 5		
Score	Percent	Points	Score	Percent	Points
7 of 10	7%	7 of 10 pts	3 of 10	3%	3 of 10 pts
5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
10 of 10	15%	15 of 15 pts	5 of 10	8%	7.5 of 15 pts
8 of 10	20%	20 of 25 pts	3 of 10	8%	7.5 of 25 pts
8 of 10	16%	16 of 20 pts	5 of 10	10%	10 of 20 pts
8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts
2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts
6 of 10	6%	6 of 10 pts	4 of 10	4%	4 of 10 pts
54 of 70	79%	79 of 100 pts	33 of 70	45%	45 of 100 pts



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
NOVEMBER 23, 2020
RFQ 20-032 – ON-CALL PROFESSIONAL CIVIL ENGINEER SERVICES

The Evaluation Committee is recommending award to the following seven firms:

Atkins North America, Inc.

BESH Halff Associates, Inc.,

CPH, Inc.

Reiss Engineering, Inc.

Toole Design Group, LLC.

Woodard & Curran, Inc.

Wright-Pierce, Inc.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Piggyback Purchase		
Requested Action		
Consider piggyback the Florida Sheriffs Association contract with Orlando Freightliner to purchase one (1) dump truck.		
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 the Florida Sheriffs Association number FSA20-EQU18.0 to purchase one (1) dump truck. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2110-006 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 Florida Sheriffs Association number FSA20-EQU18.0 to purchase one (1) dump truck. The Florida Sheriffs Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$105,246 is included in the current FY 2021 approved budget. Account Number: 41533-66400		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2110-006	RFI 2110-006.pdf	
2. City of Clermont FSA Quote	City of Clermont FSA Quote.pdf	



REQUEST FOR INFORMATION

Intent to Utilize the Florida Sheriffs Association Contract to Purchase Yard Dump Truck

CONTACT INFORMATION:

Freddy L. Suarez, MPA, CPPB

Procurement Services Director

EMAIL: fsuarez@clermontfl.org

Phone: (352) 241-7350

RFI No. **2110-006**

ISSUED DATE: October 15, 2020

NOTICE OF INTENT TO PIGGYBACK A CONTRACT

NOTICE END DATE: October 23, 2020 at 2:00 P.M. (EST)

DEADLINE FOR WRITTEN QUESTIONS: Not Applicable

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 Department

(b) Company Information: Orlando Freightliner

(c) Contract Number and Title: FSA20 VEH 18.0 Heavy Trucks Item 73

(d) Length of Contract: Two (2) years from October 1, 2020 to September 30, 2022.

(e) Product or Service Provided: Purchase of the following vehicle:

Public Services Department

One (1) Yard Dump Truck Freightliner

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.

**Orlando Freightliner
2455 S Orange Blossom Trail
Apopka Fl. 32703
407-295-3846 ext 4222
407-291-8408 fax
407-509-6651 cell**

10-13-2020

To Jinelle Lugo

**Orlando Freightliner is pleased to quote the following
Freightliner 114SD via the 2020-2022 Florida Sheriffs
Association bid #FSA-20VEH 18.0.**

Spec #73	\$ 68,188.00
64000GVW	\$ 37,335.00
12YDDUMP	\$ 24,508.00
Credit for L9 engine vs Contract 13L engine	\$<24,785.00>
Total	\$ 105,246.00

**Sincerely,
Bob Scharpnick
Municipal Sales
Orlando Freightliner
Isuzu Truck of Ocala**

Prepared for:
 Freddy Suarez
 CITY OF CLERMONT
 685 W Montrose St
 Clermont, FL 34711
 Phone: 352-241-7350

Prepared by:
 Bob Scharpnick
 ORLANDO FREIGHTLINER
 2455 S. ORANGE BLOSSOM TRAIL
 APOPKA, FL 32703
 Phone: 4072953846

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description
Price Level	
PRL-23D	SD PRL-23D (EFF:01/21/20)
Data Version	
DRL-037	SPECPRO21 DATA RELEASE VER 037
Vehicle Configuration	
001-177	114SD CONVENTIONAL CHASSIS
004-221	2021 MODEL YEAR SPECIFIED
002-004	SET BACK AXLE - TRUCK
019-002	STRAIGHT TRUCK PROVISION
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-002	TRUCK CONFIGURATION
AA6-001	DOMICILED, USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES)
A85-011	CONSTRUCTION SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-010	DIRT/SAND/ROCK COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-1AE	FREIGHTLINER LEVEL II WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 64000.0 lbs



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Data Code	Description
Truck Service	
AA3-004	END DUMP BODY
AF3-165	OX BODIES (TBEI)
Engine	
101-22R	CUM L9 330 HP @ 2000 RPM, 2200 GOV RPM, 1000 LB-FT @ 1400 RPM
Electronic Parameters	
79A-070	70 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
79K-012	PTO MODE ENGINE RPM LIMIT - 1500 RPM
79M-001	PTO MODE BRAKE OVERRIDE - SERVICE BRAKE APPLIED
79P-002	PTO RPM WITH CRUISE SET SWITCH - 700 RPM
79Q-003	PTO RPM WITH CRUISE RESUME SWITCH - 800 RPM
79S-001	PTO MODE CANCEL VEHICLE SPEED - 5 MPH
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND
80F-001	AUTOMATIC MAINTENANCE MONITOR WITH ALERT AT 5% OF INTERVAL REMAINING
80G-002	PTO MINIMUM RPM - 700
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
Engine Equipment	
99C-017	2016-2019 ONBOARD DIAGNOSTICS/2010 EPA/CARB/FINAL GHG17 CONFIGURATION
99D-009	2008 CARB EMISSION CERTIFICATION - CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LEFT SIDE OF HOOD)
13E-001	STANDARD OIL PAN
105-001	ENGINE MOUNTED OIL CHECK AND FILL
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB

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Data Code	Description
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-001	NON-POLISHED BATTERY BOX COVER
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF
016-1C3	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH HORIZONTAL TAILPIPE
28F-002	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND DASH MOUNTED REGENERATION REQUEST SWITCH
239-001	STANDARD EXHAUST SYSTEM LENGTH
237-052	RH STANDARD HORIZONTAL TAILPIPE
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
273-018	HORTON DRIVEMASTER ADVANTAGE ON/OFF FAN DRIVE
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
120-009	FLEETGUARD PLAIN COOLANT FILTER
266-017	1300 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
270-016	RADIATOR DRAIN VALVE
132-004	ELECTRIC GRID AIR INTAKE WARMER
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH

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Data Code	Description
Transmission	
342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
84B-002	ALLISON VOCATIONAL RATING FOR CONCRETE MIXER APPLICATIONS ONLY AVAILABLE WITH 3000 PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-013	S1 PERFORMANCE PRIMARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84F-012	S1 PERFORMANCE SECONDARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84G-005	1500 RPM PRIMARY MODE SHIFT SPEED
84H-005	1500 RPM SECONDARY MODE SHIFT SPEED
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS
353-022	VEHICLE INTERFACE WIRING CONNECTOR WITHOUT BLUNT CUTS, AT BACK OF CAB
34C-001	ELECTRONIC TRANSMISSION CUSTOMER ACCESS CONNECTOR FIREWALL MOUNTED
362-823	CUSTOMER INSTALLED CHELSEA 280 SERIES PTO
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013

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Data Code	Description
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)

Front Axle and Equipment

400-1BA	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
403-002	NON-ASBESTOS FRONT BRAKE LINING
419-023	CONMET CAST IRON FRONT BRAKE DRUMS
427-001	FRONT BRAKE DUST SHIELDS
409-006	FRONT OIL SEALS
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-003	HALDEX AUTOMATIC FRONT SLACK ADJUSTERS
406-001	STANDARD KING PIN BUSHINGS
536-012	TRW TAS-85 POWER STEERING
539-003	POWER STEERING PUMP
534-003	4 QUART POWER STEERING RESERVOIR
533-001	OIL/AIR POWER STEERING COOLER
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE

Front Suspension

620-005	18,000# FLAT LEAF FRONT SUSPENSION
619-004	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION
62G-998	NO FRONT SUSPENSION OPTIONS
410-001	FRONT SHOCK ABSORBERS

Rear Axle and Equipment

420-103	RT-46-160 46,000# R-SERIES TANDEM REAR AXLE
421-538	5.38 REAR AXLE RATIO
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING
386-073	MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES



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Data Code	Description
388-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES
878-023	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD- REAR AND REAR-REAR AXLE VALVE
87A-002	BUZZER AND BLINKING LAMP WITH EACH INTERAXLE LOCK SWITCH, INTERAXLE UNLOCK DEFAULT WITH IGNITION OFF
87B-004	BLINKING LAMP WITH EACH MODE SWITCH, DIFFERENTIAL UNLOCK WITH IGNITION OFF, ACTIVE <5 MPH
423-020	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-002	NON-ASBESTOS REAR BRAKE LINING
434-019	ASPHALT SPREADER CLEARANCE REAR BRAKE GEOMETRY
451-023	CONMET CAST IRON REAR BRAKE DRUMS
425-002	REAR BRAKE DUST SHIELDS
440-006	REAR OIL SEALS
426-101	WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
42T-001	STANDARD REAR AXLE BREATHER(S)

Rear Suspension

622-1CP	HENDRICKSON RTE463 @46,000# REAR SUSPENSION
621-016	HENDRICKSON RT/RTE - 7.19" SADDLE
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP
624-011	52 INCH AXLE SPACING
628-005	STEEL BEAMS AND BRONZE CENTER BUSHINGS WITH BAR PIN ADJUSTABLE END CONNECTIONS
623-005	FORE/AFT CONTROL RODS

Brake System

490-100	WABCO 4S/4M ABS
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
904-001	FIBER BRAID PARKING BRAKE HOSE

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Data Code	Description
412-001	STANDARD BRAKE SYSTEM VALVES
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
413-002	STD U.S. FRONT BRAKE VALVE
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
480-009	BW AD-9 BRAKE LINE AIR DRYER WITH HEATER
479-015	AIR DRYER FRAME MOUNTED
460-1AU	STEEL AIR TANKS MOUNTED AFT INSIDE AND/OR BELOW FRAME JUST FORWARD OF REAR SUSPENSION, NO TRIPLE OR TORPEDO TANKS
477-006	BW DV-2 AUTO DRAIN VALVE WITHOUT HEATER ON ALL TANK(S)

Trailer Connections

335-004	UPGRADED CHASSIS MULTIPLEXING UNIT
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Wheelbase & Frame

545-442	4425MM (174 INCH) WHEELBASE
546-101	11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT
552-030	1600MM (63 INCH) REAR FRAME OVERHANG
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 108.66 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 105.66 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 267.32
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 29.93 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 136.61 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 108.45 in
553-001	SQUARE END OF FRAME
550-001	FRONT CLOSING CROSSMEMBER
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
572-001	STANDARD REARMOST CROSSMEMBER
565-001	STANDARD SUSPENSION CROSSMEMBER

Chassis Equipment



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Data Code	Description
556-1E5	14 INCH PAINTED STEEL BUMPER
558-070	REMOVABLE FRONT TOW/RECOVERY DEVICE, STORED ON CHASSIS FRAME
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS

Fuel Tanks

204-151	60 GALLON/227 LITER ALUMINUM FUEL TANK - LH
218-006	25 INCH DIAMETER FUEL TANK(S)
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS
212-007	FUEL TANK(S) FORWARD
664-001	PLAIN STEP FINISH
205-001	FUEL TANK CAP(S)
122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR
216-020	EQUIFLO INBOARD FUEL SYSTEM
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE
221-001	FUEL COOLER

Tires

093-0TA	MICHELIN XZY-3 385/65R22.5 18 PLY RADIAL FRONT TIRES
094-1UY	MICHELIN X MULTI D 11R22.5 16 PLY RADIAL REAR TIRES

Hubs

418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS

Wheels

502-566	MAXION WHEELS 10035 22.5X12.25 10-HUB PILOT 4.75 INSET 5-HAND STEEL DISC FRONT WHEELS
505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS

Cab Exterior

829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
650-008	AIR CAB MOUNTING

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Data Code	Description
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE
667-004	FRONT FENDERS SET-BACK AXLE
754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS
678-001	LH AND RH GRAB HANDLES
646-041	STATIONARY BLACK GRILLE
65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE
644-004	FIBERGLASS HOOD
727-1AF	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK
726-001	SINGLE ELECTRIC HORN
728-001	SINGLE HORN SHIELD
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
78G-004	KEY QUANTITY OF 4
575-001	REAR LICENSE PLATE MOUNT END OF FRAME
312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS
302-001	(5) AMBER MARKER LIGHTS
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-1BN	DUAL WEST COAST BRIGHT FINISH MIRRORS
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
729-001	STANDARD SIDE/REAR REFLECTORS
677-054	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER
768-043	63X14 INCH TINTED REAR WINDOW
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS
654-003	MANUAL DOOR WINDOW REGULATORS
663-013	1-PIECE SOLAR GREEN GLASS WINDSHIELD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED

Cab Interior

707-1AK	OPAL GRAY VINYL INTERIOR
706-013	MOLDED PLASTIC DOOR PANEL



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Data Code	Description
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION
785-998	NO DASH MOUNTED ASH TRAYS AND LIGHTER
691-008	FORWARD ROOF MOUNTED CONSOLE WITH UPPER STORAGE COMPARTMENTS WITHOUT NETTING
694-010	IN DASH STORAGE BIN
742-007	(2) CUP HOLDERS LH AND RH DASH
680-006	GRAY/CHARCOAL FLAT DASH
860-004	SMART SWITCH EXPANSION MODULE
700-002	HEATER, DEFROSTER AND AIR CONDITIONER
701-001	STANDARD HVAC DUCTING
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-033	STANDARD INSULATION
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-014	DOME LIGHT WITH 3-WAY SWITCH ACTIVATED BY LH AND RH DOORS
655-001	CAB DOOR LATCHES WITH MANUAL DOOR LOCKS
284-023	(1) 12 VOLT POWER SUPPLY IN DASH
756-1J3	BASIC HIGH BACK AIR SUSPENSION DRIVER SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION
760-1DC	BASIC HIGH BACK NON SUSPENSION PASSENGER SEAT
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-036	VINYL WITH VINYL INSERT DRIVER SEAT
761-036	VINYL WITH VINYL INSERT PASSENGER SEAT
763-101	BLACK SEAT BELTS
532-001	FIXED STEERING COLUMN
540-015	4-SPOKE 18 INCH (450MM) STEERING WHEEL
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS

Instruments & Controls

732-004	GRAY DRIVER INSTRUMENT PANEL
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Data Code	Description
734-004	GRAY CENTER INSTRUMENT PANEL
870-001	BLACK GAUGE BEZELS
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
840-002	2 INCH PRIMARY AND SECONDARY AIR PRESSURE GAUGES
198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS
721-006	PRECO/ECCO MODEL 360, CONSTANT 107 DECIBELS BACKUP ALARM
149-017	ELECTRONIC CRUISE CONTROL WITH SWITCHES ON AUXILIARY GAUGE PANEL (B DASH PANEL)
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
811-042	ICU3S, 132X48 DISPLAY WITH DIAGNOSTICS, 28 LED WARNING LAMPS AND DATA LINKED
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
844-001	2 INCH ELECTRIC FUEL GAUGE
148-003	PROGRAMMABLE RPM CONTROL - ELECTRONIC ENGINE
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
372-035	(1) DASH MOUNTED PTO SWITCH WITH INDICATOR LAMP
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
746-115	AM/FM/WB WORLD TUNER RADIO WITH BLUETOOTH AND USB AND AUXILIARY INPUTS, J1939
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
813-998	NO VEHICLE PERFORMANCE MONITOR

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Data Code	Description
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP
329-010	TWO ON/OFF ROCKER SWITCHES IN THE DASH WITH INDICATOR LIGHTS AND WIRE ROUTED TO CHASSIS AT BACK OF CAB, LABEL OPT
81Y-001	PRE-TRIP LAMP INSPECTION, ALL OUTPUTS FLASH, WITH SMART SWITCH
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY
304-001	MARKER LIGHT SWITCH INTEGRAL WITH HEADLIGHT SWITCH
882-018	ONE VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL AUTONEUTRAL AND WARNING INDICATOR
299-013	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, WASHER/WIPER AND HAZARD IN HANDLE
298-039	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH HAZARD LAMPS OVERRIDING STOP LAMPS

Design

065-000	PAINT: ONE SOLID COLOR
---------	------------------------

Color

980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
964-020	STANDARD BLACK BUMPER PAINT
963-003	STANDARD E COAT/UNDERCOATING

Certification / Compliance

996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS
---------	---

Raw Performance Data

AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 105.66 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 108.45 in

Prepared for:
Freddy Suarez
CITY OF CLERMONT
685 W Montrose St
Clermont, FL 34711
Phone: 352-241-7350

Prepared by:
Bob Scharpnick
ORLANDO FREIGHTLINER
2455 S. ORANGE BLOSSOM TRAIL
APOPKA, FL 32703
Phone: 4072953846

Extended Warranty

WAG-010 TOWING: 1 YEAR/UNLIMITED MILES/KM EXTENDED TOWING
COVERAGE \$550 CAP FEX APPLIES

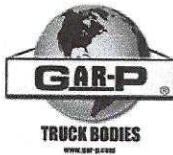
Dealer Installed Options

		Weight	Weight
		Front	Rear
DUMP	14' GAR-P DUMP BODY PER ATTACHED SPECS	0	0
Total Dealer Installed Options		0 lbs	0 lbs

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

Gar-P Industries, Inc.

10890 N.W. South River Drive
Miami (Medley), Florida 33178
www.gar-p.com



Truck Equipment
Manufactures & Distributors

An Inc. 500 Company

Tel: (305) 888-7252
Fax: (305) 888-4098
(800) 662-GarP (4277)

Email: sales@gar-p.com

Thursday, February 6, 2020

Drew Ellison
Bachrodt Freightliner
Pompano Beach, Fl.

Via: Fax/Email

Municipal Package Includes:

- HD 1/4" Steel Floor Upgrade.
- HD 8 Gauge Steel Sides, and Tailgate.
- Structural I-Beam Longitudinals.
- Electric Tarp System with In-Cab Controls, Alum Bars & Mesh Cover.
- Rear Post Mounted LED Stop/Turn/Tail.
- 8" Heavy-Duty "Push-Type" Rear Spreader Bar.
- All LED Lighting.
- Tailgate Chains and Banjo Eyes.
- Rubberized Undercoating.
- Painted Any Standard Color.
- Includes One-Way Freight: Mia-Clermont/Orlando/Tampa.

See Optional Clutch-Shift PTO Upgrade for Auto Transmission.

Our Quotation #20Q10-1017

We Are Pleased to Provide You with Our Following Quotation for One (1) or More, **Gar-P 14' Model #14GP864046**, Steel Dump Body(s). Municipal Specifications.

Specifications: (Approximate)

Length (ft./mm)	14'	(4267.2)
Width O.D. (in./mm)	96"	(2438.4)
Width I.D. (in./mm)	87"	(2209.8)
Side Height I.D. (in./mm)	40"	(1016.0)
Tailgate Height I.D. (in./mm)	46"	(1168.4)
Cubic Yards	12.5	14.4
Cubic Meters	9.6	11.0

Materials: (Approximate)

Floor:	1/4" Upgrade * upgrade included
Sides:	8 Gauge Steel * upgrade included
Bulkhead (Front):	8 Gauge Steel * upgrade included
Tailgate:	8 Gauge Steel * upgrade included
Understructure:	
♦ Longitudinal:	6" Structural I-Beam
♦ Cross-Members:	4" Rectangular Tubing
♦ Sub-Frame:	Not Applicable - Sub-Frameless

Thursday, February 6, 2020

Gar-P "Work Ready" Package Includes:

Half Roll (24") Cab-Shield, with Integral Wind Deflector, and Clearance Markers

Air Operated Tailgate

Vertical and Horizontal Bracing Throughout

Gar-P Electric Direct - Silent Drive Motor Tarp System, with Alum Bars and Mesh Cover

Boxed Top Rail

Front and Rear Corner Posts

Grease Fittings on Tailgate Hinges

45-Degree Sloping Rub Rail

Inside 2" Radius Sides to Floor

Understructure Crossmembers Fully Gusseted at 12" Centers

Heavy Duty "Structural I-Beam" Longitudinal

Heavy Duty "Weld-On" Rear Hinges, with Lateral Support Plates

Heavy Duty 2" Diameter Cold Rolled Steel Hinge Pins

Tailgate Chains and Banjo Eyes -- Includes Vinyl Chain Cover

Air Operated PTO for Standard Transmission

Direct Mount Hydraulic Pump -- No Driveline

Upright Mount Hydraulic Reservoir, Includes:

- ◆ Inlet Screen
- ◆ Vented Cap
- ◆ Emergency Shut-Off Valve

Heavy Duty Steel Hydraulic Cylinder Base

Rear Apron

Gar-P 96HT "LED" Deluxe Light Package, Includes

- ◆ 96HT "LED" UPGRADE INCLUDED
- ◆ Four (4) Rear Post "LED" Stop / Top / Turn
- ◆ Five (5) Recessed Mounted Side Marker Lights (2 Red / 3 Amber). <Per Side
- ◆ Front Cab Shield Mounted Marker Light

Audible Back-Up Alarm

Rear Rubber Mud Flaps with Gar-P Logo / Or Dealers'

Front Steel Splash Guards

Gar-P In-Cab Controls, Include:

- ◆ Floor Mounted Control Console
- ◆ Pump Lever with Center Safety Lock
- ◆ PTO Push/Pull Knob
- ◆ PTO Engaged Warning Light
- ◆ Tailgate Air Valve

Rubberized Rust proofing on Complete Understructure

Two Coats Primer/Sealer, and Two Coats Enamel.

**Gar-P
"Work Ready"**

Thursday, February 6, 2020

HYDRAULIC PACKAGE:

Hydraulics:	
Hoist:	#73127. Front Mount Telescopic Cylinder. Snap-On Glass-Filled Bearings for Contaminants Absorption. Threaded Stop Rings. External Packing Nuts for Added Tube Support and Easier Servicing. Wave Springs and Chevron Packing for Positive, Self-Compensating Seals. High Temperature Resistant Hytrel Rod Wipers.
• Number of Stages	3
• Capacity	71,560 Lb.
Pump:	Hydraulic Pump and Valve Combination. Three Position Valve. Direct Mount Type (No PTO Driveline) 48 gpm @ 1800 rpm. Maximum rated Pressure 2500 psi. Includes Patented Internal Relief Valve to Protect Pump and Cylinder. Relief Valve Pre-set at 2000 psi. Maximum Speed 2400 rpm.
Power-Take-Off (PTO):	Heavy Duty Double Gear. Air Shift Option Included. *M-Drive™ Transmission Requires Hydraulic Upgrade – See Option Section. *Allison™ Automatic Transmissions Require Optional Hot-Shift PTO. *Eaton Ultra Shift Transmission – See Notes Section. *Ford 6R140 6 Speed Auto Transmission Requires Special Clutch-Shift PTO Upgrade.
Reservoir:	Steel Inboard or Side Mount, Vented Cap, and Emergency Shut-Off Valve
Sub-Frame:	Not Included – Sub-Frameless Design.

Hydraulic Notes:

Oil operating temperature should not exceed 180° F. (93° C.). The recommended operating temperature range is 120° F. to 140° F. (50° C. to 60° C.).

- A typical **Daily Usage Cycle** of 8 consecutive hours with the Standard Hydraulic Package would consist of approximately 8 complete lifting cycles per hour, within a consecutive 8 hour period, which would equal 64 lifting cycles (8/hr X 8 hr). *Assuming oil operating temperature should not exceed 180°F. (93°C.).
- For **Daily Usage Cycles** that are greater, or areas of high temperature, optional 3-line systems, and / or larger capacity (30 Gallon) side mount reservoirs are available and recommended. Daily Usage Cycle with an optional 3-line system, 30 gallon side mount reservoir, and 10-micron return line filter is approximately 120 lifting cycles per hour 8 hour period.
- See Option Section for additional options.

Thursday, February 6, 2020

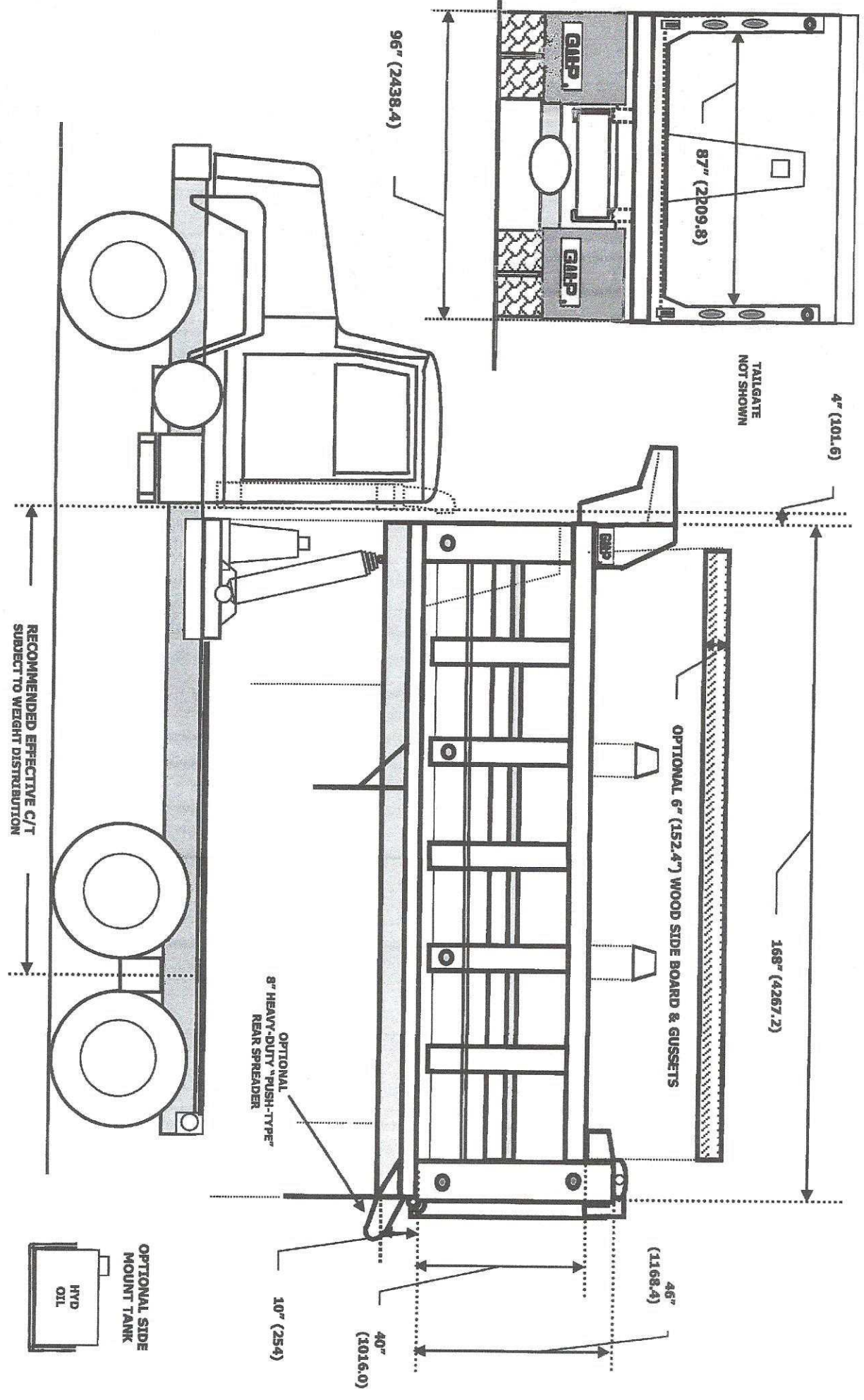
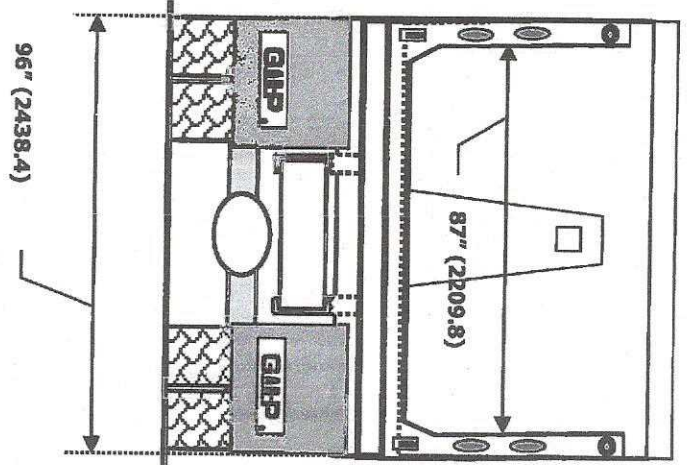
Options and Upgrades INCLUDED in the Base Price:

Air Operated Power-Take-Off (PTO) in Lieu of Cable Shift.		Included	
Plug-in Type, "Sealed" Electrical Wiring Harness. Color Coded.		Included	
Rubberized Undercoating to Complete Dump Body Understructure.		Included	
Rear Post Mounted "LED" Stop/Turn/Tail Lighting Pkg.		Included	
1/4" Floor Upgrade.	GP300G056	Included	
8 Ga. Sides / Front / Tailgate Upgrade.	GP300G056	Included	
Gar-P Electric Direct - Silent Drive Motor Tarp System, Includes Inside-Cab Controls, and Mesh Cover.	GP835XG564	Included	
8" Heavy-Duty "Push Type" Spreader Plate. Spreader and a Rear Push Bar.	GP275XG564	Included	
One-Way Freight: Miami - City of Clermont/Orlando/Tampa. Includes Wash and Detail.	GP850X214	Included	

Options and Upgrades AVAILABLE - Not Included: ADD - Per Unit

PTO & PUMP UPGRADE CHARGE FOR VEHICLES EQUIPPED WITH AUTOMATIC TRANS.: (ALLISON) Includes: Clutch-Shift (Hot-Shift™) PTO Upgrade, and Pump Upgrade if Required. * On Some Vehicles Additional Charges May Apply.	GP1250XP856	\$ 1250.00	
M-DRIVE / I-SHIFT TRANSMISSION: COMPLETE HYDRAULIC PACKAGE LESS DASH MOUNTED PTO SWITCH: Includes: PTO/ Pump/ Valve / 3-Line Hydraulic System Upgrade w/ Hoses & Fittings, Dump Body Controls. Chassis to be Ordered without PTO, Option#1911403 Opt m-Drive Single PTO Prep Kit,	GP1100GPOL	\$ 1100.00	
M-DRIVE / I-SHIFT TRANSMISSION: FACTORY SUPPLIED PTO/PUMP/DASH MOUNTED SWITCH/PROGRAMING: Includes: Hydraulic Valve, Hoses & Fittings for 3-Line System Upgrade, Dump Body Controls. Recommended Factory Installed Parker™ #GP1-80 Gear Pump, Single DIMM PTO 189AA3 #189-0011, with PTO Dash Mounted Switch and Programing.	GP250GPOL	\$ 250.00	
PTO & PUMP UPGRADE REQUIRED FOR VEHICLES EQUIPPED FORD 6R140 6 SPEED AUTO TRANS.	GP1250XP856	\$ 1250.00	
Electric Vibrator, Vibra 3000 / Cougar DC3200.	GP877JG854	\$ 875.00	
Gar-P Strobe Package: 2 Front Lower Cab, 2 Front Cab-Shield, 2 Rear, Amber or White.	GP450X56	\$ 450.00	
Brake Actuator	GP12X190	\$ 190.00	
Bullet™ Alum Tarp Bars In lieu of Standard Steel Bars. UPGRADE.	GP550LKP	\$ 550.00	
25-Ton Pintle Hitch, w/D-Rings, and 7-Way Elect Plug. *Most Popular on This Model.	GP12X1065	\$ 1065.00	
30-Ton Swivel Type Pintle Hitch, w/D-Rings, and 7-Way Elect Plug.	GP1100HG5	\$ 1100.00	
Two-Way Tailgate UPGRADE.	GP12X750	\$ 850.00	
Hi-Lift Tailgate, Air Operated.	GP1600XX560 0	\$ 1600.00	
Back-Up Camera with 7" Color Monitor.	GP850XX25	\$ 850.00	

Other Options and Models Available upon Request



Gar-P Industries, Inc.

10890 NW So. River Drive, Medley, Florida 33178
Tel: 305-888-7252 Fax: 305-888-4098

SHOWN WITH FRONT MOUNT TELESCOPIC CYLINDER

GAR-P MODEL 14GP864046

Drawing Reference Number:
M:\MSOFFICE\IMAGES and TECHNICAL INFO\Technical
Drawings\DRAWING,14GP864046,TANDEM.doc

NOT SCALE

Drawn by:	JG
Reviewed:	5/2011
Approved by:	5/20/11



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Resolution No. 2020-72R		
Requested Action		
Request approval of Resolution No. 2020-72R to amend the FY 2021 Budget.		
Staff Report		
Resolution No. 2020-72R is proposed to amend the FY 2021 Budget. The resolution formally amends the annual budget for council actions since October 1, 2020 and carryforward of unexpended funds from various projects in FY 2020.		
Additional Analysis		
Fiscal Impact Summary		
The total decrease to fund balance for all funds is \$3,294,766.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2020-72R BA unsigned revised BA#1 FY 21 12-08-20	Resolution 2020-72R BA unsigned revised BA#1 FY 21 12-08-20.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR 2020-2021

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2020 to September 30, 2021:

GENERAL FUND

- | | | |
|---|----|--------|
| 1. Increase Election (10511-54915) | \$ | 30,000 |
| To amend the City Clerk Department budget to fund special election costs related to refilling the vacant City Council Seat 4. | | |
| 2. Decrease Youth Council (10511-54926) | \$ | 5,200 |
| To amend the City Clerk Department budget to relocate the Youth Council adopted budget to the City Manager Department. | | |
| 3. Increase Youth Council – Communications (10512-54926-12001) | \$ | 5,200 |
| To amend the City Manager Department budget to relocate the Youth Council adopted budget from the City Clerk Department. | | |
| 4. Decrease Contract Services – Cleaning Highlander (10549-53402-72903) | \$ | 9,500 |
| Decrease Contract Services – Cleaning Kehlor (10549-53402-72121) | \$ | 11,000 |
| Decrease Contract Services – Cleaning City Center (10549-53402-19100) | \$ | 22,000 |
| To amend the Public Services Department budget to relocate the Contract Services – Cleaning adopted budget to the Parks & Recreation Department. | | |
| 5. Increase Capital Outlay – Other Improvements (10549-66300) | \$ | 74,400 |
| To amend the Public Services Department budget for the carryforward of unexpended FY 2020 funds for the replacement of the City Center HVAC and Fire Station #3 HVAC. | | |
| 6. Increase Contract Services – Cleaning Highlander (10574-53402-72903) | \$ | 9,500 |
| Increase Contract Services – Cleaning Kehlor (10572-53402-72121) | \$ | 11,000 |
| Increase Contract Services – Cleaning City Center (10574-53402-19100) | \$ | 22,000 |
| To amend the Parks & Recreation Department budget to relocate the Contract Services – Cleaning adopted budget from the Public Services Department. | | |
| 7. Increase Capital Outlay - Software (10575-66404) | \$ | 2,135 |

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted for Webtrac software purchase in process as of September 30, 2020.

- | | | |
|--|----|---------|
| 8. Decrease Fund Balance (10599-59900) | \$ | 106,535 |
| Total General Fund adjustments. | | |

INFRASTRUCTURE SALES TAX FUND

- | | | |
|---|----|-----------|
| 1. Increase Fund Balance – Beginning Reserves (12399-39900) | \$ | 1,391,254 |
| To amend the budget to reflect anticipated reserves brought forward at October 1, 2020. | | |
| 2. Increase Capital Outlay – Other Improvements (12512-66300) | \$ | 5,896 |
| To amend the City Manager Department budget for the carryforward of unexpended FY 2020 funds budgeted for security improvements, purchase in process as of September 30, 2020. | | |
| 3. Increase Capital Outlay – Fiber Optic Network Expan.(12516-66300-16000) | \$ | 221,231 |
| Increase Capital Outlay - Pro Services Fiber Optic (12516-66900-16000) | \$ | 11,224 |
| To amend the Information Technology Department budget for the carryforward of unexpended FY 2020 funds for fiber network improvements and related professional services placed on hold due to Streetscape Phase I construction conflicts. | | |
| 4. Increase Capital Outlay – Vehicles – (12521-66400) | \$ | 140,055 |
| To amend the Police Department budget for the carryforward of unexpended FY 2020 funds budgeted for 3 replacement marked police vehicles and 1 unmarked vehicle and vehicle accessories approved by the City Council on April 14, 2020 and received October 2020. | | |
| 5. Increase Capital Outlay – Pro. Services – FS #2 (12522-66900-22101) | \$ | 146,260 |
| To amend the Fire Department budget for the carryforward of unexpended FY 2020 funds budgeted for the design of Fire Station #2 approved by the City Council on October 13, 2020. | | |
| 6. Increase Capital Outlay – Pro. Services – FS #2 (12522-66900-22101) | \$ | 39,597 |
| To amend the Fire Department budget for architectural services for Fire Station #2 approved by the City Council on October 13, 2020. | | |
| 7. Increase R&M Streets (12541-54603) | \$ | 612,461 |
| To amend the Public Services Department budget for the carryforward of unexpended FY 2020 funds budgeted for the road resurfacing contract approved by the City Council on June 9, 2020 and purchase in process as of September 30, 2020. | | |

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

- | | |
|---|------------|
| 8. Increase R&M – Sidewalks (12541-54604) | \$ 5,460 |
| Increase Capital Outlay – Sidewalks (12541-66303) | \$ 100,101 |
| To amend the Public Services Department budget for the carryforward of unexpended FY 2020 funds budgeted for sidewalk repairs and new sidewalks. | |
| 9. Increase Capital Outlay – Other Improvement (12542-66303-72113) | \$ 95,000 |
| Increase Capital Outlay – Professional Services (12542-66900-72113) | \$ 1,860 |
| To amend the Public Services Department budget for the carryforward of unexpended FY 2020 funds for the design and construction of Lake Hiawatha floating dock in bid process as of September 30, 2020. | |
| 10. Increase Capital Outlay – Other Improvements (12549-66300) | \$ 4,592 |
| To amend the Public Services Department budget for the carryforward of unexpended FY 2020 funds budgeted for City Hall security improvements, purchase in process as of September 30, 2020. | |
| 11. Increase Capital Outlay – Other Improvements (12574-66300) | \$ 3,426 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted for ARC security improvements, purchase in process as of September 30, 2020. | |
| 12. Increase Capital Outlay – Other Improvements (12575-66300) | \$ 4,091 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted for City Center security improvements, purchase in process as of September 30, 2020. | |

RECREATION IMPACT FUND

- | | |
|--|-----------|
| 1. Increase Capital Outlay – Equipment (14574-66401) | \$ 51,360 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted to furnish and install an Audio System at Victory Pointe and Highlander Pavilion approved by the City Council on September 22, 2020. | |
| 2. Increase Capital Outlay – Recreation (14572-66301) | \$ 21,000 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted for new waterfront trail fitness stations due to uncertainty of the Victory Pointe plan and seeking council direction regarding the location of the project. | |
| 3. Increase Capital Outlay – Buildings (14575-66201) | \$ 60,000 |
| Increase Capital Outlay – Professional Services (14575-66900) | \$ 8,160 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted for the design and | |

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

construction of a recreation storage building at the Arts & Recreation Center.

- | | | |
|--|----|---------|
| 4. Increase Capital Outlay - Equipment (14575-66401) | \$ | 2,500 |
| To amend the Parks & Recreation Department budget for the carryforward of unexpended FY 2020 funds budgeted for the acquisition of clay maintenance bins delayed until summer field maintenance was completed. | | |
| 5. Decrease Fund Balance (14599-59900) | \$ | 143,020 |
| Total Recreation Impact Fee Fund adjustments. | | |

POLICE IMPACT FUND

- | | | |
|--|----|---------|
| 1. Increase Capital Outlay – Vehicles (15521-66400) | \$ | 195,955 |
| To amend the Police Department budget for the carryforward of unexpended FY 2020 funds budgeted for the purchase of 5 vehicles and related accessories approved by City Council on April 14, 2020 and received October 2020. | | |
| 2. Increase Capital Outlay – Equipment (15521-66401) | \$ | 24,889 |
| To amend the Police Department budget for the carryforward of unexpended FY 2020 funds budgeted for the purchase of 5 radios and 5 vests ordered in FY 2020 but received in FY 2021. | | |
| 3. Decrease Fund Balance: Ending Reserves (15599-59900) | \$ | 220,844 |
| Total Police Impact Fee Fund adjustments. | | |

FIRE IMPACT FUND

- | | | |
|--|----|---------|
| 1. Increase Capital Outlay – Equipment (16522-66401) | \$ | 22,999 |
| To amend the Fire Department budget for the carryforward of unexpended FY 2020 funds budgeted for the purchase of a special operations enclosed trailer. | | |
| 2. Increase Capital Outlay – Pro. Services – FS #2 (16522-66900-22101) | \$ | 123,905 |
| To amend the Fire Department budget for architectural services for Fire Station #2 as approved by the City Council on October 13, 2020. | | |
| 3. Decrease Fund Balance: Ending Reserves (16599-59900) | \$ | 146,904 |
| Total Fire Impact Fee Fund adjustments. | | |

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

CAPITAL PROJECTS FUND

1. Increase Capital Outlay – Other Imp. Downtown Street – (32559-66300-95113) \$ 2,544,867
To amend the Economic Development Department budget for Phase 2
Downtown Streetscape Project and Contract Amendment approved by the
City Council on October 13, 2020.
2. Increase Capital Outlay – Professional Svcs – Boat Ramp (32559-66900-95111) \$ 8,477
Increase Capital Outlay – Recreation Imp – Boat Ramp – (32559-66301-95111) \$ 6,500
To amend the Economic Development Department budget for the
carryforward of unexpended FY 2020 funds for the Boat Ramp No Wake
Zone project in process as of September 30, 2020.
3. Decrease Fund Balance (32599-59900) \$ 2,559,844
Total Capital Projects Fund adjustments.

SEWER FUND

1. Increase Lift Station Improvements (42535-66321) \$ 59,133
To amend the Public Services Department budget for the carryforward of
unexpended FY 2020 funds related to an April 28, 2020 contractor
agreement for lift station E9 electrical rehabilitation services completed
in October 2020.
2. Decrease Fund Balance (42599-59900) \$ 59,133
Total Sewer Fund adjustments.

SANITATION FUND

1. Increase Capital Outlay – Prof. Svc – Pub Works Fac. (49534-66900-49000) \$ 32,861
To amend the Public Services Department budget for the carryforward of
unexpended FY 2020 funds awarded but not spent for design and
construction management services of the Public Works Facility with
Bentley Architects and A.D. Morgan awarded by the City Council on
March 27, 2018 and August 14, 2018, respectively.
2. Decrease Fund Balance (49599-59900) \$ 32,861
Total Sanitation Fund adjustments.

CRA FUND

1. Increase Professional Services – (60552-53100) \$ 25,625
To amend the Planning and Development Services budget for the CRA to
fund a web design and hosting services of downtown Clermont businesses
in conjunction with the Downtown Clermont Partnership approved by the
CRA Board on October 27, 2020.

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

2. Decrease Fund Balance (60599-59900)	\$ 25,625
Total CRA Fund adjustments.	

Net Decrease to Fund Balance – All Funds	\$ 3,294,766
--	--------------

CITY OF CLERMONT
RESOLUTION NO. 2020-72R

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2020-2021 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of December, 2020.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Miley Triplex Utility Easement		
Requested Action		
Request approval of a utility easement to be granted to the City for access and maintenance of a water service and associated meters		
Staff Report		
The utility easement will allow the City access to maintain a water service and meters needed to provide service to the proposed Miley Triplex located on Montrose Street. The easement is required to maintain legal access for the future utilities.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Miley Triplex Utility Easement	Miley Triplex Utility Easement.pdf	

PUBLIC UTILITY EASEMENT

THIS EASEMENT made _____, 2020,

between Miley Holdings 543, LLC,

whose interest is fee simple or if other than fee simple is:

For recording use only

None

(if none other, write none)

of Lake County, Florida, herein referred to as GRANTOR, and the CITY OF CLERMONT, a Florida Municipal Corporation, 685 W. Montrose St, Clermont, Florida, herein referred to as GRANTEE;

GRANTOR, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration to GRANTOR paid by GRANTEES, receipt of which is acknowledged, does hereby grant an EASEMENT IN GROSS to GRANTEES forever, to have and to hold for all public uses traditionally made of a PUBLIC UTILITY EASEMENT, for the right of ingress and egress to construct, maintain, repair and replace potable water service and meters for said purpose; over, under, above and through the following described lands in Lake County, Florida, to-wit:

See Exhibit "A"

Parcel I.D. 24-22-25-0100-057-00900

Acres 0.344

Further, GRANTOR acknowledges and agrees that in the event GRANTOR requires the relocation of any utility systems installed by GRANTEES pursuant to this easement, said relocation shall be at the sole expense of GRANTOR and completed so as to not unreasonably interrupt the use of the utility system by GRANTEES.

Reserving to the GRANTOR all rights not inconsistent with said easement, including reversion upon release.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hands and seal the day and year first above written.

signed, sealed and delivered
in the presence of:

By:


(Grantor's Name)

(Print Name)

Print Name/Title Craig Miley, Manager

Address: 8810 CR 561

(Print Name)

Clermont, FL, 34711
(CORPORATE SEAL)

Attest: _____

(Print Name)

Print Name/Title: _____

Address: _____

(Print Name)

ACKNOWLEDGEMENT ON PAGE 2

For recording use only

STATE OF FLORIDA

COUNTY OF LAKE

On November 10, 2020, the foregoing instrument was acknowledged before me by
Randall Craigmiley, and _____
and who are personally known to me or who have produced FL Dr Lic.
and _____ as identification and who (did) (did not) take an oath.



Joell Folmar

Notary Public (Signature)

Joell Folmar

Notary Public (Typed, Printed, or Stamped)

ACCEPTED BY the City of Clermont by action of the City Council at its meeting of:

Mayor,

ATTEST:

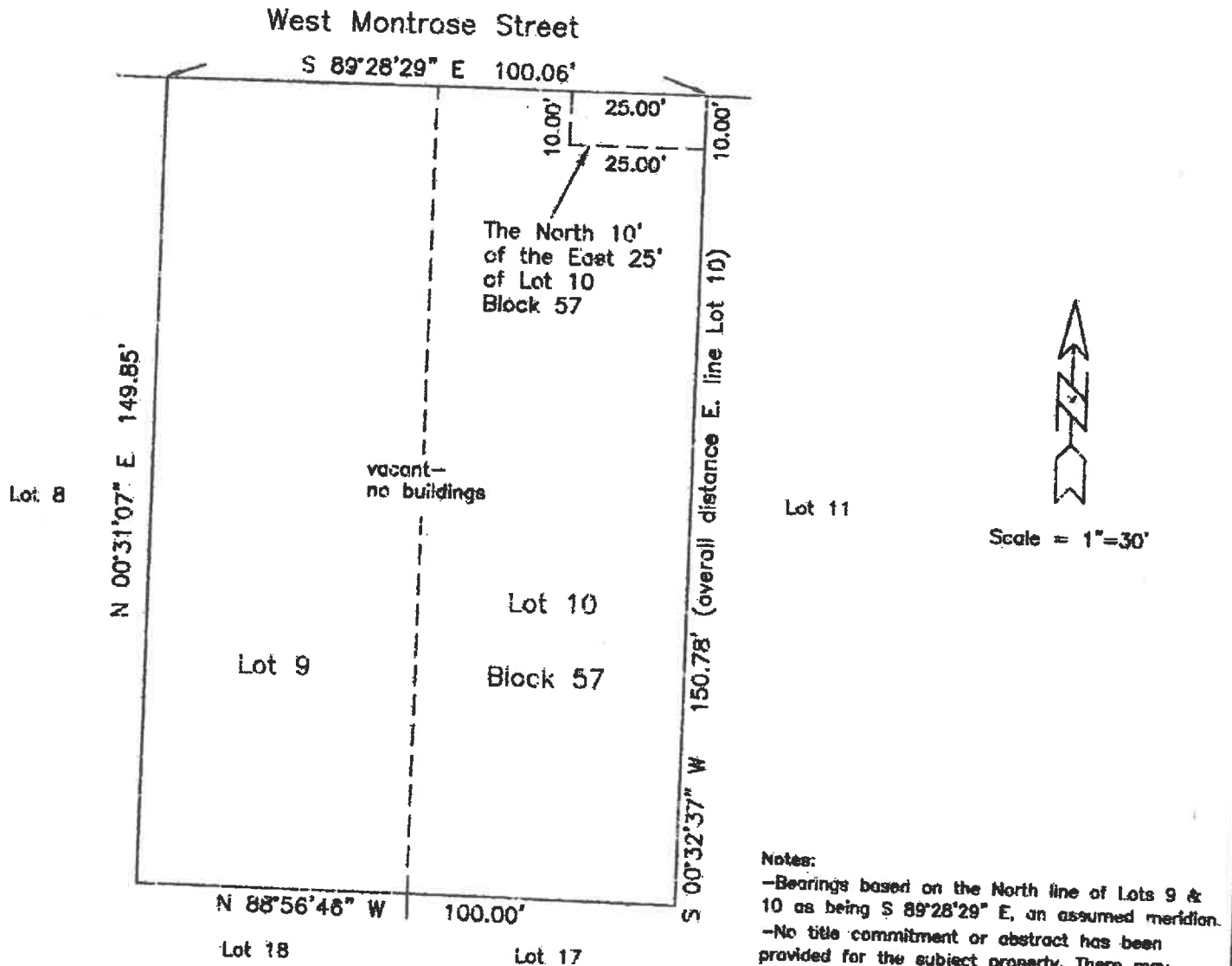
City Clerk

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Clerk, City of Clermont, 685 W. Montrose Street; Clermont, Florida 34711

Map of Description

Description—utility, ingress/egress easement:

The North 10.00 feet of the East 25.00 feet of Lot 10, Block 57, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.



Notes:

- Bearings based on the North line of Lots 9 & 10 as being S 89°28'29" E, an assumed meridian.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.

THIS IS NOT A BOUNDARY SURVEY.

Prepared for:

17074.004

Randall & Deborah Miley

Rhoden Land Surveying, Inc.

LB #6980

420 E. Minnehaha Ave.

Clermont, FL 34711

352-394-6255

Jeffrey P. Rhoden 08/25/2020
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

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



LEGEND

- 1. 1" = 10' SCALE
- 2. 1" = 10' SCALE
- 3. 1" = 10' SCALE
- 4. 1" = 10' SCALE
- 5. 1" = 10' SCALE
- 6. 1" = 10' SCALE
- 7. 1" = 10' SCALE
- 8. 1" = 10' SCALE
- 9. 1" = 10' SCALE
- 10. 1" = 10' SCALE

STANDARD ROADWAY OPEN CUT DETAIL

THE USE OF AN OPEN CUT SHALL BE
PRE-APPROVED BY CITY ENGINEER.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/2020	ISSUED FOR CITY OF CLEMMENT
2	08/20/2020	ISSUED FOR CITY OF CLEMMENT

W. MONTROSE STREET

LANDSCAPE AND UTILITY PLAN

MILEY MONTROSE TRIPLEX

08/20/2020 8:15 AM

DATE

REVISION

08/20/2020

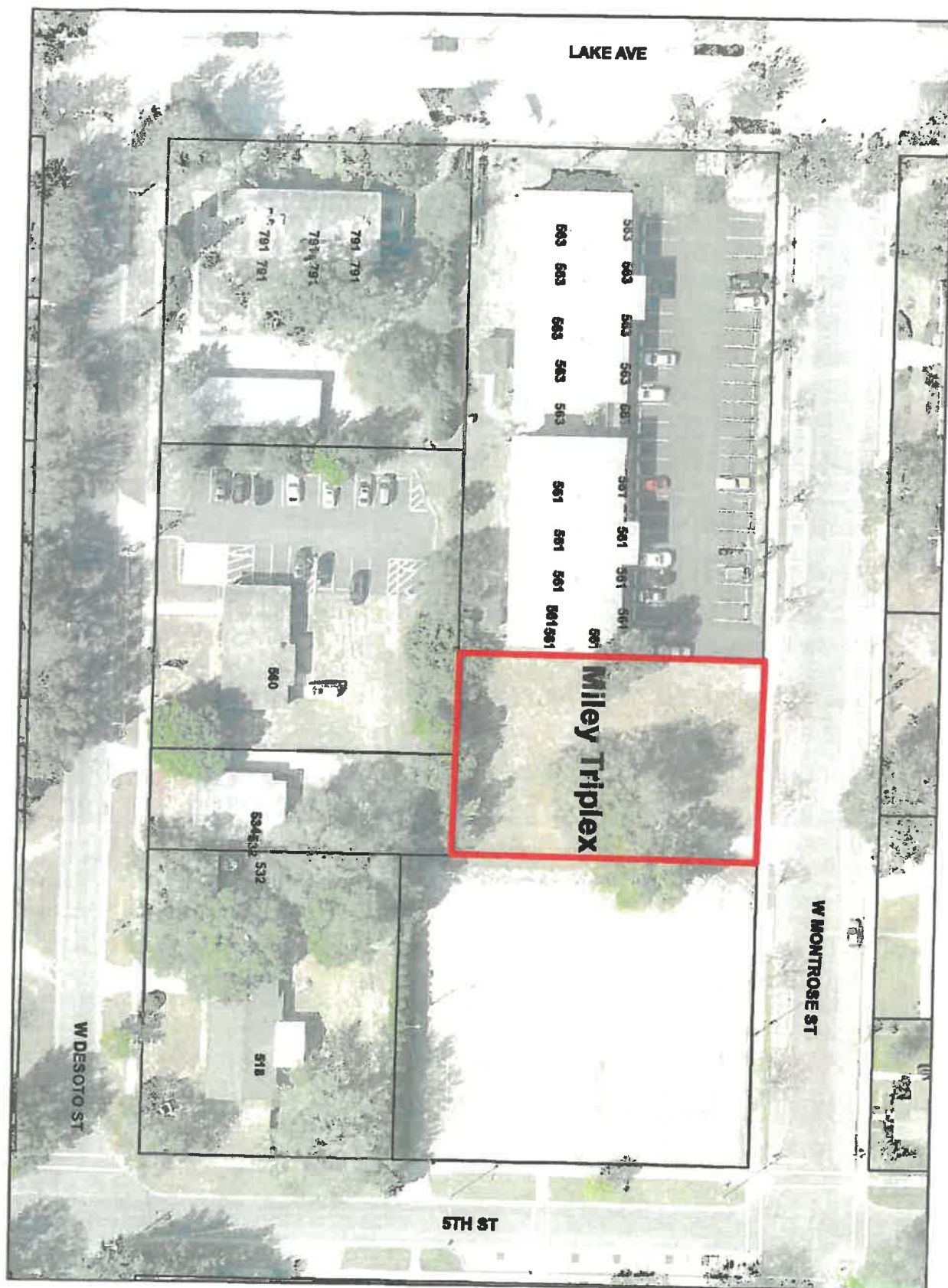
08/20/2020

08/20/2020 8:15 AM

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Event, Open Container, and Road Closure Request		
Requested Action		
Recommend to approve the event, road closures and open containers for Oktoberfest.		
Staff Report		
Suncreek Brewery has requested Minneola Avenue between 7th and 8th street to be closed beginning 2 p.m. on Friday, October 1, 2021 through 11 p.m. on Saturday, October 2, 2021 to host an Oktoberfest event. The event will run from Friday 5 p.m. – 10 p.m., and Saturday 12 p.m. – 10 p.m. They have also requested open containers within the designated street closure area. The event organizer must comply with all safety requirements from the Clermont Police and Fire Departments, and will dispense alcohol from their licensed establishment. Applicant is aware he will have to comply with all COVID-19 safety protocols.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Oktoberfest 2021	Oktoberfest 2021.pdf	
2. Oktoberfest Layout	Oktoberfest Layout.pdf	
3. Suncreek COVID Event Plan	Suncreek COVID Event Plan.pdf	



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.*
- *The City of Clermont reserves the right to cancel any events/rentals in the City-owned facility or park.*

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 10/23/2020
Name of Event Oktoberfest
Date(s) of Event Oct. 1-2, 2021 Estimated Attendance: 500-750
Event Start Time: 5 PM Friday Event End Time: 10 PM
Before Event Setup Time: 2 PM Friday After Event Cleanup Time: 12 AM Sat.
Name of Organization/Applicant Suncreek Brewery

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 # 81-1334584
Event Contact Bill Downs Email bill@suncreekbrewery.com
Day Phone _____ Cell Phone 352-636-9089
Address 790 W. Minneola Ave City Clermont State FL Zip 34711
Secondary Contact _____ Phone # 352-636-9089

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

Briefly Describe Event: A festival with live music and food vendors.

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: _____

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* _____

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: 16x16 stage with canopy. Staffed and operated by music vendor.

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:	Oktoberfest		
DATE OF EVENT:	Oct. 1-2, 2021		
EVENT CONTACT:	Bill Downs		
REFUND MAILING ADDRESS:	790 W. Minneola Ave.		
	Street Address		
	Clermont	FL	34711
	City	ST	Zip
CELL PHONE:	352-636-9089		

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.

William Downs Digitally signed by William Downs
Date: 2020.10.26 19:10:36 -04'00'

Applicant's Signature

William Downs

Printed Name

Owner

Title

10/23/2020

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.

- 1** Port - a - Potties 1 Standard / 1 ADA
- 2** Beer Serving 10x10 Tent on property
- 3** Invited Vendors **G** Generator

Stage

Stage 16 x 16 portable stage w/tent

Requested Path Usage





COVID-19 EVENT PRECAUTIONS 2021

Subject to CDC guideline changes, SunCreek will take the following steps for all events in 2021

- 1) All staff/vendors will wear gloves/masks while serving/interacting with patrons
- 2) All drinks will be served in plastic disposable cups
- 3) Hand-wash and sanitizing stations will be placed at various spots throughout the event
- 4) Social distancing will be maintained at all food/drink stations
- 5) Signage will be posted throughout the event about the important of social distancing
- 6) Periodic announcements will be made over the PA for people to maintain social distancing and suggest the wearing of masks while not eating or drinking.



October 19, 2020

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

Re: Continuance Request

Dear Mr. Kruse:

Due to the City Council only having four (4) city council members, my client has requested an additional ninety (90) day continuance to allow for the election of a fifth (5th) city council member. This will ensure a full council hearing considering our requests for a "Work Force " PUD.

Since our request is the first such application to be presented before the Clermont City Council, we feel it is important a full council hears such a request.

Please respectfully consider our continuance for ninety (90) days.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg A. Beliveau', followed by a horizontal line.

Greg A. Beliveau, AICP

cc: Daniel Wise
file

GB/cr



August 3, 2020

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

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

Dear Mr. Kruse:

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

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

Sincerely,

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

Greg A. Beliveau, AICP

Cc: Daniel Wise
 File



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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

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



CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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CITY OF CLERMONT
ORDINANCE NO. 2019-14

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LOCATION

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

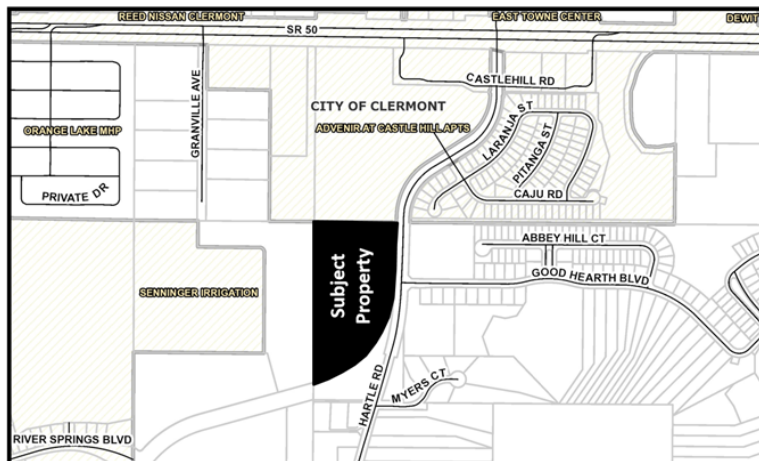
SECTION 5.

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

SECTION 6.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-14

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2019-14

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

Location:

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
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LEGAL DESCRIPTION

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Alternate Key 1648157

See Map Below

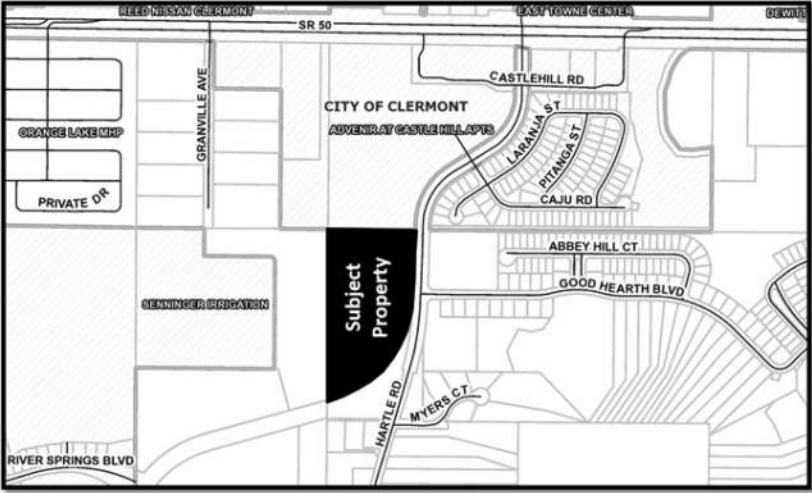
The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



D048519 - May 14 & 21, 2019

☐ **PROOF O.K. BY:** _____

☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048519 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 3X18
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 3/6/2019 7:44:24 AM
NEXT RUN DATE: 05/14/19
PROOF DUE: 05/13/19 12:59:55



October 19, 2020

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

Re: Continuance Request

Dear Mr. Kruse:

Due to the City Council only having four (4) city council members, my client has requested an additional ninety (90) day continuance to allow for the election of a fifth (5th) city council member. This will ensure a full council hearing considering our requests for a "Work Force " PUD.

Since our request is the first such application to be presented before the Clermont City Council, we feel it is important a full council hears such a request.

Please respectfully consider our continuance for ninety (90) days.

Sincerely,

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Greg A. Beliveau, AICP

cc: Daniel Wise
file

GB/cr

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

October 21, 2020

Mr. John Kruse, AICP
Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, Florida 34711

Dear Mr. Kruse:

This letter is in response to the letter dated October 20, 2020, notifying of a third extension for the adoption of a proposed amendment DEO 19-02ESR to the City of Clermont Comprehensive Plan pursuant to Section 163.3184(3), Florida Statutes.

The Department acknowledges receipt of the third extension notification. The new extended adoption date is March 31, 2021. The Department reminds the City that all citizens who commented on the amendment need to be notified of the extension.

If the proposed amendment is adopted, please submit the amendments to the Florida Department of Economic Opportunity, Bureau of Community Planning, Plan Processing Team within 10 working days of adoption pursuant to Section 163.3184(3), Florida Statutes.

If you have any questions concerning this matter, please do not hesitate to contact Ms. Barbara Powell at (850) 717-8504, or myself, at (850) 717-8503.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Ray Eubanks", is written over a horizontal line.

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



DEVELOPMENT SERVICES
352-394-4083

October 20, 2020

Florida Department of Economic Opportunity
Plans Processing Team
107 East Madison
Tallahassee, FL 32399-4120

RECEIVED
Div. of Community Planning and Growth

OCT 20 2020

*Div. of Community Development
Dept. Economic Opportunity*

Re: City of Clermont Adopted Large-Scale Comprehensive Plan Amendment
(Comprehensive Plan Amendment No.19-02ESR/Ordinance No. 2019-15)

Dear Mr. Eubanks:

This letter is written pursuant to Section 163.3184 (3), Florida Statutes (F.S.), pertaining to the adoption of the proposed local government comprehensive plan amendment under the Expedited State Review Process. The City of Clermont and the Applicant respectfully request a **final extension** on the adoption of this comprehensive plan amendment to **March 31, 2021**. The City acknowledges the Department did grant a first extension for the final adoption date to August 31, 2020 due to the City's moratorium on multi-family housing projects. The City also acknowledges the Department granted a second extension until December 31, 2020 due to Covid-19. In August 2020, one of the City Council members stepped down from office, thus leaving a 4-member council. The seat will not be filled until January 2021 due to four people qualifying for the seat and the timing of election. Currently, a 2 to 2 vote would constitute a denial. The applicant has requested a continuance to ensure a full council hearing for the consideration of their project. The City is in agreeance with the continuance with the understanding if the application is not adopted by March 31, 2021, then it will be withdrawn.

Please review and provide confirmation that this extension can be granted. If you have any questions or comments, please let me know. I appreciate your assistance with this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Kruse'.

John Kruse, AICP
Planning Manager
City of Clermont
Phone: (352) 241-7309
Email: jekruse@clermontfl.org



October 19, 2020

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

Re: Continuance Request

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Sincerely,

Greg A. Beliveau, AICP

cc: Daniel Wise
file

GB/cr



August 3, 2020

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

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

Dear Mr. Kruse:

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

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

Sincerely,

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

Greg A. Beliveau, AICP

Cc: Daniel Wise
 File



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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



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

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

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

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

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40' WEST FOR 475.87 FEET TO THE POINT OF



CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

PARCEL "B"

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

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



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

Alternate Key 1648157

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

SECTION 2.

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

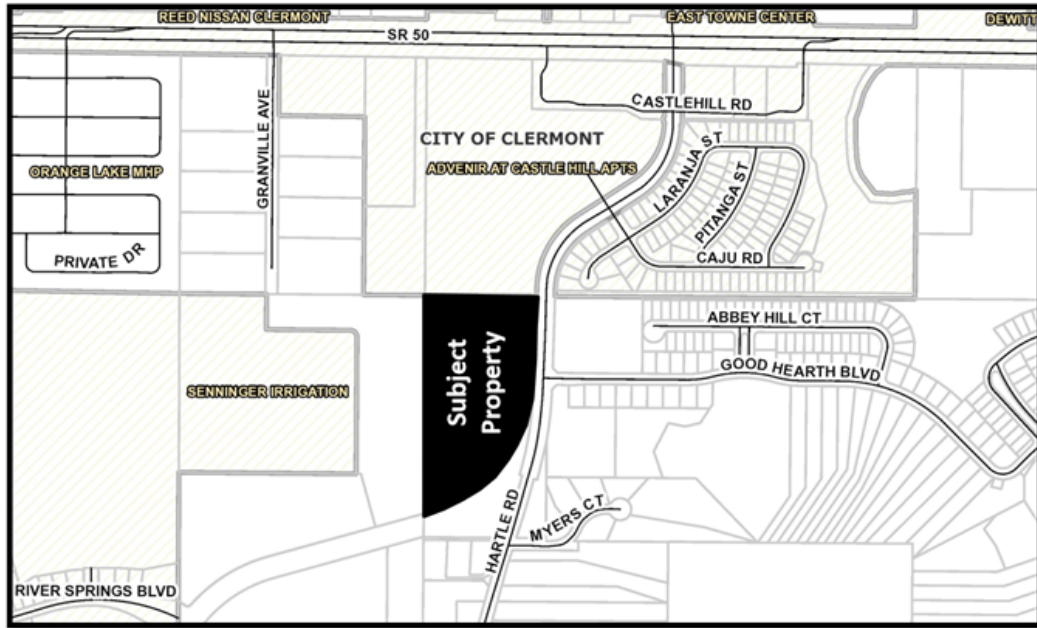
SECTION 3.

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

SECTION 4.

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

CITY OF CLERMONT
ORDINANCE NO. 2019-15





CITY OF CLERMONT
ORDINANCE NO. 2019-15

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

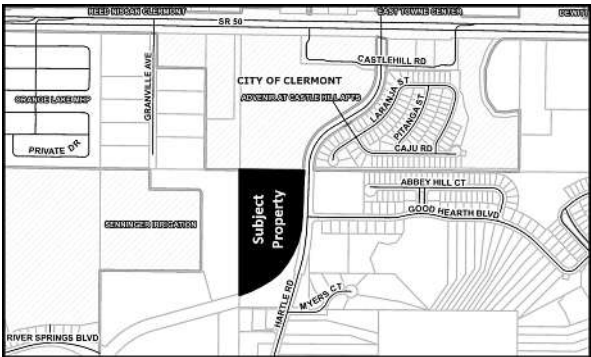
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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

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

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



Location:

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

Ordinance No. 2019-15

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

D048493 - February 23 & May 14, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048493 (100%)

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, December 8, 2020	
Agenda Item Name	
Ordinance No. 2020-30 <i>Final</i> <i>Encompass Health PUD</i>	
Requested Action	
Recommend approval of Ordinance 2020-30.	
Staff Report	
This item was tabled from November 10, 2020 to December 8, 2020 Council Meeting for consideration. 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 greater than 15 feet, up to a maximum of 21 feet, due to the elevation changes on the site. The applicant is requesting a cut/fill variance due to the topography changes onsite and the single story building for Phase 1. 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 if certain conditions are imposed in the PUD. The City's Traffic Engineering Consultant has reviewed the submitted traffic impact analysis and additional responses from the applicant. The only access point proposed 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/Greater Hills. The future connection to Hooks Street is paramount and 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 that directly fronts on Emil Jahna and will share the single access point on SR 50. This may provide an additional access point in the future at a signalized intersection as well at Emil Jahna and SR 50. Discussions with this property owner have occurred and they are agreeable to cross-access. A condition requiring dedication of Hooks Street right-of-way has been added. The major obstacle is until Hooks Street is constructed, a single access point for the facility is the only point of entry/exit, which does cause concern, especially when the C-2 General Commercial develops in phase 2.	

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 permitted uses under phase 2 is appropriate at this location with the required transportation improvements. The completion of Hooks Street through this corridor will provide the mitigation needed to overcome the current transportation deficiencies identified on SR 50. The Hooks Street construction is linked to the C-2 General Commercial phase of the project. At the time of phase 2 development, an updated traffic impact analysis will be required as well. The cut/fill of the project is over 15 feet, per the code, but has been granted on other projects. The cut/fill only applies to phase 1 of the project boundary.

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. *The Planning and Zoning Commission recommended approval, 5-1.*

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 (11.20.2020 V10) - RF BL | Ord 2020-30 Encompass Health PUD (11.20.2020 V10) - RF BL.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. This right-of-way shall be dedicated upon request of the City or Lake County prior to site plan approval, or any time thereafter, if the need arises. Additional non-exclusive easements necessary to accommodate harmonizing grading, drainage, road, and road related easements; not to exceed 100 feet in width adjacent and parallel, north and south, to the Hooks Street right-of-way shall be dedicated. The total width of the Hooks Street right-of-way and non-exclusive easements is up to 300 foot in width. The right-of-way and non-exclusive easements 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 the City on alignment and grading of Hooks Street. The non-exclusive easement width will be adjusted with design plans approved by the County and the City. Dedication of public utility easements within the non-exclusive easement along and adjacent to Hooks Street, not to exceed 20 foot in width, shall be required by the Developer. The latest that the Hooks Street right-of-way



CITY OF CLERMONT
ORDINANCE NO. 2020-30

and non-exclusive easements shall be dedicated shall be at final plat, or by deed with the construction of Phase 2 of the development.

7. Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the West and East, Shops at Waterbrooke, Ordinance 2017-49, and as amended. The access shall be no closer than 100 feet north of the Hooks Street right-of-way.
8. 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.
9. Any development on Phase 2 shall be subject to a Traffic Impact Analysis at time of site plan submittal.
10. 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.
11. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
12. The existing billboard onsite shall be removed prior to issuance of the first building permit.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. 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.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

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.

SECTION 7: RECORDING

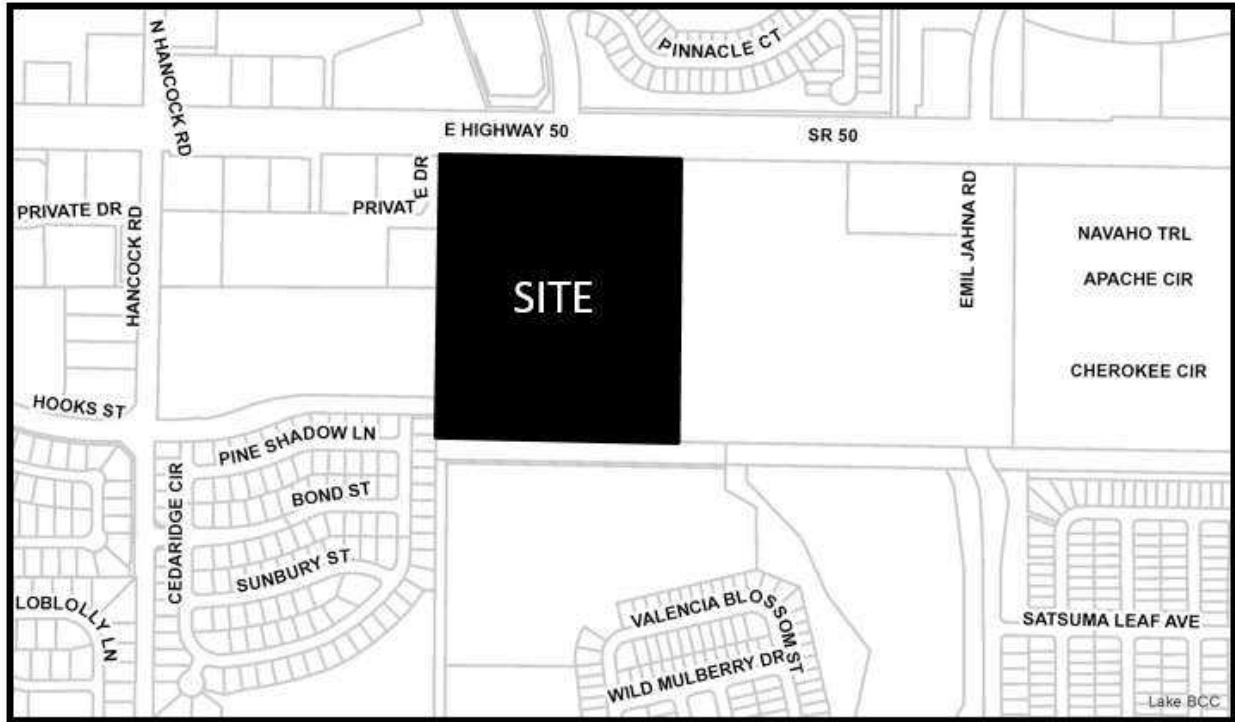
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

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.

CITY OF CLERMONT
ORDINANCE NO. 2020-30

Location Map:



Phasing:





CITY OF CLERMONT
ORDINANCE NO. 2020-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 8th day of December, 2020.

CITY OF CLERMONT

Tim Murry, 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 C – Cut/Fill – Phase 1

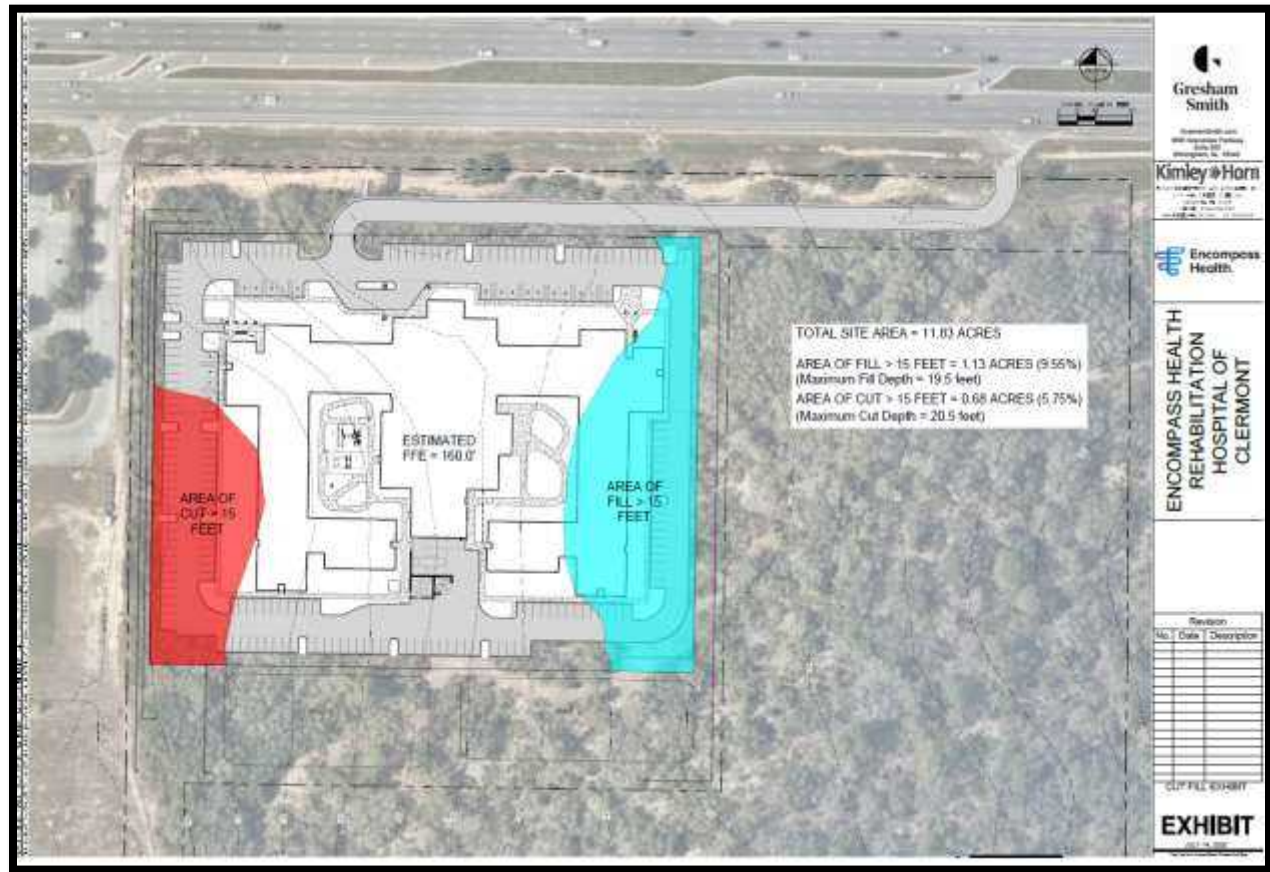


Exhibit - Location Map – Encompass Health

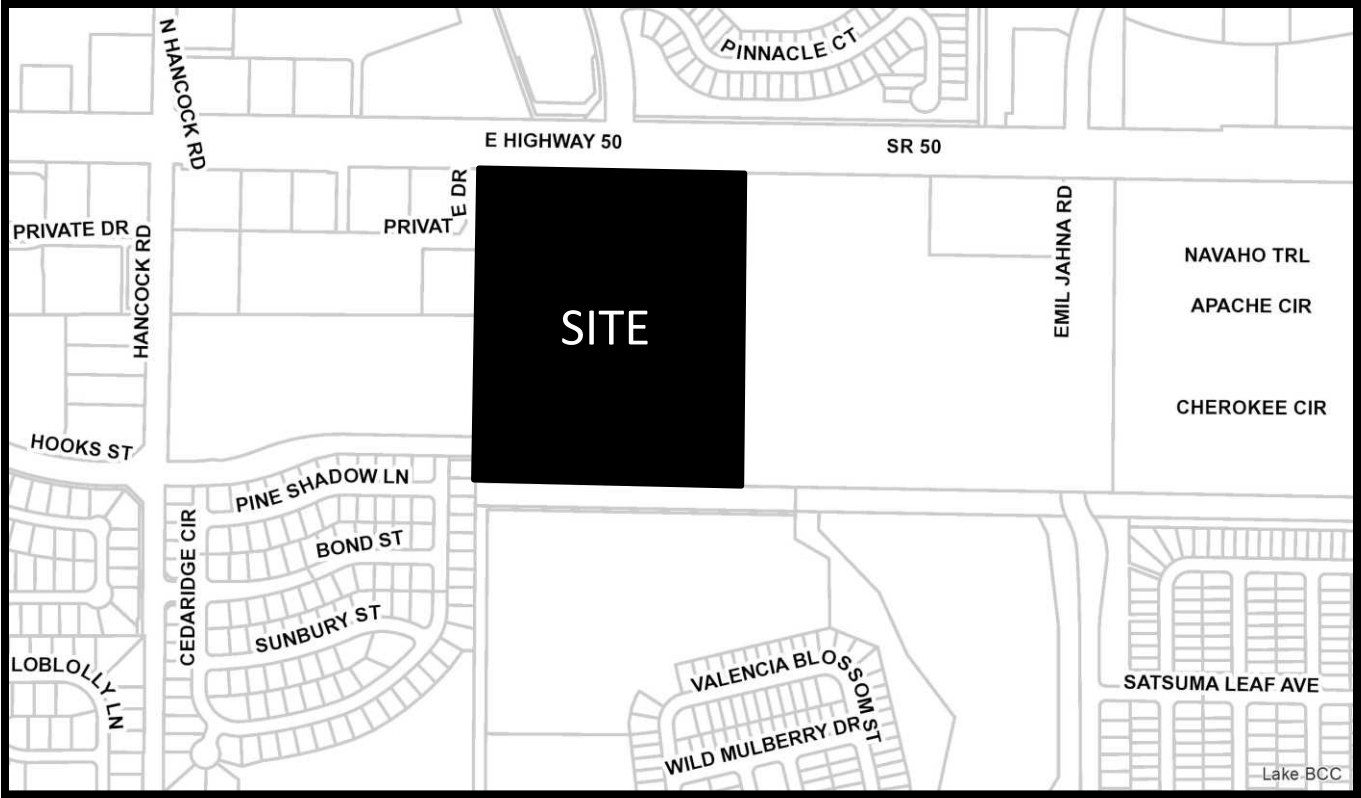
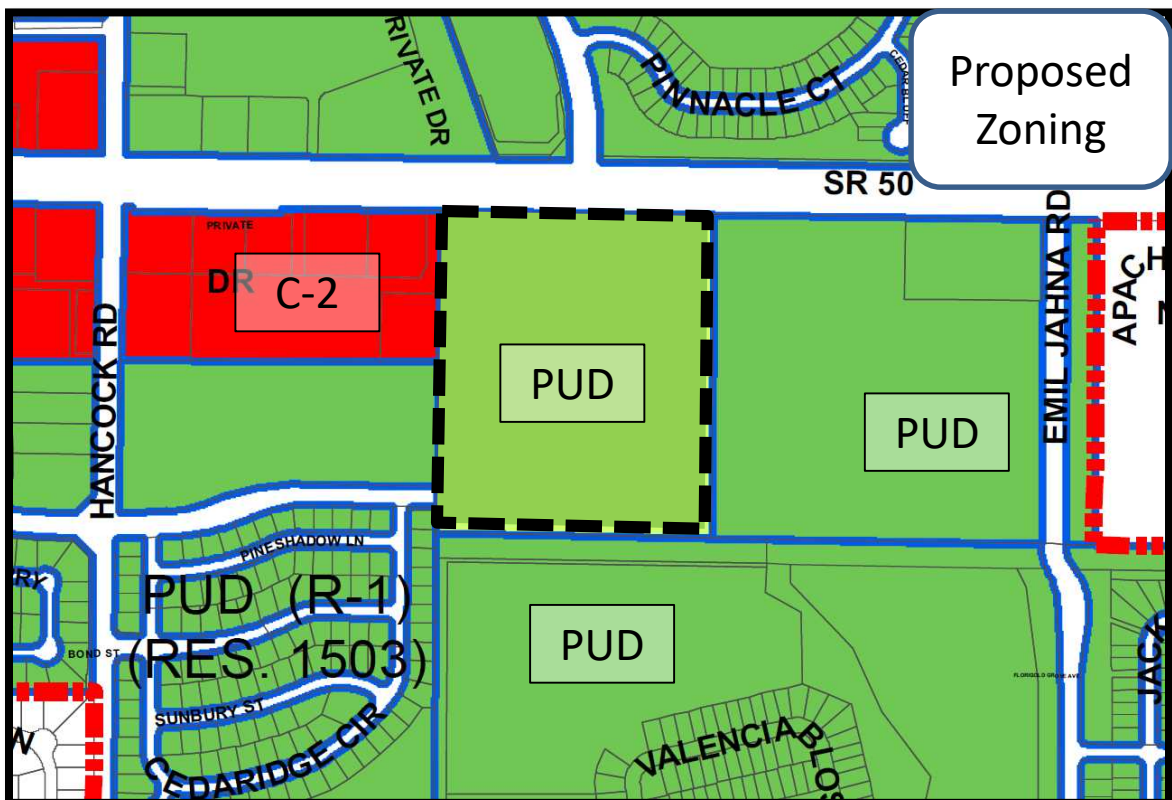
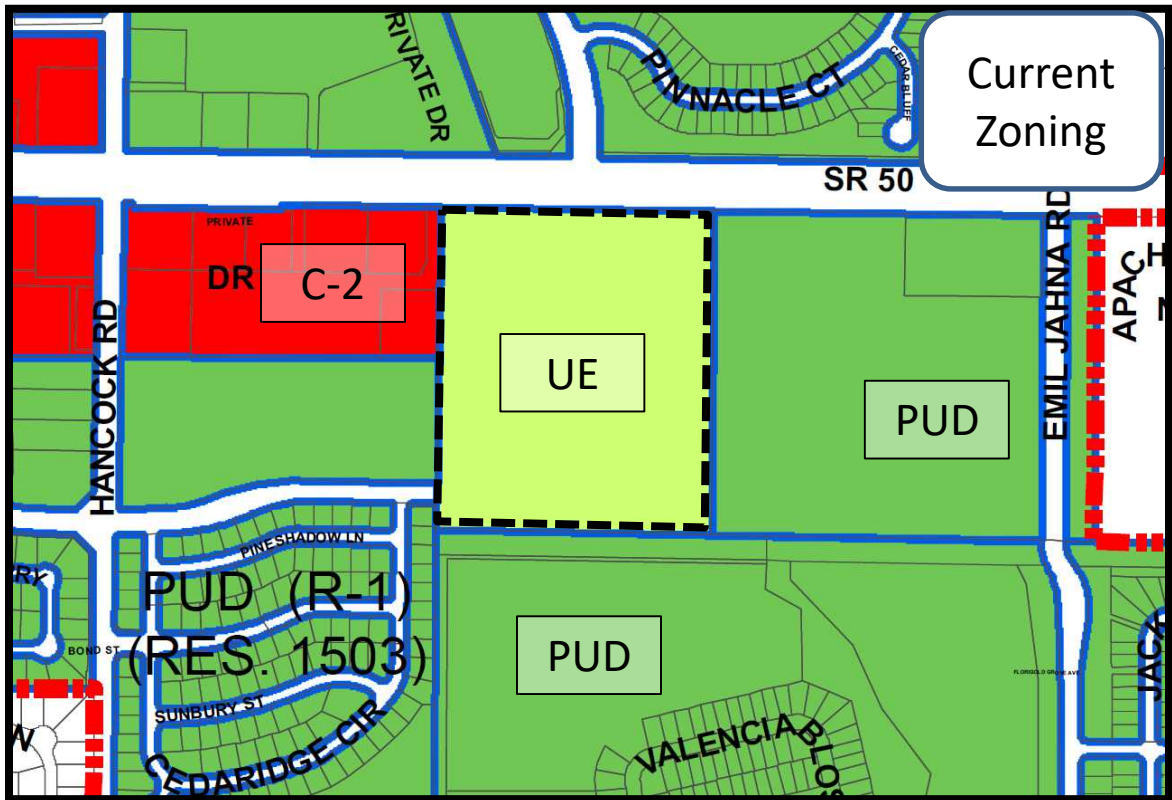
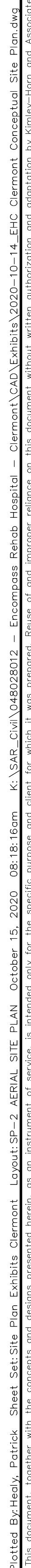


Exhibit – Zoning – Encompass Health





Two Harbour Place
302 Knights Run Avenue
Tampa, FL 33602
Suite 900
813-251-6838

FIRM'S FLORIDA CERT. NO.
AAP000034/CA3806
IB26000797/LC26000381

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696



ENCOMPASS HEALTH
REHABILITATION HOSPITAL

SCHEMATIC DESIGN

Florida AHCA Project Submission No.: 101
Florida AHCA Client Code / File No.: 23/23960171

Project Address
Florida AHCA[illegible]

CONCEPTUAL SITE
PLAN

SP-1

OCTOBER 2020

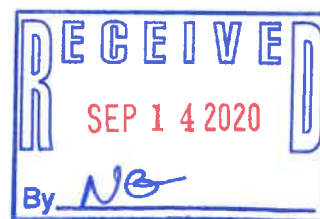
This Line is 3 Inches When Printed Full Size

[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

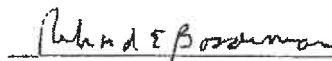
Answers to the following questions are required to complete this application.

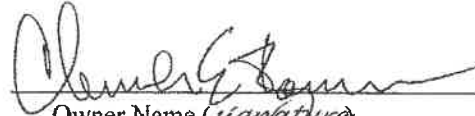
What are you proposing to do that would require a rezoning?

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 271.3216
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 2

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Ordinance No. 2020-40 <i>Final</i> <i>Olympus Zoning</i>		
Requested Action		
Recommend approval of Ordinance 2020-40.		
Staff Report		
Olympus Sports and Entertainment is requesting a Planned Unit Development amendment to relocate uses within their approved regulating plan. The location of the medical office zone within the Health & Wellness Campus has expanded by shifting directly West of its original location to provide greater visibility for the Health Partner. Along with the Health & Wellness Campus uses, Medical Fitness and Senior Care Residences will be allowed as an ancillary use within the medical office zone. The Health & Wellness Campus shift has required the relocation of the multi-family site South of its original position. The prior Hotel zone along US 27 is reduced in size to accommodate the relocated multi-family site. No increase or decrease occur in the overall Olympus Sports & Entertainment project as a result of the updated plan exhibits. Exhibit 1 – Regulating Plan and Exhibit 2 – Site Plan are the only exhibits being amended. Since the project has not started physical construction, updates to specific timeline dates have also been updated as part of the PUD amendment. Staff has reviewed the proposed amendment and has noted there is no increase or decrease in the number of units or commercial square footage. The uses remain to be consistent and only the areas designated for the uses have changed, as indicated on the regulating plan. All of the changes appear to have been on the western portion of the project along US 27 and Olympus Village. Staff recommends approval of Ordinance 2020-40.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-40 - Olympus PUD Amendment (11.20.2020 V5) - RF BL	Ord 2020-40 - Olympus PUD Amendment (11.20.2020 V5) - RF BL.pdf	
2. Location Map	Plot Plan.pdf	
3. Justification Statement	Olympus_Update-PUD-GBW.pdf	
4. Regulating Plan with changes noted	Revised V2 vs Orig Exh 1 Regulating Plan with areas circled.pdf	
5. Site Plan with changes noted	Site Plan with changes noted.pdf	
6. Exhibit 1 - OSE Regulating Plan -REV5 11-18-2020	Exhibit 1 - OSE Regulating Plan -REV5 11-18-2020.pdf	
7. Exhibit 2 - Olympus PUD Site Plan - 11-19-2020	Exhibit 2 - Olympus PUD Site Plan - 11-19-2020.pdf	
8. Exhibit 3 - OSE-PUD-DEV-STD -5	Exhibit 3 - OSE-PUD-DEV-STD -5.pdf	
9. Exhibit 4 - Olympus Equivalency Matrix 122718	Exhibit 4 - Olympus Equivalency Matrix 122718.pdf	
10. Exhibit 5 - OSE PUD E5 Grading	Exhibit 5 - OSE PUD E5 Grading.pdf	
11. Exhibit 6 - FlagsandBanners	Exhibit 6 - FlagsandBanners.pdf	
12. Exhibit 7 - Olympus Right-of-Way Cross Section EX	Exhibit 7 - Olympus Right-of-Way Cross Section EX	

	7	7.pdf
13.	Exhibit 8 - OSE Trail Network	Exhibit 8 - OSE Trail Network.pdf
14.	Exhibit 9 - Final TIS Analysis PS Details - Buildout 030719	Exhibit 9 - Final TIS Analysis PS Details - Buildout 030719.pdf
15.	Application	Application.pdf
16.	Olympus PUD Legal Ad	Olympus PUD Legal Ad.pdf



**CITY OF CLERMONT
ORDINANCE NO. 2020-40**

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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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 (hereinafter referred to as the "Property"):

LEGAL DESCRIPTION

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET;



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THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF



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N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

LOCATION

1.5 miles south of the Lake Louisa Road and US Highway 27 intersection East of US Highway 27 and West of Schofield Road

From: Urban Transition (UT)
To: Planned Unit Development (PUD)

SECTION 2.

The exhibits below are contained in this Planned Unit Development Ordinance and shall be referenced throughout the document and the life of the Planned Unit Development.

- Exhibit 1: Olympus Planned Unit Development Revised Regulating Plan – dated 11/18/2020
- Exhibit 2: Olympus Planned Unit Development Revised Site Plan –11/19/2020
- Exhibit 3: Olympus Planned Unit Development Standards
- Exhibit 4: Olympus Equivalency-Trip Conversion Matrix
- Exhibit 5: Olympus Grading Plan
- Exhibit 6: Olympus Flag and Banner Locations
- Exhibit 7: Olympus Right-of-Way Cross Section
- Exhibit 8: Olympus Trail Network
- Exhibit 9: Olympus Transportation Impact Study/Proportionate Share

SECTION 3: GENERAL CONDITIONS

The Planned Unit Development approved herein shall allow for residential, commercial, office, sports & performance venues, open space and civic uses on the Property subject to the following conditions:



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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 Olympus Sports and Entertainment (OSE) Planned Unit Development Site Plan, prepared by GGI-Tapestry LLC, and incorporated herein and made a part hereof as Exhibit 2 – dated 11/19/2020. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. For purposes herein, the term “Developer” shall include the applicant at the time that this Ordinance is approved and any successor party in interest, including but not limited to a Community Development District created as provided by law and governing the entire project and any transferee, successor or assignee of any of the Property that is the subject of this Ordinance.
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 documented and actual 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. Easements shall be provided to the City at no expense to the City authorizing the City’s unrestricted access to any existing and proposed utilities that the City will own and maintain.
7. For purposes of this Ordinance, the following activities shall not be regulated as Development, unless otherwise specifically noted herein:
 - a) The division of land into parcels where no new street is involved.
 - b) A transfer of title to land not involving the division of land into parcels.
 - c) The creation or termination of easements concerning use of land, or other rights, except that no easement required by this Ordinance or any plat or dedicated to the City may be terminated without the approval of the City Council.
 - d) The recording of any documents or plats expressly for the purposes of reference or attachment to a publicly recorded document, when such recording does not result in subdivision of land into parcels. Such recording may include, but is not limited to, documents such as master deeds or covenants, or plats for mortgage or Community



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- Development District filing purposes only.
- e) Subdivision of land into parcels less than 5,000 square feet exclusively for the provision of public utilities, such as pump stations.
 - f) Under-brushing, or bush-hogging that does not involve removal of trees that require a permit for removal.
8. Any development condition or land use entitlement approved for and related to the Property prior to the adoption of this Ordinance and not revised, amended, changed or repealed herein, including any required Traffic Impact Analysis, Florida Department of Transportation or County driveway permits, Wetland Permits, Utility permits, School Board concurrency agreement or St. Johns River Water Management District drainage permits shall remain in full force and effect and applicable to the Property, provided the permit or approval does not expire and otherwise remains valid. If significant changes requiring Major Modification or Planned Unit Development rezoning are made to the proposed development hereunder, associated studies, agreements and surveys required as part of the City standard development process shall be performed or re-certified. If the prior development permits, agreement or approval expire, are revoked (e.g., for failure to comply with time limits or the terms and conditions), or otherwise become invalid, any subsequent development of the site shall be subject to the procedures and standards of the City and this Ordinance.

SECTION 4: LAND USES AND CONDITIONS

1. The Olympus Planned Unit Development gross development density & intensity will not exceed the Comprehensive Plan maximum of 12 dwelling units/acre residential and .25 Floor Area Ratio non-residential (gross acreage). To ensure cumulative compliance with this condition, the applicant/developer shall provide a table with the current and proposed total cumulative number of residential units, Floor Area Ratio, and Impervious Surface Ratio (ISR) for each phase of development or each site plan review. The Olympus Planned Unit Development Regulating Plan, attached hereto and incorporated herein as Exhibit 1, with a revised date of 11-18-2020, shall govern the land uses and location within the project.
2. The current use of the property is agriculture and may continue this use until clearing or grading for development occurs.
3. The Olympus Sports and Entertainment Planned Unit Development Revised Site Plan, Exhibit 2 – 11/19/2020 and Olympus Planned Unit Development - Development Standards, dated November 19, 2018 incorporated herein and made a part hereof as Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking, open space, and other vertical and horizontal improvements for the project. Additional functional or performative open space may be created by detailed Site & Building envelope design as an unregulated substantial change to the Site and Development standards may be possible, with City Manager, or designee approval.
4. The City shall have the right to install public purpose signage on or in conjunction with the



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pedestrian bridge over US Highway 27.

5. School concurrency shall be met before any final site plan approval that contains residential uses that will generate school age children in accordance with the Comprehensive Plan and Land Development Code. Olympus may plat the residential tracts in accordance with the Regulating Plan (Exhibit 2) in order to maintain its concurrency reservation certificate #LCS APF19-2018 issued by Lake County School Board on Friday, October 12, 2018. Said Concurrency Reservation Certificate and Cover Letter stipulate a one (1) year period to enter into a Developer Agreement or Planned Unit Development adoption by ordinance with the City of Clermont. Furthermore, the same School Board Certificate and Cover Letter stipulate two (2) six month extensions to secure plat approval.
6. To facilitate the City's ability to provide fire protection for this development and future developments of the surrounding area, the Developer agrees to convey a parcel to the CITY for a fire station site, in a location to be agreed upon by the City (the "Fire Station Site"). The Fire Station Site shall be dedicated to the City, as approved and accepted by the City when a surveyed legal description for the final location thereof is available but no later than one (1) year from the date of the approval hereof. The site shall be of sufficient size to accommodate a 10,000 square foot station. The Fire Station Site shall be provided with access to a public road at connection and access points acceptable to the City; sufficient capacity for offsite storm and ground water retention, water and sewer lines stubbed out to the site and any necessary fill material to ensure the Fire Station Site is at grade and level. The City shall notify the Developer in writing one (1) year prior to the date that it intends to start construction of the contemplated fire station on the site, whereupon the Developer and the City shall coordinate the timely completion of the access, grading and stub-outs. Upon dedication of the real property for the Fire Station Site, the Developer shall be entitled to fire impact fee credits in the per acre fair market value of the dedicated property that is consistent with the per acre purchase price paid by the Developer for property that is the subject hereof. For purposes herein, the Developer shall provide to the City such reasonable verification as to the actual purchase price for the subject 243 +/- acres and the parties shall enter into a fire impact fee credit agreement consistent herewith.
7. The project may have elevations changes as shown on the Grading Plan incorporated and made a part hereof as Exhibit 5.



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8. Any applicant for development of any portion of the Property may submit an application for multiple approvals as may be required under the City Code and request that such multiple applications be processed concurrently; however, such concurrent processing shall meet all applicable procedural and advertising requirements and shall proceed at the applicant's own risk, and shall have no implication in regard to the approval of any of the various approvals requested.
9. The City Manager or his designee shall have the authority, but not the obligation, to authorize modification of up to 10% from any numerical standard set forth in this Ordinance or, when applicable, City Code. Provided, however that the authority granted herein shall not apply to any land use regulation, cut and fill, or height standard.
10. Straight or angular lot and block patterns may be used in lieu of curvilinear.
11. Sporting events located within defined venues & operational programming of outdoor Planned Unit Development activity spaces for event related vendors, displays, concessions, performance, processions or cheer zone activities shall be permitted and shall be considered routine and customary activities in the following defined Planned Unit Development site zones:

West Lake
Champions Plaza
Olympus Village

Lakeside Amphitheater
Trail System
Olympus Village Plazas

East Lake
Stadium Promenade
Athlete Center Plaza

All such events shall be subject to the City's Special Event Permitting and review process.

SECTION 5: LANDSCAPING, BUFFERING, AND SCREENING

1. Landscape Buffers shall not be required in any area internal to the Planned Unit Development boundary. Required landscape or buffers along the perimeter of the Planned Unit Development boundary shall be met by a combination of street trees and planting within the right-of-way of any adjacent easement of perimeter roads.
2. Perimeter landscape buffers adjacent to the Planned Unit Development boundary shall occur to the extent that building placement and frontage in accordance with Exhibit 2, does not allow for the placement of perimeter landscape buffers such perimeter landscape requirements shall not be required.
3. Two (2) Vehicle Use Areas (VUA) landscape areas shall exist parallel to parking isles and at perimeter locations and the termination of parking isles. No internal parking islands for landscape or gaps in parking isles are required. Perimeter landscape buffer areas may, subject to applicable public safety standards, utilize public right-of-way areas for planting landscape buffers.
4. Landscape island width shall be a minimum of nine (9) feet.



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5. Dumpsters or trash receptacles located in sub-surface vaults in such a manner as the dumpster or receptacle is substantially screened from public view, shall not require screening.
6. Fencing shall be measured for height at the base of the fence if co-located with a wall or terrace. Security or equipment enclosures internal to the Planned Unit Development may utilize fence height to 10' to screen equipment.
7. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

SECTION 6: ENVIRONMENTAL

1. 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.
2. Grading shall be completed in accordance with the approved grading plan for the project set forth in Exhibit 5. Terraces constructed within the boundary of the Planned Unit Development shall include edge protection elements as required by applicable codes but shall not be required to include a five (5) foot landscape buffer along the terrace boundary.

SECTION 7: ENVIRONMENTAL SERVICES

1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.
2. The route of any off-site utility lines shall be according to engineering plans produced by the Developer and approved by the City.
3. 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.
4. The Developer shall be responsible for all costs of on-site and off-site utility improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the



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Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.

6. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer improvements have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed for reuse water with purple piping to irrigate all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.
11. 10' utility lateral line easements may be used in lieu of 15' in order to accommodate standard 10' building separation.
12. Lift station access may utilize 20' easement over access ways to connect to public dedicated road.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that is required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.

SECTION 8: TRANSPORTATION IMPROVEMENTS/ACCESS MANAGEMENT

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements, including but not limited to, a



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traffic/transportation impact study reviewed and approved by Lake-Sumter Metropolitan Planning Organization. The Developer shall timely complete all required mitigation and other improvements as may be applicable.

2. The Developer shall enter into a Transportation Impact Fee Credit agreement with Lake County and the City of Clermont by May 15, 2021 or prior to the issuance of a building permit, whichever comes first; which should be based upon Exhibit 9 - Olympus Transportation Impact Study/Proportionate Share, subject to final approval by FDOT, Lake County and the Lake-Sumter MPO. The Agreement shall require the Developer to fund improvements for Conserv right-of-way, design and permitting of roadways and/or construction of roadways for Transportation impact fee credits based upon the following priorities:
 - i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;
 - iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;
 - vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
3. The Developer will be responsible for their proportionate share of traffic signals, when warranted, at the time of construction for intersections that serve the project, including Wellness Way. The proportionate share shall be based upon the actual cost of traffic signals at the time they are constructed.
4. The Community Development District shall be responsible to maintain all landscaping, hardscaping, traffic control devices, and stormwater conveyance systems on all private streets and the planned Olympus Blvd. For purposes herein, the Community Development District and the City shall enter into a separate Interlocal Agreement.
5. Private drive isles, private access ways, private easements for vehicular use shall not be required to be platted or re-platted.
6. For intersections on private streets, angled right-of-way lines in lieu of 25' radius may be used to accommodate fencing and building walls.
7. Curb radii internal to development for streets or access ways may utilize a 10' curb radii



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to promote traffic calming and pedestrian intersection and crossing safety.

8. Street dimensions may be used in accordance with the Planned Unit Development Exhibit 7 Right-of-Way Street Cross Section for street sections for private “local” street types internal to the development, provided however final engineering plans are reviewed and approved by the City.
9. Sidewalks/Streets:
 - a. The Developer may permit skateboards, electric scooters, electric skate boards, Segway’s on any private street, sidewalk, vehicular use area, parking lot or space open to the general public within the boundary of the Planned Unit Development.
 - b. The Developer may allow the selling of goods and services within the designated Planned Unit Development parks, squares, streets, sidewalks, promenades, plazas without additional permit so long as the activities do not diminish the public utility, security and accessibility of the space and are located on private property or common areas controlled and maintained by the Developer or assign(s). Property owners and commercial tenancy may be allowed to provide “gifts to the street” as a decorative embellishment in proximity to the commercial establishments. Provided however, nothing herein shall be construed to authorize the sale of good or services or the placement of a “gift to the street” or any other item on or about Olympus Boulevard or Epic Boulevard.
 - c. Within the boundary of the Planned Unit Development on private streets, circulation ways, access ways use of any type of vehicle, electric carts, trams, “Neighborhood Electric Vehicles” (NEV) regardless of vehicle registration, may be permitted by the Developer.
 - d. Context sensitive street design standards/solutions as published by AASHTO & ITE shall be utilized for private streets and right-of-way within the boundary of the Planned Unit Development where the design speed is 30 mph or under and City referenced Florida Department of Transportation highway standards and specifications do not align with low speed street design.
10. Parking:
 - a. Parking spaces may be reduced to 9’ x 18’ providing 162 square feet.
 - b. The Planned Unit Development may be developed using shared parking methodology, as determined by the Developer and reviewed and approved by the Site Review Committee.
 - c. Oversized parking spaces within the Planned Unit Development may be provided by a single designated area and not allocated for all lots in excess of 100 spaces. Parking Garages shall not be required to provide oversized spaces internal to the



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garage footprint. Neighborhood Electric Vehicles parking spaces may be provided in lieu of compact spaces where Developer operations provides assigned Neighborhood Electric Vehicles to event patrons, visitors, staff, security, facilities maintenance or production personnel. Convertible Neighborhood Electric Vehicles to standard parking spaces may be utilized for management of parking capacity for all site vehicles.

- d. On street loading zones utilizing parking restricted spaces during loading hours may be utilized Planned Unit Development private, streets, right-of-way and access ways in addition to dedicated permanent off-street loading spaces without regard to ratio based on the most local need for loading activity. Off-street Loading zone spaces shall be 10' x 25' minimum to 10' x 55' maximum.
11. The project development program can be modified based on the Olympus Sports & Entertainment Planned Unit Development Equivalency-Trip Conversion Matrix contained in Exhibit 4. Any change in the development program mix will require the converting of average daily trips between land uses based on the matrix. The matrix is designed to equate land uses based on equivalent traffic impacts such that use of the matrix should not impact the overall traffic impact of the project. The following are limitations on the use of the trip conversion matrix in Exhibit 4, without amending the Planned Unit Development:
 - a. Residential uses can only be increased by 225 multi-family and 100 single-family units, with a maximum of 1,413 residential units. No additional conversion to residential uses is allowed. The project may utilize the affordable housing density bonus, as contained in the Land Development Code, Section 122-358, as a way for increased density on any single development site.
 - b. Up to 50% of each of the General Office, Medical Office, and Recreational Community Center land use categories may be converted. These three uses may only be converted to one of the other two uses in these employment categories.
 - c. Any matrix conversions shall be documented in the annual report.
12. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and Olympus Boulevard adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.
13. The Developer shall coordinate with the City, Lake County, and any other State Agencies in the placement and designing of a multi-purpose trail along the project's boundary as shown in Exhibit 8 Olympus Trail Network.
14. Prior to the first Certificate of Occupancy in Phase 2, the Developer shall provide the City a Mobility Plan which documents the commitments being made to increase internal capture. Such commitments could include, but are not limited to Neighborhood Electric Vehicle programs, internal and external shuttle programs, and other related vehicular



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reduction/internal capture strategies.

SECTION 9: SIGNS

1. Developer shall prepare an overall master signage plan for City approval. Such application and approval shall supersede Chapter 102 where applicable. The project shall be subject to the City Code until the Developer receives approval from the City Council for an overall master signage plan.
2. Street light pole banners are permitted with no more than two per pole. The perimeter road network will be limited to every other pole for flag use. Internal roads may have flags as needed. The banners shall be associated with current events or activities within the Planned Unit Development boundary and in no event shall be used to advertise or promote any specific business. Flags may be placed at designated areas, as indicated on Exhibit 6 attached hereto and incorporated herein.
3. The Urban Special Purpose District may incorporate video display monitors outdoors but within building envelopes, courtyards, and internal promenades (OEZ-1) which are oriented to the pre-event attendees & post event attendees and not visible to the general public. Event based Video Display application shall not be regulated as “signage” under the City Ordinance and shall not be regulated as “signage” under the Olympus Sports and Entertainment Planned Unit Development Signage Master Plan. Video Display placement may vary with event scale and may also include non-permanent interview & broadcast platforms. Mobile broadcast & video production equipment may also incorporate display monitors that serve the temporary event function.

SECTION 10: ALCOHOL BEVERAGE ESTABLISHMENTS

The restrictions set forth in 6-1 of the City Code as may be amended, shall not be applicable to the Planned Unit Development.

SECTION 11: SCHOOL CONCURRENCY

School concurrency shall be met before any residential final plat or residential site plan approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 12: CONCURRENCY MANAGEMENT REQUIREMENTS

Concurrency Management Requirements: Any development shall comply with the Lake County and the City of Clermont Concurrency Management System, as amended.

SECTION 13: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of permits, the Developer may be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit 2 for review and approval in accordance with the Comprehensive Plan and Land Development Code, as



CITY OF CLERMONT
ORDINANCE NO. 2020-40

amended.

2. Expiration of applicable incremental development orders or project development agreement shall not occur prior to the expiration of the Planned Unit Development which shall not be less than five (5) years after the planned last phase of the development program.

SECTION 14: FUTURE AMENDMENTS TO STATUTE(S), CODE(S), PLAN(S), AND/OR REGULATION(S)

The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City Comprehensive Plan, and City Land Development Code shall include any future amendments to the statutes, code, plans, and/or regulations.

SECTION 15: ADDITIONAL CONDITIONS

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.
2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.
3. This Planned Unit Development shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.
5. The transfer of ownership or lease of any or all of the property described in this Planned Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. This Ordinance shall at the expense of the Developer be immediately recorded in the Public Records of Lake County and shall as a matter of record and legal purposes run with and govern the future development of the Property. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.
6. An annual report documenting the construction of entities and their phase along with assignment of rights shall be submitted to the City for review and approval no later than



CITY OF CLERMONT
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May 15th for the prior calendar year. The report shall also include a running total of constructed square footage. The report shall be prepared at the cost of the Developer and the sole responsibility of the Developer, or assigned designee.

7. This Ordinance shall be rendered null and void if substantial construction, such as site infrastructure, as determined by the City, has not commenced within two years of its effective date.
8. The following waivers were not approved as indicated in Exhibit 3: Olympus Planned Unit

Development Standards.

- a. Building height measured using stories will use City standard for measuring.
- b. Laser lighting will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
- c. Maximum area of signs will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
- d. Telecommunication towers will be limited to 140 feet.
- e. Special events and Temporary uses will use City standard until the applicant produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
- f. All indoor and Outdoor Entertainment will use City standard until the applicant produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
- g. Industrial use/Waste related services will use City standard.
- h. Architectural standards will use City standards until Architectural Plans have been reviewed and approved by City Council.
- i. Definitions specific for Olympus Sports and Entertainment will use City standard until further clarified by the applicant.

SECTION 16: CONFLICT

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

SECTION 17: 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 18: 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.



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SECTION 19: RECORDING

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

SECTION 20: 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.



CITY OF CLERMONT
ORDINANCE NO. 2020-40

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 8th day of December, 2020.

CITY OF CLERMONT

Tim Murry, Mayor

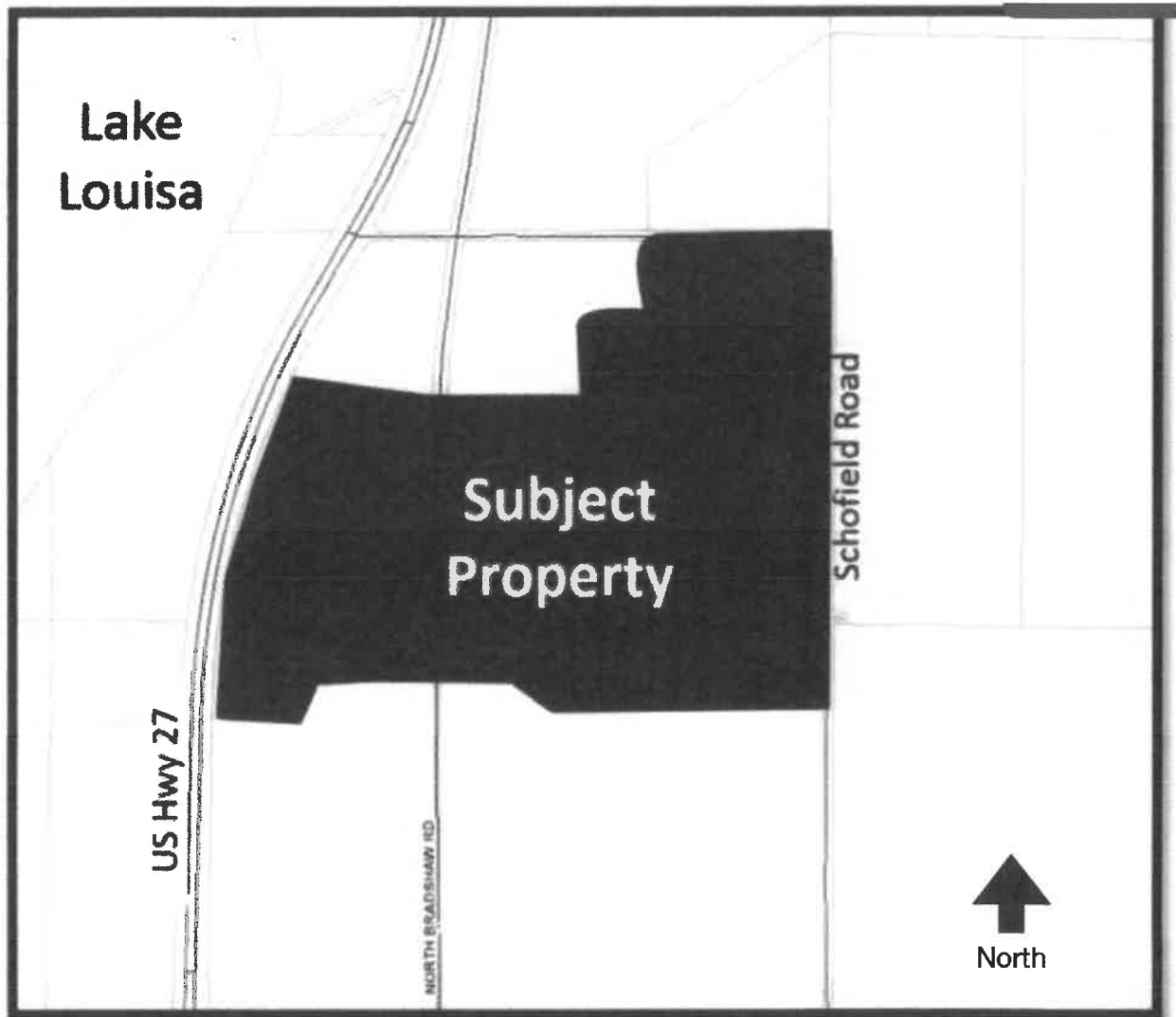
ATTEST:

Tracy Ackroyd Howe, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

4. PLOT PLAN





Olympus Health & Wellness Campus to Expand

With the anticipated growth of the Olympus Health & Wellness Campus, Brian Wheeler, senior planner for the Olympus project, has prepared an updated Site Plan and Regulating Plan. The updated documents include all previously planned facilities, plus the addition of Medical Fitness and Senior Care Residences as an ancillary use within the medical office zone.

The location of the medical office zone within the Health & Wellness Campus has necessarily expanded by shifting directly West of its original location to provide greater visibility for the Health Partner.

In addition to the Health Partner, Olympus is currently in late-stage discussions with a renowned orthopedic group to provide Sports Medicine, Medical Fitness and Sports Performance, cornerstones of the Olympus health, wellness and sports brand. Sports Performance will be added to the existing Athlete Center within the Sports Campus.

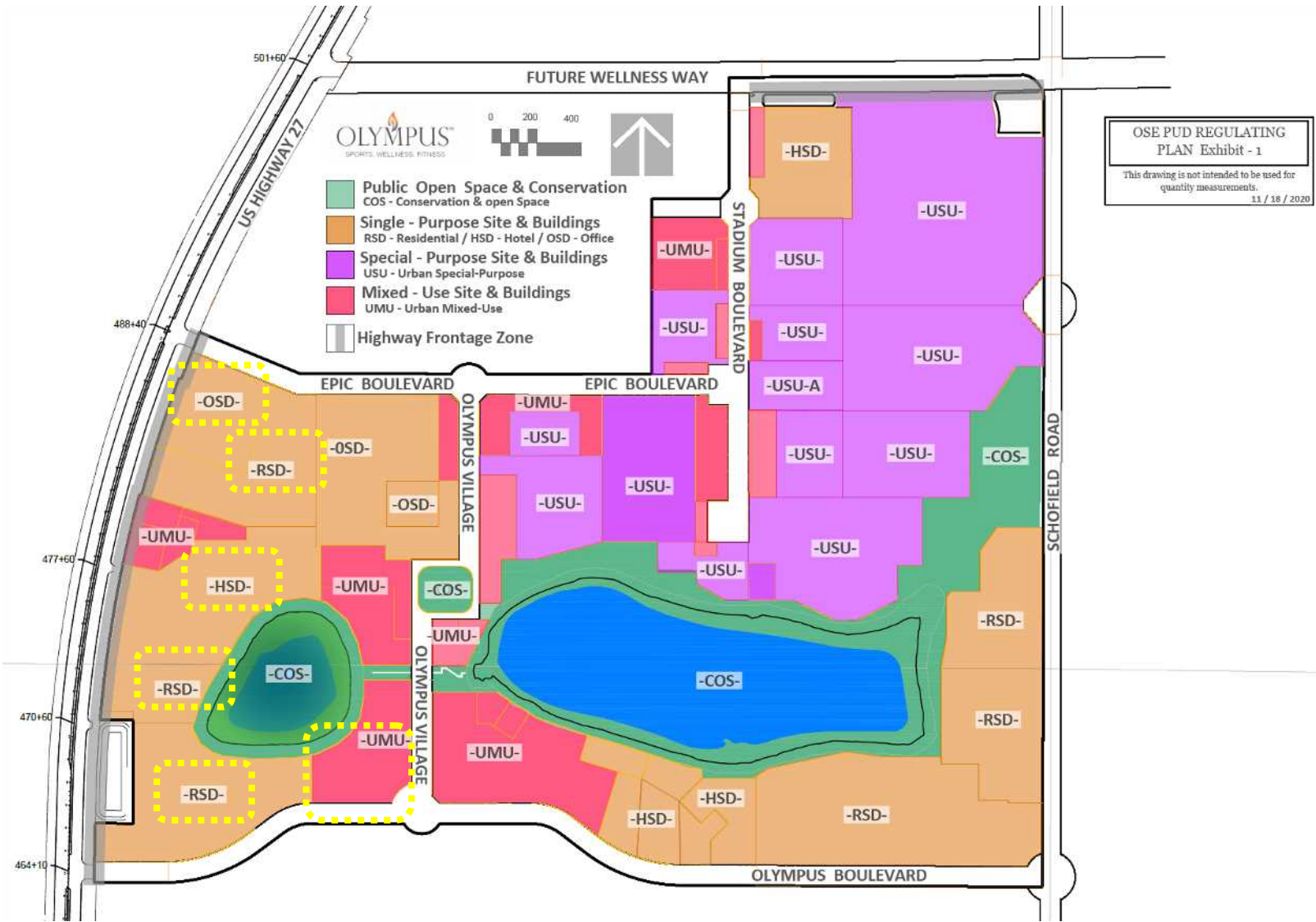
It is now contemplated that the Health & Wellness Campus will include:

- Urgent Care Center
- Medical Offices
- Olympus Fitness Center
- Olympus Wellness Center
- Medical Fitness Center (new)
- Ancillary Independent Living and Assisted Senior Living (new)

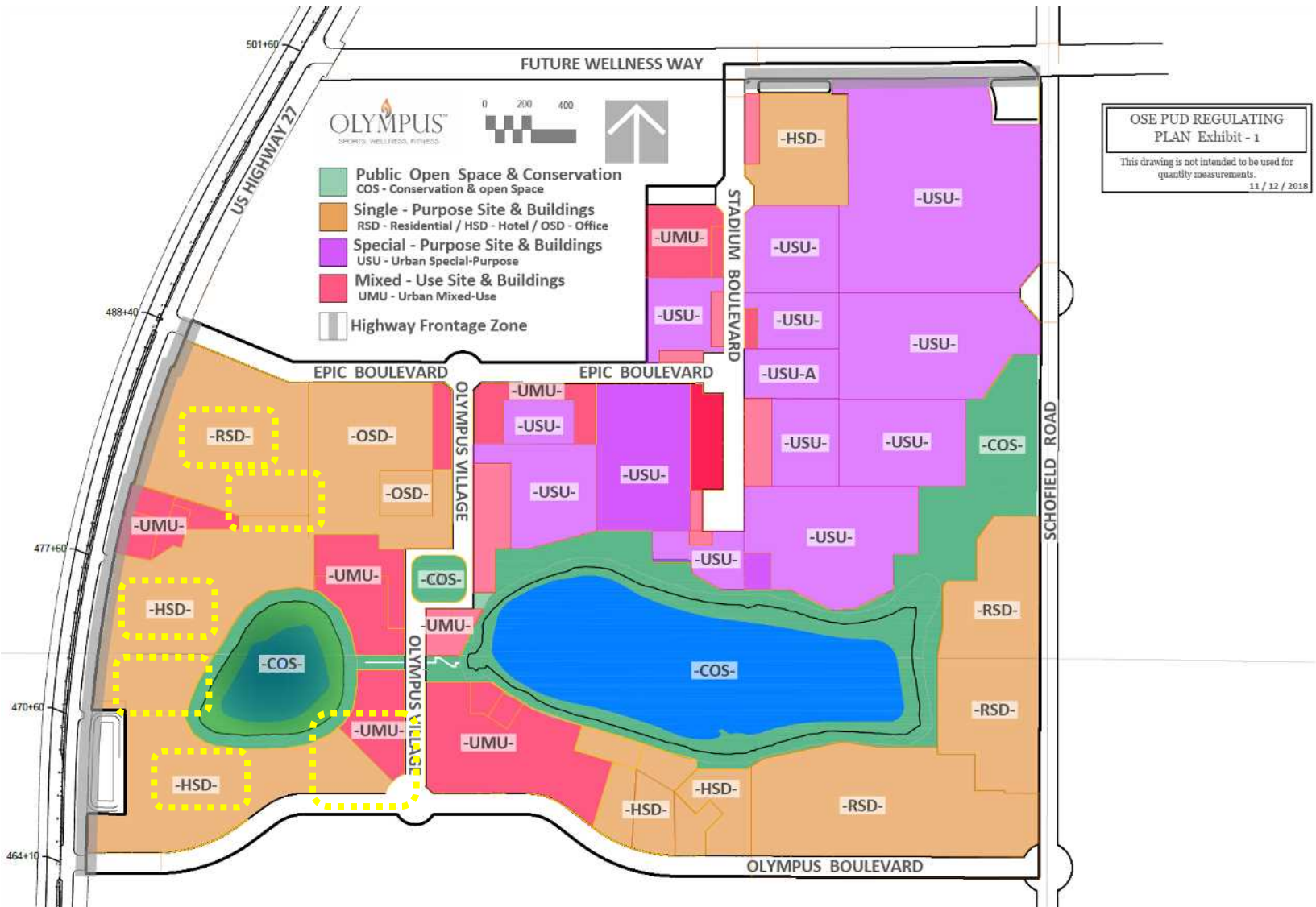
The program expansion of the Health & Wellness Campus requires relocation of the multi-family site South of its original position. The move will benefit traffic flow into the multi-family land use as it borders the main entry road, Olympus Boulevard.

The prior Hotel zone along US-27 is reduced in size to accommodate the relocated multi-family site. No increase or decrease occur in the overall Olympus Sports & Entertainment Project Development Program as a result of the updated plan exhibits.

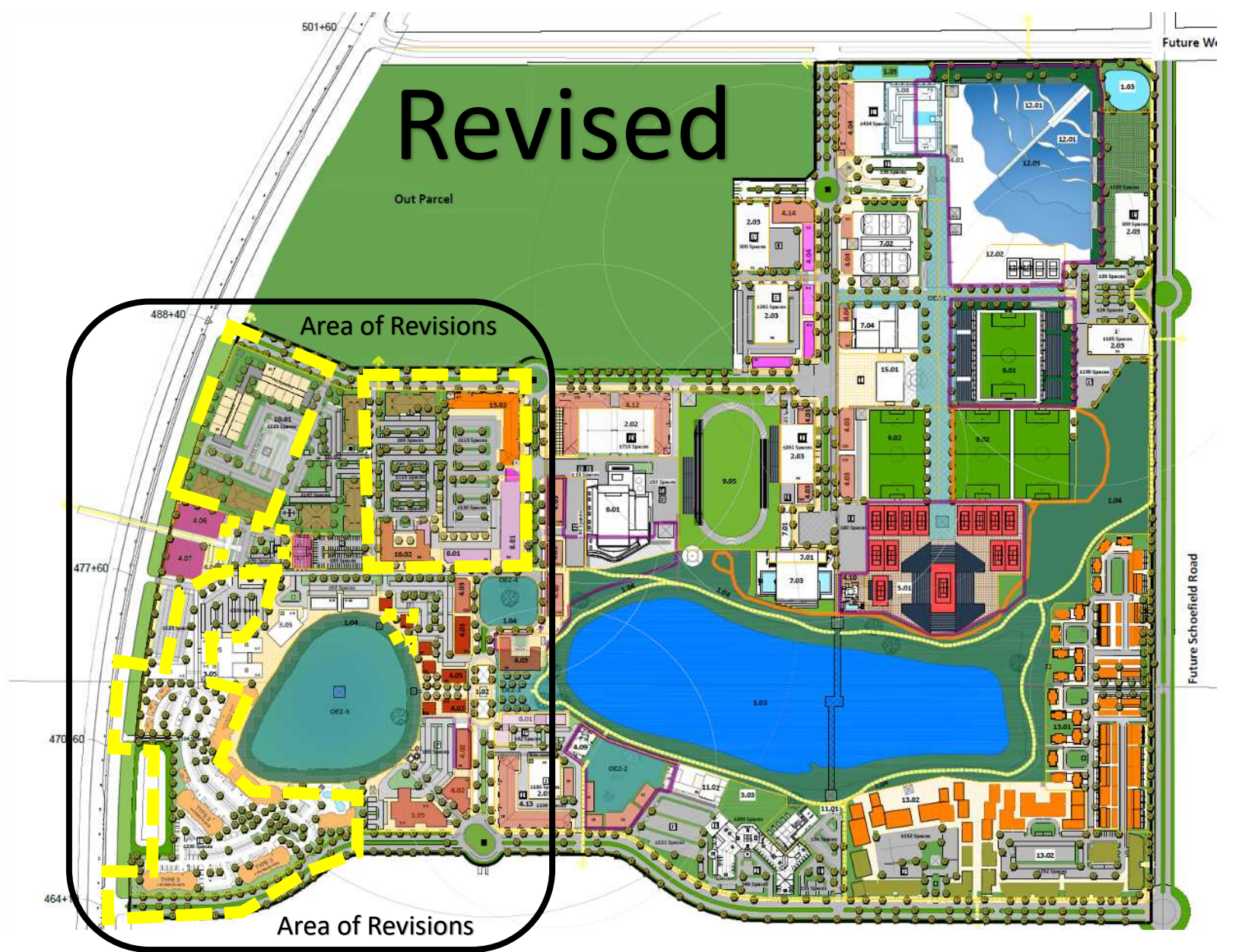
Other PUD minor modifications occur within the PUD ordinance to adjust timeframes for project activities that have experienced delays related to COVID-19 and the Wellness Way Area Plan.



Revised

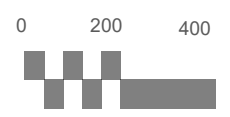


Original



501+60
488+40
477+60
470+60
464+10
US HIGHWAY 27

FUTURE WELLNESS WAY



- Public Open Space & Conservation**
COS - Conservation & open Space
- Single - Purpose Site & Buildings**
RSD - Residential / HSD - Hotel / OSD - Office
- Special - Purpose Site & Buildings**
USU - Urban Special-Purpose
- Mixed - Use Site & Buildings**
UMU - Urban Mixed-Use
- Highway Frontage Zone**

OSE PUD REGULATING
PLAN Exhibit - 1

This drawing is not intended to be used for
quantity measurements.
11 / 18 / 2020

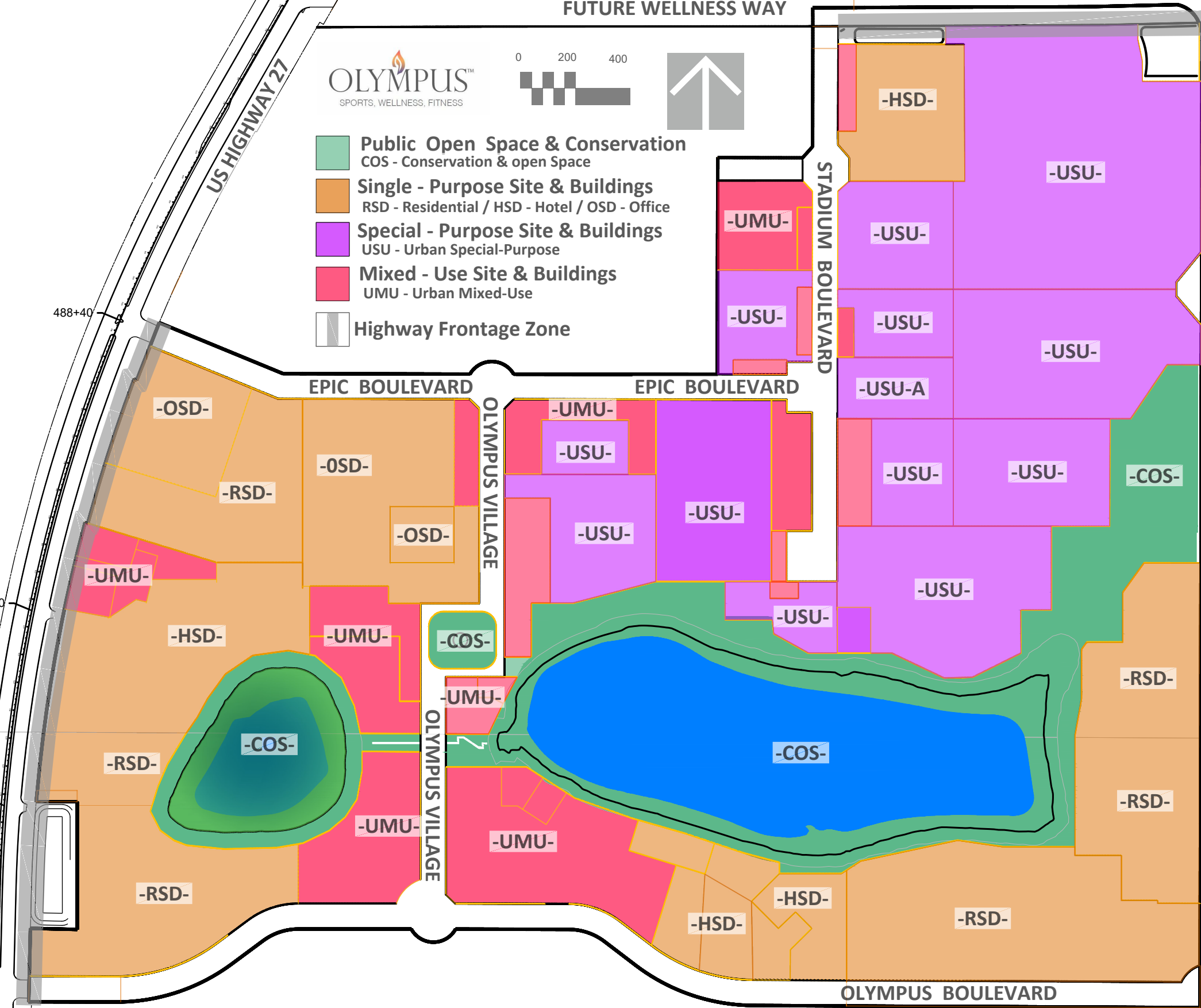
STADIUM BOULEVARD

EPIC BOULEVARD

EPIC BOULEVARD

SCHOFIELD ROAD

OLYMPUS BOULEVARD



501+60

Future Wellness Way

11.19.2020

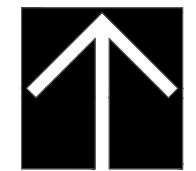
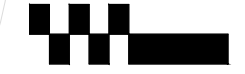
OSE PUD SITE PLAN Exhibit-2

This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

- | | |
|--|---------------------------------------|
| ☐ Site Plan | ☐ Landscape |
| ☐ Site Coverage | ☐ Architecture |
| ☐ Drainage | ☐ Other |

0 200 400



Future Sc



- GATEWAY / MONUMENTS / KIOSK
- PEDESTRIAN / ATHLETE PATHWAYS
- MULTI USE PUBLIC TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING
- PAD SITES / INFILL BUILDINGS
- COTTAGE COURT
- ENTERTAINMENT ZONE BOUNDARY
- OUTDOOR EVENT ZONE (OEZ)

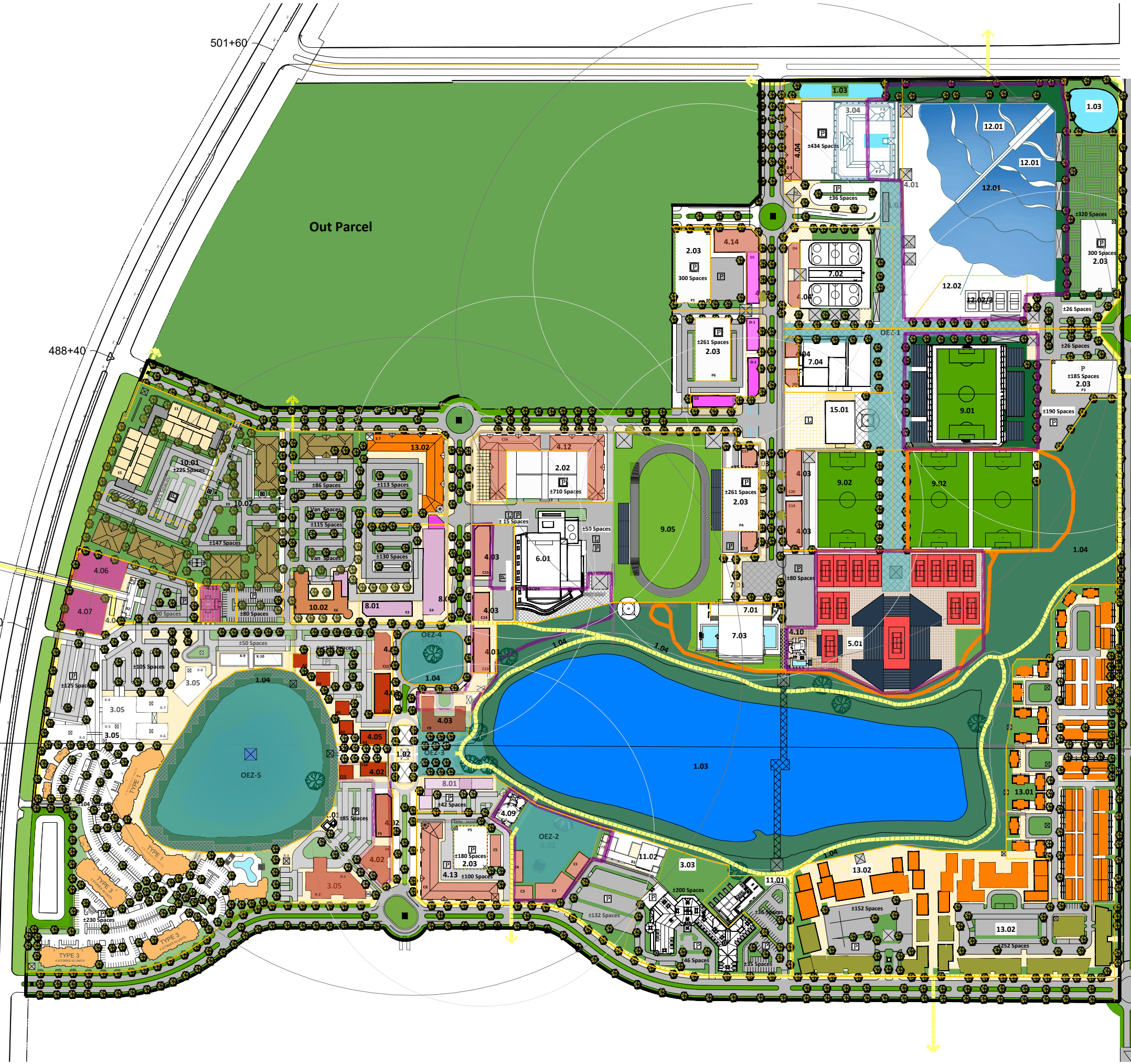
Out Parcel

488+40

477+60

470+60

464+10



OLYMPUS CLERMONT

Development Standards-Exhibit H

November 19, 2018



1: PURPOSE AND INTENT

For the purposes of the Olympus Sports & Entertainment (OSE) Standards, significant development districts within the Olympus PUD have been categorized as Single-use or Urban Districts as shown in PUD Exhibit -1 Regulating Plan. In general, standards and provisions for urban based districts are designed to create walkable, mixed-use environments, whereas the conventional Single-Use districts are more reflective of conventional, primarily automobile-dependent, configuration.

The delineation of Urban Districts within the Olympus PUD serves to regulate land uses that share an Urban character & Master Site resources but require different development controls, parking provisions and management.

The OSE PUD includes proposed street ROW internal to the PUD that will be designed to compliment OSE District Standards. PUD internal streets shown & named on PUD Exhibit -1 include “Olympus Village”, “Epic”, and “Stadium” which are collectively referred to as the PUD internal streets. “PUD street frontage” refers to OSE District, parcel & lot frontage along the ROW of only the PUD internal streets. External Streets named “Olympus”, “Wellness Way”, & Schofield are not regulated as Internal PUD frontage, although ROW donation and ROW construction will occur by agreement with the OSE PUD.

2: SUMMARY OF PUD BASED DISTRICTS

-CONSERVATION & OPEN SPACE DISTRICT (COS)

The -COS district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, plazas, trails, and limited community garden or horticultural uses. This District typically does not contain buildings, with the exception of small civic structures, iconic features, interpretive elements, monuments or supportive open space recreation & accessibility facilities. There are no specific development standards listed for this district.

-RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The -Residential Neighborhood district is a zone of suburban & urban residential units and limited ancillary commercial (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood district, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to Sketch Plan submittal & review by the City Site review Committee.

-OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades.

-HOSPITALITY SINGLE-USE DISTRICT (HSD)

The Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings.

-URBAN MIXED-USE DISTRICT (UMU)

This Core district consists of higher density, mixed-use buildings that accommodate commercial, retail, offices, and residential apartments. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

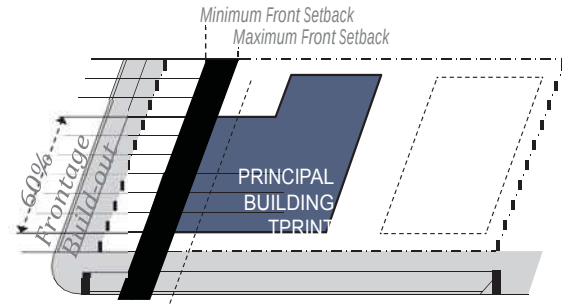
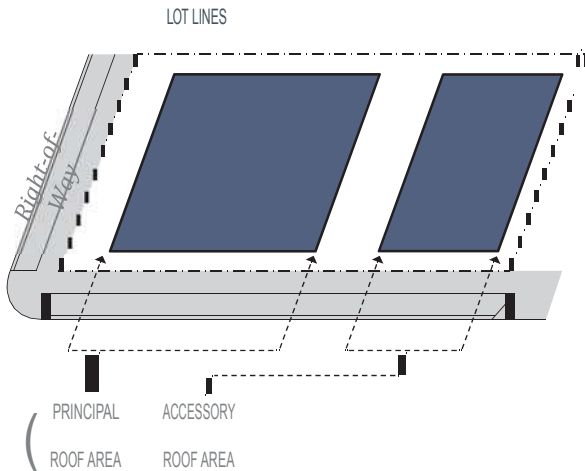
-URBAN SPECIAL-USE DISTRICT (USU)

This district consists of higher density, mixed-use liner buildings that accommodate retail, offices, and apartments located along primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage. A network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

2.4.1 DISTRICT STANDARDS

DISTRICT	SF -RSD-	-HSD	-OSD	-RSD	-UMU	-USU
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	32' min.	n/a	n/a	n/a	n/a	n/a
2. Lot Size	3200 s.f.	n/a	n/a	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	95%	95%	90%	80% of parcel area	100%	100%
4. Frontage Build-Out ^{2,3}	60% min 95% max	20%min	40%min	60% min; 95% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; & total impervious coverage. Parcels individually & in aggregate may also be subject to Stormwater sub-basin limits. ² See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback	10'		n/a	0 ft min	0 ft min	0 ft min
		n/a		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	7.5'	n/a	n/a	0 ft min	0 ft min	0 ft min
		n/a	n/a	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	5'	10 ft min	10 ft min	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	5'	n/a	n/a	0 ft	0 ft	0 ft
6. Attached Garage Setback (from front facade) ^{5, 6}	5'	n/a	garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots)					
2. Side Setback - Corner / Alley ⁵	7.5'	n/a	n/a	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	2.5"	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	5'	n/a	n/a	3 ft min	3 ft min	3 ft min
6. Garage Door Setback (from front facade) ⁵	10'	n/a	n/a	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ US27 ROW does not count as Street Frontage for any building requirement. ⁴ US 27 ROW does not count towards the calculation of overall Street Frontage % for any PUD District Land Use ⁵ In addition to the setback requirements listed above, garage doors/carports which face a PUD or public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. ⁶ The (RSD) neighborhoods are exempt from this standard when garage doors do not face a PUD street or public right-of-way. ⁷ Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - see Section 2.6	2 stories min ⁸	2 stories min	2 stories min	2 stories min ⁸	2 stories min	2 stories min ⁸
	3 stories max 56 ft max	8 stories max 130 ft max	6 stories max 102 ft max	4 stories max; 68 ft max 3.5 stories max fronting Schofield Road	4 stories max at property line, 102 ft max	175 ft max
2. Accessory Building Height	2 stories max	2 stories max	4 stories max	2 stories or 30 ft max	4 stories max ¹⁰	4 stories max ¹⁰
3. Building Width at Frontage	18 min.	440 ft max ⁹	300 ft max ⁹	240 ft max ⁹	280 ft max ⁹	460 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 ⁹ Buildings shall comply with the Large Footprint Building standards in the City Architectural Standards & the OSE Architectural Guidance Document. ¹⁰ Buildings or Parking Structures exceeding 2 story may incorporate affordable dwellings as defined by City Ordinance.						
E. PARKING GARAGE LOCATION- there are no interior side setbacks for parking buffers . See Section 2.5.8 for additional provisions						
1. Front Setback	n/a	40 ft min	10 ft min	40 ft min	40 ft min	20 ft min
2. Side Setback - Corner	n/a	25 ft min	10 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback	n/a	0 ft min	10 ft min	15 ft min	0 ft min	0 ft min

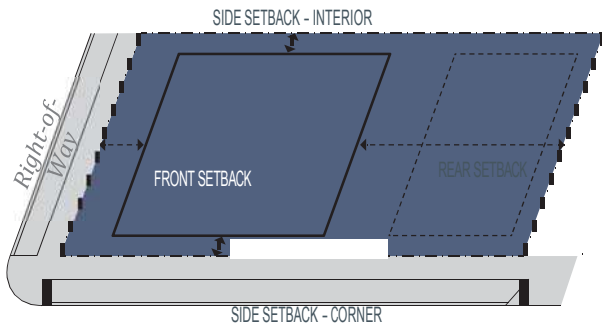
LOT CONFIGURATION (2.4.1.A)



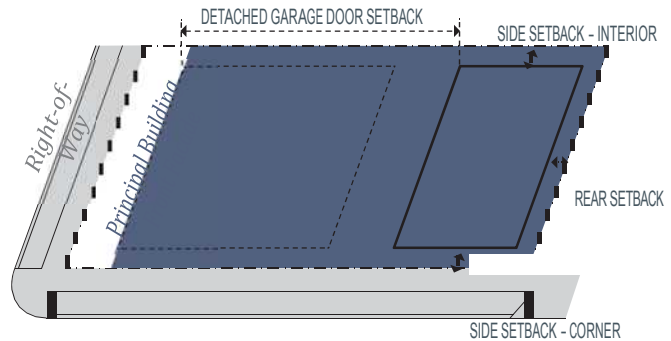
FRONTAGE BUILD-OUT (2.4.1.A.4)

Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.

BUILDING PLACEMENT (2.4.1.B - C)



PRINCIPAL BUILDING SETBACKS (2.4.1.B)



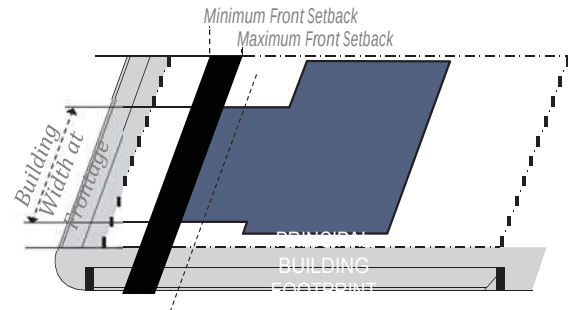
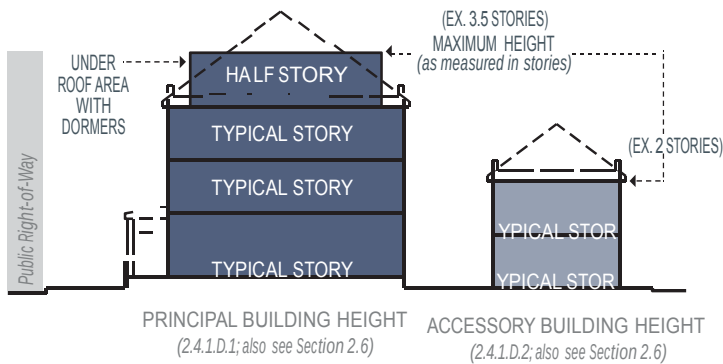
ACCESSORY BUILDING SETBACKS (2.4.1.C)

BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof which is habitable.

If maximum heights are listed by a dimensional standard, height is measured from adjacent grade, above base flood elevation, if applicable, to the highest point of roof height including roof top elements. USU district building height

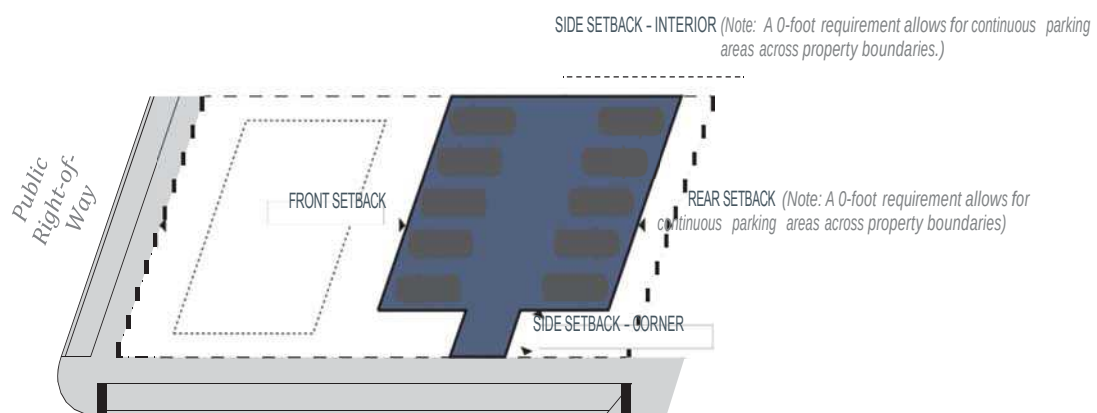
Shall not exceed 175' total and shall not be regulated by height per story. Maximum habitable height limit of 5 stories.



BUILDING WIDTH AT FRONTAGE (2.4.1.D.3)

The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.

GARAGE PLACEMENT (2.4.1.E)



2.5.1 BUILDING PLACEMENT AND ORIENTATION

City Review: Sketch Site Plan submittal & Architectural Elevation Sketches shall be provided for incremental parcel, lot or infill pad site development review by the City Site Review Committee. Sketch Plan submittals shall be in substantial conformance with the PUD provisions and PUD Master Plan Exhibit-2.

Frontage and Orientation on Street: All buildings in Urban Mixed-Use Districts & Urban Special-Use Districts shall front a PUD internal street right-of-way, (reference PUD Exhibit-1, OSE Development Standards, Section 1) and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1. Multi-Building Sites:

- a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets, drive isles, driveways and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.
 - b. Perimeter buildings and outparcels shall be configured and located to define street edges, development entry points, and spaces for gathering between buildings.
 - c. Perimeter buildings shall be oriented so that the primary facade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot that has buildings that otherwise meet the frontage requirement may have entrances that do not face the Primary Frontage.
2. **Live/Work Buildings:** Where such buildings are permitted, the entrance to the commercial space shall face the Primary Frontage. However, the entrance to the residential space may be located on the side or rear.
3. **Utility and Conservation Lots:** Lots platted for the sole purposes of being sites for public utilities (e.g., water, sewer, electric, stormwater) or as conservation areas shall not be required to abut a dedicated public street. Adequate access by easement shall be provided. Buildings associated with utilities shall meet the OSE ARB architectural building standards and Written Narrative of the PUD zoning district.
4. **Lots May Front on Civic or Open Space:** Lots shall be permitted to front on a civic plaza, promenade or open space as defined.

B. Frontage Build-Out:

1. Facades shall be built parallel or angular to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified.
 - a. Exceptions:
 - i. Exceptions may be granted by the City Manager where the parcel has an irregular configuration, utility easements or legal constraints which prevent compliance, or if building is sited to take advantage of specific topographical and natural characteristics.
2. Front facades shall front PUD internal streets or public rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.
3. For parcels that may contain multiple structures in different phases, an overall Illustrative Sketch Plan, showing proposed building locations and site circulation, shall be prepared to ensure that the cumulative frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once and may be phased over time. The Illustrative Sketch Plan is subject to future modifications as long as the intent of this standard continues to be met — this will be evaluated by the Olympus Design Review Authority (OSE ARB) as each individual project phase/parcel or buildings are designed.

4. Pedestrian-use areas (such as plazas, courtyards, and sidewalk cafes) within the minimum and maximum front setbacks are exempt from the frontage build-out when all of the following conditions are met:
 - a. The existing sidewalk is less than 8' wide
 - b. The primary facade is within 10' of the build-to line
 - c. One of the appropriate frontage types is utilized.
5. Where rear access is not possible, driveways are also exempt from this requirement, and their width may be subtracted from the total lot width to determine the build-out percentage.

C. Corner Lots:

1. Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger buildings.
2. Parking shall not be located between the building and the PUD Primary Street(s).

D. Pedestrian Entries from Frontage Line:

1. Buildings shall have their principal pedestrian entrances on a frontage line.
2. All buildings with shared entrances shall be oriented so that the primary entrance(s) face(s) the PUD street.
3. In the case of corner lots, the primary entrance(s) shall face the PUD street from which the building derives its street address.
4. In the UMU and USU zones, blank facades are not permitted. Multiple pedestrian entrances for public access shall be provided every 100 feet, or more frequently unless the building space program would be functionally reduced. The OSE ARB may modify the spacing of the entrances based on the amount of glazing, interior layout, and general design & functional nature of the structure.

E. **Frontage Types:** The private frontage of the building shall comply with the standards laid out in the OSE ARB Architectural Guidelines.

F. **Building Types:** More specific standards may apply based on a specific building type as defined and regulated by the OSE ARB Architectural Guidelines.

2.5.2 INFILL LOT STANDARDS

- A. **Pad Sites:** Designed to accommodate freestanding buildings may orient based on a specific building type. Reference PUD Exhibit-2 for locations.

2.5.3 WATER-ORIENTED FACILITIES

Water-oriented facilities such as docks, platforms boardwalk, overlooks, bridges etc., shall be allowed to encroach into required setback areas along shorelines and into lakes, streams and other bio-swales.

2.5.4 WATERFRONT LOTS

- A. **Detached Garage:** Notwithstanding the requirements for detached garages, detached garages for residential dwellings may be placed in front of the principal building elevation, with the following conditions:
 - 1. Garage shall meet the typical front and/or side setback requirements, and
 - 2. Garage doors shall be oriented perpendicular to the public right-of-way to minimize visibility.
- B. **Critical Area or Wetland Buffer:** As required by ERP permit or SJRWMD standards.

2.5.5 IRREGULAR LOT CONDITIONS

- A. **Irregular Lot Lines:** Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the City Manager when unique site conditions exist & where shown on the PUD site plan.
- B. **Irregular Lot Setbacks:** The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the City Manager, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.
- C. **Double- and Triple-Frontage Lots:** On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street.
- D. **Flag Lots:**
 - 1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
 - 2. Flag lots may be permitted if the lot has an access strip with a minimum width of 20' serving the main building site of the property.
 - 3. Flag lots shall be permitted, using the process for Administrative Adjustment, if all of the following conditions apply:
 - a. connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained.
 - b. there is no reasonable alternative, due to extreme topographic conditions or other physical condition.
 - c. the lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property line within the main building site, as opposed to the property line adjoining the public right-of-way.
 - d. For waterfront lots, standards from Section 2.5.4 shall also be met.
 - 4. Flag lot access shall meet the minimum fire apparatus access clearance requirements as outlined in the International Fire Code (IFC Section 503.2)

2.5.6 ENCROACHMENTS

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable.

- A. **Encroachments over Sidewalks:** With approval of the City, or CDD (whichever has authority over a street), awnings, arcades, canopies, and galleries may encroach over the sidewalk to within 4 feet of the curb, but they shall provide a vertical clearance of at least 13.5 feet from any sidewalk finished grade.

- B. **Upper Story Encroachments:** Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. With approval of the City, or CDD (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way (ROW) a maximum of 6 feet, but they shall provide a vertical clearance of at least 13.5 feet from the sidewalk grade.
- C. **Lower Story Encroachments:** Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required setback.
- D. **Covered Porches:** Covered porches may encroach a maximum of 8 feet into any required front yard or street setback and 4 feet into any interior side or rear yard setback.
- E. **Uncovered Porches, Decks, and Patios:** Uncovered and unenclosed porches, decks, patios, and other similar features may encroach into the side and rear setback to within 5 feet of the property line.
- F. **Steps, Stairs, Walkways, and Driveways:** Uncovered and unenclosed steps, stairs, walkways, and driveways may encroach up to 100% of the depth of any required street yard but may not encroach upon any public sidewalk.
- G. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the "Accessibility Code" may encroach into any required yard but may not be closer to any property line than 2 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- H. **Fences and Walls:** Fences and yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:
 - 1. **Front or Street Side Setback:** 4 feet in height measured with retaining wall top elevation if present
 - 2. **Interior Side or Rear Setback of a -RSD District:** 6 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 3. **Interior Side or Rear Setback of a -UMU:** 8 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 4. **Interior Side or Rear Setback of a -USU:** 10 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the building wall projection.
- I. **Mailboxes:** Mailboxes may encroach into a front setback area. The following standards apply:
 - 1. Freestanding mailboxes are not permitted. Mailboxes shall be attached to a wall, fence or the structure itself.
 - 2. When grouped or ganged mailboxes are required as part of a new parcel or zone of development, a structure shall be provided to house the individual mail box units. The structure may encroach into a typical front or side setback. The structure shall be included in the site plan and the design shall be approved by the appropriate Olympus Design Review Body.

2.5.7 STREET ACCESS STANDARDS

- A. **Access to Lots from Alleys/Rear Lanes:**
 - 1. Lots served by alleys shall access garages and/or off-street parking areas from the alley and shall not have driveways in front or corner side yard areas.

2.5.8 EXCEPTIONS TO SECTION 2.4.1.E - PARKING LOCATION

- A. The provisions shall not apply to cars parked on plazas or street edge associated with valet or VIP event parking.
- B. Where lot depth is less than 60' deep, the City Manager shall evaluate this requirement on a case-by-case basis. In no case shall parking be located in front of a building in UMU and USU districts.
- C. Where lots have frontage on more than one Primary Street and build-out on one of the streets is planned to be phased, parking may be permitted within the parking setback, provided it doesn't prevent or preclude future build-out of the overall master plan for the parcel.

2.6: HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

2.6.1 MEASUREMENT OF BUILDING HEIGHT

- A. Building height for life/safety Building Code purposes is measured as the number of habitable stories (syn. floors) in a building & for City land development regulations as a maximum dimensional measurement. A story is a habitable level in a building of no more than 16 feet in height from finished floor to finished ceiling. Stories measured above the ground floor shall not exceed 14' each for non-residential or 12' each for RSD buildings. Top floor habitable story height including roof top elements may exceed maximum story height without exceeding the maximum building dimensional height limits.
- B. Where a maximum height is also provided in feet, that height shall be taken from the adjacent sidewalk or unimproved site grade at or along the front facade of the building to the highest roof height or top of the parapet. Where the building is located adjacent to a lake flood zone, the height shall be taken from the lowest adjacent grade as determined above the base flood elevation for the sub-basin design storm event.
- C. Under-roof areas with dormers shall be counted as half-stories.
- D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 16 feet in height.
- E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.
- F. Certain buildings (such as gymnasiums, stadiums institutions, theatres, etc.) may require finished floor-to-ceiling heights greater than 16 feet. In such instances, the number of stories is not regulated, the maximum habitable number of stories is 5 and the maximum building height is 175 feet.

2.6.2 BUILDING HEIGHT ABOVE GRADE

- A. **General to All Zones:**
 - 1. **Freeboard:** In addition to the standards listed below, where a parcel is located in a lake flood-zone, the minimum FFE elevation above grade is 2 foot above base post-development 500 year flood elevation.
 - 2. **Exception:** Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated fully above grade. Storage or parking basement levels may be constructed below the base flood elevation.

B. Specific to - RSD Zones:

1. If the finished floor of new residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior.
2. The finished ground floor elevation for 2- and 3- unit buildings shall be elevated a minimum of 2 feet above the average adjacent sidewalk, or adjacent street curb grade where no sidewalk is present.
3. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade.
3. The ground floor height of multi-family residential structures shall be a minimum of 12 feet from finished floor to ceiling.
4. The ground floor height of non-residential ancillary buildings shall be a minimum of 12 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 10 feet from floor to ceiling.

D. Specific to UMU Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 3 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade..
2. The ground floor height of residential structures shall be a minimum of 12 feet from finished floor to ceiling.
3. The ground floor height of single-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
4. The ground floor height of multi-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 12 feet from floor to ceiling.

2.6.3 TWO-STORY HEIGHT REQUIREMENTS

Specific to Zones UMU and USU: minimum Two-story buildings are required within 250 feet of any internal street ROW, as measured from the centerline of the street. Any parcel that is partially within the 250-foot radius will be required to comply with the two- story height requirements.

Where a two-story minimum building height is required, the following configurations are permitted in addition to a typical two-story building with habitable space on each level:

- A. **Two-Story Mass:** This can be an open, double-height structure with a minimum building height of 24 feet. The second floor does not need to be built out or habitable.
- B. **Mezzanine:** The intent of mezzanines is to provide upper-level activity along street facades. Mezzanines shall meet the following conditions:
 1. All buildings shall include a minimum massing of two stories extending fully along all street-fronting facades and any facade that is visible from a corner. If a building cannot meet this standard through the use of a mezzanine, then the mezzanine will not be permitted to fulfill the two-story requirement.
 2. Mezzanines shall be located on the Primary Facade(s) of a building.
 3. A mezzanine shall be designed as usable primary interior floor space, not storage or other secondary, mechanical, or service functions.

4. All mezzanine floor space shall be located in direct contact with street-fronting second-floor windows and is required to meet all of the window transparency requirements of a second floor.
5. When being used to satisfy a two-story building height requirement, a mezzanine level shall meet all ceiling height standards of a second floor.

2.6.4 DIMENSIONAL HEIGHT STANDARDS & EXCEPTION - Site Elements

Height measurement requirements for signs, lighting, landscape, screens, and all other site elements, site structures or objects for which a dimensional height requirement is not established by the City or OSE Standards shall be measured as the vertical distance from the average sidewalk or site grade at the structure or object's mounting foundation to its highest point.

2.6.5 ITEMS NOT INCLUDED IN HEIGHT CALCULATIONS

The habitable building height limitations of the OSE Standards or City Code shall not apply to spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, mechanical penthouses, observation towers, transmission towers, chimneys, flagpoles, masts and antennas. The City Manager & OSE ARB shall consider the Architectural Merit of vertical elements incorporated into the building design along with functional requirements to determine the appropriate scale, location and configuration.

2.7 CORRIDOR OVERLAY Certain areas of the PUD Site fall into one or more of the following overlay districts:

2.7.1 RETAIL US-27 & WELLNESS WAY FRONTAGE OVERLAY

- A. **Purpose and Intent:** In all districts, it is desirable to maintain pedestrian street character while permitting allowable uses & mixed uses to occur in buildings that front designated streets.
- B. **Certain Commercial Permitted:** Where designated on the PUD Regulating Plan as a retail frontage overlay, the buildings, parcels & lots with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.
- C. **Designation:** Retail frontage overlays are designated on the PUD Regulating Plan by a grey transparent line, as indicated in the map key.

2.8.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

- A. **Purpose:** The alternative development options of this section allow for variety in OSE Development Standards while maintaining the overall character of the PUD. These options have several public benefits:
 - They promote better site layout and opportunities for private recreational areas;
 - They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes, and
 - They promote energy-efficient development.
- B. **Definition:** A small-scale planned infill development or pad site is a **USU** or **UMU** zone in which the building pads are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.
- C. **Applicability:** **USU** or **UMU** parcel that comprise a minimum size building pad may utilize these standards.

- D. **Conflict with Other Regulations:** If there is a conflict between the small-scale planned infill standards of this section and any other City Code or requirement of the OSE Standards, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of the City & OSE Standards.
- E. **Approval Procedures:** small-scale planned infill developments are subject to the Olympus architectural review procedures and City Building Permit procedures.
- F. **Lot Size:** There is no set minimum lot size (area or width) requirement within a small-scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards.
- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.
- H. **Open Space Requirement:** A portion of the gross area of the PUD development shall be reserved for some type of usable, common open space, so zero open space is required for infill pad sites.

2.8.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)

- A. **Purpose:** The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor space. They provide a space-efficient and economical alternative to traditional attached single dwelling unit development. The ownership model may be either fee-simple or condominium-style and can achieve the same benefits as those listed in Section 2.8.1.A.
- B. **Definition:** A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.
- C. **Conflict with Other Regulations:** If there is a conflict between the cottage courts standards of this section and any other requirement of the City Code or OSE Standards, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of the City Code.
- D. **Approval Procedure:** Cottage courts are subject to the City subdivision review procedures.
- E. **Number of Buildings:** Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, etc.
- F. **Building Size & Details:**
 - 1. Buildings may have a minimum 800 square foot footprint (not including porches) and may be no more than 3.5 stories tall.
 - 2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.
 - 3. Where a building is located on both a public street and a public space, it shall address the street with either a porch or stoop and shall provide entries onto both spaces.
 - 4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First-floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.

- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the PUD RSD district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet.
- H. **Parking Requirements & Configuration:** One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Off street parking shall generally be screened from the public right-of-way by buildings. A common parking area, accessed via a drive, is recommended. Access easement(s) shall be provided as part of the final plat.
- I. **Open Space Requirement:** A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide. Joint ownership and maintenance requirements shall be in accordance with Property Ownership Declarations.
- J. **Civic/Open Space**
Development shall be required to reserve usable, common open space in accordance with the standards.
No portion of the RSD PUD District shall be further than 1400 feet from a Community Green Space. Existing or reserved common open spaces outside of the RSD PUD boundaries may be used to satisfy this requirement.

3:LAND USE PROVISIONS

3.1.1 USE PERMISSIONS DEFINED

The Conditional Use & Special Exception review procedure & approval shall be determined by the OSE Administrator and both are considered a permitted use under the City Codes if submitted for building or tenant improvement permits.

The use table in Section 3.2 assigns 1 of 5 permissions to each defined use in each Zoning sub-district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the sub-districts.
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
1. Special Exceptions are required for uses that may be compatible with other uses permitted in a sub-district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the PUD as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the sub-district in which they are located, and the additional standards set forth in this article for that use. There may also be specific building design standards (OSE ARB) that must be met.
- D. **Retail Frontage Only (RE):** The use is permitted only when the subject building meets all Street Frontage requirements and the location is not adjacent to (UMU) street frontage.
- E. **Athlete Center Only (A)** The use is permitted within the Building & Building envelope, including roof area associated with the restricted access areas associated with the Athlete Center within the **Urban Special-Use District** (depicted as USU-A on the Regulating Plan)

3.2 TABLE OF PERMITTED USES

Land uses in location-based sub-districts shall be permitted in accordance with the table below. Special provisions related to uses where noted.

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												
Household Living												
Single-Family Dwelling	—	---	P	--	--	--	--	—	—	—	—	—
2- or 3-Unit Dwelling	—	—	P	--	--	P	--	—	—	—	—	4.1.2
Rowhome	—	—	P	—	---	P	P	—	—	—	—	4.1.2
Apartment House / Multifamily Dwelling - 4+ units)	—	—	P	—	---	P	P	—	—	—	—	4.1.2
Home Occupation - Minor	—	----	SE	--	---	P	P	—	—	—	—	
Home Occupation - Major	—	----	C	--	---	P	P	—	—	—	—	
	---	—	—	—	—	—	—	—	—	—	—	
Live/Work Unit	—	—	—	—	---	P	P	—	—	—	—	4.1.2
	—	—	—	—	—	—	—	—	—	—	—	
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	P	---	P	P	—	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	P	SE	P	P	---	—	—	—	—
PUBLIC AND CIVIC												
Civic / Government Facilities	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	P	SE	P	—	—	—	—	4.1.2
School, Public or Private	—	—	----	----	C	P	P	—	—	—	—	4.1.2
Parks and Open Space												
Shelter/ Monument/Bridge/Wall			P	P	P	P	P					
Plaza/Park/Open Space			P	P	P	P	P					7.1.2
INSTITUTIONAL												
Community Service	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use												

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Day Care Facility												
Family Day Care Home (≤ 6 clients)												
Group Day Care Home (7-12 clients)	---	---	---	C	C	P	---					4.1.2
Commercial Day Care Center (> 12 clients)	---	---	C	C	P	P	A					4.1.2
Treatment Facility	---	---	---	---	P	SE	P					4.1.2
Health Care Facilities			---	SE	P	SE	P					4.1.2
Religious Institution			---	P	P	P	P					4.1.2
COMMERCIAL			---	P	P	P	P					4.1.2
Indoor Entertainment			C	P	C	P	P					4.1.2
Outdoor Entertainment			---	P	C	SE	P					permit required
Office	---		C	P	P	P	P					4.1.2
Overnight Guest Accommodation			---	P	---	P	A					4.1.2
Self-Service Accessory Storage			---	P	P	P	P					4.1.2
Inn/Motel/Hotel	---	---	---	P	---	P	A					4.1.2
Recreational Vehicle Parking	---	---	---	SE	---	---	P		---	---	---	ancillary
Restaurants				SE	RF	P	P					4.1.2
Retail Sales and Service			---	SE	RF	P	P					4.1.2
Animal Hospital/Kennel	---	---	---	---	C	---	---			---	---	4.1.2
General Retail/Service	---	---	---	C	RF	P	P					4.1.2
VEHICLE- AND BOAT-RELATED												
Vehicle and Boat Rental			---	SE	---	---	SE					
Drive-Thru Facility			---	---	---	---	---					
Scooter/NEV/Bike Rental & Repair			---	SE	SE	P	P					
Minor Vehicle Service and Repair			---	---	---	---	---					
Parking/ Commercial/ Surface			---	P	SE	P	P					
Parking/ Commercial/ Structure			---	P	P	P	P					4.1.2
Passenger Transit Hub			---	SE	C	---	SE					4.1.2
Water Oriented Facilities			SE	SE	---	SE	SE					Ancillary
INDUSTRIAL												
												4.1.2

P=Permitted Use, C=Conditional Use, SE=Special Exception, RF=Retail Frontage Only, A=Athlete Center Only, ---=Prohibited use

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Light Industrial Services-Accessory			—	—	SE	—	SE					4.1.2/Ancillary
Data Center / Production / Broadcast			—	—	SE	C	P					4.1.2
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE												
Minor Infrastructure/Utilities			C	C	C	C	C					4.1.2
Recycle/Waste Related Services			P	P	P	—	P					4.1.2
Wireless Communications Facility			—	—	SE/C	—	C					4.1.2
FORESTY/ AGRICULTURE/HORTICULT			C	C	C	C	C					Ancillary Greenbelt
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY —= Prohibited use												

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See City Code & OSE Standards (Definitions of Specialized Terms)
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate assigned Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The “Characteristics” subsection of each use category describes the common characteristics of each principal use.
 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.
- E. **Use of Examples:** The “Examples” subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a “wholesale warehouse,” but sells mostly to consumers, is included in the “Retail Sales and Service” category rather than the “Wholesale Sales” category. This is because the actual activity on the site matches the description of the “Retail Sales and Service” category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category

2. The relative amount of site area or floor space and equipment devoted to the activity
 3. Relative amounts of sales from each activity
 4. The customer type for each activity
 5. The relative number of employees in each activity
 6. Hours of operation
 7. Building and site arrangement
 8. Vehicles used with the activity
 9. The relative number of vehicle trips generated by the use
 10. How the use advertises itself
- G. Artisan-Oriented:** Preparation, display, classes/education, performance- and sale of individually crafted artwork and visual and performing arts such as, jewelry, furniture, sculpture, pottery, leathercraft, textiles, drawing, photography, music, theater, painting, sculpture and writing.
- H. Trail-Related:** This limited subset of Retail Sales and Service specifically caters to the Public-use Trail System. Retail uses include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.

3.3.1 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. Entertainment Uses (Indoor and Outdoor)

1. **Specific to RSD:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners’ association, and if the use is owned or managed by that association.
2. **Specific to OSD:** Indoor Entertainment, unless temporary and scaled to the office staff & related guests, the individual or collective Entertainment venue shall be limited to 2,500 SF.
3. **Specific to HSD / USU:** Outdoor Entertainment is permitted on parcels 4 acres or larger, subject to City Permit, unless the event activity is contained within a defined event zone by fenced, walled, or access controlled perimeter.

B. Overnight Guest Accommodation

1. **Specific to UMU:**
 - a. All residential dwelling Units may be utilized for short term rental, subject to Local Bed Tax provisions directly by the owner or with contracted management services.
 - b. **Signs:** No additional sign area or rental advertisement is allowed.
 - c. **Parking:** No additional parking for short term rental or management services is required or permitted.
 - d. **Meals:** No Guest meals will be served outside of individual dwelling units
 - f. **Events:** Business meetings, receptions, teas, and other events are permitted, provided that the events are hosted for owners or guests.

2. **Inn/Hotel/Motel**

a. **Specific to UMU**

- i. Inns up to 10 rooms are permitted.
- ii. Inns with 11-24 rooms are permitted in retail frontage overlay areas.

b. **Specific to USU-A:** This use is allowed on premises as remote Guest accommodations in association with off-site full service Hotel facilities and/or remote OSE management services. Such Guest accommodation is not open to the public and may be reserved for invited VIP, Athletes registered for events, appearances, training or on-site activities within the PUD.

3. **General Retail/Service**

a. **Specific to UMU within the US 27 Overlay:** The only types of general retail/service uses permitted are prepared food, artisan-oriented and trail-related uses. The following conditions apply:

- i. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
- ii. No outside amplified music is permitted.
- iii. No package alcohol sales are permitted.
- iv. New construction and exterior changes to proposed or existing bridge structures to accommodate such uses shall be subject to Article 4 Building Design and Infill Standards.
- v. Specific to trail-related uses:
 - a. The floor area of each tenant space is limited to 2,500 square feet.
 - b. On-site parking shall be provided at the rate of 1 space per 300 square feet.
 - c. The hours of operation shall be limited to between 5:00 a.m. and 8:00 p.m. EST.
 - d. Any use that includes outdoor seating including roof or bridge level shall have a trash container available for disposal of goods consumed on the premises.

4. **Self-Service Storage-Ancillary to on site uses in OSD/ HSD/ UMU/ USU**

- a. **Screening:** Self-service storage may be constructed within basement or partial basement & parking structures for the use of the property owner or tenant, it must be screened from public rights-of-way with fencing and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot landscape. A habitable office component of the building may be used to screen the storage area from the right-of-way.
- b. **Specific to UMU:** This use is permitted in upper floor habitable space, loft, or mezzanine for existing buildings tenants only.
- c. **Specific to USU / HSD:** Such use shall be setback a minimum of 100' feet from the public right-of-way, external to the PUD, with the following exceptions:
 - i. **Multi-Story:** Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.

- ii. **Liner Building:** If a Liner Building exists between the storage area and the right-of-way, these uses may be located less than 100' from the public right-of-way.

d. **Operation**

- i. The only uses allowed on-site shall be the rental of storage bays to adjacent tenants, the pickup and deposit of goods or property in dead storage, Daily vehicle, cart or bile rental may also be permitted as an accessory use.
- ii. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site.
- iii. Individual storage bays or private boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
- iv. No security or caretaker quarters may be developed on the site.
- v. All property stored on the site shall be contained entirely within enclosed buildings, or wall enclosed zones meeting PUD & City Codes.

e. **Building Appearance**

- i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.

f. **Fencing**

- i. Fences shall be between 6 and 10 feet tall.
- ii. Chain link fencing and entry gates within the PUD or along public rights-of-way is prohibited.
- iii. Razor wire that is visible from public rights-of-way is prohibited.
- iv. Wooden entry gates without structural support are prohibited.

3.8: INDUSTRIAL USE CATEGORIES

3.8.1 OVERVIEW OF INDUSTRIAL USE CATEGORIES

A. **Light Industrial Service – Accessory to Principal Use.**

- 1. **Characteristics:** Light Industrial Service activities are engaged in the repair or servicing of on-site facilities, principal customer business operations maintenance, or consumer machinery, equipment, and products or by-products. Specialty Contractors and building maintenance services and similar uses perform services on-site. Few customers, especially the general public, come to the site other than associated with the principal use.
- 2. **Accessory Uses:** Accessory activities may include offices, parking, and storage.

B. **Data Center / Production / Broadcast**

- 1. **Characteristics:** Enclosed building housing computer servers, broadcast studio, editing & post production equipment. Outdoor equipment for electronic data transfer.
- 2. **Accessory Uses:** Accessory activities & features include UPS battery & generators, satellite uplink & large dish reception, redundant power connections, closed-loop solvent or water-based cooling pumps, heat exchange equipment, mobile broadcast van or truck.

C. **Waste-Related Service**

1. **Characteristics:** Waste-Related Services are characterized by uses that receive solid or liquid wastes from within the PUD boundary for temporary storage and assemblage for disposal off the site or for transfer to another off site storage location, uses that collect sanitary wastes, medical waste, or uses that manufacture or produce goods or fertilizer from the composting of organic material.
2. **Accessory Uses:** Accessory uses may include recycling bins of materials, offices, and repackaging and transshipment of sorted by-products.
3. **Examples:** Examples include waste transfer or composting and recycling centers.
4. **Exceptions:** Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered “fill” or construction debris.

3.8.2 **ADDITIONAL STANDARDS FOR INDUSTRIAL USES**

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2 as Conditional (C), Special Exception (SE), or Athlete (A). In addition, any Building Design standards, as set forth in City Codes apply.

- A. **Light Industrial Services, Specific to OSD:** Rear setback is increased to 25 feet minimum.
- B. **Data Center / Production / Broadcast, Specific to OSD District:**
 1. The rear setback is increased to 25 feet minimum. Buffer planting, is required. If a rear lane is present within the 25-foot setback, buffer plantings shall be installed to the maximum extent possible, while still permitting the rear access to function.
 2. The operation of the facility shall not become a nuisance to surrounding property owners per City Code.

3.9: TRANSPORTATION, COMMUNICATION, & INFRASTRUCTURE USES

3.9.1 OVERVIEW OF TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USE CATEGORIES

A. Telecommunications Facilities

1. **Characteristics:** Telecommunications facilities include all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, or mounted on poles, other structures, light posts, power poles, or buildings. Facilities also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system.
2. **Accessory Uses:** Accessory use include transmitter facility buildings, co-location huts, risers & dedicated utility rooms in buildings that may serve more than one building.
3. **Examples:** Examples include broadcast towers, communication towers and point-to-point microwave towers, satellite uplink or reception dish, fixed or mobile.
4. **Exceptions**
 - a. Receive-only antennas are not included in this category.
 - b. Radio and television studios are classified in the Data Center/Broadcast category.
 - c. Radio and television broadcast facilities that are also public safety facilities are classified as Basic Utilities.

B. Infrastructure/Utilities (Major and Minor)

1. **Characteristics:** Major utilities are infrastructure services providing PUD-wide or regional service in association with authorized utility services providers.
Minor utilities are infrastructure services that need to be located in or near the area where the service is provided.
2. **Accessory Uses:** Accessory uses include public utility accessways, parking and control, monitoring, and data or transmission equipment. Services may be publicly or privately provided.
3. **Examples**
 - a. Examples of major utilities include above-ground public re-pump or pressure stations, above ground utility connections, public utility plants, water towers, waste collection, and telephone exchange co-location huts.
 - b. Examples of minor utilities include underground public utility lines, utility risers, public utility lift stations, transformers, water and sewage pump stations, electrical junction boxes, and block- or neighborhood-scale stormwater management facilities. Minor utility uses generally do not regularly have employees or visitors at the site.
4. **Exceptions**
 - a. Maintenance yards and related buildings are classified as Industrial Services.
 - b. Utility offices are classified as Offices.

3.9.2 ADDITIONAL STANDARDS FOR TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City Codes, apply. Site location & construction of permanent fixed telecommunications equipment towers shall follow the City of Clermont Code. Mobile temporary telecommunications equipment shall be reviewed by the City Site Plan Review Committee prior to installation.

A. Minor Infrastructure/Utility

1. **Location:** Above-ground structures shall be located on interior properties, rather than on properties aligned with other lots that have continuous street frontage. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 2. **Screening and Buffer:** Structures greater than 3 feet in height that cannot adhere to the scale, volume, spacing, setback, and typology of existing buildings along fronting streets, shall be designed so they do not have an adverse effect on the streetscape. Treatments may include a wall, landscaping, or architectural design solutions as approved by the OSE ARB Administrator.
 3. **Accessory Uses:** No office, commercial operation, storage of vehicles, or equipment shall be allowed on the premises.
 4. **Signage:** No commercial or branding signage is permitted.
 5. **Specific to Public Utility Substations**
 - a. **Screening:** Public utility substations shall be enclosed by a wall or fence at least 6 feet in height above finished grade.
 - b. **Location:** Public utility substations shall not be located where visible from a primary public right-of-way. They shall be located internally on a property and screened from the right-of-way with buildings, site structures, or terraced walls. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 - c. **Design:** Building design shall comply with the standards of the specific district as outlined.
 - d. **Buffer:** A landscaped strip not less than 5 feet in width shall be planted and maintained around the facility, where room exists, and relocation is not possible.
 - e. **Accessory Uses:** No office, commercial operations, or storage of vehicles or equipment shall be allowed on the premises.
- C. **Waste Related Services, Buffer:** An additional 10 feet of landscape buffer or an 8 foot wall, landscaped with 1 overstory tree per 50 feet, is required around the entire property. If the adjacent property is zoned RSD, both the wall and an additional 25 feet of landscape buffer shall be included.
- #### D. Wireless Communications Facility
1. **Collocation:**
 - a. **Due Diligence:** All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that

demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.

- b. **Proximity:** When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.
 - c. **Speculation Towers:** Speculation towers are prohibited.
 - d. **Expansion:** The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.
2. **Freestanding Towers:** The following conditions shall be met before a freestanding telecommunication tower is approved:
- a. **Maximum Height:**
 - i. 125 feet for towers with provisions for two or three co-locations
 - ii. 180 feet for towers for provisions for four or more co-locations
 - b. **Setbacks Requirements:**
 - i. **Collapse Zone (syn. Fall Zone):** A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.
 - ii. **Residential Setback:** The tower must be set back a distance of its height plus 50 feet from any residential structure, unless the owner of the structure waives this requirement by a notarized affidavit.
 - c. **Buffer Requirements:** A buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). For camouflage and stealth towers, the City Site review Committee may approve a modification of this requirement based on site design.
 - d. **Lighting Requirements:** All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium-intensity flashing white lights (L-865) during daylight and twilight use, unless otherwise required by the FAA. No general illumination shall be permitted. All commercial communication towers approved by the City prior to the adoption of this PUD and operating in conformance with those approvals shall be deemed to be a lawful, nonconforming use and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use of structure under this section shall terminate upon expiration or revocation of a commercial communication tower's permit, or upon any modification to the height of the tower.
 - e. **Color:** The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings and shall be approved by the OSE Architectural Design Review Board.
 - f. **Perimeter Security:** The tower shall be appropriately secured by means of a wall, at least 7 feet high; however, razor wire shall not be permitted directly adjacent to a public right-of-way. Fencing shall be solid masonry wall w/ stucco finish painted. The immediate perimeter of the fence or wall surrounding the tower and associated structure shall be planted with evergreen shrubs capable of obtaining a height of 12 feet, with a maximum spacing of 10 feet. These plants shall be at least three-gallon container plants or 24 inches tall at the time of planting.

- g. **Signage:** A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.
 - h. **Application Disputes:** If disputed evidence occurs in the review of the application, the City may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.
 - i. **Abandonment:** All towers, antennae, accessory structures, or equipment that is not used for communication purposes for more than 180 days shall be considered abandoned and shall be removed by the owner within 60 days. Removal costs shall be the responsibility of the communications tower owner. The OSE CDD or City reserves the right to dismantle any abandoned communications structure and associated equipment that has not been removed within the allotted time period. In that event, the City may retain any and all materials, and dispose, use, or sell said materials unless reimbursed by the communications tower owner within 30 days of being sent an invoice.
3. **Roof-Mounted Telecommunication Towers :** The following conditions apply to roof-mounted telecommunication towers:
- a. No tower may be located on any residential structure.
 - b. A proposed roof-mounted tower shall not extend more than 20 feet above the highest part of the structure.
4. **Special Height Review:** The City may approve towers up to 250 feet in height in the OSE PUD after a public hearing and findings of fact based on the following criteria:
- a. All application requirements and all conditions outlined in City Codes are met.
 - b. The applicant has demonstrated that additional height is necessary for service to occupants of the immediate area within the City. The City has the authority to establish setback requirements and such additional conditions as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - c. Existing, in-service cellular service towers are scheduled for removal or relocation that would create a diminishment of service volume in the area .

3.10: FORESTRY, AGRICULTURE AND HORTICULTURE

3.10.1 OVERVIEW OF FORESTRY, AGRICULTURE AND HORTICULTURE USE CATEGORIES

- A. **Characteristics:** Agriculture includes activities that primarily involve producing crops either for personal or community consumption within the PUD boundary or for sale within the PUD allowed services & restaurants but not for general distribution.
Forestry includes the existing citrus trees and related activities that may be maintained within zones of the PUD that are scheduled for future development as a grandfathered use and for maintenance of greenbelt tax status. Additional tree planting may occur where such planting is normal grove management.
Horticulture includes the establishment of ornamental vegetation, annuals & perennials, that are utilized outside of growing areas within the PUD, either for common area display or usage & sales within Retail & Service establishments located within the PUD, but not for general distribution.
- B. **Accessory Uses:** Accessory uses include roof gardens, green walls, irrigation equipment, green house, overhead shade elements, potting sheds, equipment sheds, loading shelter.
- C. **Examples:** Examples include neighborhood common agricultural gardens and horticulture nurseries, tree farms, field to table restaurant provisioning & truck gardening.
- D. **Exceptions**
 - 1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.
 - 2. Plant nurseries that are oriented to general retail sales are classified as Retail Sales and Service.

3.10.2 ADDITIONAL STANDARDS FOR FORESTRY, AGRICULTURE AND HORTICULTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City codes, apply.

- A. **Specific to Uses**
 - 1. **Acreage**
 - a. **Specific to UMU** – Usage within Parcels can be a maximum of the building roof area less 15 % for roof equipment.
 - b. **All other zones – defined usage** Parcel area can be a maximum of the available roof area, net parcel ground area less vehicular use area & required paved circulation zones.
- B. **Specific to Agriculture, Horticulture:** This use shall be permitted according to the defined development zoning Districts as well as the defined COS District.

3.11: ACCESSORY USES AND STRUCTURES

3.11.1 PURPOSE

This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The intent in adopting this section is to allow a broad range of accessory uses. Such uses shall be located on the same site as the principal use and shall comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

A. Accessory Dwelling Unit (ADU)

1. For free standing ADUs, see Section 2.4
2. For attached ADUs, all standards apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.

B. Private Garage, Carport or Workshop Standards

1. **Quantity:** One garage, carport or workshop is permitted per parcel.
2. **Footprint**
 - a. A garage or carport shall not exceed 50% of the footprint of the dwelling; however, in no case shall the footprint of the structure exceed 600 square feet.
 - b. A workshop shall not exceed 320 square feet.
3. **Services**
 - a. A garage or carport may be provided with electricity, a sink, and a commode.
 - b. A workshop may be provided with electricity and a sink, but shall not be used as an accessory dwelling unit.

C. Shed or Storage Building

1. One shed or storage building, up to 120 square feet, is permitted. Steel cargo storage containers or modified versions thereof are not permitted. Sheds shall not be located in front of the front line of the dwelling. Sheds may be provided with electricity and a sink.
2. Sheds shall be located a minimum of 15 feet from the primary structure, unless approved to be closer by the Fire Marshal if materials are sufficiently fire resistant.

D. Swimming Pool

1. One private swimming pool, which may have a bath house or cabana up to 200 square feet in size and 25 feet in height, measured from average adjacent grade, is permitted. Swimming Pools shall abide by the requirements for Accessory Building Placement in 2.4.1.C.
2. Barriers shall be required per Florida Building Code, or City Code equivalent as updated.

E. Covered, Open-Air Structures: Gazebos and trellises up to 200 square feet are permitted.

F. Outdoor Living and Recreation: Playhouses, picnic tables, dog houses, basketball goal, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or movable platform). If a any structure under roof (e.g., playhouse, doghouse,) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.

3.11.3 USES CUSTOMARILY ACCESSORY TO RETAIL BUSINESS, OFFICE USES AND RECREATIONAL FACILITIES

- A. **Accessway loading Zone:** Off-street loading area or a temporary storage area for customers, clients, or employee-owned vehicles is considered an accessory use. Such zones may exist in addition to permanent off-street loading zones, or temporal on-street loading zones.
- B. **Storage for Merchandise:** A completely enclosed building for the storage of supplies, stock, or merchandise is permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.
- C. **Storage for Equipment-Enclosed:** Sheds or tool rooms attached to the principal building perimeter wall for the storage of equipment used in operations or maintenance are permitted subject to City Sketch Plan review. Steel cargo storage containers, or modified versions thereof, are not permitted.
- D. **Specific to the USU:** Open yard use for the storage of materials or equipment is subject to City Review of Sketch Plan Submittal and the following conditions:
 - 1. Such uses shall be separated from adjoining properties by an opaque screen, fence, or wall at least 8 feet in height above finished grade. If adjacent to a public right-of-way, the screening fence shall be placed at or behind the building setback line.
 - 2. Junk or other salvage is not permitted as part of an open storage yard.
- E. **Light Assembly and Repair:** A light assembly and/or repair facility, incidental to the principal use is permitted, provided that it is not a nuisance, as defined by City Code, to adjacent parcels, and provided such operation is not otherwise specifically prohibited in the District in which the principal use is located.

3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

There shall be no limitations regarding accessory uses to any use, building, or activity operated within the publicly owned property or land, except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

3.11.5 SATELLITE DISHES

- A. **General Requirements:** No form of advertising shall be allowed on the dish or framework, other than the manufacturer's small identification plate.
- B. **Within UMU / OSD based Districts:** Satellite dishes shall be placed on the roof. Dishes shall not be visible from any adjacent front yard, or in a location that is visible from the public right-of-way, unless a company licensed to install satellite dishes in the city certifies that it is the only place for the dish to be operational. Satellite dishes shall be screened from the street, and to the degree feasible, from adjoining properties. Such screening can be accomplished through fencing, Parapet wall height, landscaping, or placement of the dish between or behind architectural features of the building.
- C. **Within USU District:** The preferred location for all dishes is in the rear or side service area or on the roof. Dishes are encouraged to be screened from the street and to the degree feasible, from adjoining properties. Screening can be accomplished through fencing, landscaping, or placement of the dish between/behind architectural features of the building. Dishes greater than 2 meters in diameter must be located in the side or rear service yard, or on the roof, and must be screened from the street, and to the degree feasible, from adjoining properties.

3.11.6 Accessory Use Structures - Urban Districts

A. Special Requirements Specific to Urban Districts:

1. Disposition: Parking structures shall meet the required building setbacks except where Liner Buildings are required. In that case, parking structures should be set back from the property lines of the adjacent PUD Primary Street(s) a minimum of 25 feet to reserve room for Liner Buildings between parking structures and the lot frontage unless the garage ground level is designed to receive commercial or office space internal to the garage facade for at least 70% of the garage frontage.
2. Frontage Types: Shopfront/Awning, Gallery/Colonnade, Arcade — Balconies may be used if there is true habitable space on the upper floor(s).
3. Liner Buildings
 - a. Liner Buildings are required in the Urban Districts along Primary PUD street frontage(s). Where parking structures face more than 1 street, requirements for Liner Buildings at secondary frontages are at the discretion of the OSE Design Review Body. They may be used in other districts to fulfill the requirements of the OSE Standards, such as height and parking location.
 - b. Exceptions to this requirement may be granted when lot width or depth is less than 140 feet.
 - c. Liner Buildings may be constructed concurrently with the parking garage, or space may be reserved for their construction in the future.

3.12: TEMPORARY USES

3.12.1 PERMITS REQUIRED

Unless otherwise provided, all permitted temporary uses listed below shall require a Temporary Use Permit that shall be reviewed and issued by the City Manager, subject to the procedures outlined in the City Codes & OSE PUD.

3.12.2 PERMITTED TEMPORARY USE

- A. Outdoor Sporting Events, Trade Show, Trail System competition, competitive swim, kayak, and similar events, for a period not to exceed the City Permit Term for the type and location of the event as determined by the City Manager. In the USU Districts, sporting & related events that occur within the confined stadium & event grounds designed for the events shall not be considered a Temporary Use or require City Permits.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the UMU, Public Open Space Districts for a period not to exceed 30 days.
- C. Temporary real estate sales offices, in conjunction with an approved parcel of construction or building development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the parcel or structure has an active Project Permit.
- D. For new construction, a contractor's mobilized office and equipment sheds, including steel cargo storage containers, in any Districts, for a period of 6 months, or the duration of active construction, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant. Site placement subject to City Site Review Committee.
- E. **Temporary classroom facilities** shall not be located at any school, religious institution, or other teaching or training use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 18 months — has been approved by the City & OSE administrator. Such plan shall include a review of the placement of the temporary classrooms and may require screening and buffering in order to comply with the OSE Standards. Extensions of up to 1-year may be permitted by the OSE administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession:** Are allowable in association with programmed & scheduled events. City Permits & Vendor License requirements shall apply.
- G. **Portable steel storage containers** are permitted in any USU District for purposes of event preparations, loading or unloading, for a period not to exceed 14 days with placement subject to City Site Review Committee & Event Permit if required.
- H. **Cargo or freight storage containers**, or modified versions thereof, are permitted to be used as temporary storage facilities in the USU Districts for up to 2 consecutive months in any 12-month period, on the condition that the containers are not visible from the street, and the storage function is related to event turnover, temporary seating, event security equipment or re-purpose of flooring & seating configuration of interior venues.

4: BUILDING DESIGN & INFILL STANDARDS

4.1.1 PURPOSE

The purpose of this section is to:

- A. protect and enhance Clermont's unique aesthetic character
- B. support high quality streets and public spaces
- C. encourage architecture that blends harmoniously with the natural sloped surroundings and neighboring development
- D. safeguard property values and long-term economic assets
- E. carefully establish the character of the Olympus Clermont PUD, Community Development brand while permitting appropriate growth.

4.1.2 INTENT

The use of Architectural standards and guidelines are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and future incremental infill development meets the purposes described above. Future Building Design will be reviewed based on the "City of Clermont – Architectural Standards" dated October 23, 2007. These minimum City Standards as well as "Architectural Style Guidance" for the OSE Administrator & OSE ARB shall serve collectively to form review process and building design conventions within the OSE PUD. The Building Design & Infill Standards & "Architectural Style Guidance" documents will address design & character details not regulated by the PUD but required via property ownership declarations & procedures. Where conflicts may exist or be created by building typologies not anticipated by the City of Clermont Architectural Standards, the OSE project specific standards shall prevail .

5: LANDSCAPING, PARKING & LIGHTING

5.1 PURPOSE

The purpose of this article is to

- A. recognize the importance of trees and other landscaping and their contribution to health, welfare, beauty, safety, history and general well-being in all areas within the jurisdiction of the city.
- B. establish reasonable minimum standards governing the preservation, planting, protection and maintenance of trees and other landscaping.
- C. protect and enhance property values.
- D. maintain the aesthetic quality of the OSE community & surroundings as a whole.
- E. moderate climate and reduce energy costs,
- F. mitigate the negative impact of noise, glare, air and water pollution, and soil erosion.

5.2: PARKING

5.2.1 PURPOSE

The purpose of this section is to regulate and ensure the provision of adequate parking and access for bicycles, NEV's and motor vehicles. The section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the community.

5.2.2 APPLICABILITY

The parking standards of this section shall apply to new parcel developments and when a structural alteration in an existing building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity.

5.2.3 BICYCLE PARKING

- A. **Applicability:** Dedicated or ride-share Bicycle parking is required in all Districts, the OSE Administrator has the authority to waive the bicycle parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** Bicycle parking shall be placed in a usable and accessible location. The rack(s) shall be placed so that neither the rack nor the bike within it blocks pedestrian or vehicular access ways and shall always be maintained and kept clean and in proper working order .
- C. **Size:** Parcel or Building Pad Developments shall provide either racks for 25% of the number of required vehicular parking spaces or contribute the equivalent bicycle inventory, to a ride-share program, or combination. whichever is equal.

5.2.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

- A. **Applicability:** User Dedicated, General or ride-share NEV parking is required in all Districts, the OSE Administrator has the authority to waive the NEV parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** NEV parking shall be placed in a usable and accessible locations, underground or service level storage areas, structured garages, surface lots, edge of travel lanes. Charging facilities if provided shall be placed so that neither the charging station, cords nor the NEV blocks pedestrian or vehicular access ways

and shall always be maintained and kept clean and in proper working order. NEV parking shall be shown on Site Plan submittals to the City Site Review Committee.

- C. Size: Parcel or Building Pad Developments shall provide either space for 15% of the number of required vehicular parking spaces or contribute the equivalent NEV inventory, to a ride-share program, or combination, whichever is equal. Operations of Tram based transportation can offset the NEV parking requirements based on the ratio of 1 NEV space per 4 passenger seats.

5.2.4 PARKING SPACE REQUIREMENTS

- A. Minimum Number of Parking Spaces: The number of permanent on-site motor vehicle parking spaces required shall be determined by the methodology defined in the PUD written narrative.
- B. Credits for On-Street Parking
 - 1. On-street parking spaces along the lot frontage may count toward the minimum number of required parking spaces if needed.
 - 2. For multi-family dwellings over 3 units, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.
- C. Maximum Number of Parking Spaces: The maximum number of off-street parking spaces shall be as follows:
 - 1. For buildings with a footprint less than or equal to 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.
 - 2. For buildings with a footprint greater than 60,000 gross square feet, no more than 110% of the required minimum number of parking spaces are permitted.
 - 3. Exceptions:
 - a. Group Housing or Multi-Family buildings built specifically to accommodate athlete or student housing are permitted a maximum of 1 parking space per bedroom

5.2.5 PARKING EXCEPTIONS

- A. In the UMUDistrict, all nonresidential uses, except for motels/hotels/extended stay guest accommodations, shall be exempt from the off-street parking requirements of this section. Where such uses elect to provide off-street parking, it shall meet the design requirements of this section.

5.2.6 SHARED PARKING AND PARKING REDUCTIONS

- A. Parking Reductions
 - 1. The City Manager may grant a reduction in the parking requirements set forth in this section in the following cases:
 - a. Where uses in the same or adjoining development parcel, having different peak hour demand, seek to share parking, the applicant must submit to the administrator an analysis and substantiated projections of peak parking demand — based on historic data from other locations or a similar use — for the entire development to justify the shared use of parking spaces for separate uses.
 - b. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking.
 - c. Where fewer parking spaces are needed due to location and use — e.g., if there is a high concentration of residential units adjacent to a neighborhood-serving use, a parking reduction may be warranted.

2. The City Manager shall consider the following in determining whether a reduction is warranted:
 - a. The likelihood that the reduced number of parking spaces can satisfy demand
 - b. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow
 - c. The impact of periodic overflows upon the public streets and other parking facilities
 - d. The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern
3. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the OSE applicant.

5.2.7 PARKING LOT DESIGN

A. General Design Standards

1. **Design:** Off-street parking stalls shall be located in areas that will not require backing into access driveways or streets, except where allowed for residences, or when no other practical alternative exists, as determined by the City Manager.
 - a. **Parking Stall Dimensions:** Off-street parking spaces shall be at least 9 feet wide by 18 feet long, exclusive of access or maneuvering.
 - b. **Travel Lane Dimensions:** Travel lanes without 90 degree opposed parking shall not exceed 20 feet wide for 2-way traffic, except in specific areas that may require additional room for drop-off or truck loading access. A minimum of 24 feet clear travel lane between 90 degree parking spaces shall be provided for 2-way traffic. One-way accessway may be permitted to have travel lane width reduced to 10 feet if approved by the fire marshal.
 2. **Parking Space Marking:** The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing grass, or other vegetative surfacing, or plazas & motor courts that are used for valet or temporary VIP parking. Removable cones, colored pavers or planters may be used for temporary marking.
- ### B. Pedestrian Corridors in Parking Lots:
- Parking lots with 40 spaces or greater shall be designed to separate pedestrian travel from vehicles. They shall include designated pedestrian walkways to provide safe access to building entries for pedestrians and are subject to City Site Review Committee review.
1. Perimeter sidewalks — typically located on public rights-of-way— and/or interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.
 2. Pedestrian pathways (if provided) shall be a minimum 5 feet in width where no adjacent perpendicular parking space exists or a minimum of 8 feet in width where vehicular overhang from parking bays may encroach on the sidewalk.
 3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway shall be provided, following the shortest practical route across the parking lot between at least 1 such entrance on each side of the building facing a public street.
 4. Pedestrian pathways shall be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

C. Connectivity

1. Parking lots shall provide for internal connectivity to adjoining parking lots (except those serving residential buildings of less than 4 units) unless determined not-feasible, or not required by the City Site Review Committee and shall be interconnected or designed to interconnect in the future.
2. Where a parking lot inter-connection is provided, an easement for ingress and egress to adjacent lots shall be recorded by the property owners with the City of Clermont or County Clerk.

D. Materials

1. Parking spaces and driveways shall be paved with a material that supports the anticipated load and context. Pervious or semi-pervious paving materials are encouraged. Where possible, such materials shall be used in combination with on-site stormwater control devices.
2. Parking provided above the minimum required parking spaces shall be with a pervious material.

E. Accessible Parking: All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

F. Tandem Parking in Residential Driveways is allowed.

5.2.9 STRUCTURED PARKING

Parking Structures shall be designed to accommodate structural support elements, life-safety, ventilation & site access limitations. Structured Garage Parking space size & circulation configuration may adjust typical surface lot parking dimensions & geometry.

5.2.10 PARKING OF SPECIFIC VEHICLES

A. Parking, Storage or Use of Campers, RV's or Other Major Recreation Equipment:

1. No major recreational equipment shall be parked or stored in any RSD or UMU District in a manner which poses a nuisance, or constitutes a hazard. When parked in a permanent garaged location, such equipment shall observe all setbacks, yard, and other requirements set forth within the Districts in which they are located.
2. Parking or storage of recreational equipment shall not be permitted in any District between the street and the building face. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in any location not approved for such uses.

5.3: LIGHTING

5.3.1 PURPOSE

The standards set forth in this section are designed to:

- A. ensure that all site lighting is designed and installed to maintain adequate lighting levels on-site,
- B. prevent excessive light spillage and glare directed at adjacent properties, neighboring areas, and motorists, and
- C. provide security for people and land.

5.3.2 ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS

Lighting of outdoor sports fields and performance areas shall comply with the following standards:

- A. Glare Control Package: All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.
- B. Hours of Illumination: The hours of operation for the lighting system for any game or event shall not continue more than 1.5 hours after the end of the game or event.

5.3.3 PROHIBITED LIGHTING TYPES

- A. Laser Source Light: The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited unless approved by the OSE Administrator in association with scheduled events or activities in advance.
- B. Searchlights: The operation of searchlights for advertising purposes is prohibited.
- C. Flashing Lights: With the exception of motion-activated security lighting, lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.
- D. Awning and Canopy Back-Lighting: Awnings and canopies used for building accents over doors, windows, etc. shall not be up-lit. Lighting that illuminates the sidewalk, or downlights onto the architectural features of a building, may be installed under canopies.

6: SIGNS

6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter. The OSE PUD shall conform to the City Code as a minimum with additional signage design and controls defined within the OSE ARB and OSE Administration.

6.2: ADMINISTRATION AND MASTER SIGN PLANS

6.2.1 APPLICABILITY

A. Applicability: The regulations of this article shall apply to all OSE PUD Districts.

6.2.2 MASTER SIGN PLANS

- A. Applicability: Master Sign Plans are required for the following development types:
1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
 2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.
- B. Approval Required: No City permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel or lot has been reviewed and approved by the appropriate OSE body.
- C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the OSE Standards then in effect.
- E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or OSE ARB may reasonably determine.
- F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

6.3: OTHER SIGNS THAT REQUIRE A PERMIT

6.3.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, non-profit organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants: establishments, the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the identification & site signage permitted by the City.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:
 - a. variable messaging signs in the USU Districts are permitted to be digital. The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

7: Land Development

7.1 PURPOSE

- A. Land subdivision & Commercial site development shall conform to the City Codes & Ordinances as a minimum standard as conditioned, adjusted or waived by the Clermont City Council & OSE PUD.
- B. Gated Streets: New gated streets, driveways or drive isles are not encouraged. However, they may be permitted, at the discretion of the City & OSE Administrator in RSD Districts or other PUD Districts where public connection to the existing street grid is not practicable due to topography or existing surrounding conditions. They may be permitted by the applicable OSE Design Review Authority when the access proposed to be gated is an alley, parking lot connection or rear lane and is not the primary building frontage.

7.2 OTHER VEHICULAR CIRCULATION WITHOUT ROW

Drive Isles or driveways within and connecting parking areas may form connecting accessways for vehicular circulation network without ROW by the use of access easements between parcels with different ownerships. All of these potential circulation segments not marked as “streets” in the Regulating Plan or defined by Typical Cross Section will provide a minimum 20’ two-way paved travel lanes or 10’ one-way travel lanes. The location & configuration will be determined by careful design during the Parcel Site Plan submittal process to address unique site-specific considerations. As such, these accessways are specifically tailored to a unique development context and deviate from the standards enumerated in the typical street ROW sections. In most cases, sidewalks or street trees will not be necessary since the specific accessway section may apply only to a portion of a vehicular driveway within or connecting parking isles. Sketch Plan submittal to the City Site Review Committee shall delineate accessways.

7.3 OVERHEAD UTILITIES

Overhead Electric or overhead Tele-communications utilities are not allowed within the Olympus PUD. Some individual overhead utilities components may be placed within the ROW or Building Envelope to provide Solar collection for small scale electronics, WIFI repeaters, 5G cellular, Photo-cells, Security Cameras, ITS Cameras where necessary.

7.4 TREE PLANTING STANDARDS

The following standards shall be used in conjunction with the appropriate street sections.

- A. **Minimum Quantities:** Street trees shall be installed according to PUD Exhibit-4 Typical street sections. In addition, external street ROW may be utilized for street tree planting where the ROW is adjacent to the PUD Boundary & the street tree planting is acceptable to the owner of the ROW. OSE may enter into maintenance agreements with the adjoining ROW ownership for the long term support of street trees and understory landscape & turf. Utilization of enhanced adjacent ROW Landscape may be utilized to meet PUD perimeter landscape requirements.
- B. **Minimum Spacing:** Arrangement of and distance between hardwood trees should correspond to the expected mature spread of the trees and shall in no instance be less than
 - 1. 44 feet between overstory trees along the street edge & 60’ within medians
 - 2. 25 feet between overstory trees and understory trees
 - 3. 15 feet between understory trees and palms if used.

- C. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than
1. 15 feet to overstory trees
 2. 8 feet to understory trees
- D. **Tree Wells**
1. In commercial areas where there is no verge planting strip, trees shall be provided with grates, hard surface tree wells, perimeter low rail or other approved methods of tree root protection.
 2. Tree wells for overstory trees shall be as specified per street section. The ideal tree well size is 5 feet by 10 feet; however, tree wells may be reduced to 5 feet by 5 feet if structural soils or Silva cells are provided. Root barrier fabric is required.

8.1: COMMUNITY GREEN SPACE AND OPEN SPACE

8.1.1 PURPOSE AND INTENT

- A. Intent: Community Green Space and Open Space (COS) is intended for the use and enjoyment of the OSE development's residents, employees, & visitors. These spaces serve to preserve natural areas, ensure access to open areas and recreation, reduce the heat island effect, enhance stormwater quality, and provide community health benefits. Community Green Space and Open Spaces are not, by definition, required to be deeded or to be granted via easement to any public entity or municipality. The OSE Administrator may elect to form an ownership entity, transfer the land to a CDD or dedicate the land to an existing entity with deed restrictions for conservation & maintenance as Open Space.
- B. Purpose: The purpose of this section is to provide a set of Community Green Space and Open Space associated standards to use within all PUD Districts with frontage on COS. Community Green Space and Open Space in this section are distinct from those areas that are environmentally sensitive and must be otherwise protected as regulated through Environmental Protection.

8.1.2 COMMUNITY GREEN SPACE AND OPEN SPACE REQUIREMENT

- A. Minimum Requirements: Development in all PUD Districts shall not encroach into the Community Green Space and Open Space, other than to provide for connectivity to circulation and to terrace grades for maximizing open space utilization.
- B. Areas to be Included in Community Green Space and Open Space Calculations: The features and areas identified in (COS) PUD Exhibit-1 shall be credited towards the PUD open space requirements for the purposes of complying with the City Standards.
- C. Areas not to be Included in Community Green Space and Open Space Calculations: The following areas shall not be counted toward open space requirements:
1. Private yards which are not subject to an open space or conservation easement
 2. Public road rights-of-way or private street easements, including sidewalks & medians located within those rights-of-way or easements
 3. Open stabilized grassed parking areas and driveways
 4. Land covered by structures or restricted sports field & not designated for active public recreational uses
 5. Designated outdoor VUA or storage areas

- D. **Playgrounds and Community Gardens:** These may be incorporated into the COS or any of the other Districts or may stand alone.
- E. **Waterfront:** When Community Green Space and Open Space exists, adjacent developments that contain waterfront access should include some type of common access to at least 25% of the waterfront.
- F. **Accessory Structure Standards:** All accessory structures within parks and open spaces — including, but not limited to, restrooms, open-air pavilions, gazebos, monuments, picnic shelters, and outdoor theaters — shall not be subject to the physical requirements of the District building form or siting standards. They shall be designed to be consistent with the character of the open space in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition, and character similar to adjacent development as determined by the OSE Administrator.

8.2 OWNERSHIP AND MAINTENANCE OF COMMUNITY GREEN SPACE AND OPEN SPACE SPACE

- A. Provision must be made by the OSE Administrator to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:
 - 1. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
 - 2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
 - 3. Dedication of the land to the City or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes
- B. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
- C. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of the OSE Standards & City Code subject to remedies and penalties.
- D. If the owner of the Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the City, the City shall have the authority to correct the deficiencies per the City's Code of Ordinances.

9: DEFINITIONS OF SPECIALIZED TERMS

Abutting Parcel. Any parcel that shares a lot line with another parcel.

Accessory Dwelling Unit. An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

1. **Single Family Detached Dwelling Unit.** A structure containing one primary dwelling unit on a single lot.
2. **Two Single Family Attached Unit./Duplex.** A structure containing two dwelling units on a single lot.
3. **Three Single Family Attached Unit./Tri-plex.** A structure containing three dwelling units on a single lot.
4. **Multi-Family/Unit.** A structure containing four or more dwelling units on a single lot.
5. **Multi-Family Development.** One parcel that contains multiple buildings containing housing units, either as apartments, or condominium. Each building may have multiple dwelling units.

City “Manager” as defined herein shall be defined as any person or persons designated by the City of Clermont to fulfill the duties herein.

OSE “Administrator” as defined herein shall be defined as any person or persons designated by the Olympus Sports & Entertainment Entity or Olympus Clermont CDD to fulfill the duties herein.

ACI (Aggregate Caliper Inch). A measure of the total combined number of inches of existing and proposed trees used to meet landscaping requirements. Caliper inch sizes for individual proposed trees are measured as indicated in the American Standard for Nursery Stock (ANSI 260.1-2004). Caliper inch sizes for existing trees are measured in diameter at breast height (DBH).

Approved Phase. A phase of development that has been approved through the PUD, subdivision or commercial site plan approval process, or a phase thereof approved by the City Manager prior to a request for an inspection for a certificate of compliance.

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank or in another location. Does not include drive-up ATM's.

Bar/ Tavern/Night Club.

1. **Bar, Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro brewery (“brew-pub”), and other beverage tasting facilities.
2. **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult-oriented businesses.

Basement. Any area of the building having its floor subgrade (below ground level) on all sides. A raised basement is a basement story with a floor level that is subgrade and ceiling level that is above grade.

Brew Pub. A pub or restaurant that also contains a microbrewery (see definition).

Buildable Area. The area of a lot that remains after removing the required front, side and rear yards for individual lots, as set forth for the particular District.

Building Type / Typology A structure defined by its combination of configuration, disposition and function.

Build-to Line (BTL). A line parallel to a property line or right-of-way where a building facade must be placed. The BTL may appear graphically on the regulating plan, sections or be stated as a dimension from the property line or right-of-way. Minor deviations from the BTL are allowed for architectural features, recessed entries, and recessed balconies and do not count against the calculations of % of BTL Defined by a building or Building at the BTL.

Bungalow Court. See (Building Type Standards).

Caliper. A horticultural method of measuring the diameter of a tree trunk for the purposes of determining the tree's size. The caliper of the trunk is measured six inches above the ground for trees with a diameter of four inches or less, twelve inches above the ground for trees with diameters more than four and less than ten inches, and at breast height (4½ feet) for trees with diameters of ten inches or greater.

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height, Upper Floor(s). Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Civic Institution. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, and transportation.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses. Civic Buildings may include the following:

1. **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.
2. **Theater (Cinema or Performing Arts).** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for "live" theater and concerts, and movie theaters.
3. **Public Service Buildings.** These are municipal buildings which include City Hall, Courthouse, Police Stations, and Fire Stations. May also be considered "Community/Public Safety Facilities."
4. **Religious Institutions, Club House, Meeting Facilities**

Civic Space. An outdoor area, dedicated for community activities. These areas may be reserved for use by a specific neighborhood or community or group, or open for public use.

Colleges and Universities. A dedicated facility or branch location for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. Includes professional schools (e.g. law, medicine, etc.) and technical colleges.

Commercial. A term defining workplace, office and retail uses collectively.

Common Courtyard. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Community Garden. A site used for growing plants for food, fiber, herbs, and flowers and

shared and maintained by community residents.

Community Based Farmer's Market. The temporary use of a site for the outdoor sales of food and farm produce items.

Community Care Facilities. Facilities that provide living, sleeping, and sanitation accommodations for institutional purposes in coordination with the provision of social services, or team training. The facilities may include facilities for eating and cooking. This category does not include Group Homes, or Community Residences

Emergency Shelter. A facility that provides temporary housing on a first-come, first-served basis where the facility design can accommodate safe shelter during a period of emergency or evacuation due to natural disaster. Facilities that provide temporary shelter during extremely cold weather (such as churches) are also included.

Short Term Housing. A facility that provides housing for individuals or families (not to exceed 6 months) within a continued identified bed space. The facility would also provide personal assistance to students, patients, clients, or performers who do not utilize daily Hotel accommodations or utilize long term rental of dwelling units. Such personal assistance may include food service, training or re-habitation activities, and in addition may include other needed and necessary supportive services tailored to the individual.

Community/Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site. May also be considered "Civic Facilities".

Day Care, Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours per day for any client. Each individual receiving care is considered one "client". These facilities include the following, all of which are classified and required to be licensed by the Department of Health & Department of Social Services.

1. **Family Day Care Home.** A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, preschool, after-school or extended day care, and school age child care centers. See "Home Occupation - Minor."
2. **Group Care Home.** A licensed day care facility that provides non-medical care and supervision to 7-12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers.
3. **Commercial Care Center.** A licensed day care facility licensed that provides non-medical care and supervision to more than 12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. Conditional Use. These uses that require Administrator approval for conditional uses allowed within a zone.

DBH (Diameter at Breast Height). A standard measure of tree size for existing trees. The tree trunk diameter is measured, in inches, at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half (4.5) feet, but adjacencies of trunks clearly show sharing of a singular rootball, then diameters of trunks below four and one-half feet to be totaled as a single number indicating DBH.

Depth, Ground-Floor Commercial Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to a commercial tenant.

District. A defined zone suitable for development patterns associated with permitted uses according to the PUD regulating plan.

Drive-Through Facility. Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under “Vehicle Sales and Services.”

Dwelling /Dwelling Unit/Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Fenestration. The arrangement of windows and doors on the exterior of a building.

Finish Level, Ground Floor. Height difference between the ground floor finished floor of residential or commercial space, excluding lobbies and common-use areas, and the adjacent public walk.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Formalized On-Street Parking. see “Parking, On-Street”

Formally Disposed. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Front. The primary frontage(s) of a lot, determined as follows:

- For lots with frontages along multiple thoroughfares, the Primary Frontage is determined by the Street address. All other frontages may be considered side street frontages.
- For lots with frontages along a thoroughfare and a civic space, the Front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as Fronts, with the following exception: the frontage along certain Civic Spaces may be required to be a Front, as per the standards
- For lots with a single frontage along a thoroughfare or a Civic Space, but not both, that frontage is the Front.
- Frontages along alleys, service drives, and parking drives may never be a front.

Frontage. A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

Frontage, Primary. The elevation(s) of a structure that fronts a Primary Street. See also “Primary Street.”

Frontage, Private. The area between the edge of the public right-of-way and the front or side façade

Frontage, Public. The area between the curb of the vehicular lanes and the frontage line.

Frontage Line. The property line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

General Retail. Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services, variety stores; including rental stores. May include sales of materials or artisanal elements produced on the premises.

General Services. Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to business and financial services, advanced technology uses that are compatible in terms of noise/ vibration impacts and hazards with adjoining buildings, minor repair services, health services, social services, legal services, educational services and cultural services. Does not include industrial or medical services.

1. **Bank/Financial Services.** Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Includes ATM facilities (see “ATM”).
2. **Business Services.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include “Bank, Financial Services,” which is separately defined.
3. **Business Support Service.** An establishment within a building that provides services to other businesses. Examples of these services include, but are not limited to: Computer-related services (rental, repair) (see also “Maintenance Service - Client Site Services”), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mailbox services.
4. **Personal Services.** Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, body piercing facilities, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo parlors. These uses may also include accessory retail sales of products related to the services provided.
5. **Professional, Administrative Services.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: Accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers’ and artists’ offices.

Ground Cover. Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

Group Dwelling. A residential facility for unrelated persons providing living facilities, sleeping rooms, and meals. This category does not include homes for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.

1. **8 or Fewer Residents, in a Home or Dwelling.** Residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals. The resident number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.
2. **More than 8 Residents, in a Community Residence.**
 - a. **Dormitories.** A building or portion thereof which contains living quarters for nine or more students, staff, or members of a team, college, university, primary or secondary boarding school, theological school, or other athletic comparable organization, provided that such building is either owned or managed by such organization. Single family and two-family dwellings are defined separately. See "Rooming and Boarding Facilities."
 - b. **Convent or Monastery.** The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.
 - c. **Congregate Care Facility.** A facility for long-term residence exclusively by persons 62 years of age or older, and which may include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.
 - d. **Nursing Home.** A health care institution other than a hospital or sheltered care home which provides inpatient or resident beds and is licensed by the Department of Health as a skilled nursing facility for two or more unrelated persons. A nursing home provides services to those who need continuous care but do not require hospital care or direct daily care from a physician.

Hedge. A group of shrubs planted in line or in groups that forms a compact, dense, living barrier that demarcates an area from on-site or off-site views.

Height, Overall. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.

Home Occupation - Major. Residential premises used for the transaction of business, the supply of professional services, and the limited supply of retail by the resident thereof. Major Home Occupations may include agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, family daycare home, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. Such use shall not simultaneously employ more than 1 person in addition to the residents of the dwelling. The Home Occupation use shall not disrupt the general character of the neighborhood.

Home Occupation - Minor. Residential premises used for the transaction of business or the supply of professional services. Home Offices shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. The Home Office use shall not disrupt the generally residential character of the neighborhood.

Household. A group or family living in a single Dwelling Unit. A single household may include up to 5 unrelated people.

Eave/Parapet. Building height to eave/parapet shall be measured from the eave or top of parapet to natural grade or finished grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.

Impervious Surface Coverage/Ratio (ISR) The percent of a defined lot or property that is covered with non-infiltrating material. This includes all structures, slabs and paving material. Individual lots may have variable ISR standards that are collectively accounted & regulated by drainage sub-basin design criteria.

Infill. The development of vacant land that is currently largely surrounded by developed land. It is typically served by existing infrastructure, particularly roads, and may include properties which were previously developed or used for non-building or temporary functions.

Infrastructure and Utilities. Installations or facilities or means for furnishing to the public, electricity, gas, steam, chilled water, communications, Potable or reclaimed water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards; however, it does not include Maintenance Yards (see “Maintenance Yard”) or utility offices (see “General Service and Office”).

Intensive Level Survey. A survey that will be based on a systematic approach to the entire tract, usually at 100-foot intervals, that are differentiated between having high or low potential for containing archaeological and historic resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, subsurface activity, such as shovel tests, are done, unless surface exposure is evident, and the materials are sifted. All of the findings, as well as a determination of eligible sites, will be compiled into a final report.

Landscape Strip, Perimeter. Vegetative material associated with the perimeter landscaping required for a parking lot area or property perimeter.

Liner Building. An occupiable structure specifically designed to mask a separate interior use from a frontage.

Live/ Work Unit. An integrated housing unit and working space, that accommodates both residential occupancy and work or commercial activity. Typically the commercial space is below or in front of the residential space.

Lodging. (syn. Overnight Guest Accommodation)

1. **Bed & Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.
2. **Hostel.** A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.
3. **Hotel/Motel (25 or more rooms).** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.
4. **Inn (6 to 24 rooms).** A building or group of buildings used as a lodging establishment having six to 24 guest rooms

providing overnight accommodations and breakfast to transient guests.

5. **Resort Hotel.** Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, pools, tennis, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.
6. **Rooming and Boarding Facility.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities, and sororities.
7. **Short-Term Rental.** A single-family dwelling, individual two-family or three-family dwelling, multifamily dwelling, or any portion thereof, that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 6 months. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

Lot Area. Lot area refers to the horizontal land area within lot lines, excluding any wetlands.

Lot Width. Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.

Manufacturing, Processing, Packaging: Light. A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing/assembly uses include:

1. **Artisan/Craft Product Manufacturing.** An establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, where any retail sales are incidental to the manufacturing activity.
2. **Clothing and Fabric Product Manufacturing.** An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers and not located on the site of a clothing store (see "Personal Services"). Does not include the production of textile fabrics and related materials.
3. **Furniture and Fixtures Manufacturing, Cabinet Shop.** A business that showcases and orders wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery without on-site manufacturing. hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planing mills.
4. **Handicraft Industries, Small-Scale Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.
5. **Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production.

Manufacturing and Processing, Heavy. A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products,

machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community.

Marine Industrial. A place of business serving marine-related needs including but not limited to: the loading and unloading of boats, boat storage (dry stack or boatyard), major boat repairs and servicing (engine, painting, body work, overhaul), commercial boat manufacturing, commercial fishing, the shipping of goods and containers, and other activities whose primary purpose is to facilitate the commercial maritime industry.

Medical Services: Clinic, Urgent Care; Doctor Office; and Extended Care.

1. **Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices - Professional/Administrative.”
2. **Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite.
A facility with five or more licensed practitioners is instead classified under “Medical Services – Clinic, Urgent Care.” Counseling services by other than medical doctors or psychiatrists are included under “Office – Professional, Administrative.”
3. **Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Care.”

Maximum Lot Coverage. The percentage of a lot that is covered by roofs of the primary structure, and any accessory structures.

Medical Services: Hospital. A major institution where people receive medical, surgical, or psychiatric treatment and nursing care.

Meeting Facility, Public or Private. A facility for public or private meetings, including: Community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include: Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

Microbrewery. (syn. Craft Brewery) A brewery that produces a small amount of beer (up to 10,000 barrels per year) for sale and consumption on or off premises. These establishments may be part of a brew pub (see definition).

Mining /Resource Extraction. Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted. Mass parcel grading & relocation of soil & terracing is not considered mining, where the activity is related to an approved phase of development.

Mixed-Use. Multiple functions & land use within the same building or the same general area through superimposition or within the same area through vertical or horizontal adjacency.

Mixed-Use Project. A development that combines both commercial and residential or other uses on the same site, typically with the commercial uses occupying the ground floor street frontage and the residential uses above.

Museum. See “Community Oriented Civic Facility.”

Naturally Disposed. A preservation of the existing natural condition or a composition of elements arranged as they would appear in a nature, with irregular shapes and asymmetry.

Neighborhood Market. A neighborhood serving retail store, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Office. See “General Services, Business Services, and Professional, Administrative Services.”

Open Air Retail. A retail sales establishment operated substantially in the open air including, but not limited to: kiosk display & sales, clothing, or event related merchandise, water based or trail recreation services and rental, and the like. Does not include community farmer’s markets (see “Community Farmer’s Market”), Vehicle Sales and Rental (see “Vehicle Sales and Rental”), Services”), home or garden supplies and equipment, or plant nurseries.

Outdoor Storage. Open yard area used for storage of materials or equipment associated with a primary use, excluding junk or other salvage. This is an accessory of primary use.

Outparcel. A small lot at the outer edge of a shopping center or commercial parcel typically with frontage along a highway. This is distinct from a Pad Site.

Pad Site. A small individual building site or lot that may occur internal to a multi-building parcel and is designed to integrate a new building into the adjacent buildings and site circulation without significant alteration.

Parking Facility, Public or Commercial, Surface or Structure. Parking lots or structures operated by the jurisdiction or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Parking, On-Street. On-street parking is parking constructed parallel or diagonal to the street right-of-way, defined by a ribbon or vertical curb, utilizing a durable surface material such as asphalt, concrete, pavers, with appropriate stormwater controls.

Passive Recreation. Recreation requiring little or no physical exertion focusing on the enjoyment of one’s natural surroundings.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas and define acceptable proximity between parking and building occupancy.

Personal Storage Facility, Indoor-Ancillary Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the building tenancy or employees as individual storage spaces and characterized by low parking demand. Premises may include retail, recreational, spa or restaurant sales not related to personal storage functions.

Perimeter Buffer. The required installation of landscaping and screening materials between specified Districts.

Planting Strip. Areas intended for the placement of vegetation within the interior of parking lot areas or along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

Primary Facade. The elevation(s) of a structure fronting a street. When located on a corner, this may be the elevation fronting only the Primary Street

Primary Street. The most significant street that a building fronts. When a structure only fronts one street, that street is considered the Primary Street.

Public Right-of-Way. The entire area between property boundaries which is owned by a governmental agency dedicated to public use, or impressed with an easement for public use; which is primarily used for pedestrian or vehicular travel; and which is publicly maintained, in whole or in part, for such use, and includes without limitations the street, curb, shoulder, sidewalk, parking or parking strip, planting strip, and any public way.

Public Right-of-Way Line. The line where the property meets the public right-of-way at a public street or public waterway, provided that this definition shall not include unimproved alleys, easements or other similar dedicated uses.

Public Way. Any street, accessway, path or right-of-way, whether privately or publicly owned, which is designed, or used for vehicular or pedestrian traffic or access.

Recreation Facility, Commercial or Institutional.

1. **Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge,. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility; three or fewer machines or devices are not considered a use separate from the primary recreation use of the site. Does not include adult-oriented businesses.
2. **Club.** This land use consists of meeting & service space and accessory facilities and uses including: clubhouses with bar and restaurant; locker and shower facilities; “pro shops” for on-site sales of equipment and clothing; and cart storage and rental facilities.
3. **Health/Fitness Facility.** A fitness center, gymnasium, or health and athletic club, which may include any of the following: Exercise machines, weight facilities, group exercise rooms, sauna, spa, hot tub, or swimming facilities, indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult-oriented businesses.
4. **Outdoor.** A facility for outdoor recreational activities where a fee may be charged for use. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, concessions, ticketing offices, will-call, facility maintenance storage & equipment.

Recreational Vehicle Parking. Land area dedicated to the short term or overnight parking of recreational vehicles.

Redevelopment Area. For purposes of the OSE Standards, there is no defined redevelopment area, however development patterns once established in any District can become eligible for redevelopment activities designed to re-purpose or refresh building and site components. Forms of redevelopment can include demolition & reconstruction, retrofit of new uses into established building and site areas, and renovation.

Reserved Strip. A piece of land in a subdivision that is reserved, held or controlled for the purpose of prohibiting access to streets and roads.

Residential. Premises used primarily for human habitation.

Restaurant, Cafe, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk- up ordering counter for either on- or off- premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Root Flare. (syn. Trunk Flare). The outwardly curving base of a tree where it joins the roots.

School, Private or Public. Includes the following facilities:

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
2. **Does not include pre-schools and child day care facilities (see “Day Care, Child or Adult”).** See also the definition of “Studio - Specialized Education/Training” for smaller-scale facilities offering specialized instruction.

Setback. The mandatory clear distance between a property line and a structure.

Sexually Oriented Business. Defined by the City of Clermont Code of Ordinances, Ch. 95

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Sharrow. A marking on the road delineating travel lanes to be shared by bikes and cars.

Signage - Entrance Monument. A structure or related structures, together with landscape and project logo and or logo type, colors & materials that are associated with the overall OSE project boundary location and do not advertise any specific internal establishment.

Special Event Sign. A sign which carries message regarding a special event or function which is of general interest to the community.

Sports Complex. See Division 2.5 (Civic and Open Space Types).

Square. See Division 2.5 (Civic and Open Space Types).

Storage, Outdoor. See “Outdoor Storage.”

Storefront. The portion of a frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane, that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail uses.

Story. An above-grade habitable floor level within a building.

Studio - Specialized Education/ Training, etc. Small & medium scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, such as:

1. **The arts.** Production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.
2. **Vocational and Professional Schools.** Business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g. law, medicine, etc.), religious ministry training facilities.

Structure. Anything constructed or erected, the use of which requires attachment to the ground,

attachment to something located on the ground, or placement on the ground. The term “structure” shall include: Buildings; Walls or fences; Signs; Light fixtures; or anything else constructed or erected, the use of which requires a permanent or semi-permanent location on the ground or which is attached to something having a permanent or semi-permanent location on the ground.

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Temporary Parking Lots. Parking lots that are not permanent, are only intended to fulfill a short-term need, and ultimately will be replaced by a permanent building or structure. Temporary Parking lots are not subject to the parking location regulations and liner requirements for above grade parking in the building form standards, but must comply with all landscaping standards.

Thoroughfare. A road, street, or path providing a connection between two places.

Traffic Impact Analysis (TIA). A study performed by professional engineers with expertise in traffic engineering principles and practice, which reviews development of a specific property and analyzes how it integrates into the existing and proposed city street network and ongoing traffic study. The analysis utilizes data and conclusions developed in previous studies, and identifies improvements needed to mitigate the impact of traffic generated by a development on the street network system.

Transit Station. A lot or structure used for the purpose of parking, loading and unloading passengers from tram, or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses or other transit providers stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transitional/Supportive Housing. A state licensed residential dwelling occupied with a 24-hour per day resident attendant directly employed for the temporary care, assistance and supervision of not more than eight (8) adults, with or without children, who require transitional housing accommodations made necessary due to conflict or threat of personal harm arising from the person’s former living arrangement.

Transportation Terminal. Facilities for the embarkation and departure of surface transit facilities, including but not limited to: bus, tram, taxi transit.

Vehicle and Boat Sales and Rental. A retail establishment selling and/or renting electric motorized vehicles, cycles, boats, and/or scooters. May also include ancillary repair and the sales of parts and accessories incidental to the use. Does not include businesses dealing exclusively in automobile used parts, auto wrecking and/or salvage; the sale of auto parts/accessories, but may include automobile rental services.

Waterfront Lot. Any lot that is bound on one or more sides by a significant and naturally occurring body of water. This includes wetlands, & lakes. This does not include retention or detention ponds, ditches, or pools.

Water/Marine Oriented Facilities. A non-for-profit or for-profit enterprise for on-water storage, servicing, charging, berthing, securing, loading and unloading of canoes, kayak, boats, and other marine related activities including: recreational and fishing, watercraft rentals, and marine-related retail supplies, etc.)

Olympus Sports & Entertainment PUD - Final Draft 12/27/18 (added notes with residential limitations)
Equivalency-Trip Conversion Matrix

Exhibit 4

Table 1 - Summary of Land Use & PM Peak Hour Net New External Trips			PM Pk. Net New External Trips (Trip Generation)		
Land Use Type	Includes	Density/Intensity	Total	Enter	Exit
General Office (Sq. Ft.)	main gate, welcome/sales center, leased offices, some buildings mixed use (primary office)	384,659	370	58	312
Medical Office (Sq. Ft.)	Sports Medicine, professional medical offices, wellness programs	382,637	1171	321	850
Shopping Center- Retail (Sq. Ft.)	retail-shopping centers, mixed use buildings (primary retail with restaurant(s) and/or office)	225,154	382	208	174
Restaurants (Sq. Ft.)	Stand alone sit-down/high-turnover	44,500	111	86	25
Multi-family Housing (DU)	Villas, townhomes, apartments	1088	198	117	81
Public Park (Acres)	surf park, beach volleyball, skateboard park	17.47	18	10	8
Soccer Complex (Fields)	soccer, track and field	5	81	54	27
Recreational Community Center (Sq. Ft.)	Tennis, arena (special events), ice sports, aquatics, multi-sport training, health & fitness center, EPIC center	379,748	513	247	266
Live Theatre (Seats)	Outdoor stage	1500	23	12	11
Hotel (Rooms)	Ancillary Restaurants, retail, office	1312	621	309	312
TOTAL:			3488	1422	2066

Table 2 - Land Use Conversion Table

	TO:	General Office	Medical Office	Shopping Center- Retail	Restaurant	Multi-Family Housing *	Public Park	Soccer, Track and Field Complex	Recreational Community Center	Live Theater	Hotel	Institutional (University/ College)/ ITE 550	Day Care/ ITE 565	Single Family/ ITE 210 *
FROM:	Units	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	DU	Acres	Fields	Sq. Ft.	Seats	Rooms	Sq. Ft.	Sq. Ft.	DU
General Office/ITE 710	Sq. Ft.		0.1798	0.146	0.0395	0.00068	0.004	0.0002	0.3149	.0203 (24,000 SF min.)	0.00316	0.4835	0.0337 (355,000 SF max.)	0.000258 (250,000 SF max.)
Medical Office/ITE 720	Sq. Ft.	5.563		0.874	0.2233	0.00389	0.02 (min. 400 SF)	0.00062	1.8013	0.1279	0.0033	2.63	0.1921	0.0015
Shopping Center - Retail/ITE 820	Sq. Ft.	6.85 (50,000 SF max.)	1.15 (300,000 SF max.)		0.285	.0065 (max. 700)	0.0142	0.0003	2.225	0.12	0.00435 (max. 500)	1.675 (9,000 SF min.)	0.2396 (120,000 SF max.)	0.00195 (130,000 SF max.)
Restaurant/ITE 932	Sq. Ft.	25.47 (15,000 SF max)	4.481	3.51 (limit 35,000 SF max.)		0.0175 (25,000 SF max)	0.0417	0.0003	7.09 (50,000 SF max)	0.31464	.01478 (1800 SF min.)	3.41 (2500 SF min., 9000 SF max.)	0.50 (10,000 SF max.)	0.0068 (10,000 SF max.)
Multi-family Housing/ITE 220 *	DU	1473.6	257.0 (1400 DU max.)	203.88 (limit 500 DU max.)	57.1		2.65 (min. 5 DU)	0.03344	406.5	17.21	0.868	197.44 (50 min. DU)	27.22 (470 DU max.)	0.4246 (500 DU max.)
Public Park/ITE 411	Acres	255 (min. 4 ac)	55 (min. 4 ac.)	70.6 (17.47 ac. max.)	26.54	0.40		0.0052 (limit 17.52 ac max.)	100 (4 ac. min.)	4.3 (limit 17.47 ac. Max.)	0.23	-	-	-
Soccer, Track and Field Complex/ITE 488	Fields	4965.4 (5 field max)	1691.4	3503.9	1575	29.95	193.3 (limit 5 fields max.)		14,225.4	534.3	16.45	-	-	-
Recreational Community Center/ITE 495	Sq. Ft.	3.182 (110,000 SF max.)	0.5562	0.45 (limit 300,000 SF max.)	0.1416	0.00248 (100,000 SF max)	0.01	0.000703		0.0796	0.00221 (limit 100,000 SF)	0.904 (10,000 SF min.)	0.1212	0.00093 (up to 250KSF), 0.00115 (>250KSF)
Live Theatre/ITE 441	Seats	49.11 (400 seats min.)	7.88	8.6 (1500 max.)	3.196	0.058	0.24	0.0019	12.68		0.0355	-	-	-
Hotel/ITE 310	Rooms	1612.5	284.98	229.93 (111,500 SF max.)	67.75 (75 rooms max.)	1.777 (450 DU max.)	5.58 (min. 2 rooms)	0.06088	518.25 (250 rooms max.)	30.63 (min. 5 rooms)		358.49	48.44	0.4527 (500 room max.)

TABLE 2 LAND USE CONVERSION TABLE NOTES:

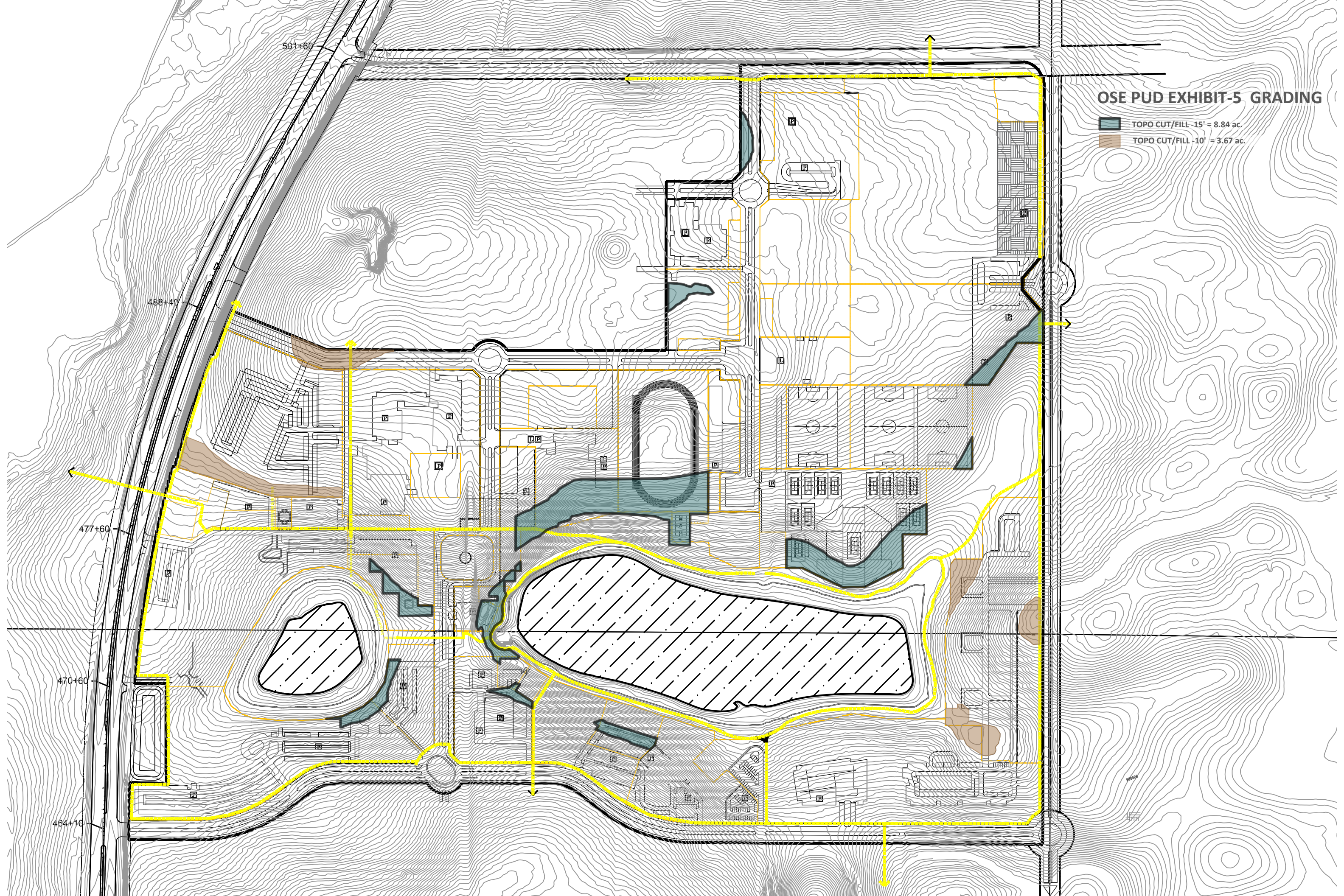
General: The conversion limit of the table is straightforward. The shopping center-retail land use in square feet or Gross Leasable Area (GLA) could be converted to hotel, multi-family, general office or other land uses within this table by applying the appropriate multiplier. For example, Table 2 to convert from hotel rooms to medical office, one would look across the 'Hotel' line to the column headed 'Medical Office' and find that one hotel room is equal to 284.98 square feet. If 150 hotel rooms were to be converted to shopping center-retail, then 34,490 square feet (150 rooms x 229.93 sq. ft.) would be allowed. If 40,000 SF of medical office were to be converted to multi-family units, the results would be 155.6 or 156 multi-family units (40,000 x 0.00389) and still maintain the same impacts. Single and combinations of conversions have also been verified; however, limitations are noted in Table 2.

General: (1) For any land use conversion not shown in Table 2 or limited as noted, a detailed trip generation must be provided.
(2) The land uses within the TIS and Conversion Matrix are based on ITE classifications for trip generation purposes and do not represent additional land use assignments for the Olympus Sports & Entertainment PUD.

* Residential Limitations: Multi-family increase limited to 225 dwelling units (D.U.), Single family addition limited to 100 D.U.with Affordable Housing units (if added) considered as Multi or Single family based on construction type.

OSE PUD EXHIBIT-5 GRADING

- TOPO CUT/FILL -15' = 8.84 ac.
- TOPO CUT/FILL -10' = 3.67 ac.



OSE PUD EXHIBIT 6

OSE PUD SITE PLAN Exhibit-2

This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

 Site Plan	 Landscape
 Site Coverage	 Architecture
 Drainage	 Other

0 200 400'



OLYMPUS™
SPORTS, WELLNESS, FITNESS

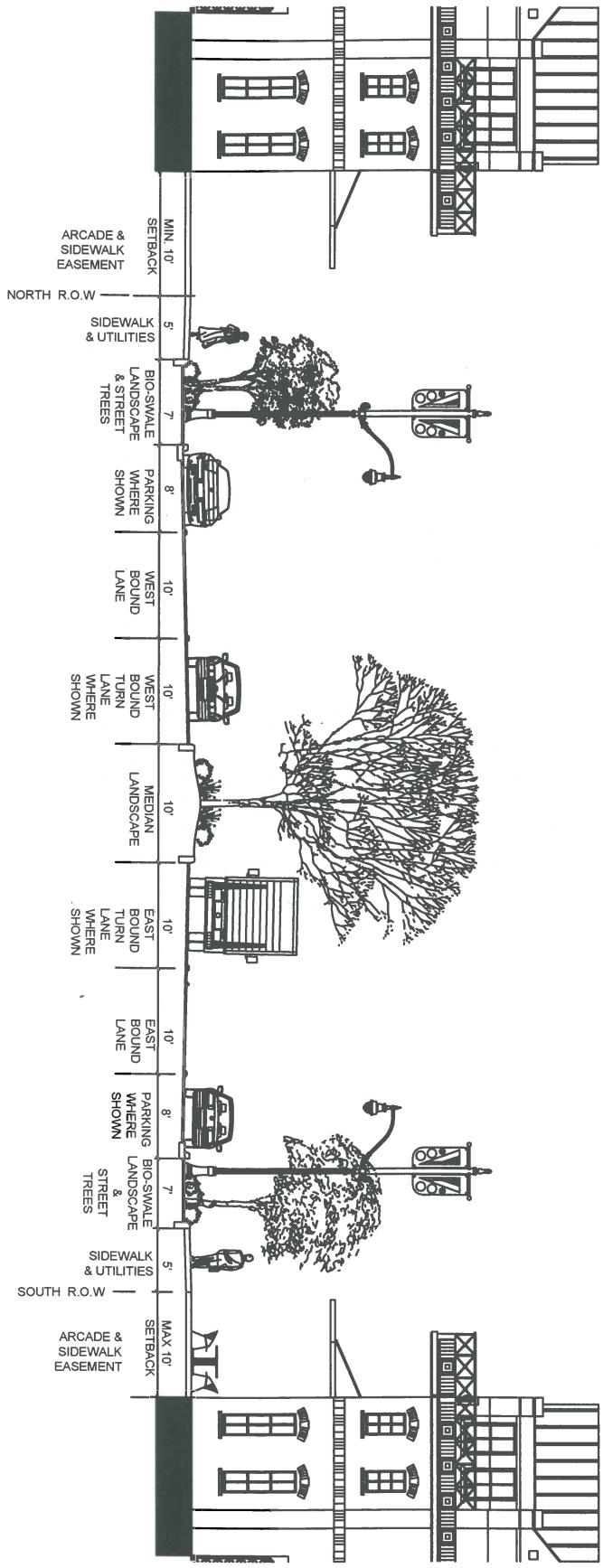
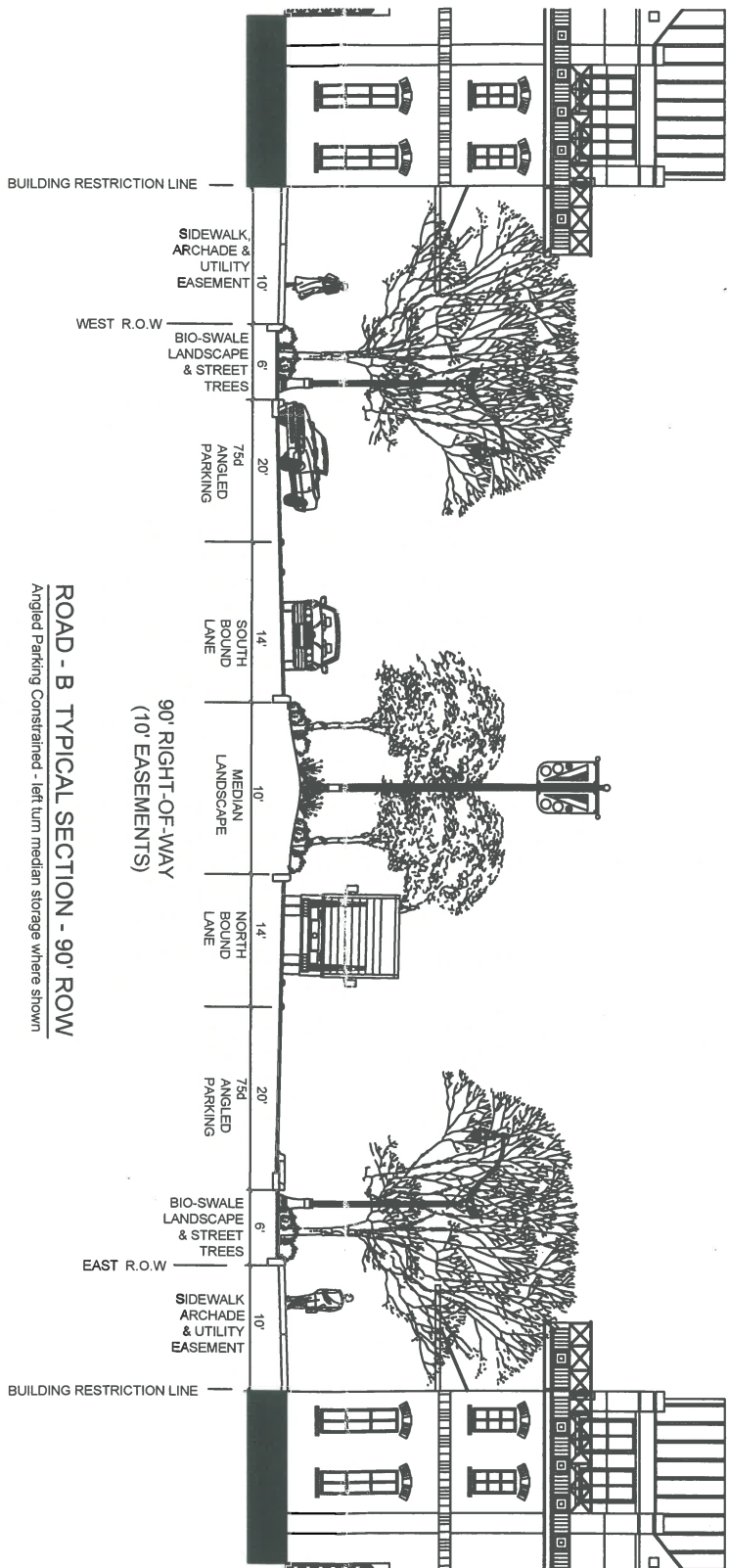
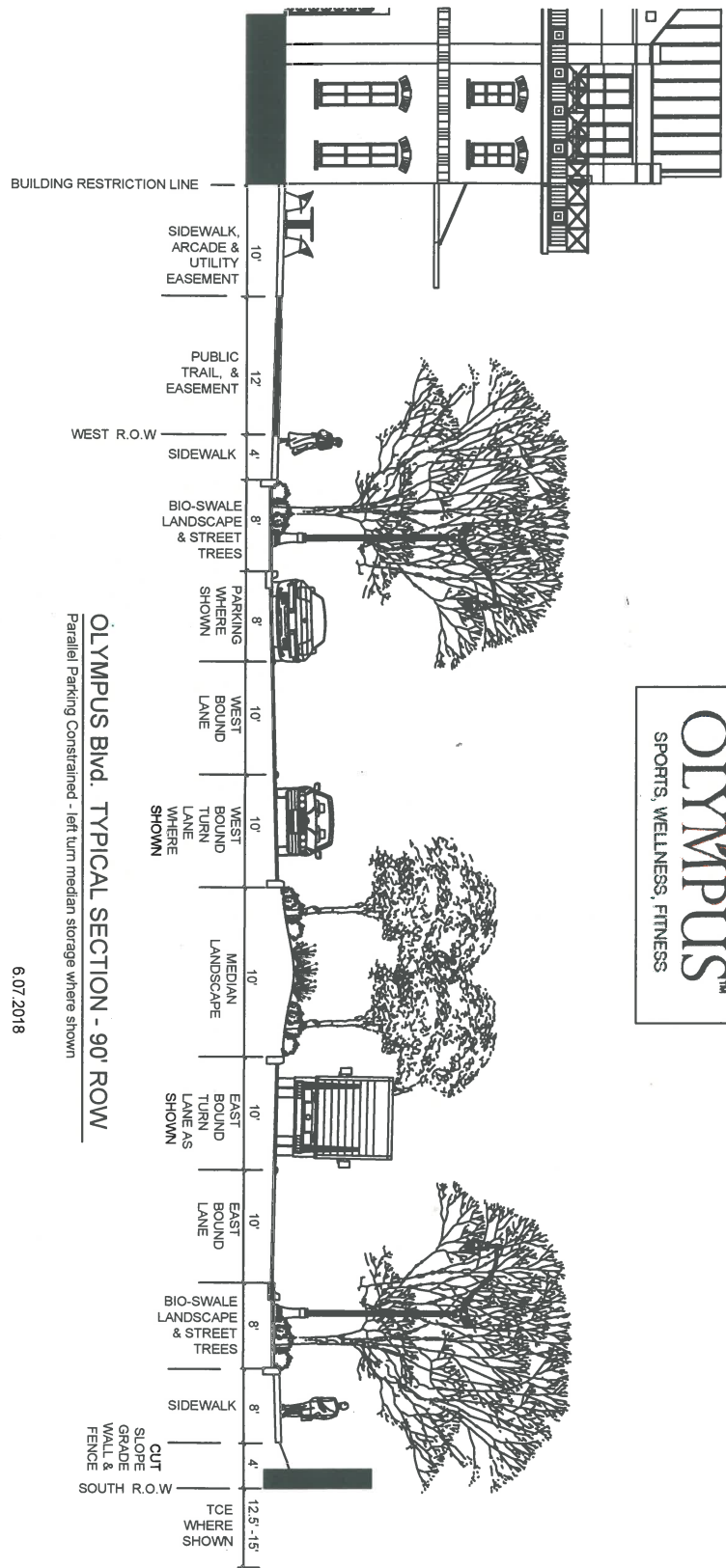
-  GATEWAY
-  PEDESTRIAN PATHWAYS
-  MULTI USE TRAIL SYSTEM
-  MULTI USE PROMENADE
-  PLAZA
-  PERVIOUS STABILIZED GRASS PARKING

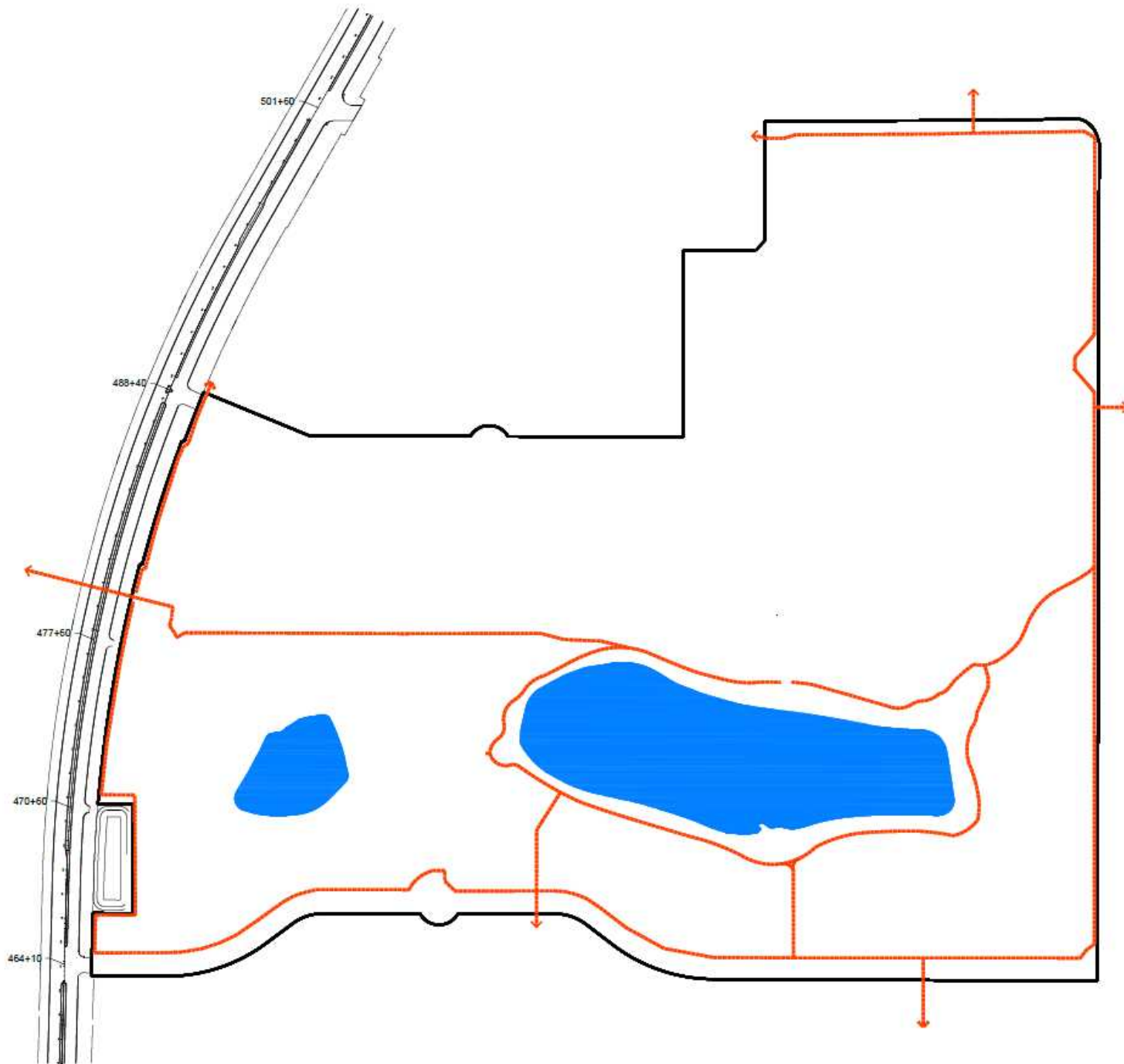
FLAGS and BANNERS

Banners

Flags







OLYMPUS PUBLIC TRAIL EXHIBIT - 8

— MULTI USE PUBLIC TRAIL SYSTEM

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

Buildout - Phase 5 (Year 2025)

EXISTING ROAD SEGMENTS

Road Name	From	To	LOS Standard	LOS Capacity	5 Year Growth Rate	Source Growth Rate	2025 Daily Traffic with Growth Rate	PM Peak Hour Total, Year 2025 with Growth Rate	PM Peak Hour/Peak Direction	Peak Dir.	2025 NB/EB	Remaining Trips (within Adopted	V/C Ratio	LOS	2025 SB/WB	Remaining Trips (within Adopted	V/C Ratio	LOS
CR 455/Hartle Road (+new 2L to Lost Lake)	SR 50	Magnolia Island	D	1800	6.58%	FDOT 11-8106	7024	792	303	SB	380	1420	0.21	C	412	1388	0.23	C
CR 455/Hartle Road (+new 2L to C-0854)	Magnolia Island	Hartwood Marsh C-0854	D	792	6.58%	FDOT 11-8106	7024	792	303	SB	380	412	0.48	C	412	380	0.52	C
S. Hancock Road	SR 50	Hooks Street	D	1800	3.38%	LC Sta. 165	25350	2096	1152	SB	945	855	0.53	C	1152	648	0.64	C
S. Hancock Road	Hooks	Johns Lake	D	792	3.38%	LC Sta. 165	25350	2096	1152	SB	945	-153	1.19	F	1152	-360	1.45	F
S. Hancock Road	Johns Lake	Hartwood Marsh	D	792	7.53%	LC Sta. 180	18576	1616	843	NB	843	-51	1.06	F	773	19	0.98	D
Hartwood Marsh Road	US 27	Hancock Road	D	675	7.79%	LC Sta. 146	27180	2407	1319	WB	979	-304	1.45	F	1319	-644	1.95	F
Hartwood Marsh Road	Hancock Road	N. 90 Degree Bend	D	675	6.92%	Avg. 146 & 150	23894	2413	1217	WB	945	-270	1.40	F	1217	-542	1.80	F
Hartwood Marsh Road	N. 90 Degree Bend	Orange County Line	D	612	6.04%	LC Sta. 150	18277	1600	1180	EB	1180	-568	1.93	F	419	193	0.68	D
Hooks Street	US 27	Citrus Tower Blvd.	D	1800	9.41%	LC Sta. 281	19240	1687	856	WB	831	969	0.46	C	856	944	0.48	C
Johns Lake Road	US 27	Hancock Road	D	675	1.00%	LC Sta. 170	6544	649	345	WB	302	373	0.45	C	345	330	0.51	D
Lake Louisa Road	Vista Del Lago	US 27	D	675	1.00%	LC Sta. 151	3920	317	212	WB	105	570	0.16	C	212	463	0.31	C
US 27 /SR 25	SR 50	John Lake Road	C	2940	3.91%	FDOT Avg. 11-5184 & 11-0012	49948	3467	1958	SB	1552	1388	0.53	C	1958	982	0.67	C
US 27 /SR 25	Johns Lake Road	Hartwood Marsh Road	C	2940	5.11%	FDOT 11-0011	53636	4175	2135	NB	2135	805	0.73	C	2061	879	0.70	C
US 27 /SR 25	Hartwood Marsh Road	Lake Louisa Road	C	2940	1.00%	FDOT 11-0311	27613	2485	1347	SB	1138	1802	0.39	C	1347	1593	0.46	C
US 27/SR 25	Lake Louisa Road	Schofield Road	C	2940	5.36%	FDOT 11-0007	40224	5270	2857	NB	2857	83	0.97	C	2413	527	0.82	C
US 27/SR 25	Schofield Road	Lake Louisa State Park - Ridgeview	C	2940	5.36%	FDOT 11-0007	40224	5270	2857	NB	2856	84	0.97	C	2414	526	0.82	C
US 27/SR 25	Lake Louisa State Park - Ridgeview	CFX Toll	C	2940	3.25%	FDOT Avg. 11-0007 & 11-0310	34220	4483	2430	NB	2430	510	0.83	C	2053	887	0.70	C
US 27/SR 25	CFX Toll	Boggy Marsh Road	C	2940	3.25%	FDOT 11-0007 & 11-0310	34220	4483	2430	NB	2430	510	0.83	C	2053	887	0.70	C
US 27/SR 25	Boggy Marsh Road	CR 474	C	2940	3.92%	FDOT 11-0310	61208	5509	2986	SB	2523	417	0.86	C	2986	-46	1.02	C
US 27/SR 25	CR 474	US 192	C	2940	3.92%	FDOT 11-0310	61208	5509	2986	SB	2523	417	0.86	C	2986	-46	1.02	C

Note (1): FDOT Available Counts Applied, Year 2017

WITH TOLL

NEW ROADWAYS (WELLNESS WAY FRAMEWORK PLAN) - ADDED TO OLYMPUS TIS MODEL NETWORK

Road Name	From	To	Adopted LOS Standard	LOS Capacity	AADT, Background Traffic (2025 Model)	K (peak to daily factor), from review of local roads	D (directional split) from model No Build Network	Peak Dir. (from model TOD, No Build)	PM Peak Hour Total	PM Peak Hour/Peak Direction	2025 NB/EB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS	2025 SB/WB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS
CFX Lake-Orange County Connector	US 27	CR 455	C	4580	14100	0.12	63.5%	WB	1692	1074	618	3962	0.13	C	1692	2888	0.37	C
CFX Lake-Orange County Connector	CR 455	Orange Co.	C	4580	24300	0.12	60.8%	WB	2916	1773	1143	3437	0.25	C	2916	1664	0.64	C
CFX Lake-Orange County Connector	Orange Co.	Schofield Road w/o Toll 429	C	4580	24300	0.12	60.8%	WB	2916	1773	1143	3437	0.25	C	2916	1664	0.64	C
CR 455/Hartle Road	Hartwood Marsh- C-0854	Wellness Way	D	792	19200	0.11	51.5%	NB	2112	1088	1088	-296	1.37	F	1024	-232	1.29	F
CR 455/Hartle Road	Wellness Way	Schofield	D	792	14100	0.11	51.3%	NB	1551	796	796	-4	1.00	E	755	37	0.95	E
CR 455/Hartle Road	Schofield	CFX Toll	D	792	22600	0.11	51.5%	NB	2486	1280	1280	-488	1.62	F	1206	-414	1.52	F
CR 455/Hartle Road	CFX Toll	Sawgrass Bay Blvd.	D	792	6700	0.11	52.9%	NB	737	390	390	402	0.49	C	347	445	0.44	C
Hancock Ext	Hartwood Marsh	Wellness Way Parkway	D	792	12900	0.09	63.2%	NB	1161	734	734	58	0.93	D	427	365	0.54	C
Hanover Ridgeview PUD - Lake Louisa State Park	US 27	Schofield	D	792	4000	0.09	62.5%	EB	360	225	225	567	0.28	D	135	657	0.17	C
Schofield Rd. - Wellness Way Parkway	US 27	Stadium Blvd. (Road C)	D	1800	5400	0.09	50.7%	WB	486	246	240	1560	0.13	C	246	1554	0.14	C
Schofield Rd. - Wellness Way Parkway	Stadium Blvd. (Road C)	Hancock Ext, 1st 90 degree	D	1800	5400	0.09	51.0%	WB	486	248	238	1562	0.13	C	248	1552	0.14	C
Schofield Road	Hancock Ext, 1st 90 degree	Olympus Blvd. (Road A)	D	792	9100	0.09	60.0%	SB	819	491	328	464	0.41	C	491	301	0.62	C
Schofield Road	Olympus Blvd (Road A)	Shell Pond, 2nd 90 degree	D	792	9100	0.09	56.9%	NB	819	466	466	326	0.59	C	353	439	0.45	C
Schofield Road	Shell Pond, 2nd 90 degree	CR 455/Hartle Rd.	D	792	5700	0.09	56.9%	WB	513	292	221	571	0.28	C	292	500	0.37	C
Schofield Road	CR 455	Orange Co.	D	792	5500	0.09	56.9%	WB	495	282	213	579	0.27	C	282	510	0.36	C
Wellness Way Parkway	Hancock Road	CR 455	D	1800	5000	0.09	61.5%	WB	450	277	173	1627	0.10	C	277	1523	0.15	C
Wellness Way Parkway	CR 455	Orange Co.	D	1800	12100	0.09	58.6%	WB	1089	638	451	1349	0.25	C	638	1162	0.35	C
Wellness Way Parkway (Orange Co.)	Orange Co.	CR 545 or New Independence	D	1800	12100	0.09	58.6%	WB	1089	638	451	1349	0.25	C	638	1162	0.35	C

* Existing Roads - mitigate only project trips over capacity (see available capacity)
New Roads - mitigate all project trips on roadways not committed for funded by others

Olympus Net External PM Peak Hour Trips:

Enter = 1422
Exit = 2066

-----Forecasted 2025 Background Traffic with Olympus----->

					-----Olympus Project Traffic----->												
Enter or Exit	Project Traffic %	Project Trips	NB/EB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *	Enter or Exit	Project Traffic %	Project Trips	SB/WB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *
Exit	4.0%	83	NB	380	462	1338	0.26	C	Enter	4.0%	101	SB	412	513	1287	0.29	C
Exit	3.0%	62	NB	380	442	350	0.56	C	Enter	3.0%	43	SB	412	455	337	0.57	C
Exit	2.0%	41	NB	945	987	813	0.55	C	Enter	2.0%	34	SB	1152	1186	614	0.66	C
Exit	3.0%	62	NB	945	1007	(215)	1.27	F	Enter	3.0%	36	SB	1152	1188	(396)	1.50	F
Exit	6.0%	124	NB	843	967	(175)	1.22	F	Enter	6.0%	104	SB	773	877	(85)	1.11	F
Exit	6.0%	124	EB	979	1103	(428)	1.63	F	Enter	6.0%	68	WB	1319	1387	(712)	2.05	F
Exit	4.0%	83	EB	945	1028	(353)	1.52	F	Enter	4.0%	111	WB	1217	1328	(653)	1.97	F
Exit	3.0%	62	EB	1180	1242	(567)	1.52	F	Enter	3.0%	73	WB	419	492	183	0.73	D
Exit	2.0%	41	EB	831	873	927	0.48	C	Enter	2.0%	24	WB	856	880	920	0.49	C
Enter	4.0%	57	EB	302	359	316	0.53	D	Exit	4.0%	2	WB	345	347	328	0.51	D
Enter	10.0%	142	EB	105	247	86	0.74	C	Exit	10.0%	267	WB	212	479	196	0.71	D
Exit	7.0%	145	NB	1552	1697	1243	0.58	C	Enter	7.0%	242	SB	1958	2200	740	0.75	C
Exit	20.0%	413	NB	2135	2548	392	0.87	C	Enter	20.0%	304	SB	2061	2365	575	0.80	C
Exit	21.0%	434	NB	1138	1572	1368	0.53	C	Enter	21.0%	353	SB	1347	1700	1240	0.58	C
Exit	32.0%	661	NB	2857	3518	(578)	1.20	F	Enter	31.0%	435	SB	2413	2849	91	0.97	C
Enter	26.0%	370	NB	2856	3226	(286)	1.10	F	Exit	26.0%	486	SB	2414	2899	41	0.99	C
Enter	23.0%	327	NB	2430	2757	183	0.94	C	Exit	20.0%	333	SB	2053	2386	554	0.81	C
Enter	20.0%	284	NB	2430	2715	225	0.92	C	Exit	20.0%	242	SB	2053	2295	645	0.78	C
Enter	14.0%	199	NB	2523	2722	218	0.93	C	Exit	14.0%	242	SB	2986	3227	(287)	1.10	F
Enter	7.5%	107	NB	2523	2630	310	0.89	C	Exit	7.5%	192	SB	2986	3178	(238)	1.08	F

WITH CFX TOLL

-----Forecasted 2025 Background Traffic with Olympus----->

-----Olympus Project Traffic----->																	
Enter or Exit	Project Traffic %	Project Trips	NB/EB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *	Enter or Exit	Project Traffic %	Project Trips	SB/WB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *
Exit	0.0%	0	EB	618	618	3962	0.13	B	Enter	3.0%	43	WB	1692	1735	2845	0.38	B
Exit	13.0%	269	EB	1143	1412	3168	0.31	B	Enter	13.0%	185	WB	2916	3101	1479	0.68	B
Exit	13.0%	269	EB	1143	1412	3168	0.31	B	Enter	13.0%	185	WB	2916	3101	1479	0.68	B
Exit	5.0%	103	NB	1088	1191	(399)	1.50	F	Enter	6.0%	85	SB	1024	1110	(318)	1.40	F
Enter	2.0%	28	NB	796	824	(32)	1.04	F	Exit	3.0%	62	SB	755	817	(25)	1.03	F
Enter	13.0%	185	NB	1280	1465	(673)	1.85	F	Exit	15.0%	310	SB	1206	1516	(724)	1.91	F
Enter	3.0%	43	NB	390	433	359	0.55	C	Exit	2.0%	41	SB	347	388	404	0.49	C
Exit	16.0%	331	NB	734	1064	(272)	1.34	F	Enter	16.0%	228	SB	427	655	137	0.83	C
Enter	1.0%	14	EB	225	239	553	0.30	C	Exit	0.0%	0	WB	135	135	657	0.17	C
Enter	12.0%	171	EB	240	410	1390	0.23	C	Exit	12.0%	248	WB	246	494	1306	0.27	C
Exit	28.0%	578	EB	238	817	983	0.45	C	Enter	28.0%	398	WB	248	646	1154	0.36	C
Enter	10.0%	142	NB	328	470	322	0.59	C	Exit	10.0%	207	SB	491	698	94	0.88	C
Enter	14.0%	199	NB	466	665	127	0.84	C	Exit	15.0%	310	SB	353	663	129	0.84	C
Exit	15.0%	310	EB	221	531	261	0.67	C	Enter	14.0%	199	WB	292	491	301	0.62	C
Exit	2.0%	41	EB	213	255	537	0.32	C	Enter	3.0%	43	WB	282	324	468	0.41	C
Exit	4.0%	83	EB	173	256	1544	0.14	C	Enter	14.0%	199	WB	277	476	1324	0.26	C
Exit	4.0%	83	EB	451	533	1267	0.30	C	Enter	5.0%	71	WB	638	709	1091	0.39	C
Exit	4.0%	83	EB	451	533	1267	0.30	C	Enter	4.0%	57	WB	638,154	695	1105	0.39	C

PROPORTIONATE SHARE SPREADSHEET - DRAFT

Prepared/updated: 3/7/19 Update for Client - FINAL DRAFT

Buildout - Phase 5 (Year 2025)

1/24/19 Add Local Lake County Costs

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

EXISTING ROAD SEGMENTS

EXISTING ROAD SEGMENTS										LINKED		LINKED											
										<---- NB or EB---->		<---SB or WB---->		MANUAL CHECK		Hypothetical Improve. to Mitigate							
Road Name	From	To	Adopted LOS Standard	LOS Capacity	Remaining Trips Before Project	Remaining Trips Capacity After Project	Seg. Deficiency *	Segment Length (mi.)	Segment Length (feet)	Project Trips	Dir.	Project Trips	Dir.	Project Trip to MITIGATE*	Deficiency includes background(Total Trips)	Proposed Improvement	MSV Add	Cost per Mile	Total Cost (cost/mi x length)	% Proj. Trips to Capacity (% Prop. Share Cost)	PFS to Developer		
S. Hancock Road	Hooks	Johns Lake	D	792				1.22	6450														
NB or EB					(153)	(215)	Y			62	NB			62	(215)	Add NB Left (dual)	250	\$ 208,022	\$ 208,022	0.25	\$ 51,573		
SB or WB					(360)	(396)	Y					36	SB	36	(396)	Turn lane SB Right	250	\$ 200,845	\$ 200,845	0.14	\$ 28,560		
S. Hancock Road	Johns Lake	Hartwood Marsh	D	792				1.75	9218														
NB or EB					(51)	(175)	Y			124	NB			124	(175)	Turn lane NB Right	250	\$ 200,845	\$ 200,845	0.50	\$ 99,587		
SB or WB					19	(85)	Y					104	SB	85	(85)	Add separate SB Left	250	\$ 208,022	\$ 208,022	0.34	\$ 70,728		
Hartwood Marsh Road	US 27	Hancock Road	D	675				0.68	3615														
NB or EB					(304)	(428)	Y			124	EB			124	(428)	Widen EB thru 1L to 2L (future)	675	\$ 1,745,916	\$ 1,187,223.14	0.18	\$ 218,027		
SB or WB					(644)	(712)	Y					68	WB	68	(712)	Extend WB left (550' to 800'), Extend WB right (240' to 570') RURAL	500	\$ 545,276.56	\$ 545,276.56	0.14	\$ 74,437		
Hartwood Marsh Road	Hancock Road	2nd - 90 Degree Bend	D	675				2.5	13181														
NB or EB					(270)	(353)	Y			83	EB			83	(353)	Widen to 2L EB	792	\$ 1,431,080	\$ 3,577,700.55	0.10	\$ 373,310		
SB or WB					(542)	(653)	Y					111	WB	111	(653)	Extend WB left 200' to 500'	250	\$ 269,477	\$ 269,477.26	0.44	\$ 119,557		
Hartwood Marsh Road	N. 90 Degree Bend	Orange County Line	D	612				1.4	7426														
NB or EB					(568)	(567)	Y			62	EB			62	(567)	Widen 2L EB	792	\$ 1,745,916	\$ 2,444,282.93	0.08	\$ 191,345		
SB or WB					193	183	N					73	WB										
US 27/SR 25	Lake Louisa Road	Schofield Road	C	2940				0.98															
NB or EB					83	(578)	Y			661	NB			578	(578)	Add NB thru (hypothetical) 1/3 cap.	1029	\$ 3,273,289.89	\$ 3,207,824.09	0.56	\$ 1,801,868.15		
SB or WB					527	91										(includes exclusive right turn lanes)	6L to 8L URBAN						
US 27/SR 25	Schofield Road	Lake Louisa State Park	C	2860				1.0	5263														
NB or EB					84	(286)	Y			370	NB			286	(286)	Add NB right turn lane	300	\$ 200,845	\$ 200,845	0.95	\$ 191,472.18		
SB or WB					526	41	N																
US 27/SR 25 (outside SA)	Boggy Marsh Road	CR 474	C	2940				2.01	10639														
NB or EB					417	218	N			199	NB												
SB or WB					(46)	(287)	Y					242	SB	242	(287)	Add SB right turn lane	300	\$ 208,022.20	\$ 208,022.20	0.81	\$ 167,612		
US 27/SR 25 (outside SA)	CR 474	US 192	C	2940				1.71	9047														
NB or EB					417	310	N			107	NB												
SB or WB					(46)	(238)	Y					192	SB	192	(238)	Add left turn lane	300	\$ 208,022	\$ 208,022	0.64	\$ 133,229.90		
										Subtotal													

NEW Roadway Segments - Added to Olympus TIS Model Network

Road Name	From	To	Adopted LOS Standard	LOS Capacity	LINKED	LINKED	Seg. Impact *	Segment Length (mi.)	Segment Length (feet)	LINKED		LINKED		Project Trips to MITIGATE*	Deficiency? Includes background(Total Trips)	Proposed Improvement	MSV Add	Cost per Mile	Total Cost (cost/mi x length)	% Proj. Trips to Capacity (% Prop. Share Cost)	PFS to Developer
					Remaining Trips Before Project	Remaining Trips Capacity After Project				<-----NB or EB---->		<---SB or WB---->									
CR 455/Hartle Road	Hartwood Marsh- C-0854	Wellness Way	D	792				3.25	17161												
	NB or EB				(296)	(399)	Y			103	NB			103	(399)	Rural 2L	792	\$ 1,072,071	\$ 3,484,231	0.13	\$ 454,446
	SB or WB				(232)	(318)	Y					85	SB	85	(318)	Rural 2L	792	\$ 1,072,071	\$ 3,484,231	0.11	\$ 375,347
CR 455/Hartle Road	Wellness Way	Schofield	D	792				1.6	8450												
	NB or EB				(4)	(32)	Y			28	NB			28	(32)	Rural 2L	792	\$ 1,072,071	\$ 1,715,314	0.04	\$ 61,595
	SB or WB				37	(25)	Y					62	SB	62	(25)	Rural 2L	792	\$ 1,072,071	\$ 1,715,314	0.08	\$ 134,236
CR 455/Hartle Road	Schofield	CFX TOLL	D	792				0.29	1531												
	NB or EB				(488)	(673)	Y			185	NB			185	(673)	Rural 2L	792	\$ 1,072,071	\$ 310,901	0.23	\$ 72,567
	SB or WB				(414)	(724)	Y					310	SB	310	(724)	Rural 2L	792	\$ 1,072,071	\$ 310,901	0.39	\$ 121,652
CR 455/Hartle Road	CFX TOLL	SAWGRASS WAY	D	792				3.1	16368												
	NB or EB				402	359				43	NB			43		Rural 2L	792	\$ 1,072,071	\$ 3,323,420	0.05	\$ 179,011
	SB or WB				445	404						41	SB	41		Rural 2L	792	\$ 1,072,071	\$ 3,323,420	0.05	\$ 173,389
Hancock Ext	Hartwood Marsh- C-0854	Wellness Way		792				2.19	11549												
	NB or EB				58	(272)	Y			331	NB			331	(272)	Rural 2L	792	\$ 1,072,071	\$ 2,347,835	0.42	\$ 979,925
	SB or WB				365	137	N					228	SB	228		Rural 2L	792	\$ 1,072,071	\$ 2,347,835	0.29	\$ 674,469
Schofield Rd. - Wellness Way Parkway	US 27	Stadium Blvd.	D	1800				0.25	1320												
	NB or EB				1560	1390				171	EB			171		2L to 4L Urban	1800	\$ 825,000	\$ 206,250	0.09	\$ 19,553
	SB or WB				1554	1306						248	WB	248		2L to 4L Urban	1800	\$ 825,000	\$ 206,250	0.14	\$ 28,408
Schofield Rd. - Wellness Way Parkway	Stadium Blvd.	Hancock Ext, 1st 90 degree		1800				0.35	1870												
	NB or EB				1562	983				578	EB			578		2L to 4L Urban	1800	\$ 825,000	\$ 288,750	0.32	\$ 92,798
	SB or WB				1552	1154						398	WB	398		2L to 4L Urban	1800	\$ 825,000	\$ 288,750	0.22	\$ 63,872
Wellness Way Parkway	Hancock Road	CR 455	D	1800				2.52	13312												
	NB or EB				1627	1544				83	EB			83		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 6,112,260	0.05	\$ 280,621
	SB or WB				1523	1324						199	WB	199		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 6,112,260	0.11	\$ 676,016
Wellness Way Parkway	CR 455	Orange Co.	D	1800				0.54	2875												
	NB or EB				1349	1267				83	EB			83		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 1,309,770	0.05	\$ 60,133
	SB or WB				1162	1091						71	WB	71		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 1,309,770	0.04	\$ 51,736

* Existing Roads - mitigate only project trips over capacity (see available capacity)

New Roads - mitigate all project trips on roadways not committed for funded by others

Subtotal \$ 4,499,772

TOTAL \$ 8,021,077

Prop. Share Credit Against Impact Fees and Proposed Credits

Credits: Olympus Blvd. Remaining Capacity, Regional Trails, Signal Fiber Optics

Lake County Costs, 1/24/19Const. Cost Per CEMEX Agreement

New 2L Urban - future 4L	\$3,675,000
New 2L Undiv. Rural 4' Sh	\$1,624,350
Widen 2L inside 4L div. U	\$1,250,000

Contingency 10%, Design 12%, CEI 10%

1.32**General FDOT 2018 Costs (No Specific D-5 Available)****Note: Divide cost by 2, 1/2 road improvement per direction**

<u>Section</u>	<u>Cost/Mile</u>	<u>Description</u>
New: Urban 2LU \$	4,981,800	with 4' bike lanes
Rural 2L \$	2,202,091	5' paved shoulders
Rural 4LD \$	4,312,785	(2' paved inside, 5' outside)
Urban 4L \$	7,448,544	22' median and 4' bike lanes
Widen: 2L to 4LDU \$	2,862,158	2L ex. Add 2L 5' paved shoulders
4LR add turn lane \$	170,510	ADD LEFT TURN lane
4LR add turn lane \$	164,627	ADD RIGHT TURN lane
6LD to 8LD (rural) \$	2,879,092	Add outside lanes
6LD to 8LD (urban) \$	5,366,049	Add outside lanes has B/L
Turn Lane Ext Rural \$	226,065	Ext. 300' left turn D3 Cost
Turn Lane Ext Rural \$	220,883	Ext. 300' right turn D3 Cost
Turn Lane Ext Urban \$	307,636	Ext. 300' left turn D3 Cost
Turn Lane Ext Urban \$	277,180	Ext. 300' right turn D3 Cost
2LU to 4LD \$	5,456,415	22' median and 4' bike lanes

1.22

10% contingency in above FDOT Costs, Use Design 12% and CEI 10% @ 22%



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary		
Project Name (if applicable) Olympus				
Applicant Olympus Sports & Entertainment Group, LLC				
Contact Person Michael J. Carroll				
Address 941 W Morse Blvd.		City Winter Park	State FL	Zip 32789
Telephone 407-754-6945		Fax n/a		
Email				
OWNER INFORMATION				
Owner's Name Olympus Orlando Holdings, LLC				
Owner Address 941 W Morse Blvd.		City Winter Park	State FL	Zip 32789
Telephone 407-754-6945		Email <i>MJC @ OLYMPUSORLANDO.COM</i>		
PROPERTY INFORMATION				
Address of Subject Property 7200-8582, N Bradshaw Rd.		City Clermont	State FL	Zip 34714
Legal Description (include copy of survey) See attached legal description.				
Acreage 243.63 more or less		Land Use (City verification required) Master Planned Community / Mixed Use		
Present Zoning (City verification required) Planned Unit Development		Proposed Zoning Planned Unit Development		



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?

A swop of designations within the "Single-Purpose Site & Buildings" zone of the Regulating Plan (map).

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

Michael J. Carroll

Applicant Name (print)

x 
Applicant Name (signature)

Michael J. Carroll

Owner Name (print)

x 
Owner Name (signature) **MANAGING MEMBER**

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

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. 2020-40

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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION

1.5 miles south of the Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road

Approx. 243.63 +/- Acres

Alternate Key 3914659

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

REQUESTED ACTION: Amend Planned Unit Development (PUD)

Ordinance No. 2018-36 to adjust uses within the property boundary



This request will be considered by the Planning & Zoning Commission on Tuesday, December 1, 2020 at 6:30 P.M. and a public meeting to consider the request will be held before the City Council on Tuesday, December 8, 2020 at 6:30 P.M. for final enactment.

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Board Appointments		
Requested Action		
Consider board appointments		
Staff Report		
Notice was advertised requesting a resume and letter of interest to be submitted to the Clerk's office for individuals interested in serving on the available boards and committees. Attached are the letters of interest submitted to the City. The city code requires individuals serving on the Planning and Zoning Commission to be an elector of the city.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Outside Agency Appointments CY2021 V4	Outside Agency Appointments CY2021 V4.pdf	
2. Appointment Requests (2021-2022) - P&Z Board	Appointment Requests (2021-2022) - P&Z Board.pdf	
3. Allender, Justin - 11.2020 - P&Z Board	Allender, Justin - 11.2020 - P&Z Board.pdf	
4. Biddle, Jeffrey - 11.11.2020 - P&Z Board	Biddle, Jeffrey - 11.11.2020 - P&Z Board.pdf	
5. Gums, Steve - 11.11.2020 - P&Z Board	Gums, Steve - 11.11.2020 - P&Z Board.pdf	
6. Krzyminski, Mike - 11.2020 - P&Z Board	Krzyminski, Mike - 11.2020 - P&Z Board.pdf	
7. Macnalie, Joa - 11.19.2020 - P&Z Board	Macnalie, Joa - 11.19.2020 - P&Z Board.pdf	
8. Niemiec, Vincent - 11.10.2020 - P&Z Board	Niemiec, Vincent - 11.10.2020 - P&Z Board.pdf	
9. Seaver, Charles - 11.18.2020 - P&Z Board	Seaver, Charles - 11.18.2020 - P&Z Board.pdf	
10. Taylor, Samii - 10.29.2020 - P&Z Board	Taylor, Samii - 10.29.2020 - P&Z Board.pdf	
11. Udom, Nduese - 11.12.2020 - P&Z Board	Udom, Nduese - 11.12.2020 - P&Z Board.pdf	
12. Whitehead, Cuquid - 11.01.2020 - P&Z Board	Whitehead, Cuquid - 11.01.2020 - P&Z Board.pdf	
13. 11.05.2020 - Tim Murry Resignation - P&Z Board	11.05.2020 - Tim Murry Resignation - P&Z Board.pdf	

Outside Agency Appointments

Agency/Board	Current Appointee CY2020	CY2021	Term Expiration
South Lake Chamber of Commerce	Council Member Brishke		
Lake County League of Cities Board of Directors	Council Member Bates		
Metropolitan Planning Organization (MPO) Governing Board	Council Member Purvis		
MPO Governing Board (Alternate)	Council Member Travis		
MPO Community Advisory Committee	Roman Brana		Term Expires in December 2023
MPO Community Advisory Committee (Alternate)	VACANT		
Lake County Arts and Cultural Alliance	Chris Dudeck		Term Expires in July 2023
Lake County Arts and Cultural Alliance (Alternate)	Shirley Draper		Term Expires in September 2023
Tourism Development Council	Council Member Travis		Term Expires December 2022
Lake Apopka Natural Gas	Council Member Travis		January 2021

2021-2022 BOARD APPOINTMENT REQUESTS

PLANNING AND ZONING COMMISSION (4 Seats Available)	REQUESTOR	ADDRESS/SUBDIVISION	PRIOR SERVICE TO THE CITY	LIVES IN CITY	REGISTERED VOTER	REQUESTING
	Max Kryminksi	3497 Embers Lane	2017 - Present	Yes	Verified	Reappointment
	Joa Macnalie	3296 Whiteblossom Lane	None Provided	Yes	Verified	Appointment
	Justin Allender	3289 Jackson Bluff Way	None Provided	Yes	Verified	Appointment
	Charles "Chuck" Seaver	1717 Morning Drive	None Provided	Yes	Verified	Appointment
	Steve Gums	1765 Bella Lago Drive	None Provided	Yes	Verified	Appointment
	Vincent Niemiec	4569 Barrister Drive	None Provided	Yes	Verified	Appointment
	Sheila "Samii" Taylor Yakovetic	4480 Powderhorn Place Drive	None Provided	Yes	Verified	Appointment
	Nduese A. Udom	12935 Colonnade Circle	None Provided	No	Not Verified	Appointment
	Cuqui Whitehead	700 Hook Street	2007 - 2012; 2014 - 2018	Yes	Verified	Appointment

Justin Allender
3289 Jackson Bluff Way
Clermont, FL 34711
November 16, 2020

Ms. Tracy Ackroyd Howe
City Clerk
City of Clermont
685 West Montrose Street
Clermont, FL 34711

Dear Ms. Tracy Ackroyd Howe:

Please let this letter serve as a notice of my interest in volunteering to serve on the Planning and Zoning Commission. Per the City's request, I am enclosing my resume.

I am excited about this opportunity. I live here, worship here, and my children attend school here—I would appreciate the chance to have an impact on the City's future as the Choice of Champions. I can be contacted at 850.910.1101 if you have any questions, comments or concerns.

Sincerely,



Justin Allender

Enclosure

JUSTIN G. ALLENDER, M.B.A.

3289 Jackson Bluff Way
Clermont, Florida 34711
(850) 910-1101 (cell)
justinallender@yahoo.com

Education:

Florida State University, Tallahassee, Florida

- M.B.A.
- B.S., Finance

Massachusetts Institute of Technology CoLab, France; Bolivia; Germany; & Boston, Mass.

- 2015-2016 Global Alliance for Banking on Values Leadership Academy

Work Experience:

Commercial Lender / Finance Officer, full-time. First National Bank, Mount Dora, FL (5/20 to present)

- Responsible for business development of loans and deposits. Perform complex finance duties and ensure the Bank's compliance with rules and regulatory guidance. Give strategic recommendations to ensure both clients and the Bank grow together.

Mortgage Loan Originator, full-time. Success Mortgage Partners, Montverde, FL (6/19 to 4/20)

- Responsible for business development and advising clients on best home loan options. Experience included FHA, USDA, VA & Conventional loan programs.

Small Business Banker / AVP, full-time. Seacoast Bank, Clermont, FL (10/18 to 5/19)

- Successor by merger to First GREEN Bank. Responsible for leading business development with a primary focus on lending and deposit growth while maintaining market leadership presence in the local community.

Market Executive / AVP, full-time. First GREEN Bank, Clermont, FL (8/16 to 10/18)

- Commercial Lender for the South Lake County market area responsible for a \$50MM+ loan portfolio. Actively solicited new business through outside sales calls and existing customer base; assisted in the implementation of new products and programs to provide better service to customers and stimulate growth; maintained communication between branch operations and management by providing periodic reports regarding operations and productivity.

Portfolio Manager / Officer, full-time. First GREEN Bank, Mount Dora, FL (11/15 to 8/16)

Credit Analyst, full-time. First GREEN Bank, Mount Dora, FL (5/14 to 11/15)

Licensed Relationship Banker, full-time. Chase Bank, Clermont, FL (7/11 to 5/14)

Teller, part-time. Hancock Bank, Tallahassee, FL (10/08 to 5/09)

Accomplishments & Skills

- Proficient in MS Office, specifically Excel
- Conversational Spanish
- Participant in FSU Global Business Seminar in Chile on corporate social responsibility

Date: 11/11/2020

To: Tracy Ackroyd
City Clerk
685 West Montrose St
Clermont, FL 34711

From: Jeffrey C. Biddle
184 Nautica Mile Dr
Clermont, FL

Subject: Planning and Zoning Commission

I am submitting my request to serve as a member of the Planning and Zoning Commission as soon as vacancies are being filled. I have lived in Clermont for 25 years, served as a past member of the city council as well as Chair of the South Lake County Planning and Zoning Commission, member of numerous non-profit boards, and served on the City of Clermont Master Plan, Comprehensive

Jeffrey Biddle

Jeff Biddle

Called on 11/23/20

to withdraw from

the Planning & Zoning
Board application
process.

Tracy

Jeffrey C. Biddle
University of Central Florida
College of Health Professions and Sciences
School of Kinesiology and Physical Therapy
Associate Instructor - Kinesiology
E-mail: jeffrey.biddle@ucf.edu

EDUCATION:

2014	Doctor of Education , Curriculum and Instruction	University of Central Florida
2010	Master of Arts, Sport and Fitness Coaching and Sport Administration	University of Central Florida
1988	Master of Public Administration	Troy State University
1986	Bachelor of Applied Science	Troy State University
1987	Associate of Applied Science	Community College of the Air Force

PROFESSIONAL POSITIONS

2004 – 2009, Adjunct Instructor; 2010 – Present, Instructor, Associate Instructor, University of Central Florida, College of Education and Human Performance (CEDHP)

Conduct research, submit articles for publication, attend professional development, serve as Thesis Chair for Honors in the Major, advise students, and teach courses in the Sport and Exercise Science program. Courses taught include the following:

SPM 3204, Ethics in Sports

Course covers the foundations of ethical theory and application of ethical reasoning to sport industry professions and current issues

SPM 3504, Fiscal and Facilities in Sports and Exercise Science

Course covers all aspects of facility design, business plan development, budgeting, and operations of a private or non-profit wellness based business

SPM 3415, Public Relations in Sports and Exercise Science

Course covers public relations in the sport industry and special event operations. Students organize and produce a 5k race to benefit a local non-profit organization

SPM 4723, Legal Issues in Sport and Exercise Science

Course covers the basics of law in the United States including legal structure, tort law, constitutional law, contracts, risk management, and business law

PET 3005, Introduction to Sport and Exercise Science

Serves as an introduction to the many careers available to the sport industry

PET 3125, Fitness and Weight Management

Course is a review of anatomy, nutrition, and exercise concepts relating to fitness and weight management.

PET 4050C, Motor Development and Learning

From prenatal to adults, this course discusses how the body develops motor skills

PET 4143, Current Issues and Trends in Sport and Exercise Science

A research based class where students conduct research on current issues in trends in coaching, fitness, nutrition, and many other subjects

PET 4215, Motivational Aspects of Athletic Performance

Course covers the full range of sport psychology and how to motivate athletes and patients to perform at their best.

PET 4401, Administration and Evaluation in Physical Education

Comprehensive course that covers all topics involved in the administration and evaluation of both profit and non-profit organizations beginning with forming a corporation, developing a mission statement, organizational chart, job descriptions, employee benefits, and employee evaluations

PET 4925, Sport and Fitness Practicum

Supervise students completing their on-the-job internships

LEI 4266, Outdoor Leisure Activities

Students participate and learn many outdoor leisure sports to enable them to teach others how to participate in low impact, leisure sports.

UCF Award of Excellence for Undergraduate Teaching, College of Education and Human Performance, 2014

UCF Athletics Faculty Member of the Game, January, 2018

Teacher Incentive Program Recipient, April, 2018

2007 Adjunct Instructor, ITT Technical Institute, Lake Mary, FL

EG 452, Economics and Change - Spring 2007

1990– 1995 Operations Training Instructor/ Operations Administration Manager

Westinghouse Savannah River Site, Aiken, SC

Developed and implemented operator training courses at this high level nuclear waste facility. As Training Manager responsible for analysis, design, development, implementation and evaluation of all training materials as well as program budgeting, long range plans and personnel. Program received Department of Energy accreditation for Operator Training. As Operations Manager responsible for budget, training, operating procedures, and special equipment in an organization of over 400 supervisors and operators.

1978-1990 Avionic Technician/Master Instructor, United States Air Force, Hurlburt Field, FL

Avionic Navigation System Technician on special operations C-130 aircraft for six years including participation in the Iranian Rescue Attempt and Granada Rescue operations. Six years as Master Instructor developing and teaching courses in my career field and served as Instructional System Development Manager supervising all course development and reviews.

UNIVERSITY GOVERNANCE

2018-2019 SKPT Scholarship Committee

2017-2019 University Master Planning Committee

2017-2018 Paramore Healthy Communities Committee (Appointed by Dean Carroll)

2016-2018 College of Education and Human Performance (CEDHP) Assessment & Institutional Effectiveness Committee

2015- 2017 University Faculty and Staff Benefits Committee

2014-2016 CEDHP Human Resources Committee (alternate)

2014-2016 CEDHP Instructor/Lecturer Promotion Committee

2014-2016	CEDHP Human Resource Committee
2014-2015	CEDHP Teacher Incentive Program Criteria & Procedures Committee
2011-2014	University Master Planning Committee
2010-2013	Chair, Faculty Council, UCF Western Region

OTHER CREATIVE ACTIVITIES

2013	Completed IDL 6543, Interactive Distributed Learning
2015-2018	Undergraduate Honors in the Major Thesis Chair (three students)

PUBLICATIONS AND PRESENTATIONS

Biddle, J., (2016). Using the dissertation in practice to improve k-12 schools. *Carnegie Project on the Education Doctorate (CPED) White Paper (1) 2*.

Biddle, J., (2015). Dissertation requirements in professional practice education doctoral programs to facilitate K-12 school improvement in the United States. *Work Based Learning E-Journal International*, 5(1), 55-85

Biddle, J., (2015). *A Needs Analysis for K-12 School Improvement projects and their use as the Dissertation in Practice*. Presentation, International Conference on Doctoral Education, March 24 - 26, Orlando, FL.

Biddle, J., Martin, S.O., Moniz, J., O'Neill, M., Sands, D., Santamaria, L.J., & Stead, V., (2014). *The Education Doctorate, a Degree For Our Times: Understanding EdD Diversity and Commonalities Across Borders*. Panel Presentation. American Educational Research Association, Annual Meeting, April 3-7, Philadelphia, PA.

Biddle, J., (2013). Factors Affecting Student Choice of an Education Doctorate: A Case Study at a Large Public University. *Work Based Learning e-Journal International*, 3(2), 35-53

Biddle, J. and Robinson, M. (2013). *Use of the Laboratory of Practice in the Professional Practice Doctor of Education Program*. Presentation. Carnegie Project on the Education Doctorate Convening, November 23-25, 2013; Rutgers University.

Biddle, J., (2013). *Factors Affecting Student Choice of an Education Doctorate: A Case Study at a Large Public University*. Poster session at the International Conference on Doctoral Education, April 16 – 18, Orlando, FL.

OTHER COMPLETED PUBLICATIONS

Biddle, J., (2014). *A Needs Analysis for K-12 School Improvement Projects and Their Use as the Dissertation in Practice for the Professional Practice Education Doctorate Program at the University of Central Florida* (Unpublished dissertation). University of Central Florida, Orlando, Florida.

Biddle, J. (2014). Constructivist teaching for student success. *University of Central Florida Faculty Focus*, 13(3).

Biddle, J. & Duke, J., (2012). *3 Dimensional Coaching™ Curriculum and Instruction Guide (Christian version)*. Submitted for publication and use by request to Fellowship of Christian Athletes, Kansas City, KS

Biddle, J. & Duke, J., (2012). *3 Dimensional Coaching™ Curriculum and Instruction Guide (secular version)*. Submitted for publication and use by request to Fellowship of Christian Athletes, Kansas City, KS

AREAS OF GRADUATE RESEARCH

- K-12 school improvement initiatives for use as the Dissertation in Practice

- Factors affecting student choice of an education doctorate
- Requirements for the Dissertation in Practice for professional practice doctoral programs
- 3 Dimensional Coaching™ curriculum and instruction
- Legal requirements of sport venues to protect spectators
- Affects of tobacco use on health care costs

GOVERNMENT/NON-PROFIT EXPERIENCE:

- Board of Directors, Early Learning Coalition of Lake County, 2006 - 2009
Appointed by Governor Jeb Bush
- Clermont City Council Member, 1998 – 2001
Mayor Pro Tem, 1999-2001
- Board of Directors, South Lake Chamber of Commerce, 1996 – 2002
Served as President in 2000
Received Gem of the Hills Award in 2003
- Board of Directors, South Lake YMCA, 2004-2007
Chair, South Lake YMCA Golf Tournament, 2004 and 2005
Chair, Scholarship and Capital Campaigns 2004
- Board of Directors, Clermont Main Street, 1998 - 2001
Personally recruited 11 member Board of Directors
Served as Treasurer and Vice-Chair
Achieved Florida Main Street designation
- Other Boards of Director
Cooper Memorial Library, 1998 - 2001
Downtown Clermont Partnership, 1995 - 2001
City of Legends, 1998 - 2000
- Graduate, Leadership Lake County, 2000

BUSINESS EXPERIENCE:

- Real Estate Investor/Sales Associate, 2004-2009
- Owner/Publisher, South Lake Press, Clermont, FL, 2001– 2003
- Owner/Operator, The Mulberry Inn Bed and Breakfast, Clermont, FL, 1995- 2001
- Operations Administration Manager, Westinghouse Savannah River Site, Aiken, SC, 1994-1995
- Operations Training Instructor/ Manager, Westinghouse Savannah River Site, Aiken, SC, 1990-1993
- United States Air Force, 1978 - 1990

PROFESSIONAL MEMBERSHIPS

- American Society of Public Administrators (ASPA)
- International Association of Professional and Practice-Led Doctorates (IAPPD)
- Society of Health and Physical Educators (SHAPE)
- National Association of Sport and Physical Education (NASPE)

Letter of interest to serve on the
Clermont Planning and Zoning Board

Date: 11/11/2020

Clermont City Planning and Zoning Board

It is my understanding that there is an open seat on the Planning and Zoning Board for the city of Clermont. I am interested in serving on this board at this time. It is my goal to become more involved in the activities and development in the city of Clermont. I have not served on a public board before; however, I have served as full time board member of Colorado Hockey Club Ice Hockey organization as both a primary member and technical advisor. I have included my resume along with this letter. I hope you consider my request and I look forward to any feedback you may have.

Thank you

p

Steve Gums

Phone: 303-902-6531

Email: sgums@voast.com

1765 Bella Lago Dr.

Clermont, FL 34711

Steve Gums

1765 Bella Lago Dr. Clermont FL 34711

Cell: (303) 902-6531 sgums@voast.com

Goal:

To achieve a position where I can combine my fascination and love of technology with my analytical skills to create new, innovative and efficient solutions. Work with a team of talented individuals to create something great that will make an impact on many.

Experience: C/C++/C#/ASPX - 20+ yrs
Objective C - 10+ yrs
Java, JSP, JavaScript - 20+ yrs

20+ years experience in the follow areas:

Windows development, UNIX/Linux (Solaris Certified),
UNIX scripting (Bash, KSH, ZSH),
SED, AWK, Python, PHP, Perl, Expect Scripting
Avaya Call Center Products (CMS, AES, Breeze, eIVR),
HTML/HTML5, CSS, xml, flash
Crystal Reports 7 & 8, SQL Server Reporting,
ODBC/JDBC development,
Informix (ISQL, esql/c experience as well), SQL Server, Firebird embedded
Database, MySQL, PostgreSQL

Other skills -

VBScripting, qmail, Sendmail, apache, tomcat, JNDI, Gnome, DirectX, Network
integration, nCurses, IIS Administration, ELK.

ASA Solutions

11/2020-present

Chief Technology Officer

Provide sound and informed technical leadership to guide the company in all aspects of the business. Communicate with employees, customers and stakeholders to ensure the company's technologies are used appropriately. Help all areas of the company to use technology to achieve their business goals. Discover, research and implement new technologies that yield a competitive advantage. Supervisor system infrastructure to ensure efficiency and functionality. Build disaster recovery solutions to allow the company to recovery quickly from catastrophic events.

Voast Services

10/2000-present

CEO/Owner

Designed and developed applications for customers all over the world. With a focus on efficiency and stability and not cutting corners. Several applications have been certified by Microsoft using C#. Developed solutions for various areas including but not limited to; biometric devices, specialized printers (tickets and receipts), Raspberry Pi, Arduino, DMX and many others. Created applications that create and use published web services. Created thin clients using .NET to access data sources via mobile devices such as mobile phones and PDAs. Designed and developed applications using direct X for .NET to create 3-D customer interfaces and displays. Managed teams and outside resources on software design projects. Provided and managed contracts with solutions providers for custom developed solutions. These applications include but are not limited to client/server software, windows services and UNIX daemons, Thick client applications for data management and analysis. Created mobile applications using IOS for iPad and iPhones. Specialize in the design and development of Avaya's CMS applications, including the first CMS application to be approved by Avaya;s DevConnect.

Cross Telecom/Arrow

01/2009-01/2011

Application Developer

Provides CMS support and custom application development on the Avaya CMS platform. Provides team training and assistance on advanced database transactions. Acted as central point of contact for all CMS issues. Created custom applications for customers to automate tedious processes on windows and UNIX machines. Was given the responsibility to learn new applications or solutions first and train the rest of the team.

Avaya

01/03/2007-10/14/2008

Customer Support/Developer

Support customers with the Avaya Call Management Systems. Develop, Test, and maintain custom interfaces for user consumption or external application usage. These applications are developed using the standard C or C++ languages. Subject Matter expert on UNIX security and Windows Development.

First Data Corporation

07/01-01/02

Senior Telecomm Analyst

In charge of Avaya Conversant administration and maintenance. Responsible for Avaya CMS administration and Maintenance. Backup for Definity g3r administrator, and MAC technician. Responsible for providing counsel on new technologies. Responsible for developing applications to simplify and replace inefficient internal procedures.

Lucent Technologies/Avaya Communication

Englewood, CO

Technical Integration Consultant

06/98 to 07/01

Custom report creation using ISQL, ESQL/c, SED, AWK and CMS Screen Painter, Seagate Crystal Reports. Create, Maintain and correct UNIX scripts and programs. Develop, design, and create new solutions to increase business productivity and revenue. Being the central point of contact for key client relationships and new customers. On-site trainer of custom reports and the CMS database. Trained new associates.

Education:

Regis University

Denver, CO/Colorado Springs

Bachelors of Computer Science

Present

Did not complete degree.

Product Specific Certifications**05/01**-Became a "Sun Certified System Administrator" for Solaris

11/20 – Avaya Certified CMS Administrator

11/20 – Avaya CMS Support Specialist and Installer

Awards:Received an award in March of 2000, "My teammates will not fail". This award was presented to me by the Canadian division of Lucent Professional Services for outstanding international support.

Received the "Top Rookie" award from Lucent Technologies in October of 1998 for top revenue earnings and client satisfaction ratings.

Received the "Leader of the Pack" in October 1997 from First Data Corporation. Leader of the Pack is a quarterly award and second only to the "President's Club Award". This award is given for excellence within your current position.

References:**Kal Bahkta**kbahkta@asasolutions.com

623-229-3660

Doug Hrdlicka

310-880-5043

dlhrdlicka@aol.com

Roger Skidmore

Business associate

411 Dinerstein Drive

Webster, TX 77075

281-480-7824

Susan Masse

10900 Nesbitt Ave S.

Bloomington, MN 55437

952-456-3714

smasse@arrows3.com

James Cook

Cross Telecomm

303-771-2171

jcook@arrows3.com**Christine Putt**

Arc Consulting

cputt@arcconsulting.ca

(905) 944-0770

Kevin Archer

1548 Wildflower Drive

Brighton, CO 80601

kparcher@avaya.com

303-659-4979

Max Krzyminski

3497 Embers Ln

Clermont, FL 34711

Max.krzyminski@gmail.com

708-289-1115

Dear City Council Members,

Please accept my enclosed application for the position of Commissioner for the Planning & Zoning Board for the City of Clermont as a current commissioner on the board, I am thrilled to be applying for this position as my experience on the Board as well as in the commercial real estate industry match the requirements you're looking for.

Over the past several years on the board I have not only attended all but two P&Z meeting but have also attended almost every City Council meet, which you all preside over. By attending the additional meetings, I have become even more familiar with the City Council Members as well as the citizens of Clermont. The current P&Z board have had several debates and close votes on several issues, which I find fantastic because we are able to hear out the citizens and discuss the future of Clermont from many perspectives, with the guidance of the City Staff. The City Staff has work very hard for each P&Z meeting and the recommendations they provide are not taken lightly. I am able to reach out to the Staff as needed and have worked well with them in the past and look forward to working with them in the future.

Given the opportunity, I will take use my industry knowledge, past experience on the P&Z Board, relationships with Clermont Citizens, Staff and Council Members to help the City of Clermont with the utmost integrity and enthusiasm.

Thank you for your time and consideration.

Best Regards, Max E Krzyminski

Max E Krzyminski

3497 Embers Ln, Clermont, FL | 708-289-1115 | maxkrz08@gmail.com

Objective

To actively contribute my time and talents to the improvement and city-wide development for the City of Clermont as a member of the City Planning and Zoning Committee in collaboration with the building Department and City Council. As a resident of Clermont, I wish to participate in the future vision through best practices to benefit the citizens and protect the property values. I possess strong interpersonal skills and extensive experience in commercial real estate and planning, which I can contribute as a Planning and Zoning committee member to effectively communicate and interact with the City Council, staff, and residents.

Education

BA | 2012 | ST. NORBERT COLLEGE, DEPERE, WI

- Major: Bachelor of Arts – Business Administration (Business Management Concentration)
- Teams: Water Polo & Lacrosse. Clubs: PW, IC Green Environmental Club, Young Republicans Club, Project Sunshine, Covered with Love,

Skills & Abilities

QUALIFICATIONS SUMMARY

- Comprehensive knowledge of urban planning principles.
- Skilled in real estate market research and analysis and projections.
- Excellent ability to develop working relationships with regulatory bodies, commissions, local governments, and private land owners.
- Outstanding analytical skills, exceptional communication and technical writing skills.

COMMUNICATION

- Through my experience as an agent in the commercial real estate industry, I have gained a wealth of knowledge in how to handle and communicate with buyers, sellers, and developers of commercial real estate. Setting the right expectations from the start; being honest, upfront with issues and solutions, deadlines and recommendations has led to the success in my business and personal life.

LEADERSHIP

- Starting in high school I was honored at graduation with 100+ hours of community service award (24 minimum requirement). I was also captain of my water polo team. In college I continued setting an example through my community service participation by joining groups such as "Covered with Love" and "Project Sunshine" at the local hospital, I also continued my sports career and maintained a competitive and team mindset through playing sports throughout my college career. Since graduating I have helped in my community in an unrecognized fashion e.g. during the preparation I volunteered several hours and days of my time helping fill sandbags at a nearby church. People needed help and I could give it.

Experience

ASSOCIATE - COMMERCIAL REAL ESTATE AGENT | CITE PARTNERS | JUNE 2017 - PRESENT

- Seek new client acquisitions through recommendations and cold calling.
- Facilitate the buying, selling and refinancing of investment grade real estate.
- Act as main point of contact through out the sales cycle including: Diligence, Escrow, 1031 Exchange
- Market the subject property to be sold through phone calls, emails, social media platforms and real estate platforms
- Stay familiar with local RE zoning, planning and future development throughout my target market

ASSOCIATE - COMMERCIAL REAL ESTATE AGENT | MARCUS & MILLICHAP | 2016-2017

- Seek new client acquisitions through recommendations and cold calling.
- Facilitate the buying, selling and refinancing of investment grade real estate.
- Act as main point of contact through out the sales cycle including: Diligence, Escrow, 1031 Exchange
- Market the subject property to be sold through phone calls, emails, social media platforms and real estate platforms
- Stay familiar with local RE zoning, planning and future development throughout my target market

ACCOUNT MANAGER – BUSINESS TO BUSINESS, | CDW CHICAGO | 2014 - 2016

- Develop new customers, while building and expanding current relationships by applying advanced technology solutions with consideration to industry trends and developments.
- Finalize sales by addressing customer needs and pairing with appropriate vendor(s) to provide full service solutions
- Maintain client's hardware and software compliance by assisting with internal audits of same
- Build and manage relationships with CDW's technology vendors

SALES TRAINER – SALES REP | BAYFIELD MARKETING | APR 2013 – SEP 2013

- Primary contributor to the company's record sales for my division by exceeding daily and weekly standards.
- Performed second round interviews, collaborated with management in hiring and placement of new employees.
- Played an integral role in training and mentoring sales team.

References to be provided upon request.

Tracy Ackroyd

From: Darren Gray
Sent: Sunday, November 22, 2020 12:14 PM
To: Tracy Ackroyd; Curt Henschel
Cc: Susan Dauderis
Subject: Fwd: Planning and Zoning Board Application
Attachments: Joa PZD board.docx

Here you go

Darren Gray
City Manager - City of Clermont
685 W. Montrose St, Clermont FL 34711
Tel 352-241-7358. / Fax 352-394-4087
dgray@clermontfl.org
www.clermontfl.gov

Begin forwarded message:

From: Jojo Macnalie <jmacnalie@gmail.com>
Date: November 19, 2020 at 9:53:57 PM EST
To: Darren Gray <dgray@clermontfl.org>
Subject: Planning and Zoning Board Application

Good Evening Mr. Gray,

Attached in this e-mail is my resume for yours and the council's review. Please consider this as my formal request to be considered for a position on the planning and zoning committee. It is my honor to serve the champions of Clermont and to inspire the next generation of young leaders while doing so. It is my belief that serving on the board will give me a greater insight into Clermont and how I can best protect the interest of our residents when I later run for office again at a later date. Thank you for the opportunity and consideration, and I look forward to hearing from you soon.

Kind regards,

Joa Macnalie

Joa Macnalie
Email: JMacnalie@Gmail.com
Cell phone: 646-508-0005

Objective

Engaged and compassionate community leader seeking a position on the Planning & Zoning Board to serve the residents of Clermont.

Skills

Extraordinary people skills
Superb negotiation skills
Outstanding internal and external communications abilities
Adept strategic thinker
Outstanding ability to relate and make connections with diverse groups of people
Unique ability to approach a problem with out-of-the-box thinking
Ability to gather, organize and evaluate information and prepare logical conclusions

Education

Doctor of Education, Curriculum & Instruction	GPA: 3.9	President's List
Master of Arts, Professional Counseling		
Bachelor of Science, Psychology		
Recipient, Axinn Student-Leadership Scholarship for devotion to community service		

Experience

Macnalie Books LLC, New York, NY	May 2018 – Present
<u>CEO/Founder of Macnalie Books LLC</u>	

- Develops daily lesson and activity plans in coordination with state regulations
- Partners with the Department of Education to provide reading material for grades K-6.
- Distributes reading material locally, nationally, and internationally
- Promotes children's literacy programs statewide
- Recognized for national book awards
- Made Forbes 30 under 30 list in education
- Made Amazon Best-Seller's List in all three formats
- Collaborates with major brands and platforms like Barnes & Noble, Wells Fargo, KITH and more

Joa for Clermont Seat 1, Clermont, FL	June 2020-November 2020
<u>Candidate for Political Office</u>	

- Organized a political campaign for Clermont City Council seat 1
- Crowdfunded over \$8,000 as a first time candidate
- Received 38% of the vote as a first time candidate
- Second youngest to run for political office in Clermont
- First African American woman to run for political office in Clermont

The Salvation Army, New York, NY	January 2016-May 2018
<u>Mental Health Intern</u>	

- A key player in the start-up of the Article 31 Mental Health Program
- Conducted intake interviews and screenings to determine patient eligibility in program
- Collaborated with clients to develop treatment plans that reflect upon agreed goals
- Facilitated group sessions with a maximum of 12 members
- Conducted 45 minute individual sessions on a weekly basis
- Developed and maintained clinical records, progress notes, referrals, and assessments
- Contributed to weekly meetings with mental health workers, licensed social workers, PhD psychologists, and program director providing progress updates to enhance patient outcomes
- Completed over 2,000 hours of face-to-face counseling
- Engaged in active supervision under an LCSW and PhD Psychologist.

References available upon Request

Vincent Niemiec
4569 Barrister Drive
Clermont, FL 34711

November 10, 2020

Email: Vinnie@NvdjEntertainment.com
Phone: (646) 251-7655

Tracy Ackroyd Howe
Clermont City Clerk
685 West Montrose Street
Clermont, FL 34711

Dear Tracy Ackroyd Howe,

I am respectfully requesting to apply for a position on the Clermont Planning and Zoning Board. I am confident that my skills are well-aligned with the role and that I would be an excellent fit for Planning and Zoning Board.

For the past two years, I have been actively attending the Clermont City Council, Clermont Planning and Zoning and Lake County Board of County Commissioner meetings. I have been motivated by the Planning and Zoning Board devotion to make recommendations concerning the development of the City of Clermont. I do have knowledge on the procedures of a Planning and Zoning Board meeting and have had experience with the procedures of a Conditional Use Permit (C.U.P), Comprehensive Plan Amendment (C.P.A), Planned Unit Development (P.U.D) and Resolution.

During my 20 year employment with the New York City Department of Correction, I served within the Applicant Investigation Unit and the Headquarters Administration Management and Planning Unit. I eagerly want to take my skills to the next level and apply them to the Clermont Planning and Zoning Board. I have a A.A.S. Computer Science Degree that gave me deep insight and knowledge of understanding Algorithms and producing a logical solution for the situation.

I believe that my experience and track record make me an excellent fit on the Clermont Planning and Zoning Board. Thank you for your time and consideration. I look forward to hearing from you.

Sincerely

Vincent Niemiec

Vincent E. Niemiec
4569 Barrister Drive
Clermont, Florida 34711
(646) 251-7655
Vinnie@NVdjEntertainment.com

OBJECTIVE: To secure a position on the Clermont, Planning and Zoning Board, based on my strong investigation, computer and interpersonal skills, thorough and precise attention to detail, excellent analytical and organizational skills and extensive experience.

EXPERIENCE: **New York City Correction Department**
12/1991 – 12/2011 ***Correction Officer***

Rikers Island (GMDC,HDM) 12/1991-5/1999

- Supervise the Care, Custody and Control of Inmates. Enforce all Rule and Regulations, for the safety and health of Inmates.

Management & Planning 06/1999-10/2002

- Responsible for maintaining all overtime codes into both excel and access data base.
- Responsible for creation of new overtime Excel software applications.

HQ/Administration 10/2002-03/2006

- Responsible for the creation, maintenance, and distribution of the Monthly Facility Management Report.
- Responsible for the creation, maintenance, and distribution of the Daily HQ/Overtime Report.

HQ/Facility Operations 03/2006-12/2008

- Responsible for the creation, maintenance, and distribution of the Inmate Drug Testing Report.

HQ/Applicant Investigation Unit 01/2008-03/2011

- Responsible for a thorough and in depth background investigation on new applicants.

01/2012 – Present **NV Entertainment Enterprise LLC**
Computer Graphic Artist

- Responsible for the scanning, cropping, and brushwork of photographs
- Responsible for the creation and editing of all Adobe Premiere video Projects
- Created photo montages, utilizing both still frames and video footage and editing audio.

EDUCATION: **College of Staten Island**
09/80 – 01/84 Associate in Applied Science
Major: Computer Science

SKILLS: MS Word, MS Excel, MS Powerpoint, MS Publisher, MS Access,MS Outlook, Adobe Premiere 6.5, Adobe 7.0 Photoshop

References are available upon request.

November 18, 2020

Tracy Ackroyd Howe
City Clerk
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Dear Ms. Howe,

I am delighted to formally submit this request and resume (attached) for consideration of appointment to the City of Clermont's Planning and Zoning Board.

As a fourth generation native of the City of Clermont, I have watched with interest as the City has grown over the years. I am proud to call Clermont home and have admired the City's dedication to economic development, downtown redevelopment, and the incredible growth we've experienced. In addition to being a growth advocate, I am also a proponent of maintaining (where possible) the City's rich history of historic neighborhoods and business structures. With care and oversight, I believe that these two entities can coexist and even thrive to continue our vibrant, urban-designed community that is a seamless mixture of old and new with great design at its core.

While serving in a public safety capacity for nearly twenty-five years, I did observe the ill effects of under-planning for traffic capacity on both neighborhood streets and high-volume roadway arteries. I feel strongly that having a Comprehensive Plan and Land Development Code that accurately implements the City's vision of the relationship between the built environment and transportation network is the cornerstone of good growth. I also have a thorough background of joint planning agreement scenarios between neighboring jurisdictions, and understand the importance of city and county cooperation when annexation issues arise. I believe that in most cases where conflict exists, that compromise can be reached as long as both sides see return on investment.

I offer my commitment to the City from my loyalty to the citizens who call Clermont their home and with my passion to ensure that growth is completed in a way that preserves our past while reaching forward to the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Seaver', with a stylized flourish at the end.

Charles "Chuck" Seaver
1717 Morning Dr.
Clermont, FL 34711
407-375-3220

Attachment(s): Resume for Charles "Chuck" Seaver

Charles “Chuck” Seaver

Clermont, Florida 34711

Professional Summary:

Former Public Safety Communications Officer- County of Lake, FL; City of Clermont, FL; City of Ocoee, FL (1979-1982)

Former Police Officer- City of Ocoee, FL (1982-2002)

Sole Proprietor Business Owner (2002-Current)

Skills:

Ability to research and study both previous and present Florida Statutes/civil and criminal.

Detail oriented with comprehensive background in liability case law.

Strong people skills with ability to defuse stressful encounters and citizen complaints.

Extensive knowledge of the city and surrounding areas.

Listening skills and ability to clearly communicate with others.

Business planning and operating.

Ability to review and evaluate traffic management plans.

Currently serve/ volunteer with the Kiwanis Club of Clermont in many charitable positions, including Past President, Media Relations and Assistant Secretary.

Education:

Florida Certified Police Officer (former), Seminole State Community College

A.S. Degree-Paralegal Studies, Kaplan College

Samii Taylor
4480 Powderhorn Place Drive
Clermont, Florida 34711
909-241-6089
samiitaylor711@gmail.com

29 October 2020

Darren Gray – City Manager
City of Clermont
685 W Montrose Street
Clermont, Florida 34711

Re: Planning and Zoning Board

Dear Mr. Gray –

I respectfully request an appointment to the Planning and Zoning Board for the City of Clermont upon the next available Board opening.

My previous experiences as a legislative advocate and champion for seniors, veterans, and at risk members of the community involved the issues of land use, affordable housing, utility and transportation infrastructures, and community development.

In an effort to prevent extortive utility charges by owners of sub metered utility services, I proudly served on a Public Utilities Commission Working Group created by former California Assemblyman Alex Padilla. I prepared extensive research for both staff and bi-partisan Assembly members on this issue, revealing to them the existence of Class D utilities – a class of utility provider so obscure that only one existed in the entire state. I subsequently drafted legislation to prevent the misuse of utility discounts dedicated for maintenance of sub metered utility infrastructures.

I frequently testified before the California Department of Housing and Community Development, state subcommittees, and local councils on affordable housing, elder abuse, and abusive housing practices affecting California's migrant workers.

In 2017, I received an Associate of Arts degree in English. My area of specialty is screenwriting and broadcasting. As part of my course requirement, I prepared a Public Relations campaign targeting a major multi-national corporation that was so comprehensive that my instructor, a professional PR consultant, offered me a job on the spot. I have received scholarships, industry awards, and national attention for my audio/video productions, which included public service programming on such hot button issues as gender equality, workforce advancement, and pharmaceutical injuries.

Darren Gray
Page 2

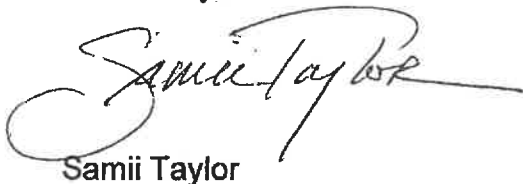
My public service involved working with the Union Rescue Mission of Los Angeles, the Professional Dancers' Society, ARAS, SHARE INC., the La Mirada Symphony Orchestra, and various theatrical organizations. As a volunteer, I consulted with and provided case background research on asbestos exposure in a housing project to OSHA, the EPA, the Legal Aid of Southern California and the American Civil Liberty Union.

I have also served as a member of the Los Angeles County Sheriffs Department Volunteer On Patrol (VOP) program. I was a member of the last class to be fully trained by Academy personnel. I served as a uniformed, unarmed presence for traffic and crowd control, community outreach, neighborhood patrol, and business protection detail.

It has been my practice to attend meetings of the Planning and Zoning Board and the Clermont City Council or to watch the Council broadcasts on the Internet.

Being a current candidate for Council Seat 4 demonstrates my level of commitment to helping make Clermont the jewel of communities in Lake County. Regardless of the outcome of this election, I wish to be a voice for the citizens of Clermont in any way possible. This is my home and I intend to be a vital part of its future!

Yours truly,

A handwritten signature in cursive script that reads "Samii Taylor". The signature is fluid and stylized, with a large loop at the beginning and a long, sweeping underline.

Samii Taylor

Nduese A. Udom
12935 Colonnade Circle,
Clermont, FL 34711

November 12, 2020.

Attention:

Tracy Ackroyd Howe (City Clerk),
685 West Montrose Street,
Clermont, FL 34711

**CITY COUNCIL OF CLERMONT: Volunteer - Planning and Zoning Commission
Advisory Board.**

I wish to apply to serve as a volunteer in the City Planning and Zoning Commission Advisory Board following the advertised vacancies in the City's website.

I have in-depth experience in planning and zoning in the Oil and Gas sector/Operations which I believe I would harness to help the City of Clermont in its planning and zoning department.

I reside within the city as indicated in my address and would gladly accept to serve in any capacity in the commission.

I also include my resume for your appraisal as advised.

Best Regards,

A handwritten signature in black ink, appearing to read 'Nduese A. Udom', with a stylized flourish at the end.

Nduese A. Udom

(352)321-6790

NDUESE A. UDOM

12935 Colonnade Circle, Clermont, FL 34711

Tel. (352)321-6790

✉ udom.ndy@gmail.com

Expertise and Competencies.

A highly motivated engineering and management professional with over 26 years of extensive experience in the upstream sector of the Oil and Gas industry. As a Mechanical Engineer in Operations department, I have directed and managed several projects involving infrastructure engineering and capital improvement, asset management, environmental and pipeline engineering (including transmission and distribution systems), as well as the operations of several installations and their performance audits.

Managing staff and resources, I have demonstrated good leadership skills in managing multi-tasking operations and coordination of internal and external customers, that is, private and public stakeholders (residents, businesses, public agencies, consultants and contractors), with a strong reliance on process improvement and due diligence. In this position, I provide high quality customer service, ability to motivate and lead a team successfully, and an effective technical resource management.

I have the skills to incorporate budgeting, planning, design and implementation methods in my work through a dynamic and innovative high-level administrative/financial management. I have a track record that demonstrates an excellent technical writing and verbal skills, strong interpersonal skills as well as teamwork building based on trust.

Education:

- Bachelor of Engineering, (B.Eng.), 1987
Mechanical Engineering, University of Nigeria.

Licenses and Professional Affiliations:

- Member, Society of Petroleum Engineers, SPE
- Registered Eng. - Nigeria Society of Engineers

Awards and Special Recognition:

- Outstanding Performance Award for Savings of over \$450 million for SHELL Petroleum Development Company, handling the Joint Venture Partnership between 2009 and 2014.

Skills, Abilities, & Proficiencies:

- Excellent oral/written communication and customer service skills; and impressive interpersonal, organizational, and analytical skills as well as outstanding work ethics
- Proficient in Microsoft Office Suite: MS-Word, MS-Excel, MS-PowerPoint and MS-Outlook
- Excellent knowledge of Operating Systems: Windows 10

Relevant Professional Work Experience.

2015 – Present: General Private Business

- General Logistics and Bulk Shipping
- International trade and automobile procurement

1988 – 2014: SHELL PETROLEUM DEVELOPMENT COMPANY – NIGERIA.

2009 – 2014: Senior Business Adviser, Engineering and Production.

- Focal point for coordinating the Joint Operating Agreement (JOA) & Memorandum of Understanding (MOU).
- Responsible for JV governance processes overseeing: Development Committee (DEVCOM), Technical Committee (TECOM) & Operations Committee (OPCOM) for Engineering & Production
- Initiated and maintained Quarterly Management Reviews (QMRs) of Oil & Gas Projects with Joint Venture Partners regulatory agencies
- Facilitated timely approval of \$74 million repairs of offshore platform and unlocked a daily production of 45,000 barrels of oil per day.
- Assistant Negotiation Team Leader for the implementation of Crude Handling Agreement (CHA) for the recovery of about 6 million barrels of oil from Total E&P Nigeria.
- Organized settlement of JV dispute with client with savings of over \$85 million in 2014.

2006 – 2009: Senior Operations Readiness & Assurance (Risk) Engineer.

- Provided technical advice to Operations staff to ensure project operations readiness
- Oversaw Value Assurance Reviews from Production Operations perspective
- Responsible for reviewing, assessing, and recommending new technology relating to surface facilities and process for application in projects with 8 asset teams
- Planned Development CAPEX: Over \$1 billion/year over 5 years with average Oil Production of 1.2 million b/d; Average Gas Sales: 1,400 MMscf/d (Achieved 2.4 Bscf/d by 2009)
- Responsible for over 2,000 wells, 50 producing fields, 90 flowstations, 8 gas processing / export plants, 2 oil terminals, and over 6,200 km of pipelines

2005 – 2006: Head, Production Operations Support.

- Provided leadership to field operations, asset teams, support departments and office staff.
- Coordinated updates to specifications, standards, codes of practice and procedure.
- Provided management interface with Programming, Well Engineering, Process Engineering, Maintenance, Logistics and Subsurface Engineering teams.
- Coordinated contract management with HSE vendors for invoicing and contract close-outs.
- Carried out asset facility audits for integrity and ISO 14001 surveillance and certification.
- Provided technical support for feasibility studies and development of basis of design basis for new projects.

2000 – 2005: Head, Operations Readiness & Assurance.

Covered assignments in New Orleans - USA, Singapore, UAE, & Germany for Associated Gas Gathering (AGG) Projects.

- Coordinated detailed design development, construction, installation, and commissioning phases of Awoba, Krakama and Cawthorne Channel gas plants.
- Coordinated identification and management of operations risks during the construction and initial start-up phase.
- Reviewed and deployed commissioning plans, resources required and prepared the organization for commissioning, acceptance, and initial operation of the facilities.
- Responsible for verification and acceptance of facilities for commissioning and hand over.
- Team Leader for Factory Acceptance Tests (FAT) of Awoba and Cawthorne Channel Control and Safeguarding systems in Singapore and Germany.
- Identified and mobilized resources for design reviews, yard fabrications, FAT, construction and commissioning activities including pre-start-up audit of the gas plants.
- Managed pre-commissioning, commissioning, reliability test and handover/acceptance criteria and the pre-startup audit team for Cawthorne Channel and Awoba AGG plants.
- Managed start-up and initial operations of the Awoba Gas Plant.

- Team Leader for the review of main engineering design packages for the Cawthorne Channel, Awoba and Krakama gas facilities.
- Short Term Assignment overseeing the AWoba Gas Gathering Project Floating Production Barge at Grand Isle Shipyard (GIS), New Orleans, Louisiana – USA.
- Supervised staff of over 50 at 6 producing fields and 120 producing strings (oil production: 200,000 Bbls/d; and gas production: 500,000 Mmscf/d NAG at 3 gas plants).

1998 – 2000: Head, Production Planning, Asset Management Division.

- Lead auditor for area internal audits (ISO-14001/EMS, ISO 9001/QMS, HSE).
- Produced integrated production plans/profiles for integrated Oil and Gas production.
- Developed and maintained the Asset Reference Plan (ARP) of the Asset team.
- Analyzed facilities performance and trends for prediction of maintenance and production.
- Organized quarterly review of all area assets integrity for compliance checks.
- Supervised staff of 7 (direct) and 150 – 200 (indirect) over 15 producing fields and 116 wells at 13 flowstations (oil production: 130 – 160 Mbopd; and gas production: 135 – 300 Mmscf/d).

1997 – 1998: Head, Surface/Subsurface Optimization & Remedial Operations - Production (Well) Technology.

- Mobilized internal resources and successfully carried out the Availability Testing of 3 Alakiri Gas Wells for the first time in 6 years, through a DIY process saving the company over US\$1.8 million.
- Provided Production Engineering input in field reviews and production enhancement activities.
- Responsible for well integrity, well surveillance, well test and sampling data analysis and validation, through tubing activities, well completion, workover, and production techniques.
- Promoted application of new technology and techniques in enhancing production potential and reducing locked-in potential.
- Prepared programs for the execution of Oil and Gas well intervention, modifications, refurbishment, and upgrades in line with the Shell Quality Well Delivery Processes.
- Prepared well entry, well integrity and conduit performance test programs.
- Prepared quarterly well surveillance and bi-annual efficiency reports for quality assurance
- Supervised staff of 8 over 15 producing fields and 96 wells at 13 flowstations (oil production: 116 – 126 Mbopd; and gas production (AG & NAG): 90 Mmscf/d).

1994 – 1997: Senior Programming Supervisor, Production Programming.

- Coordinated programs for wells interventions, modifications, refurbishments, and upgrades in line with SHELL Quality Well Delivery Processes.
- Validated and recorded field laboratory test and sample results in E&P Management System (EPROMS).
- Responsible for the collation and publishing of daily production data and deferment for SHELL Management information and planning.
- Responsible for Well Integrity, Well Surveillance, Well Test and Sampling Data Analysis & Validation, Through Tubing activities, Wells Completion, Workover and Production techniques.
- Supervised staff of 4 over 15 producing fields and 90 wells at 13 flowstations (oil production: 110 – 120 Mbopd; and gas production (AG & NAG): 90 Mmscf/d).

1988 – 1994: Senior Operations Supervisor, Production Field Operations.

- Supervised daily production and maintenance activities in all 15 producing fields/flowstations, including the gas plants including the Alakiri & Bonny Gas Plants.
- Successfully carried out procedural shutdown of Alakiri Gas Plant for Turn Around Maintenance (TAM) and re-commission plant for normal operations after the TAM.
- Supervised field remedial well services; and all well testing and sampling activities.
- Enforced the implementation of functional HSE.
- Provided inputs into IPP (Integrated Production Plan) and offered operational and technical solutions to problems arising from field operations.

- Supervised staff of 65 over 15 producing fields and 110 wells at 13 flowstations (oil production: 110 – 120 Mbopd; and gas production (AG & NAG): 90 Mmscf/d).

Community Service:

- Director - American Charities Corporation Inc.
- Member - Knights of Columbus
Blessed Sacrament Council,
Clermont, Florida

Hobbies/Interests:

- Golf, Soccer, Swimming, Volunteering, Photography, etc.

References:

- Available upon request.

City of Clermont,

Nov 1, 2020

I wish to be reappointed to the City
of Clermont's Planning and Zoning Board.

I have served in Clermont for the
past 40 years in such organizations as the
Clermont Planning and Zoning for eleven
and a half years, most of which I was
chairperson. The Parks and Recreation
for eight and a half years as chair.

I have also served in the Kiwanis
club, South Lake Chamber of Commerce,
The Caribbean American Assoc. of Lake
County, The Lake County School Board.

Thank you for your consideration,

Cuzai Whitehead
700 Hook St
Clermont, FL 34711

352-348-9222

Timothy L Murry
574 E DeSoto St
Clermont FL 34711

352 217 1140
tleemurry0754@gmail.com

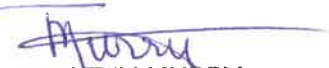
5 November 2020

Clermont City Manager
Mr. Darren Gray
685 W Montrose St
Clermont FL 34711

Dear Mr. Gray

Due to the result of a successful campaign for Clermont City Council Seat 3 (Mayor), I must respectfully resign from Clermont's Planning and Zoning Board, effective immediately. It was a honor to serve the residents of Clermont in this position.

Thank you for giving me the opportunity to serve on the board.



TIMOTHY MURRY



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Resolution No. 2020-66R <i>Sports Medicine Institute CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2020-66R		
Staff Report		
The applicant is requesting a Conditional Use Permit to allow for a medical and professional office permitted use as required by the Land Development Code, Section 122-184 for the R-3 Residential/Professional zoning district. The vacant parcel is located on the east side of Oakley Seaver Drive, north of Hunt Trace Boulevard. The subject parcel is approximately 5+/- acres with a Future Land Use of Residential/Office. The City Council approved on February 26, 2008, a Conditional Use Permit (Resolution 1559) to allow construction of the Assisted Living Facility adjacent to this parcel, with the intent of Phase 2 development for this parcel. This Conditional Use Permit will allow development of subject parcel for professional and medical offices. The project, as proposed on the Conditional Use Conceptual Site Plan prepared by Germana Engineering, to allow construction of medical and professional office buildings at approximately 24,800 total square footage with associated parking and landscaping for the site. The Comprehensive Plan, Policy 1.7.1, allows the maximum intensity for office development shall be 0.25 floor area ratio. The applicant has also requested a variance to allow elevation changes in topography up to 25 foot instead of the 15-foot maximum as permitted by Section 94-195 of the Land Development Code. Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The proposed use is compatible with the surrounding development patterns and will not be out of character with the surrounding properties. The use is consistent with the intent of the goals, objective and policies of the Clermont Comprehensive Plan. Staff recommends approval of the Conditional Use Permit Amendment with the conditions contained in Resolution No. 2020-66R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2020-66R - Sports Medicine Institute CUP (11.30.2020 V1) - R&F BL	2020-66R - Sports Medicine Institute CUP (11.30.2020 V1) - R&F BL.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. New Conceptual Site Plan	New Conceptual Site Plan.pdf	
4. Application	Application.pdf	
5. CLERMONT SPORTS MEDICINE CUP AD	CLERMONT SPORTS MEDICINE CUP.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2020-66R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL AND PROFESSIONAL OFFICE PERMITTED USE IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held December 1, 2020 recommended approval of this Conditional Use Permit to allow for a medical and professional office permitted uses fin the R-3 Residential/Professional Zoning District; at the following location:

LOCATION

Vacant parcel on the east side of Oakley Seaver Drive and
north of Hunt Trace Boulevard
(Alternate Key #3850821)

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:

This application for a Conditional Use Permit to allow a medical and professional office permitted uses in the R-3 Residential/Professional Zoning District; be granted subject to the following conditions:

CUP 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. 2020-66R

3. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert or demolish any buildings or structures or alter the land in any manner within the boundary of the project without submittal of required plans for review and approval and obtaining any required permits in accordance with the City of Clermont Land Development Regulations and all other appropriate jurisdictional entities.
5. The final Certificate of Occupancy will not be issued until all required conditions and safety inspections are in compliance.
6. 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 after a public hearing.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of the approval date as granted by the City Council or the permit shall become null and void.
8. 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.
9. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
10. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.

SECTION 2: LAND USE AND SPECIFIC CONDITIONS:

1. This conditional Use Permit shall allow for medical and professional office permitted uses, up to 24,800 square feet in the R-3 Residential/Professional zoning district.



CITY OF CLERMONT
RESOLUTION NO. 2020-66R

2. The site may also be used for any permitted use in the R-3 Residential/Professional zoning district. All uses must adhere to the requirements of the Land Development Code.
3. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan (Exhibit A) prepared by Germana Engineering. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. 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. The site will be required to comply with the City's Architectural Design Standards and Land Development Codes.
4. Sidewalks shall be required along all public road frontages in accordance with adopted Florida Department of Transportation and City Codes.



CITY OF CLERMONT
RESOLUTION NO. 2020-66R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 8th day of December, 2020.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

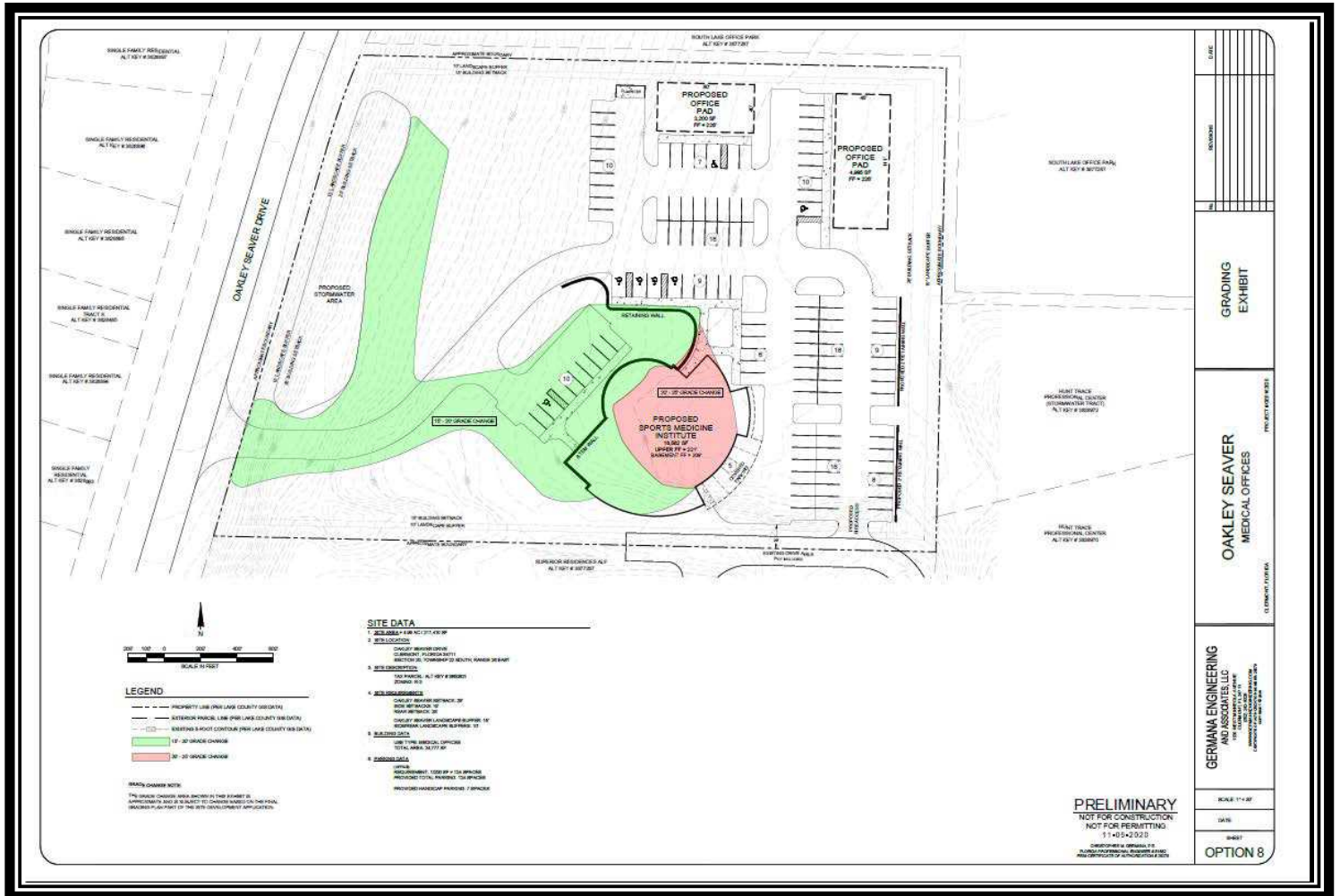
Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
RESOLUTION NO. 2020-66R

Conceptual Plan (Exhibit A)



LOCATION MAP





CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Date Oct 1, 2020		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Sports Medicine Institute			
Applicant Germana Engineering and Associates, LLC			
Contact Person Christopher Germana			
Address 1120 W. Minneola Avenue		City Clermont	State Florida Zip 34711
Telephone 352-242-9329		Fax	
Email cgermana@germanaengineering.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name CLERMONT IL INVESTMENTS			
Owner Address 2528 Barrington Circle, Suite 2		City Tallahassee	State Florida Zip 32308
Telephone		Fax	
PROPERTY INFORMATION			
Address of Subject Property Oakley Seaver Drive		City Clermont	State Florida Zip 34711
General Location Located on the east side of Oakley Seaver Drive, north of Hunt Trace Boulevard			
Legal Description & Alternate Key (include copy of survey) Alt Key 3850821 See attached for legal description			
Land Use (City verification required) Residential/Office			
Zoning (City verification required) R-3			



Proposing a 15,730 SF Sports Medicine facility with a future medical/office building pad.

Applicant Name (print)

x Chushiko Geron
Applicant Name (signature)

Owner Name (print)

X _____
Owner Name (*signature*)

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.

5/26/2020

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: 10099681
Phone: (352) 241-7331
Date: 11/16/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	11/24/2020	12/01/2020	\$173.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a medical office use in the R-3 Residential/Professional District.

Ad No: 10099681
November 24, 2020 &
December 01, 2020

LOCATION

Vacant parcel on the east side of
Oakley Seaver Drive
and north of Hunt Trace Boulevard
(Alternate Key # 3850821)

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

The Planning & Zoning Commission will consider the request on Tuesday, December 1, 2020 at 6:30 P.M.

The City Council will consider the request at a public hearing on Tuesday, December 8, 2020 at 6:30 P.M.

All meetings will be held in 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.

Tracy Ackroyd Howe, MMC

Payment Info	
Ad Price	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Variance Request <i>Sports Medicine Institute</i>		
Requested Action		
Recommend approval of requested variance.		
Staff Report		
The applicant; Germana Engineering, is requesting a variance (1) to allow elevation changes in topography that exceeds the 15-foot maximum as permitted by the Land Development Code, Section 94-195, for a vacant parcel located on the east side of Oakley Seaver Drive and north of Hunt Trace Boulevard. The property zoning is R-3 Residential/Professional District and the Future Land Use is Residential/Office. The applicant is also requesting a Conditional Use Permit, being presented concurrently with the variance request. The applicant is proposing development for a new medical and professional office complex on the 5-acre parcel. The project Engineer has provided a conceptual grading plan for the site indicating the existing topography has elevation changes up to 48 feet, which has made the site a challenge for development. The Land Development Codes (LDR) allows a 15-foot maximum for elevation changes for the entire site; the variance request is to allow elevation changes up to a maximum 25-foot for certain area within the parcels. The applicant indicates mitigation efforts have been made to minimize the proposed elevation changes but the existing topography has made it very difficult. The proposed project has not identified any other variances to the code, and the site shall be developed in accordance with the Land Development Regulations (LDR) and Codes. Section 86-174 of the Land Development Code requires a positive finding on Variance Review Criteria and Findings in order to grant a variance, staff has reviewed the application as submitted and finds it does meet a positive finding. Therefore, staff recommends approval of the variance request to the Land Development Code.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. New 86-174 Review Criteria- Sports Medicine Institute	New 86-174 Review Criteria- Sports Medicine Institute.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. Conceptual Site Plan	Conceptual Site Plan.pdf	
4. Grading Exhibit Concept 11-05-2020	Grading Exhibit Concept 11-05-2020.pdf	
5. Sports Medicine Institute- Variance Application	Sports Medicine Institute- Variance Application.pdf	
6. SPORTS MEDICINE VARIANCE AD	SPORTS MEDICINE VARIANCE AD.pdf	

Sports Medicine Institute - Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: We believe that granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standards of living of the citizens of the City.

Staff comments: The requested variance to allow elevation changes in topography to exceed the 15-foot maximum allowed by Section 94-195 of the Land Development Code, the applicant is requesting elevation changes up to the maximum 25, this request is consistent with other properties that have severe elevations changes and should not negatively impact the surrounding areas.

Positive Finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: We believe the variance will allow a reasonable use of the property, which is not out of character with other properties in the same zoning category.

Staff comments: The property is currently vacant and the proposed development is not out of character with other properties in the vicinity and same zoning category.

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: Yes, strict compliance with the land development regulation would not further the City objective in this case. The benefits that would be achieved under the variance criteria, by granting of the variance outweigh the benefits under this criteria if the variance was denied.

Staff comments: .The granting of the variance will allow the opportunity for development and is not out of character with other properties in the surrounding vicinity.

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: We believe that granting the variance is consistent with the City’s Comprehensive Plan.

Staff comments: The requested variance is consistent with the goals, objectives and policies of the Clermont Comprehensive Plan.

Positive finding

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

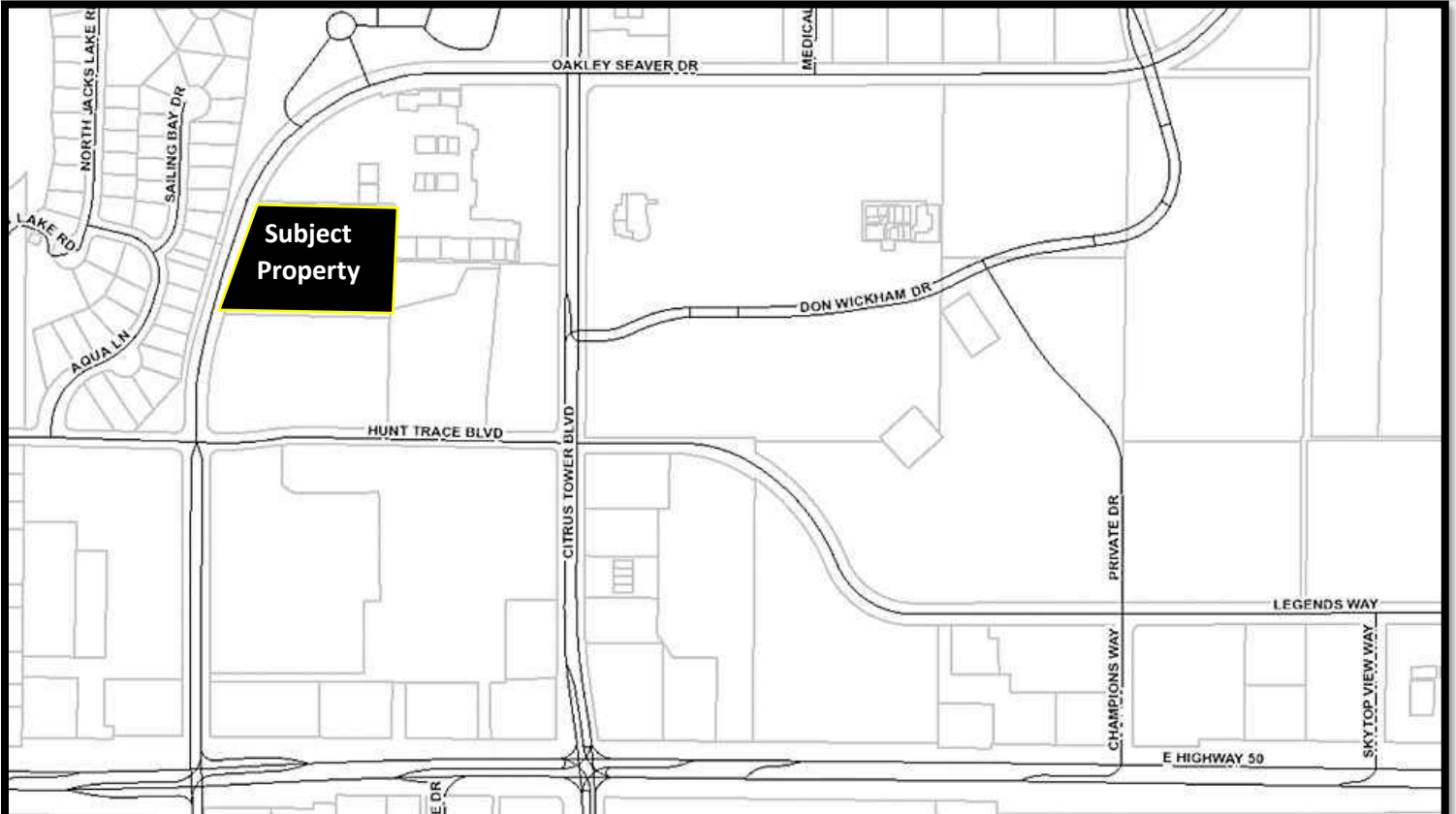
Applicant response: Yes, the variance requested is the minimum variance identified to make reasonable use of the land.

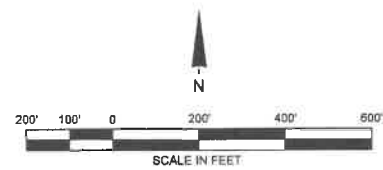
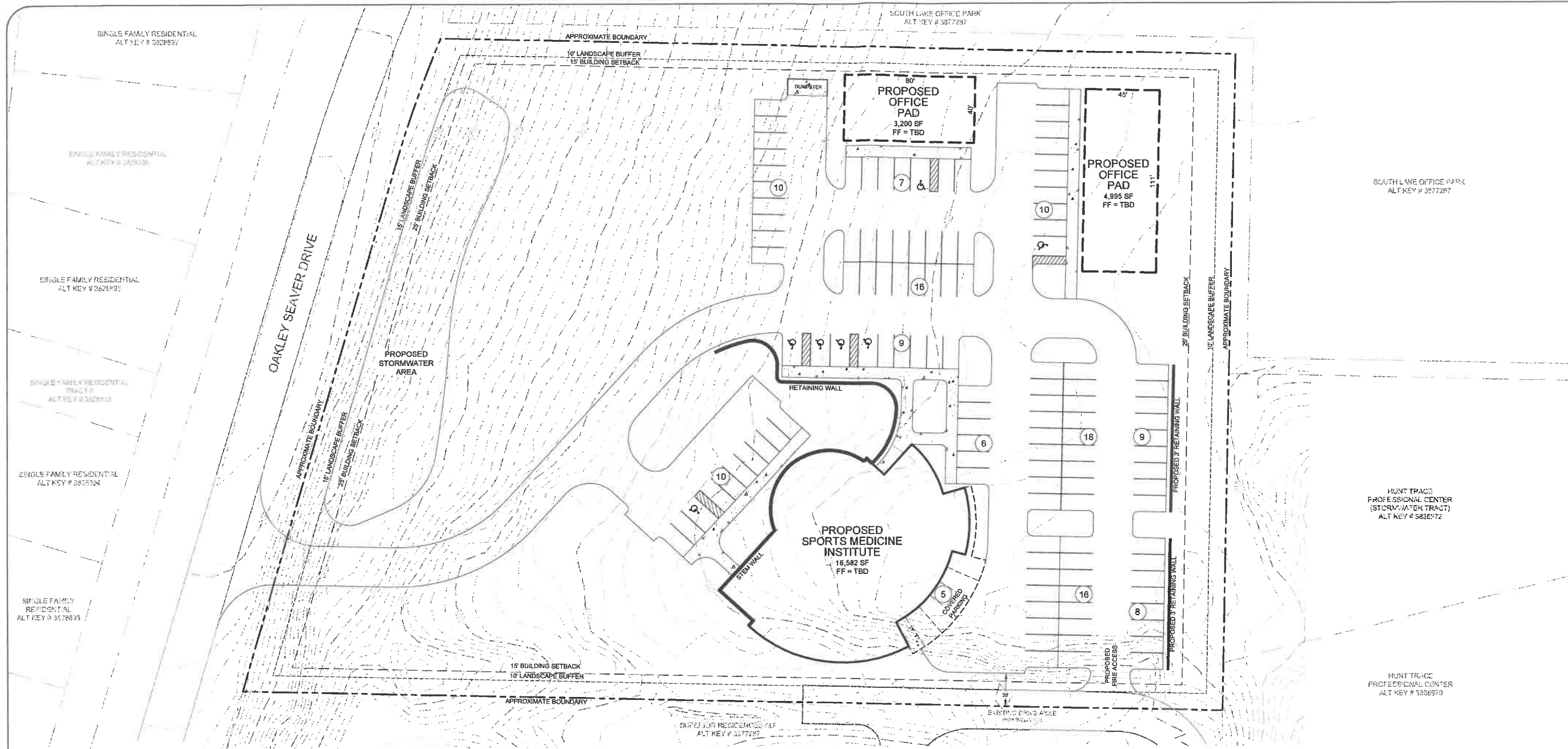
Staff comments: The requested variance is the minimum variance allowed due to the existing topography that will make reasonable use of the vacant parcel.

Positive finding

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

LOCATION MAP





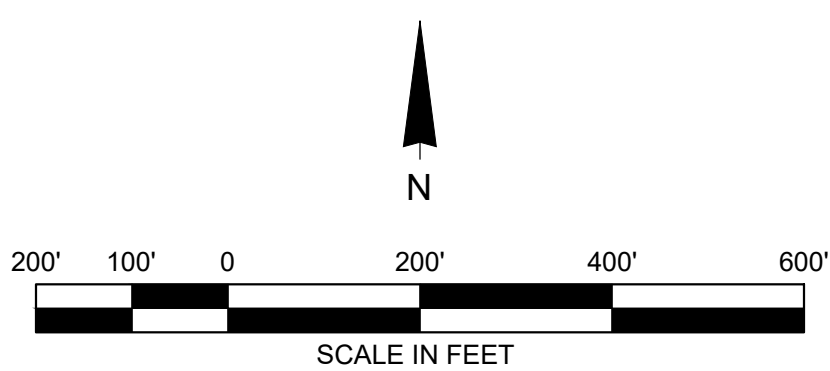
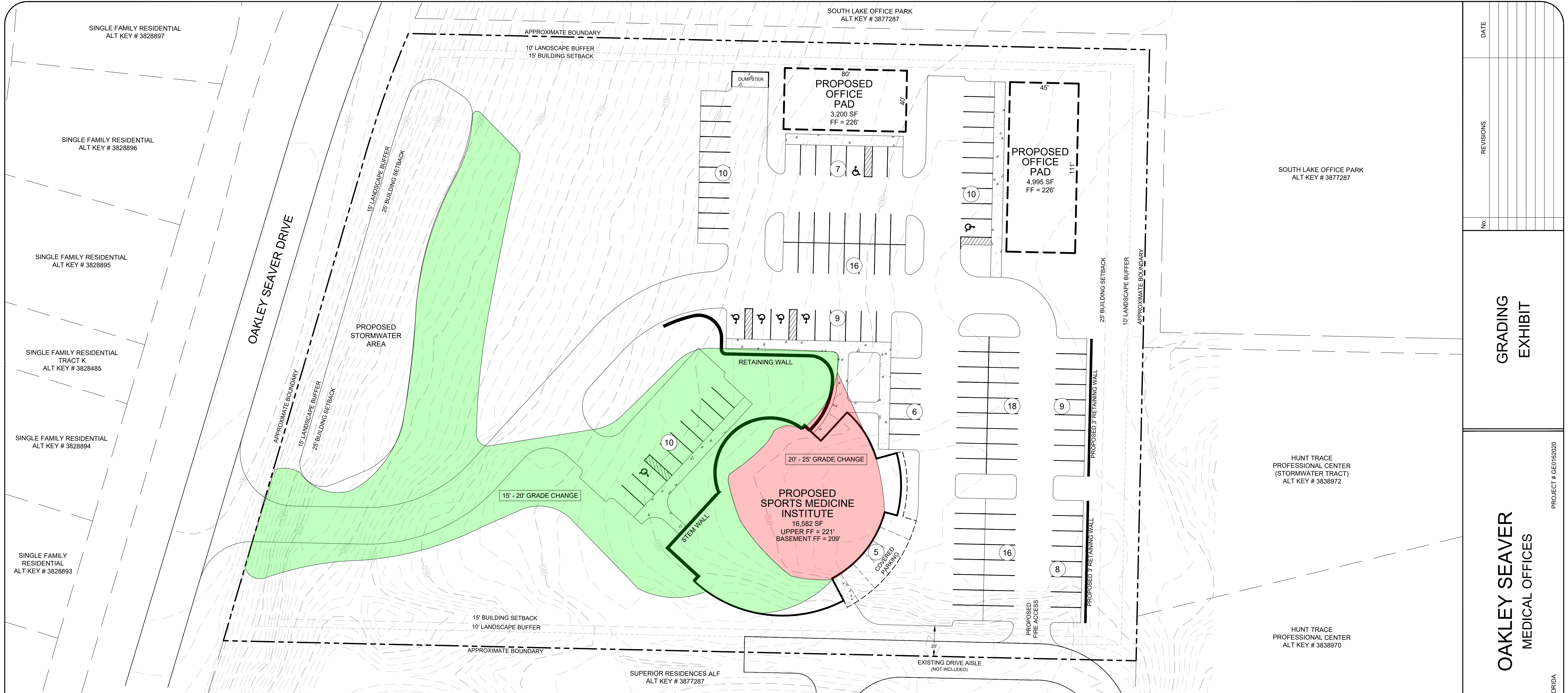
- LEGEND**
- PROPERTY LINE (PER LAKE COUNTY GIS DATA)
 - EXTERIOR PARCEL LINE (PER LAKE COUNTY GIS DATA)
 - EXISTING 5-FOOT CONTOUR (PER LAKE COUNTY GIS DATA)

SITE DATA

- SITE AREA** = 4.99 AC / 217,410 SF
- SITE LOCATION**
OAKLEY SEAVER DRIVE
CLERMONT, FLORIDA 34711
SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION**
TAX PARCEL: ALT KEY # 3850821
ZONING: R-3
- SITE REQUIREMENTS**
OAKLEY SEAVER SETBACK: 25'
SIDE SETBACKS: 15'
REAR SETBACK: 25'
OAKLEY SEAVER LANDSCAPE BUFFER: 15'
SIDE/REAR LANDSCAPE BUFFERS: 10'
- BUILDING DATA**
USE TYPE: MEDICAL OFFICES
TOTAL AREA: 24,777 SF
- PARKING DATA**
(OFFICE)
REQUIREMENT: 1/200 SF = 124 SPACES
PROVIDED TOTAL PARKING: 124 SPACES
PROVIDED HANDICAP PARKING: 7 SPACES

DATE	
REVISIONS	
No.	
CONCEPT SITE PLAN	
OAKLEY SEAVER MEDICAL OFFICES	
PROJECT # GE0162020	
CLERMONT, FLORIDA	
GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-8328 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER: 28278 COPYRIGHT © 2020	
SCALE: 1" = 30'	
DATE: 10-16-2020	
SHEET	
CONCEPT	

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
10-16-2020
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 28278



- LEGEND**
- PROPERTY LINE (PER LAKE COUNTY GIS DATA)
 - EXTERIOR PARCEL LINE (PER LAKE COUNTY GIS DATA)
 - - - EXISTING 5-FOOT CONTOUR (PER LAKE COUNTY GIS DATA)
 - 15' - 20' GRADE CHANGE
 - 20' - 25' GRADE CHANGE

GRADE CHANGE NOTE:
THE GRADE CHANGE AREA SHOWN IN THIS EXHIBIT IS APPROXIMATE AND IS SUBJECT TO CHANGE BASED ON THE FINAL GRADING PLAN PART OF THE SITE DEVELOPMENT APPLICATION.

- SITE DATA**
- SITE AREA** = 4.99 AC / 217,410 SF
 - SITE LOCATION**
OAKLEY SEAVER DRIVE
CLERMONT, FLORIDA 34711
SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST
 - SITE DESCRIPTION**
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(OFFICE)
REQUIREMENT: 1/200 SF = 124 SPACES
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PROVIDED HANDICAP PARKING: 7 SPACES

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
11-05-2020
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-9329 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION # 29279 COPYRIGHT © 2020	OAKLEY SEAVER MEDICAL OFFICES		PROJECT # GE0162020 CLERMONT, FLORIDA
	GRADING EXHIBIT		
	DATE	REVISIONS	

SCALE: 1" = 30'

DATE:

SHEET

OPTION 8



CITY OF CLERMONT **VARIANCE** FILING INSTRUCTIONS

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed.

A Pre-Application meeting with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time, and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Serves Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of one (1) year.



CITY OF CLERMONT **VARIANCE** FILING INSTRUCTIONS

Check List

The following information shall be provided:

- ☐ Proof of ownership (i.e. Lake County Property record card, tax receipt, or deed.)
- ☐ Legal description of the property – may be on information above.
- ☐ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☐ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those five (5) items in mind to justify the variance request.
- ☐ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☐ The original application and all supplemental materials. All materials can be submitted in PDF format on a CD or via email to planning@clermontfl.org
- ☐ Fee: \$300.⁰⁰ plus advertisement for existing single-family residential.
\$600.⁰⁰ plus advertisement for all others.

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
VARIANCE
APPLICATION

DATE November 2, 2020		FEE: \$ 600	
Project Name (if applicable) Sports Medicine Institute			
Applicant CLERMONT IL INVESTMENTS			
Contact Person Donald Bishop			
Address 2528 Barrington Circle, Suite 2		City Tallahassee	State Florida Zip 32308
Telephone		Fax	
Email			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name CLERMONT IL INVESTMENTS			
Owner Address 2528 Barrington Circle, Suite 2		City Tallahassee	State Florida Zip 32308
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property Oakley Seaver Drive		City Clermont	State Florida Zip 34711
General Location Located on the east side of Oakley Seaver Drive, north of Hunt Trace Boulevard.			
Legal Description & Alternate Key (include copy of survey) Alt Key 3850821 See attached for legal description			
Land Use (City verification required) Residential/Office			
Zoning (City verification required) R-3			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

Section 94-195 Clearing and Grading

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

Developing a medical office building on a property that has a topography change of approximately 48 vertical feet.

How does the Code create a hardship?

Elevation change in topography is limited to 15 feet per City Code. The proposed access to the property and development is constrained due to an existing topography change of approximately 48 feet. Efforts have been made to minimize the proposed elevation change, however there are isolated areas that exceed the 15 feet limit in elevation change. The proposed development has approximately 18% of the site that would have a 15 to 20 feet grade change and approximately 4% of the site that would have a 20 to 25 feet grade change.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

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

We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.

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

We believe the variance will allow a reasonable use of the property, which is not out of character with other properties in the same zoning category.

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

Yes- Strict compliance with the land development regulation would not further legitimate the City objective in this case. The benefits that would be achieved under the variance criteria, by the granting of the variance, outweigh the benefits under this criteria if the variance were denied.



CITY OF CLERMONT
VARIANCE
APPLICATION

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

We believe that granting the variance is consistent with the City's comprehensive Plan.

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

Yes- The variance requested in the minimum variance identified to make reasonable use of the land.

Donald Bishop

Applicant Name (print)

x



Applicant Name (signature)

Donald Bishop

Owner Name (print)

x



Owner Name (signature)

NOTICE

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

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



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

Hardship relief. A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered?

- (1) Requests for variances to the adopted comprehensive plan.
- (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
- (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(Ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.



Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

(Ord. No. 281-C, §1(Ch. 8, §2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(Ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-9)

Advertising Receipt

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

Account Number: 7101866
Order Number: 10099682
Phone: (352) 241-7331
Date: 11/16/20
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	12/01/2020	12/01/2020	\$109.11

LEGAL NOTICE

Ad No: 10099682
December 01, 2020

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following Variance: 1) to allow elevation changes in topography that exceed the 15-foot maximum as permitted by Section 94-195 of the Land Development Code, at the following location:

LOCATION

Vacant parcel on the east side of
Oakley Seaver Drive
and north of Hunt Trace Boulevard
(Alternate Key # 3850821)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, December 8, 2020 at 6:30 P.M. in the Clermont City Hall, first floor Council Chambers located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe
City Clerk, MMC

Payment Info	
Ad Price	\$109.11
Tax	\$0.00
Sub Total	\$109.11
Prepaid Amount	\$0.00
Balance Due	\$109.11



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Resolution No. 2020-71R <i>New Jacobs Chapel CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2020-71R		
Staff Report		
The owner, New Jacobs Chapel Baptist Church is requesting a Conditional Use Permit to allow a new building addition at the existing church facility located at 410 West Highway 50. The Land Development Code, Section 122-204, requires a Conditional Use Permit for a church use greater than 5,000 square feet in the C-1 Light-Commercial zoning district. The Future Land Use is Commercial. The City Council approved on April 25, 1986 a Conditional Use Permit (Resolution 522) to allow for construction of a storage building addition to the church. The existing church buildings are approximately 5,343 square feet. The requested Conditional Use Permit would allow for construction of a new 2,500 square foot multi-purpose building adjacent to the sanctuary. The church proposes to build a new 2,500 square foot multi-purpose single-story building that will be utilized for support services at the existing church. The new building is not proposing additional seats for the sanctuary and will only be used for support services that may include bible study, office space, counseling and other services to support the ministry. The New Jacob Chapel provides outreach and other services to empower and enrich the citizens of Clermont. The applicant has submitted site plans that include improvements to the existing landscape buffers and overflow parking area adjacent to the church. The proposed building will be similar in design and color of the existing sanctuary. The church currently has sufficient parking on site and overflow parking located on 4th Street to accommodate the facility. When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met, Staff has reviewed the application as submitted, and finds the proposed use does meet the general criteria for granting a Conditional Use Permit. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2020-71R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2020-71R - New Jacobs Chapel CUP (12.02.2020 V1) - R&F BL	2020-71R - New Jacobs Chapel CUP (12.02.2020 V1) - R&F BL.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. 04-Site Plan Conditional Use	04-Site Plan Conditional Use.pdf	
4. Building Elevations-CUP	Building Elevations-CUP.pdf	
5. Application	Application.pdf	

6. NEW JACOB CHURCH CUP-AD

NEW JACOB CHURCH CUP-AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2020-71R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CHURCH FACILITY GREATER THAN 5,000 SQUARE FEET IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held December 1, 2020 recommended approval of this Conditional Use Permit to allow for a church use greater than 5,000 square feet in the C-1 Light Commercial zoning district; at the following location:

LOCATION:

New Jacob Chapel Baptist Church
410 West Highway 50
(Alternate Key# 1612501)

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 use greater than 5,000 square feet in the C-1 Light Commercial 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 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



CITY OF CLERMONT
RESOLUTION NO. 2020-71R

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.

3. 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.
4. 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 voided.
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 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



CITY OF CLERMONT
RESOLUTION NO. 2020-71R

1. This Conditional Use Permit shall grant approval to allow a Church Facility greater than 5,000 square feet, with ancillary buildings for support services to the church. Any future development must be able to comply with the Land Development Regulations, and all building and fire safety codes. The property may also be used for any C-1 Light Commercial permitted uses.
2. Driveway access apron must be paved in accordance with City engineering and Site Review Committee approval.
3. No outside public address (PA) systems including “bull horns” or similar systems shall be used unless approved through an amendment to the Conditional Use Permit.
4. The site shall be developed according to the City of Clermont Land Development Codes and all buildings shall be designed to comply with the City of Clermont Architectural Standards.
5. All interior site lighting shall be directed downward into the site to prevent any spill over onto adjacent properties.
6. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
7. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, outdoor sports/recreation areas, parking, and modular classrooms as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan.



CITY OF CLERMONT
RESOLUTION NO. 2020-71R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of December 2020.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

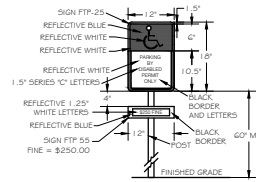
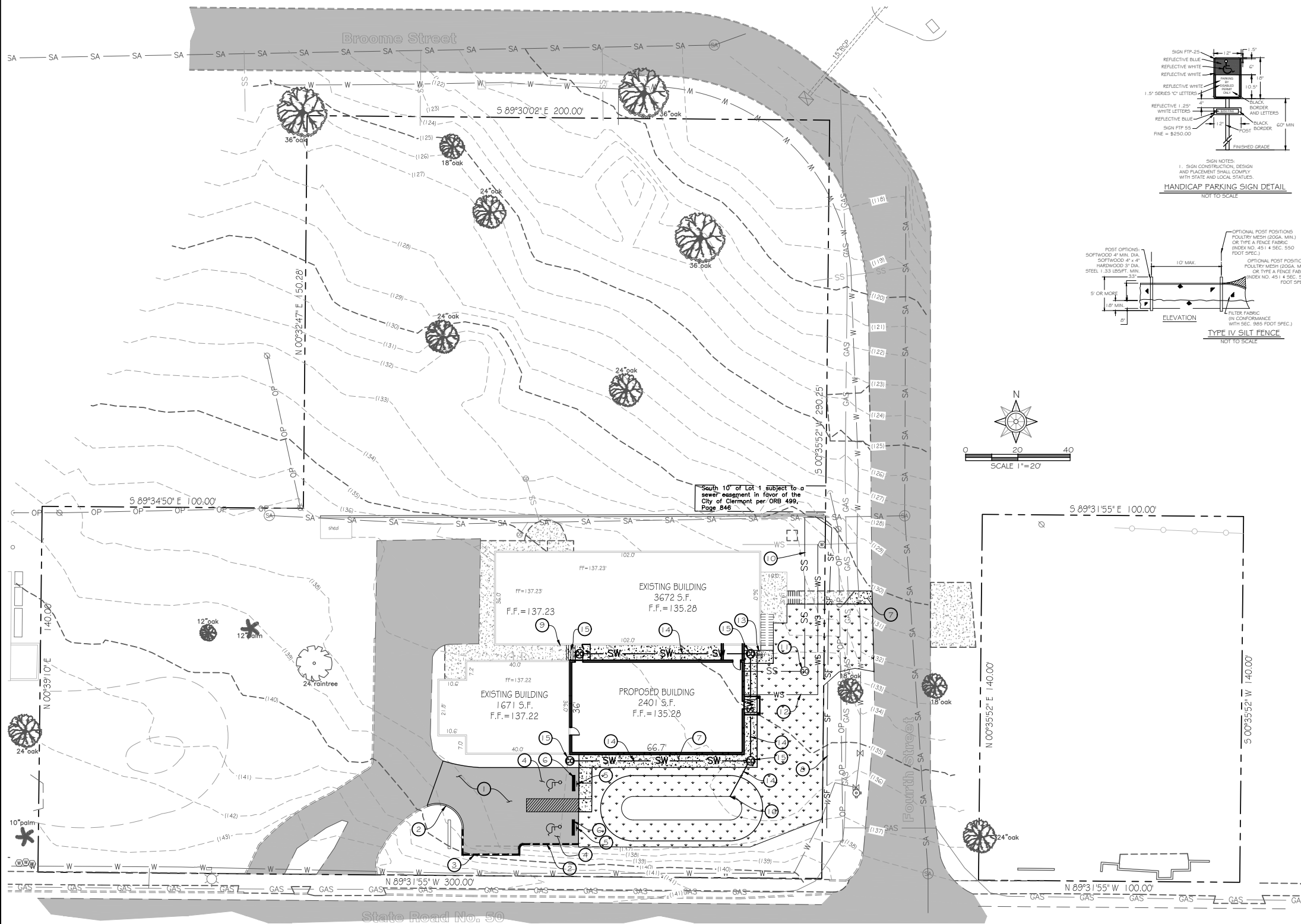
Tracy Ackroyd, City Clerk

Approved as to form and legality:

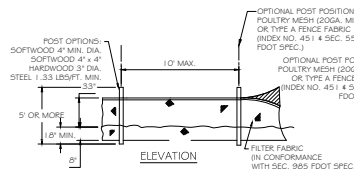
Daniel F. Mantzaris, City Attorney

LOCATION MAP

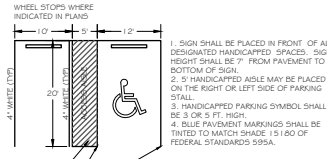




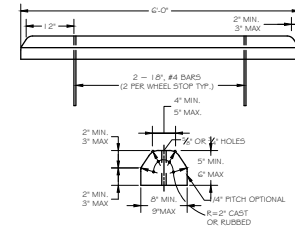
HANDICAP PARKING SIGN DETAIL



TYPE IV SILT FENCE



HANDICAP PARKING STALL DETAIL



WHEEL STOP DETAIL

CONSTRUCTION NOTES & ESTIMATED QUANTITIES

1	1.5" PAVEMENT OVER LIMEROCK BASE	1553 S.F.
2	6" CURB	42 L.F.
3	RETAINING WALL	34 L.F.
4	HANDICAP SPACE PER DETAIL ON SHEET 4	2 EA.
5	HANDICAP PARKING SIGN PER DETAIL ON SHEET 4	2 EA.
6	WHEEL STOPS PER DETAIL ON SHEET 4	2 EA.
7	4" CONCRETE SIDEWALK	800 S.F.
8	SILT FENCE PER DETAIL ON SHEET 4	93 L.F.
9	CONCRETE STEPS (10" TREAD/7" RISE) WITH LANDING	1 EA.
10	4" SEWER SERVICE	725 L.F.
11	SEWER CLEANOUT	1 EA.
12	1" WATER SERVICE LINE	86 L.F.
13	ADJUST VALVE BOX TO GRADE	1 EA.
14	8" P.V.C. HEADER PIPE	200 L.F.
15	HEADER PIPE CLEANOUT	4 EA.
16	CONCRETE COLLAR AT OUTLET	1 EA.



Carol Chadwick, PE
cn=Carol Chadwick,
PE, o=This item has
been electronically
signed and sealed
by Carol Chadwick,
PE using a digital
signature, ou,
email=ccpewyo@g
mail.com, c=US
2020.08.10 19:27:56
-0400

CITY OF CLERMONT, FL
JACOB'S CHAPEL
SITE & DIMENSION PLAN

APPROVED FOR
CITY ENGINEER
CLERMONT, FL 34711
352.237.6025
mchadwick@clermontfl.gov

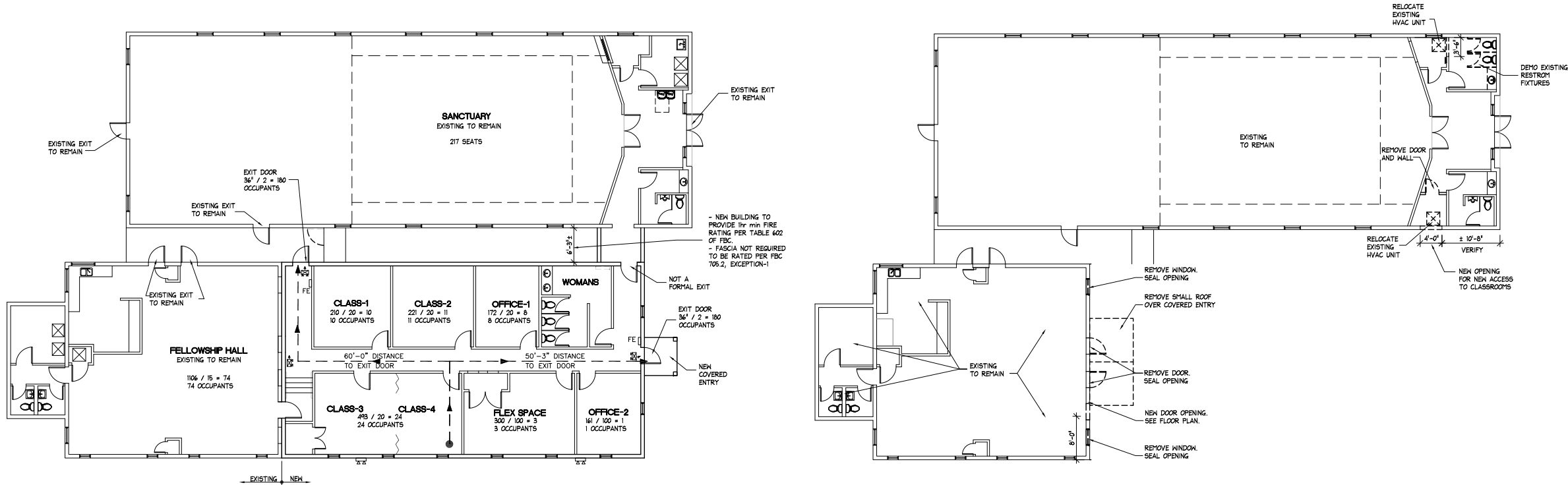
DESIGNED BY
CAROL CHADWICK, PE
CLERMONT, FL 34711
352.237.6025
mchadwick@clermontfl.gov

DATE
AUG. 4, 2020
BY
C/C



CLASSROOM ADDITION FOR:

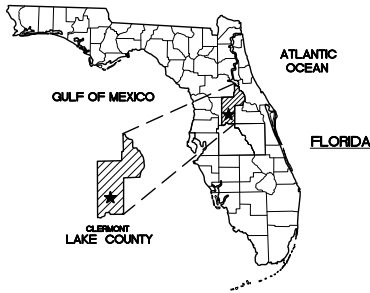
JACOBS CHAPEL
410 WEST HWY 50
CLERMONT, FLORIDA 34711



LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

OVERALL / DEMOLITION PLAN
SCALE: 3/32" = 1'-0"

BUILDING DATA		
EXISTING SANCTUARY	3731	sq.ft.
EXISTING FELLOWSHIP HALL	1662	sq.ft.
CLASSROOM ADDITION	2455	sq.ft.
PROJECT DESCRIPTION	PROJECT CONSISTS OF A NEW SINGLE STORY STRUCTURE TO BE USED FOR SUNDAY CLASSROOMS. SLAB MATERIAL IS CONC. CMU EXTERIOR WALLS, WOOD PRE-ENG TRUSS ROOF SYSTEM, INTERIOR METAL STUDS WALLS WITH GWB FINISH, AND TILE/GWB CEILINGS. ALSO A MINOR REMODEL TO LOBBY AREA OF SANCTUARY.	
CODES IN EFFECT	- FLORIDA BUILDING CODE 2017, SIXTH EDITION - FLORIDA EXISTING BUILDING CODE 2017 - FLORIDA PLUMBING CODE 2017 - FLORIDA MECHANICAL & GAS CODE 2017 WITH 'GLITCH' AMMENDMENTS - FLORIDA ENERGY EFFICIENCY CODE FOR BUILDINGS 2017 - CURRENT FIRE PREVENTION CODE CODE, 2017 SIXTH EDITION - CURRENT NFPA - CURRENT NATIONAL ELECTRIC CODE	
CODE ANALYSIS		
SUBJECT	REFERENCE	PROVIDED
OCCUPANCY	SECTION 302 - GROUP A3	A3 ASSEMBLY (FBC 305.1.1)
CONSTRUCTION TYPE	CHAPTER 6	III (3) B
EGRESS (occupant load)	TABLE 1004.1.2	NEW CLASSROOM = 57 EXISTING FELLOWSHIP HALL = 74 EXISTING SANCTUARY = 217 SEATS TOTAL OCCUPANT LOAD = 348 (FELLOWSHIP HALL NOT USED AT SAME TIME AS SANCTUARY)
EXITS REQUIRED	TABLE 1018.1 - 2	3
EXIT TRAVEL MAX	TABLE 1015.1 - 200 FT	60'-0"
FIRE RESISTANCE		
INTERIOR NON-BEARING WALLS	TABLE 601 - 0	0
COLUMNS	TABLE 600 - 0	0
BEAMS	TABLE 600 - 0	0
FLOOR CEILING	TABLE 600 - 0	0
ROOF	TABLE 600 - 0	0
EXTERIOR BEARING WALLS	TABLE 600 - 2	2
AUTOMATIC SPRINKLER		NONE
PLUMBING FIXTURE REQUIREMENTS	PER FLORIDA PLUMBING CODE TABLE 403.1	178 MEN, 178 WOMEN (RESTROOMS @ EXISTING FELLOWSHIP HALL ARE EXISTING TO REMAIN. NO WORK @ FELLOWSHIP HALL)
WATER CLOSETS	TABLE 403.1 WOMAN 1 per 75 = 3 MEN 1 per 150 = 2	3 TOILETS 2 TOILETS
LAVATORIES	TABLE 403.1 1per 200 = 2	3
DRINKING FOUNTAINS	1 / 1000 = 1	
UTILITY SINK		1



PERMIT DOCUMENTS
8-11-20

SHEET INDEX	
NUMBER	SHEET TITLE
CVR	COVER SHEET, LIFE SAFETY & DEMO PLANS
A1.0	FLOOR PLAN, DOOR & WINDOW SCHEDULE
A1.1	REFLECTED CEILING PLAN & ROOF PLAN
A2.0	ELEVATIONS
A2.1	BUILDING SECTIONS
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	RATED ASSEMBLIES
E-1	POWER PLAN
E-2	LIGHTING PLAN AND SCHEDULE
E-3	SCHEDULES AND RISER
M1.0	MECHANICAL PLAN
P1.0	PLUMBING PLAN & RISER DIAGRAM
S1.0	STRUCTURAL FOUNDATION PLAN
S2.0	STRUCTURAL SECTIONS
S2.1	STRUCTURAL SECTIONS

By					
Description					
Date					
Rev					
revisions					
1					
Carol Chadwick, P.E. 1208 SW Fairfax Glen Lake City, FL 32025 PH: 307.680.1772 FL LIC. 82560  Carol Chadwick, PE c=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature, ou, email=ccpenyo@gmail.com, c=US 2020.08.11 10:13:30 -0400					
JACOBS CHAPEL 410 WEST HWY 50 CLERMONT, FLORIDA 34711			COVER SHEET, LIFE SAFETY & DEMO PLANS		
DRAWN		CHECKED			
PROJECT NUMBER					
DRAWING NUMBER					
CVR					
DATE 8-11-20					

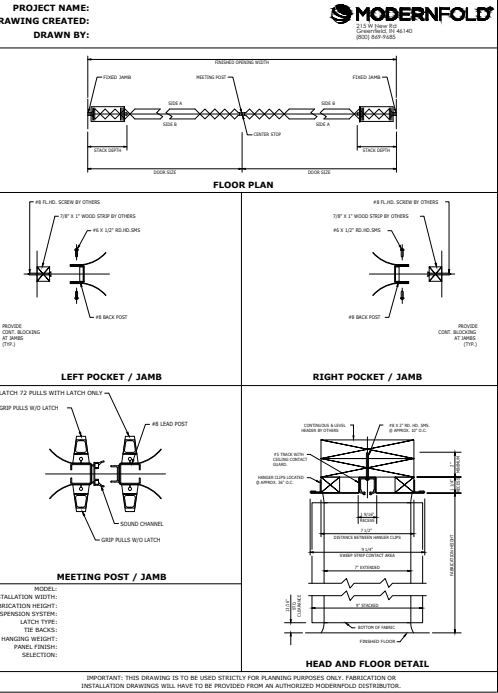
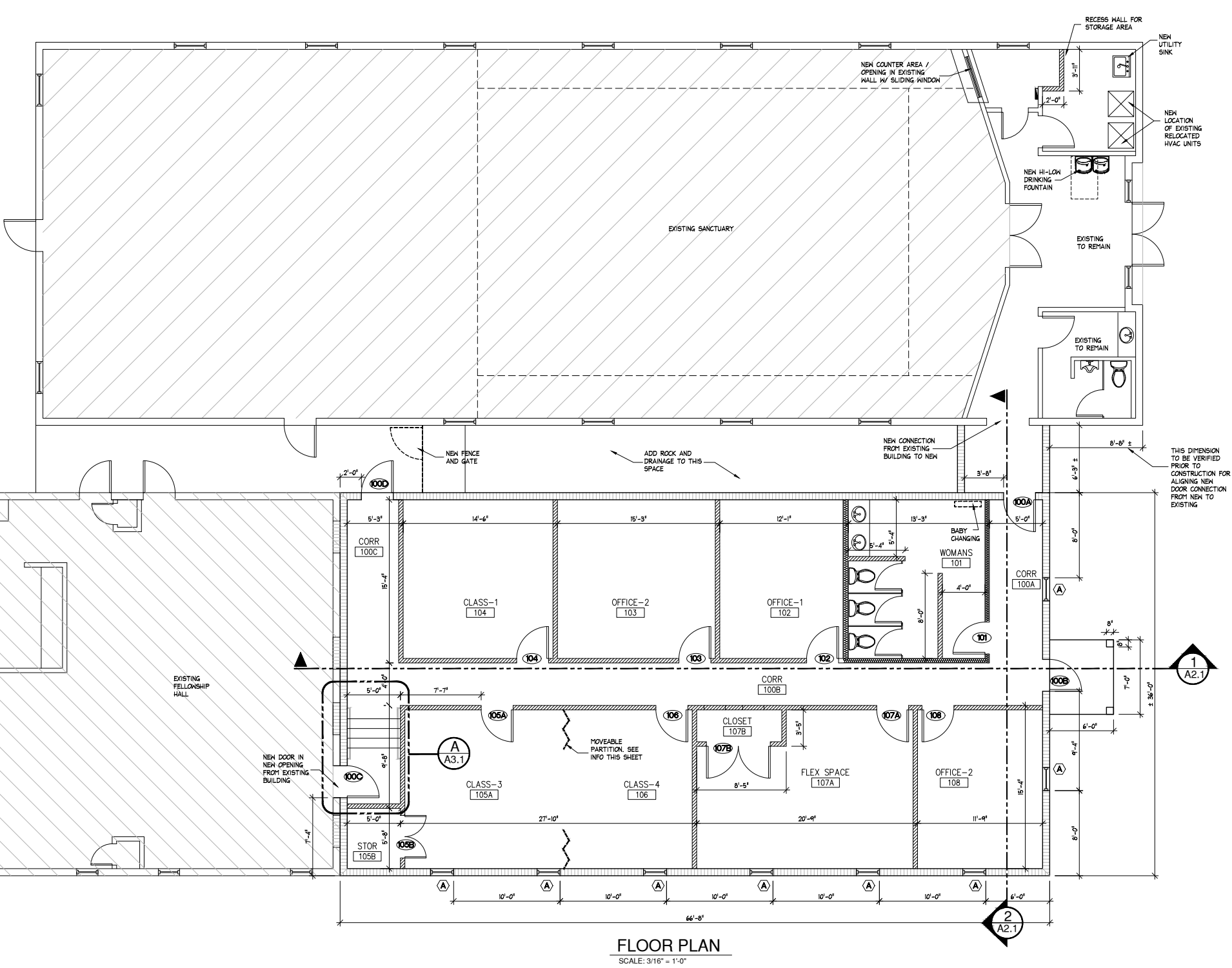
ROOM FINISH SCHEDULE							
RM NO	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLNG HT	REMARKS
100A,B,C	CORRIDOR	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
101	WOMEN	LVT WP	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
102	OFFICE - 1	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
103	CLASS-1	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
104	CLASS-2	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
105A	CLASS-3	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
105B	OFFICE - 5	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
106	CLASS-4	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
107A	FLEX SPACE	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
107B	CLOSET	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	
108	OFFICE - 2	VCT	VINYL	5/8" GYP BD	1/2" GYP BD	8' 0"	

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Acoustical
CPT
Vinyl
VCT

15/16" exposed grid white acoustical ceiling system
Shaw Contract Group Migrate ST075 Focus 73585
Johnsonite #48 Brown 4" rubber base
Armstrong Imperial Texture Standard Excelon Field VCT



WINDOW ELEVATIONS
SCALE: 3/16" = 1'-0"

DOOR TYPES
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE									
MARK	SIZE	DESCRIPTION	TYPE	JAMB	HANDLE	LOCK FUNCTION	FIRE RATING	REMARKS	MARK
100A	3-0 x 6-6	SC WOOD	A	HM	LEVER	KEYED	1 HOUR	W/ CLOSER	100A
100B	3-0 x 6-6	ALUM STOREFRONT	A	STOREF	PANIC	KEYED		W/ CLOSER & PANIC HARDWARE	100B
100C	3-0 x 6-6	SC WOOD	A	HM	LEVER	KEYED	4 HOUR	W/ CLOSER & PANIC HARDWARE	100C
100D	3-0 x 6-6	ALUM STOREFRONT	A	STOREF	PANIC	KEYED	1 HOUR	W/ CLOSER & PANIC HARDWARE	100D
101	3-0 x 6-6	SC WOOD	A	HM	LEVER	PUSH / PULL		W/ CLOSER, HOLDER, & KICKPLATE	101
102	3-0 x 6-6	SC WOOD	A	HM	LEVER	PASSAGE			102
103	3-0 x 6-6	SC WOOD	A	HM	LEVER	PASSAGE			103
104	3-0 x 6-6	SC WOOD	A	HM	LEVER	PASSAGE			104
105A	3-0 x 6-6	SC WOOD	A	HM	LEVER	PASSAGE			105A
105B	(2) 2-0 x 6-6	SC WOOD	B	HM	LEVER	PASSAGE			105B
106	3-0 x 6-6	SC WOOD	A	HM	LEVER	PASSAGE			106
107A	3-0 x 6-6	SC WOOD	A	HM	LEVER	PASSAGE			107
107B	(2) 3-0 x 6-6	SC WOOD	B	HM	LEVER	PASSAGE			107A
108	3-0 x 6-6	SC WOOD	A	HM	LEVER	KEYED			108

NOTES:
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WALL LEGEND		SYMBOL LEGEND		GENERAL PLANS REVIEW COORDINATION NOTES	
	8' CMU WALL, W/ 5/8" G.I.B. ON 3/4" FURRING W/ 3/4" RIGID INSULATION.		ROOM NAME	CODE REQUIREMENTS	IT IS INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS & RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.
	NEW INTERIOR STUD WALL: 3-5/8" 20ga MTL STUDS @ 16" O.C. 5/8" GIB FOR ALL INTERIOR WALL SURFACES UNLESS OTHERWISE NOTED. BED, TAPE AND SAND ALL JOINTS AND FASTENERS.		WINDOW TYPE see window schedule	HANDICAPPED ACCESSIBILITY	IT IS THE INTENT THAT ALL WORK SHALL CONFORM WITH THE LOCAL AND STATE ACCESSIBILITY REQUIREMENTS HAVING JURISDICTION.
	ADD 3" ACOUSTICAL BATTS TO INTERIOR WALL.		DOOR TYPE see door schedule	AMERICANS WITH DISABILITIES ACT	WHILE THE DESIGNER HAS TAKEN MUCH CARE AND IMPOSED PROCEDURAL STANDARDS WITH THE INTENT OF ADA COMPLIANCE (LATEST EDITION) THESE DRAWINGS ARE PROVIDED WITH NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF SAID COMPLIANCE AND THE ENGINEER/DESIGNER, STAFF AND/OR RETAINED CONSULTANTS ASSUME NO LEGAL RESPONSIBILITY FOR THE ACCURACY OF THE PRESENTATIONS, NOTES, OR OTHER INFORMATION CONTAINED HEREIN. NEITHER IS LIABILITY ASSUMED FOR THE OUTCOME OF DECISIONS, CONTRACTS COMMITMENTS OR OBLIGATIONS MADE ON THE BASIS OF THIS INFORMATION.
ALL INT WALLS - GIB PAINTED W/ LIGHT ORANGE PEEL.			REFERENCE NOTE	ELECTRICAL AND MECHANICAL ENGINEERING	ELECTRICAL AND MECHANICAL INFORMATION CONTAINED IN THESE DRAWINGS ARE SOLELY FOR THE PURPOSE OF COORDINATION OF THE ENGINEER'S/DESIGNER'S WORK, ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS SHALL BE PROVIDED BY OTHERS AND SUBMITTED TO THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.
			FLOOR BASE	FIRE PROTECTION	INFORMATION THAT MIGHT BE CONTAINED WITHIN THESE DRAWINGS PERTAINING TO FIRE PROTECTION, SPRINKLES AND/OR ALARM DEVICES (IF APPLICABLE) ARE SOLELY FOR THE PURPOSE OF COORDINATION OF THE ARCHITECT'S/ DESIGNER'S WORK. THESE ARE NOT ENGINEERING DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS THAT ARE REQUIRED SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR, (SIGNED AND SEALED BY A STATE REGISTERED ENGINEER), SUBMIT COPIES TO OWNER FOR REVIEW AND ACCEPTANCE, (IN ADDITION TO THE LOCAL BUILDING AND FIRE DEPARTMENT REVIEW OFFICE).
			SECTION MARK	EXISTING CONDITIONS	THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND FIELD COORDINATE CORRECTIVE ACTION AS REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ALL CONFLICTS AND DISCREPANCIES THAT AFFECT THE WORK PRIOR TO PROCEEDING.
			DETAIL #	AIR QUALITY	THE GENERAL CONTRACTOR SHALL ADHERE TO THE INDOOR AIR QUALITY RULES AND REGULATIONS ACCORDING TO THE NATIONAL HEALTH ASSOCIATION (I.E. NO HEAVY BODY VOC'S).
			SHEET LOCATION	QUALITY	THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND FIELD COORDINATE CORRECTIVE ACTION AS REQUIRED. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ALL CONFLICTS AND DISCREPANCIES THAT AFFECT THE WORK PRIOR TO PROCEEDING.
			REFERENCE NOTE	CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.	
			FLOOR BASE	ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING, PLUMBING, MECHANICAL, AND THE CURRENT NATIONAL ELECTRIC CODE.	
			SHEET LOCATION	STRUCTURAL DWGS FOR ALL MTL BLDG RELATED INFO. IT IS INTENT THAT ALL WORK SHALL CONFORM TO THE ADOPTED CODES, STANDARDS & RULES OF THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.	
			REFERENCE NOTE	REVISIONS	

By Description

Date

revisions

1

Carol Chadwick, P.E.
1208 SW Fairfax Glen
Lake City, FL 32025
PH: 307.680.1772
FL LIC. 82560

Carol Chadwick, PE
c=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature, ou, email=cpcwyo@gmail.com, c=US 2020.08.11 10:18:53 -0400

JACOBS CHAPEL
410 WEST HWY 50
CLERMONT, FLORIDA 34711
FLOOR PLAN, DOOR & WINDOW SCHEDULE

DRAWN

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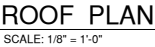
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A1.0

DATE

8-11-20



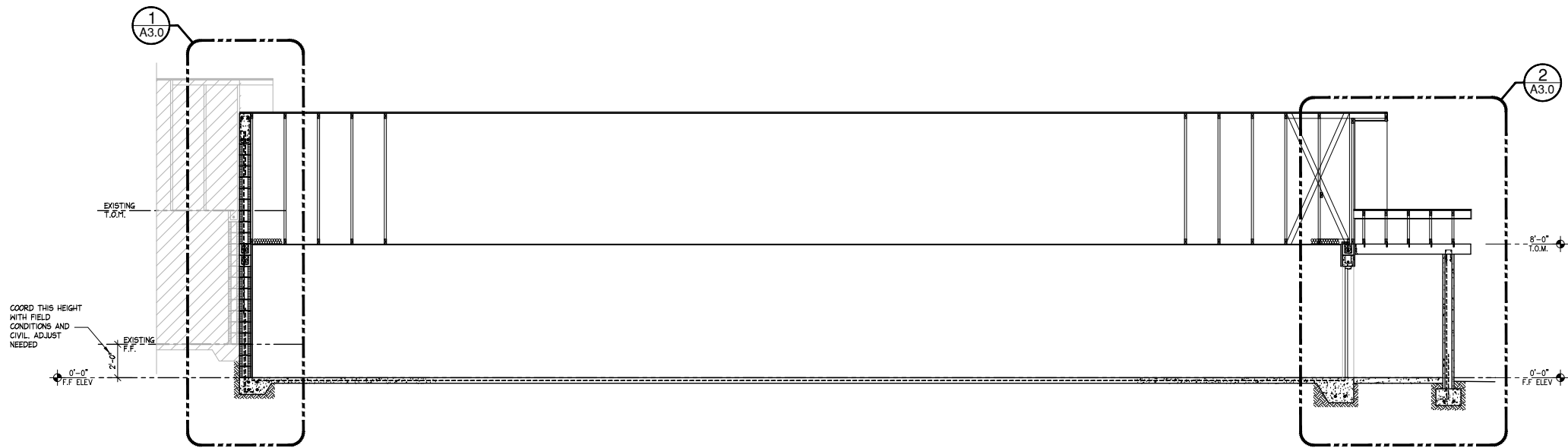
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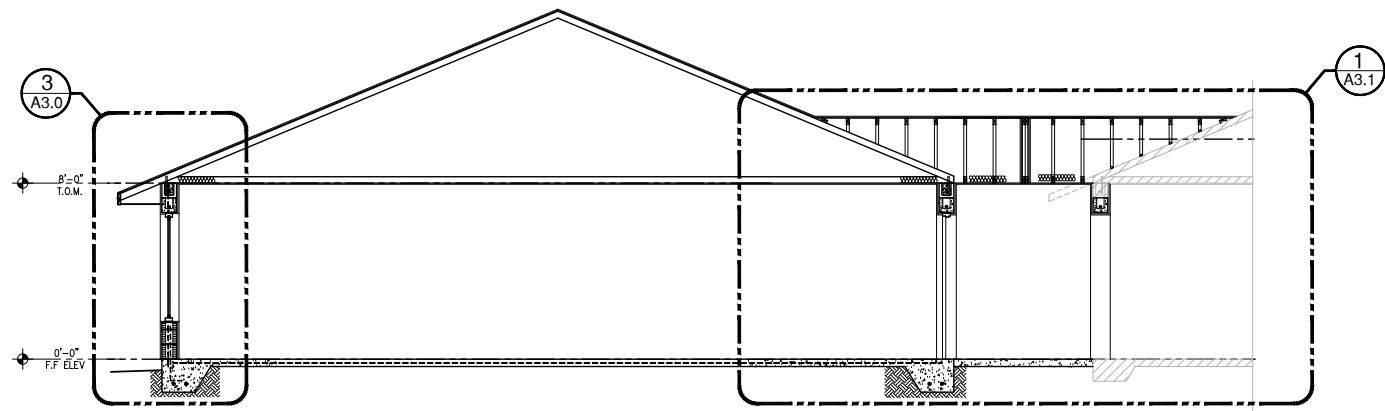
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DATE	
8-11-20	



1 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 BUILDING SECTION
SCALE: 1/4"=1'-0"

By	Description	Date

revisions
1

Carol Chadwick, P.E.
1208 SW Fairfax Glen
Lake City, FL 32025
PH: 307.680.1772
FL LIC. 82560



Carol Chadwick, PE
on Carol Chadwick, PE, on This item
has been electronically signed and
sealed by Carol Chadwick, PE using a
digital signature, ou
email:ccpewyol@gmail.com, c=US
2020.08.11 10:24:27 -0400'

JACOBS CHAPEL
410 WEST HWY 50
CLERMONT, FLORIDA 34711
BUILDING SECTIONS

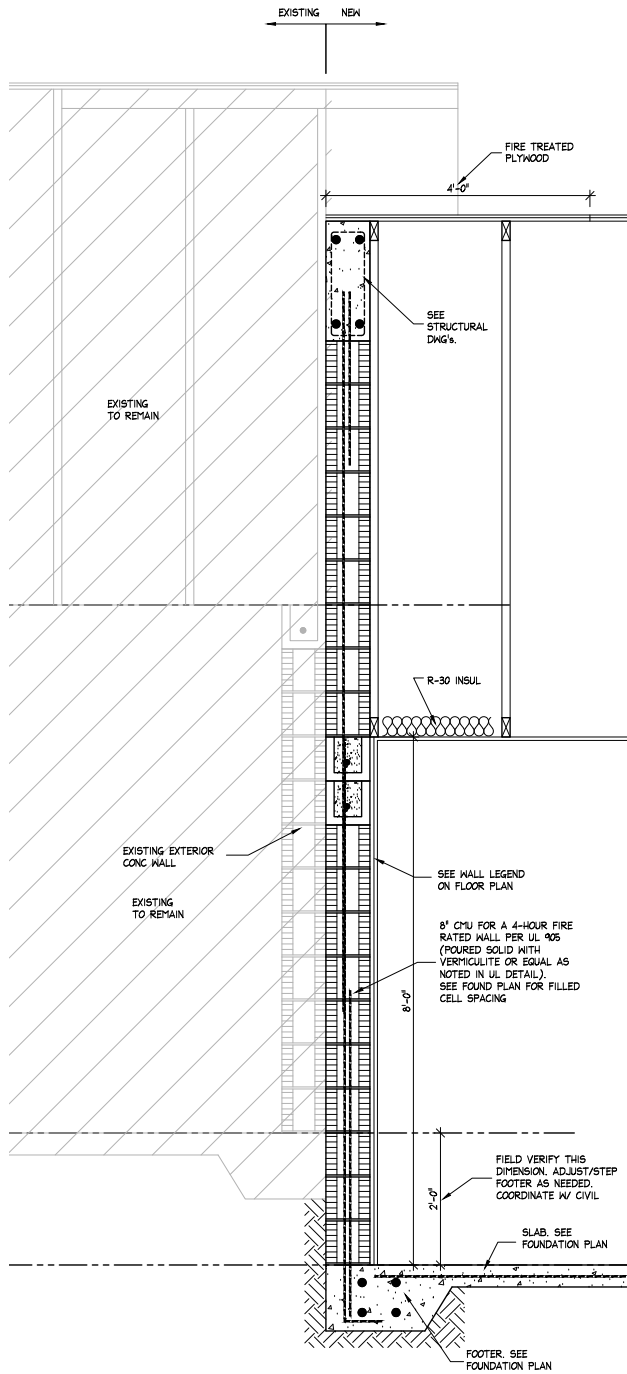
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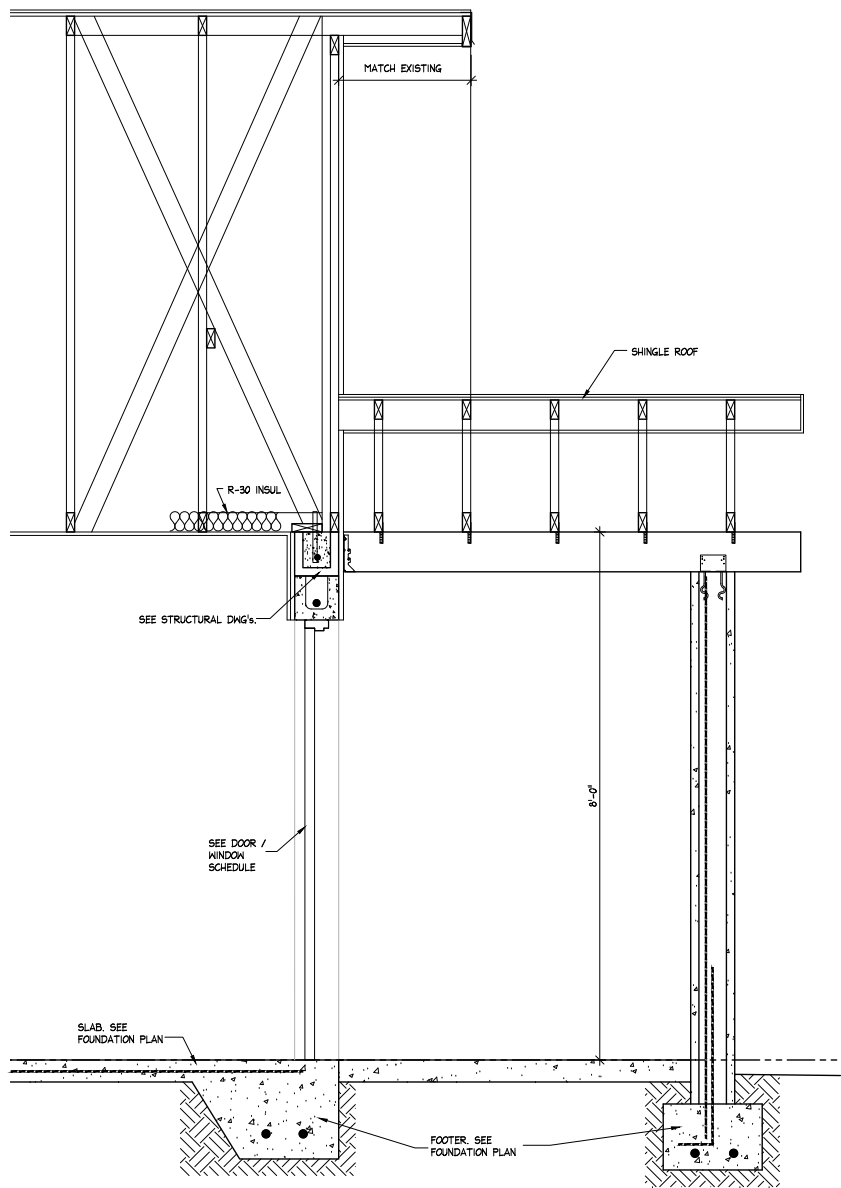
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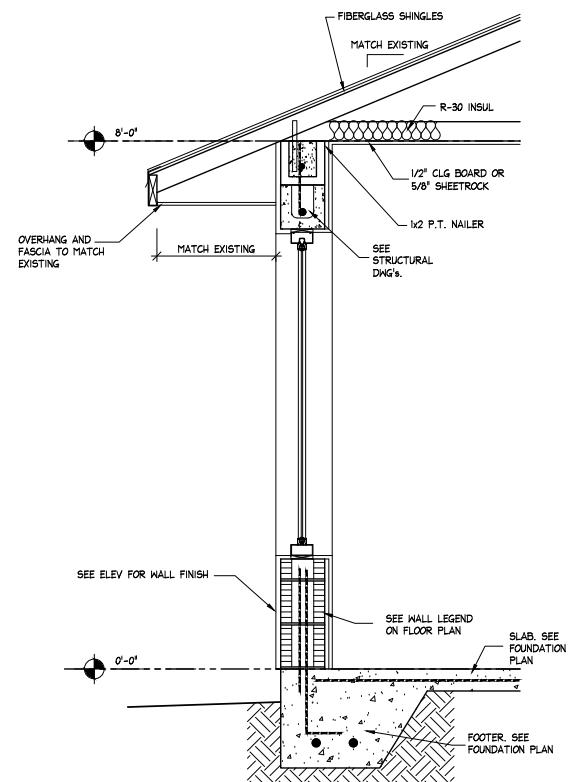
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1 WALL SECTION
SCALE: 3/4"=1'-0"



2 WALL SECTION
SCALE: 3/4"=1'-0"



3 WALL SECTION
SCALE: 3/4"=1'-0"

By	Description	Date

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Carol Chadwick, P.E.
1208 SW Fairfax Glen
Lake City, FL 32025
PH: 307.680.1772

FL LIC. 82560

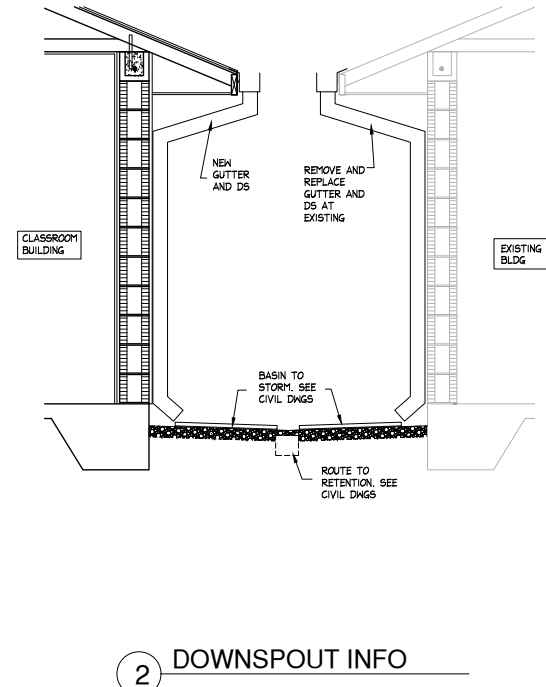


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has been electronically signed and
sealed by Carol Chadwick, PE using a
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JACOBS CHAPEL
410 WEST HWY 50
CLERMONT, FLORIDA 34711

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SECTIONS

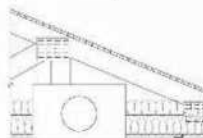
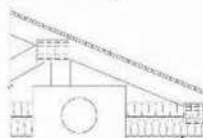
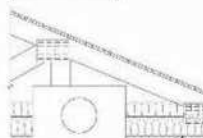
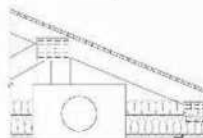
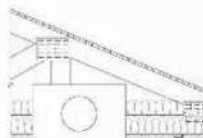
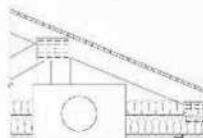
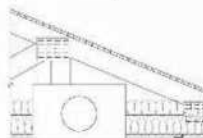
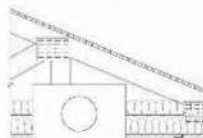


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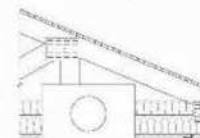
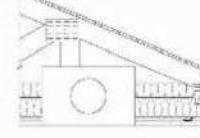
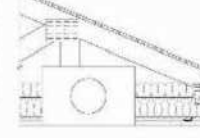
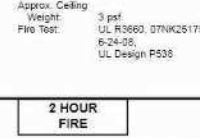
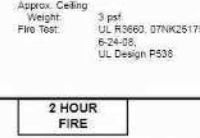
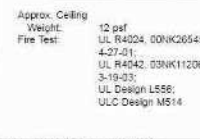
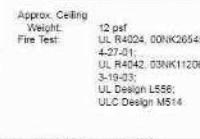
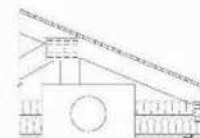
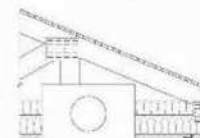
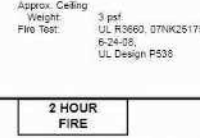
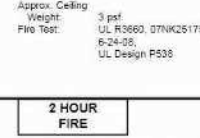
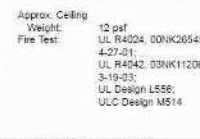
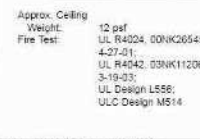
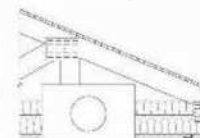
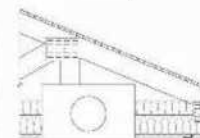
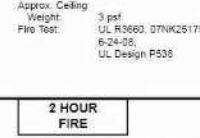
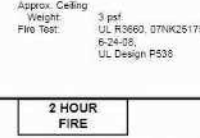
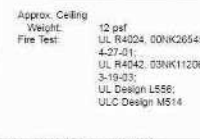
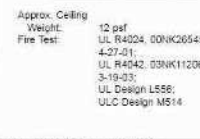
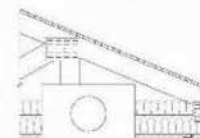
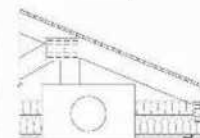
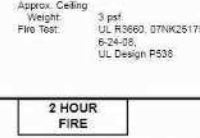
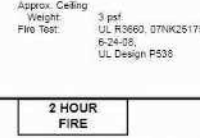
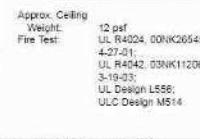
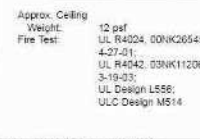
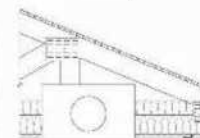
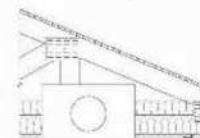
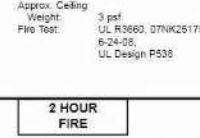
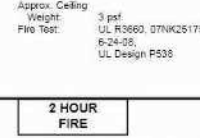
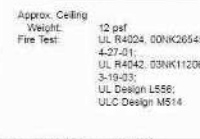
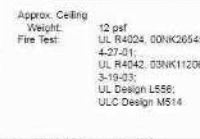
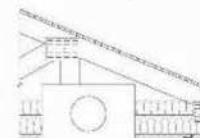
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1hr FIRE RATED OVERHANG UL P545

GA-600-2009 FIRE RESISTANCE DESIGN MANUAL

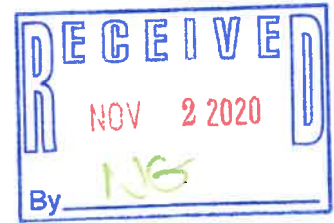
ROOF-CEILING SYSTEMS			
GA FILE NO. RC 2604	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels) with 1" Type S drywall screws 12" o.c. Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Glass fiber insulation secured to wood structural panels or draped over channels. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R1565S, 02NKK2136, 3-20-03, UL Design P544, UL R1565S, 02NKK1925, 8-30-03, UL Design P531, UL R1319, 88UK41378, 11-20-06, UL Design P522	
PROPRIETARY GYPSUM BOARD United States Gypsum Company - 1/4" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels			
GA FILE NO. RC 2605	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 12" o.c. with 1 1/4" Type S drywall screws 8" o.c. Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Glass fiber or mineral fiber batt or loose fill insulation applied directly over gypsum board. Trusses supporting 1/4" plywood or OSB roof sheathing applied at right angles to trusses with 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R14196 (R5097), 04NKK2555, 1-15-05, UL Design P545	
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC - 1/4" FireBlock® Type C Temple-Inland - 1/4" T-G-C			
GA FILE NO. RC 2606	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2607	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R7094, 07NKK11121, 11-27-07, UL Design P549, WFO 07002C/07049, 8-3-07	
PROPRIETARY GYPSUM BOARD PABCO Gypsum - 1/4" FLAMCUBR® Type C			
GA FILE NO. RC 2608	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber or mineral fiber insulation secured to wood structural panels or applied directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with either 5d ring shank nails or staples having equal or greater withdrawal and lateral resistance strength. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R7094, 07NKK11121, 11-27-07, UL Design P549, WFO 07002C/07049, 8-3-07	
PROPRIETARY GYPSUM BOARD PABCO Gypsum - 1/4" FLAMCUBR® Type C			

*Contact the manufacturer for more detailed information on proprietary products.

ROOF-CEILING SYSTEMS			
GA FILE NO. RC 2608	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber or mineral fiber insulation secured to wood structural panels or applied directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with either 5d ring shank nails or staples having equal or greater withdrawal and lateral resistance strength. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R7094, 07NKK11121, 11-27-07, UL Design P549, WFO 07002C/07049, 8-3-07	
PROPRIETARY GYPSUM BOARD PABCO Gypsum - 1/4" FLAMCUBR® Type C			
GA FILE NO. RC 2609	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2610	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2611	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2612	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2613	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2614	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2615	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2616	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2617	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2618	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2619	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2620	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2621	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2622	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2623	PROPRIETARY*	1 HOUR FIRE	
WOOD ROOF TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER INSULATION, CEILING DAMPER, GYPSUM WALLBOARD			
One layer 1/4" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 16" o.c. (12" o.c. when insulation is draped over channels or sprayed directly over gypsum board) with 1" Type S drywall screws 12" o.c. (8 1/4" o.c. when insulation is draped over channels). Gypsum board and joints attached with screws 8" o.c. to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to bottom chord of pitched wood trusses 24" o.c. with 1 1/4" Type S or W screws. Optional glass fiber insulation secured to wood structural panels or draped over channels, or cellulose insulation sprayed directly over gypsum board. Trusses supporting 1/4" wood structural panels applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Optional ceiling damper (refer to manufacturer for information on the type of damper).		Approx. Ceiling Weight: 3 psf Fire Test: UL R3660, 07NKK25175, 6-24-06, UL Design P538	
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum Inc. - 1/4" ProRock® Type C Gypsum Panels			
GA FILE NO. RC 2624	PROPRIETARY*	1 HOUR FIRE	



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**



Date 10-13-20		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) New Jacobs Chapel Multipurpose Building			
Applicant NuJak Companies, Inc.			
Contact Person Frank Kendrick			
Address 717 N. Kentucky Avenue	City Lakeland	State Florida	Zip 33801
Telephone 863-686-1565	Fax 863-683-7874		
Email Frank@NuJak.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name New Jacobs Chapel Missionary Baptist Church			
Owner Address 410 FL-50	City Clermont	State Florida	Zip 34711
Telephone 352-394-4720	Fax N/A		
PROPERTY INFORMATION			
Address of Subject Property 410 FL-50	City Clermont	State Florida	Zip 34711
General Location Property is located on the SW corner of State Road 50 and 4th street.			
Legal Description & Alternate Key (include copy of survey) CLERMONT LOTS 2, 4, 6, BLK 45 PB 8 PG 17			
Land Use (City verification required)			
Zoning (City verification required)			



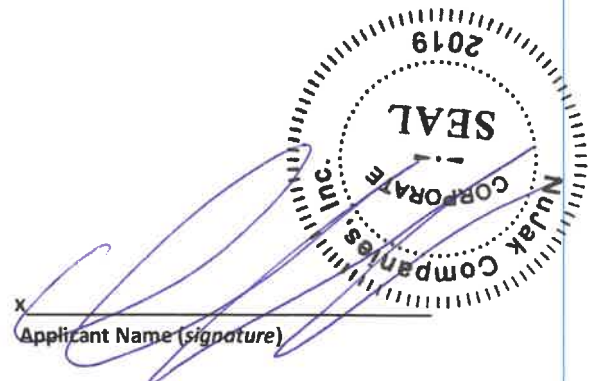
CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

The project consists of the construction of a new 2,401 s.f. education facility, connected to the existing fellowship hall and separated by a 4 hour wall. This space will be used in the mornings for Sunday School classes and then the same people will move into the existing 3,672 s.f sanctuary for worship.

Frank Kendrick Jr.

Applicant Name (print)



Alfred Cheeseborough

Owner Name (print)

x Owner Name (signature)

*****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

5/26/2020

Advertising Receipt

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

Account Number: 7101866
Order Number: 10099675
Phone: (352) 241-7331
Date: 11/16/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	11/24/2020	12/01/2020	\$176.44

LEGAL NOTICE

Tracy Ackroyd Howe, MMC
City Clerk

Notice is hereby given that the City of Clermont will consider a request to amend a Conditional Use Permit (Resolution 522) to allow for a building addition to the existing church in the C-1 Light Commercial Zoning District, at the following location:

Ad No: 10099675
November 24, 2020 &
December 01, 2020

LOCATION

New Jacob Chapel Baptist Church
410 West Highway 50
(AK #1612501)

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

The Planning & Zoning Commission will consider this request on Tuesday, December 1, 2020 at 6:30 P.M.

The City Council will consider the request at a public hearing on Tuesday, December 8, 2020 at 6:30 P.M.

All meetings will be held in 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 1

Meeting Date		
Tuesday, December 8, 2020		
Agenda Item Name		
Mural Request		
Requested Action		
Consider request for murals located at 756 W. Montrose Street.		
Staff Report		
The applicant "The Art District" is requesting three murals to be located at 756 West Montrose Street. Staff has reviewed the murals and feels they meet the intent of the proposed mural ordinance. Staff does want to point out one of the pieces of art is a 3 dimensional display. Specifically the wings. This piece is a painted metal free standing display that is located on private property and not on the Art Walk. This piece is painted just like a mural and functions like one as well. Staff recommends approval of the three pieces of art for display.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Application	Application.pdf	
2. Mural Locations	Mural Locations.pdf	
3. Art District Mural 1	Art District Mural 1.pdf	
4. Art District Mural 2	Art District Mural 2.pdf	



CITY OF CLERMONT BUILDING PERMIT APPLICATION



PERMIT #	Date Rcvd:
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PROPERTY INFORMATION

Alternate Key # 1087210			
Subdivision		LOT	
Site Address 756 W. Montrose St.	City Clermont	State FL	Zip 34711
Owner's Name The Art District LLC		Telephone 352.217.7710	
Owner Address 2735 Woodside Ave.	City Winter Park	State FL	Zip 32789

PROJECT INFORMATION

☐ Residential ☐ Commercial		
Describe the work to be done: Murals (existing)		
Cost of Project: N/A	Proposed Sq. Ft: Conditioned	Total New Construction

CONTRACTOR'S INFORMATION (APPLICANT)

Qualifier Name Alex Stringfellow		License #	
Company Name The Art District LLC			
Address Same as owner	City "	State "	Zip "
Telephone "	Fax		
Email alex@stringfellowplanning.com			

SUBCONTRACTOR INFORMATION

	Subcontractor	License #	Phone #
Electrical			
Plumbing			
HVAC			
Gas			
Fire Suppression			
Fire Sprinkler			
Irrigation			
Low Voltage			
Other	1		

Notes:

1. Any non-residential (commercial, office, industrial, etc.) application must include one copy of the floor plan in PDF format on a compact disk (CD), used for firefighting pre-planning.
2. If you are in a Home Owners Association (HOA), this application does not exclude you from meeting and/or adhering to HOA deed restrictions.
3. You may pay with a debit or credit card, however, an additional fee of 2.75% of the transaction will be charged.

In consideration of granting a permit, it is agreed that in all respects the work will be performed and completed in accordance with the permitted and applicable codes of the local jurisdiction. This permit may be revoked at any time upon violation of any of the provisions of said laws, ordinances, or rules & regulations, or upon any unauthorized change in the original plans approved by this department. This permit becomes invalid if an inspection for permanent construction is not requested within 180 days or more than 6 months has elapsed between inspections. I understand a separate permit may be required for sub trades.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS AFFIDAVIT: By filing this application, I hereby certify that all the foregoing information is accurate and the work will be done in compliance with all applicable laws regulating construction and zoning. Tenants in a commercial building can sign as owner/builder if they meet the owner/builder requirements as stated in the *Owner's Affidavit*, and provide a copy of their lease.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE (Contractor OR Owner/Builder signature): 

STATE OF FLORIDA; COUNTY OF LAKE:

The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence** or ☐ **online notarization**, this ____ day of _____, _____ (year), by _____ who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument, and who did take an oath.

Signature of Notary Public – State of Florida

My commission expires:

(Print, type, or stamp commissioned name of Notary Public)

03/03/20

City of Clermont –

In support of the application under Ordinance No. 2020-38, the Art District, LLC (“TAD” or “Applicant”) would submit the following information (corresponding to the subsection numbers in the ordinance) with respect to the wings sculpture installation and corresponding background painting (the “Art Display”) that sits on Applicant’s portion of land nearest the east facing wall of 770 W Montrose St. (near the South Lake Animal League):

- (1) The Art Display does not feature commercial or advertising of any business in the building, but rather intended to be a draw to the general area. The intent is to encourage visitors to the downtown to take and “tag” photos of in front of the Art Display in order to generate online, and thereafter physical, traffic to the CBD.

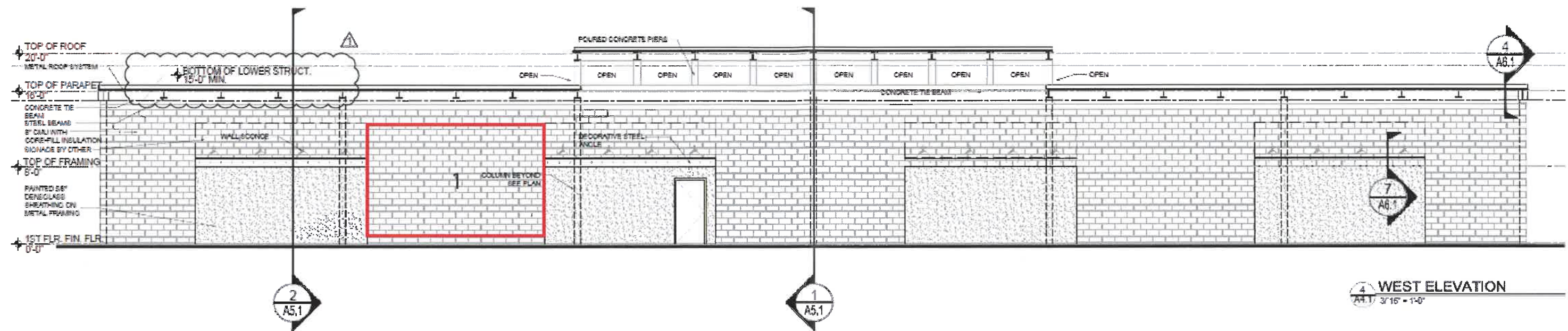
Given that the businesses in the building, and their customers, will travel over the public Art Walk, it is *indisputable* that a draw of pedestrian traffic is a benefit to the public and the businesses, not just the building or to be coming businesses near the Art Display.

Applicant is unsure of the meaning of “artistic value” in the context of this Ordinance and related regulation.

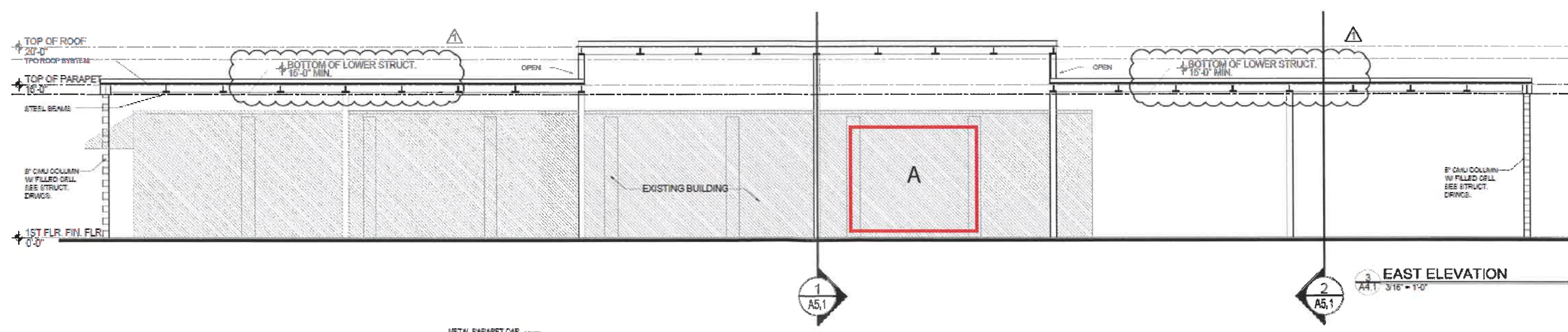
- (a) Applicant complies with this subsection, as this is a small strip of land abutting a commercial building within the CBD.
- (b) Applicant complies with this subsection, to the extent of the City’s constitutional power to regulate the Art Display. The Art Display does not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content.
- (c) Applicant complies with this subsection.
- (d) Applicant submits that it was reasonably confused that it was to both build an Art Walk in coordination with the City, and yet also be prevented from installing any “art”. Applicant wishes to bring this installed mural into compliance with the Ordinance enacted near the completion of the Art Walk project, to the extent said Ordinance is constitutionally sound.
- (e) Applicant complies with this subsection.
- (f) Applicant will comply with this subsection.
- (g) Not applicable.

Attachment 1:
Mural/Art Locations

756 W. Montrose St.
East Facing Wall



770 W. Montrose St.
West Facing Wall



REAL FLORIDA.
REAL CLOSE.

REAL
HOT.

free
high-fives

COUNTTRILLIONS



