



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY CENTER
AGENDA
6:30 PM, Tuesday, January 26, 2021**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Sea Cadet Program Update

Police Department Awards

Police Department Reaccreditation

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Change Order and Budget
Amendment

Consider change order 2 for the Victory Pointe and Highlander Pavilion audio systems contract with Infinity Corporation of Central Florida, Inc. to replace existing mixes and add Creston controls in the amount of \$9,822 along with a budget amendment in the Recreation Impact Fee Fund.

Item No. 2 - Second Amendment to Banking
Services Agreement

Consider contract amendment between the City of Clermont and Fifth Third Bank.

Item No. 3 - Resolution No. 2021-003R

Consider establishing rules of conduct for City Council, board, and committee meetings, and their memberships.

UNFINISHED BUSINESS

Item No. 4 - Variance Request
*210 Crystal Lake Drive
Table to March 9, 2021*

Consider continuance of this variance request to March 9, 2021.

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Item No. 5 - Ordinance No. 2020-16 *Final*
Hartwood Marsh Assisted Living Facility CPA
Table to February 23, 2021

Consider Future Land Use change from low density residential to high density residential for property located at the southeast corner of Hartwood Marsh and Hancock Road.

Item No. 6 - Ordinance No. 2020-17 *Final*
Hartwood Marsh Assisted Living Facility
Table to February 23, 2021

Consider rezoning from R-1 Single Family Medium Density Residential to Planned Unit Development for property located at the southeast corner of Hartwood Marsh and Hancock Road.

Item No. 7 - Ordinance No. 2020-30 *Final*
Encompass Health PUD
Table to February 9, 2021

Consider rezoning of 32 +/- acres along SR 50 between Hancock Road and Emil Jahna for two different uses.

NEW BUSINESS

Item No. 8 - Hooks Street Alternative Corridor
Evaluation Study

Consider preferred alignment of Hooks Street and right-of-way built type.

Item No. 9 - Variance Request
833 Scott Street

Consider a request to allow for a side-street setback less than 25 feet as required by Section 122-146 and to allow for a lot width less than 75 feet as required by the Land Development Code, Section 122-145.

Item No. 10 - Variance Request
Advent Health Park

Consider request to allow the number of wall signs to exceed the maximum number allowed and a wall sign greater than the permitted square feet copy area for property located at 14138 State Road 50.

Item No. 11 - Lien Reduction Request
1312 Disston Avenue

Consider lien reduction request from \$33,000 to \$8,500.

Item No. 12 - Resolution No. 2021-009R
Citizen Advisory Committee

Consider establishing a committee to provide feedback from the community concerning public safety issues.

Item No. 13 - Ordinance No. 2021-001 *Final*
Skorman/Hooks Street Multifamily
Table to February 23, 2021

Consider continuance to February 23, 2021 to allow further refinement of the proposed project to address grading and retaining wall height.

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Item No. 14 - Ordinance No. 2021-003
Introduction
Victory Village & Market PUD Rezoning

Consider rezoning from CBD Central Business District and C-1 Light Commercial to PUD Planned Unit Development for a 1.04 +/- acre site located northwest of the West Avenue and Minneola Avenue intersection for a mixed-use project consisting of 25 residential units and up to 8,000 square feet of commercial use.

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.

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

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Change Order and Budget Amendment		
Requested Action		
Additive change order #2 for the Victory Pointe and Highlander Pavilion audio systems contract with Infinity Corporation of Central Florida, Inc. to replace existing mixes and add Creston controls along with the corresponding budget amendment.		
Staff Report		
In accordance with the Purchasing Policy, a change order exceeding ten percent (10%) of the original contract value must be approved by the City Council. Change Order No. 2 includes changes to the original scope of work such as replacing mixers, adding signal and control processors, and two touch panels. Additional work includes all necessary cabling, terminations, programming, configuration and testing. The original contract was awarded on September 22nd, 2020 and was obtained through a competitive bid process (RFB 20-035). The second bidder's price was \$80,794 on the bid tabulation. Change Order No. 2 increases the original contract price to \$62,590.74. Therefore, the increase in price is deem fair and reasonable based on the bid tabulation.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of 62,590.74 is not included in the current year approved budget and will require a budget amendment in the Recreation Impact Fund to cover the increase in the project. Department Account Code: 14574-66401		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Change_Order_2	Change_Order_2.pdf	
2. RFB 20-035 Response Tabulation	RFB 20-035 Response Tabulation.pdf	

CHANGE ORDER FORM

Contract / P.O. Number: 2020-61 / 2021-0090

Bid Number: 20-035

Change Order Number: 2

Change Order Date: Jan 8, 2021

Project Name: Victory Pointe Audio Systems

Department: Parks & Recreation

Job Location: Victory Pointe and Highlander Pavilion

VENDOR INFORMATION:

Company Name: Infinity Corporation of Central Florida, Inc.

Address: 2890 W. Airport Blvd.

City, St., Zip: Sanford, FL 32771

Contact Name: Matthew Pagliarulo

Telephone: 407-878-4283

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 replace existing mixers and add Creston control.

ITEM		AMOUNT
A.	ORIGINAL CONTRACT VALUE:	\$ 51,360.00
B.	AMOUNT OF THIS CHANGE ORDER: <i>Must be within the overall scope of services in accordance with contract specifications.</i>	\$ 9,822.00
C.	PERCENT OF CONTRACT VALUE THIS CHANGE ORDER (B/A):	% 19.1%
D.	AMOUNT OF PREVIOUS CHANGE ORDERS:	\$ 1,408.74
E.	TOTAL AMOUNT OF ALL CHANGE ORDERS (B+D):	\$ 11,230.74
F.	PERCENT OF CONTRACT OF ALL CHANGE ORDERS (E/A): <i>10% Maximum</i>	% 21.9%
G.	NEW CONTRACT VALUE (A+E)	\$ 62,590.74

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 _____ Tim Murray, Mayor _____ Date	ATTEST: _____ Tracy Ackroyd Howe, City Clerk _____ Date
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January 7, 2021

Quote # 2558 R1

Chris Dudeck
City of Clermont
685 W. Montrose St.
Clermont, FL. 34711

Chris,

Infinity AV & Security is pleased to provide you with this *revised* change order proposal to replace the existing mixers and add Crestron control to better meet your needs. This proposal is based on our conversation and correspondence with you & Jonathon, and addresses your requests, and this revision includes the itemized credits per your request, as well as the GUI additions you requested.

Scope of Work

Infinity AV will remove and return for credit the (2) Soundcraft mixers, (1) of the Ipads, and (2) docking stations, and will provide & install in their place (2) QSC Core 110f digital signal processors, as well as add (2) Crestron control processors and (2) Crestron 7" touchpanels. One of each (DSP, processor, & touchpanel) would be utilized at each pavilion, and will provide local control in each pavilion's equipment room, as well as providing supervisory control (advanced functionality not available on the local touchpanels) from any city PC on the same network (or routable VLAN) via a custom Xpanel (executable file provided for install on city's PCs or Macs). This proposal includes all custom programming required, and is being submitted with the *revised* preliminary user interfaces' GUI flows/ descriptions for your reference & approval. This proposal includes all necessary cabling, terminations, programming, configuration, & testing.

Warranty

Infinity AV and Security provides a one year warranty on all products, equipment and services installed under this proposal.

Pricing

Our pricing for the above scope of work is as follows:

Materials \$7,862.00	Labor \$1,960.00	* Sales Tax \$521.72	Change Total - \$9,822.00 (excluding tax)
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Pricing above includes the following credits (from original contract):

2	Soundcraft mixer	Credit each \$331.12	Credit Total \$662.24
1	Apple Ipad	Credit each \$399.00	Credit Total \$399.00
2	Maclock	Credit each \$90.00	Credit Total \$180.00

* Sales tax stated above is based on our best estimate at the time of writing - adjustments may need to be made at time of invoicing, when the actual sales tax will be calculated and added to all invoices.

Qualifications Specific to this Proposal

- All other components and functionality of the original designs will remain as originally contracted.
- One of the Ipads that was already installed & initially configured will remain in your possession for your own independent use (not with the sound systems). This is due to it already having been opened & commissioned with City credentials/information; therefore Infinity AV cannot return or reuse it. The City may delegate it at their own will for whatever use desired.
- The credits provided in this change proposal necessitate that Infinity AV will remove & take possession of the existing (2) mixers, (1) Ipad, & (2) Ipad docking stations for return credit.
- Acceptance of this proposal will require additional static IP addresses to be added to the City's IP schema provided for the proposed equipment.
- Acceptance of this proposal will require additional time to complete the project, beyond the originally contracted obligation; therefore Infinity AV shall not realize any liquidated damages as a result of the additional time required for procurement & completion of the proposed additions herein.

(continued)

2890 W. Airport Blvd. Sanford FL 32771
Phone: 407-878-4283 Fax: 407-878-4391
www.infinityavandsecurity.com

Terms and Conditions

- All pricing is valid for 30 days of date provided.
- Project will be progress billed on a monthly basis for all completed work and delivered/stored materials.
- Installation/As-built drawings will be provided (if required) as long as AutoCAD .DWG files are made available to Infinity AV at no additional cost.
- All electrical requirements such as conduit, pull-boxes, power, grounding, etc. (if required) are to be provided and installed by others.
- All cabling for this project is plenum rated; if it is determined that non-plenum cable may be used for this project, we can provide a proposed cost deduct.
- The estimated sales tax included above is based on current rates and regulations at the time of writing and is simply being provided for budgetary convenience; Actual sales tax will be calculated at time of invoicing based on then-current rates and regulations, and will be added to all invoices at time of billing (unless a valid tax exempt certificate is provided), and may differ from the amount shown above.
- All invoices will be billed on NET 30 day terms unless noted otherwise in this document; all invoices/balances not paid within these terms are subject to a 2% monthly finance charge. In addition, any unpaid balances owed to Infinity AV and Security are subject to collection. Any reasonable costs incurred by Infinity AV and Security in association with the collection of outstanding debt (including collection and/or attorneys fees) will be fully reimbursable by the debtor or as allowed by Florida law.
- Warranty covers the warranty repair of all new equipment provided by Infinity AV under this proposal. It does not cover repairs to previously installed equipment, equipment installed by others, or equipment damaged due to misuse, abuse, neglect, or acts of God.

Thank you for this opportunity & we look forward to providing you with unparalleled service. If you have any questions please feel free to contact me anytime at 407-878-4283.

James Carl
Infinity AV & Security

Authorized Signature

Date



RESPONSE TABULATION

RFB 20-035, VICTORY POINTE AND HIGHLANDER PAVILION AUDIO SYSTEMS RE-BID
DUE DATE/TIME: SEPTEMBER 10, 2020 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	TOTAL PRICE
Infinity Corporation of Central Florida, Inc. – Deltona, FL	Y	\$51,360.00
Systemwerx Technologies, Inc. – Clermont, FL	Y	\$80,794.00
Wiring Technologies, Inc. – Clermont, FL	Y	\$81,747.04
Bruce Design House, LLC. d/b/a BDH Technical Systems – St. Augustine, FL	Y	\$85,074.22
Show Masters Production Logistics, Inc. – Orlando, FL	Y	\$99,051.96
System Integrators, LLC. – Miami Beach, FL	Y	\$160,392.46
ProSound, Inc. – Orlando, FL	Y	\$171,535.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Second Amendment to Banking Services Agreement		
Requested Action		
Recommend to approve second contract amendment between the City of Clermont and Fifth Third Bank.		
Staff Report		
The Procurement Services Department and the Finance Department recommend approval of the above action. The "Second Amendment to Banking Services Agreement" has been drafted to ensure viability to the long term relationship between City of Clermont and Fifth Third Bank. Economic conditions created a rate environment that would not allow Fifth Third Bank to maintain the guaranteed Earning Credit Rate within the original contract, and therefore exercised the cancellation clause within the contract. As a result, Fifth Third Bank wanted to offer a resolution so banking services were not interrupted which resulted in the aforementioned amendment. The agreement upholds all pricing negotiated during the RFP process of 2017 while only eliminating the Earning Credit Rate guarantee. Going forward the earnings credit rate will be earned by the City at the standard rate set by Fifth Third Bank for all commercial clients. The amendment also cleaned up language as it pertains to the Deposit Administration Fee calculation to ensure that Fifth Third Bank charges the lower of two inconsistent Deposit Administration Fee disclosures from the 2017 Contract. While this provision was expired within the contract cancellation, the negotiated Deposit Administration Fee was upheld by the amendment to maintain a much lower cost than standard. Key Items of Note 1. Contract terms were not extended beyond the October 2022 expiration date. 2. Right to extend/renew was maintained by the amendment for City of Clermont. 3. The City's right to cancel is maintained by the amendment with 120 days' notice.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2nd Contract Amendment	2nd Contract Amendment.pdf	

**SECOND AMENDMENT TO AGREEMENT FOR
BANKING SERVICES**

THIS AMENDMENT is entered into as of this _____ day of _____ 2021 and is to that certain Agreement Number 2017-128 dated October 1st, 2017, hereinafter "the Agreement", by and between the CITY OF CLERMONT, FLORIDA, a municipal corporation under the laws of the State of Florida whose address is: 685 W. Montrose Street, Clermont, Florida, hereinafter referred to as "CITY" and FIFTH THIRD BANK, 200 E. Robinson Street, Orlando, FL 32801 hereinafter referred to as "CONTRACTOR". The parties, in exchange for the mutual covenants contained herein and in the Agreement, agree as follows:

1. This Amendment expressly modifies the Agreement and in the event of a conflict, the terms and conditions of this Amendment shall prevail.

2. The Master Treasury Management Agreement is hereby amended to replace Section 4 in its entirety and be replaced with the following:

DELETE: On non-interest bearing balances, the City will receive a minimum earnings credit rate (ECR) of forty five (45bps) basis points. Deposit Administration Fee (DAF) will be 7 basis points. This is a flat rate. The Bank agrees to review the ECR on an annual basis to ensure the rate remains competitive and if not competitive, the Bank will adjust upward.

ADD: On on-interest bearing balances, the City will receive an Earnings Credit that can be applied to help offset bank service fees, along with a Deposit Administration Fee (DAF) assessment of \$0.07 per \$1,000.00. the Bank-managed Earnings Credit Rate is subject to change based on market rate conditions as they fluctuate from time to time.

3. All other terms and conditions set forth in the Agreement shall remain in full force and effect and unchanged as agreed to by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

City of Clermont

Attest:

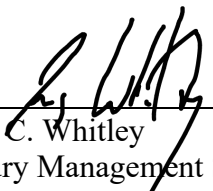
Tim Murry, Mayor

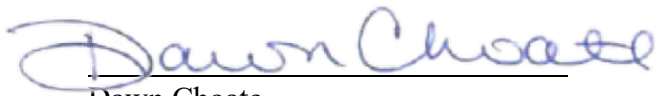
Tracy Ackroyd Howe, City Clerk

Date: _____

Fifth Third Bank

Attest:

By: _____
Travis C. Whitley
Treasury Management Sales Officer
Vice President

_____
Dawn Choate
Treasury Management Officer
Vice President

ATTACHMENT A



Pricing Amendment

This Pricing Amendment is an amendment to the Master Treasury Management Agreement and Online Channel Access Agreements dated May 12, 2016, (the “*Master Agreement*”), amended by the Amendment to Master Treasury Management Agreement and the Online Channel Access Agreement dated October 1, 2017 (“*Amendment*”) (together, “*Agreements*”), by and between the City of Clermont (“*City*”) and Fifth Third Bank, N.A. (“*Bank*”). Capitalized terms used but not defined in this Amendment have the meaning assigned to them in the Master Agreement. The Parties agree as follows:

1. Section 4 of the Amendment is deleted in its entirety, and replaced with the following:

On non-interest bearing balances, the City will receive an Earnings Credit that can be applied to help offset bank service fees, along with a Deposit Administration Fee (DAF) assessment of \$0.07 per \$1,000.00. The Bank-managed Earnings Credit Rate is subject to change based on market rate conditions as they fluctuate from time to time.

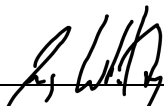
2. This Pricing Amendment may be executed in counterparts, each of which shall constitute an original and all of which when taken together shall constitute one and the same instrument. This Pricing Amendment may be executed and delivered by facsimile or PDF transmission.
3. This Pricing Amendment evidences the entire agreement and understanding between City and Bank with respect to the subject matter of this Amendment and supersedes all prior agreements and discussions between City and Bank with respect to that subject matter. This Pricing Amendment shall be effective on the Effective Date. All other terms and conditions of the Master Agreement and Amendment, all exhibits or schedules to the Contract, and all other agreements between the Parties remain unchanged and continue in full force and effect.

(remainder of page intentionally left blank; signature page to follow)

EXECUTED THIS ____ day of January, 2021 (“Effective Date”).

FIFTH THIRD BANK, N.A.

Witnesses:

By: 



Name: Travis Whitley

Dawn Choate, VP Treasury Management Officer III

Title: VP TMO III

CITY OF CLERMONT, FLORIDA

Witnesses:

By: _____

Name: _____

Title: _____



**Amendment to Master Treasury Management Agreement and Online Channel Access Agreement
Between
THE CITY OF CLERMONT AND
FIFTH THIRD BANK**

This Amendment is entered into between Fifth Third Bank, hereinafter called "Bank", and the City of Clermont, hereinafter called "City" and sets forth the terms and conditions pursuant to which Bank will provide service the City the banking services as set forth in the Master Treasury Management Agreement dated October 31, 2016 ("MTMA"), Online Channel Access Agreement dated November 28, 2016 ("OCAA"), Bank's response to the City's Banking RFP dated May 12, 2016 "collectively, the "Agreements").

1. In the case of any conflict between this agreement and the MTMA that cannot be reasonably reconciled, the provisions of the MTMA shall prevail except that Section 8 of this agreement controls over the governing law section of the MTMA and OCAA. Bank and City will honor the terms of this Contract for a five (5) year term beginning on October 1, 2017, subject to annual compliance and service evaluations for continuance into ensuing years. The parties further agree that upon mutual consent the Agreements may be extended for two (2) additional years.
2. Bank prior written approval is required for any entities wishing to join in this Amendment or these Agreements.
3. The City will have the option to either a) Maximize non-interest bearing balances to receive Earnings Credit that mitigates all banking charges and earn interest 35bps on excess balances, or b) Earn interest on all balances at the rate of 35 basis points and pay banking charges directly from the City's account. Banking charges will be billed quarterly and based on the volume of services utilized in accordance with the Pricing Statement attached to this agreement. Any additional services added will increase the quarterly bill by that service's monthly fee as agreed upon by the Bank and the City at the time of implementation. If option b) above is chosen, then the Bank will automatically debit the City's account for service charges. In addition, the Bank agrees to provide the City a one-time credit of \$5,000.00 (five thousand) towards banking charges.
4. On non-interest bearing balances, the City will receive a minimum earnings credit rate (ECR) of forty five (45bps) basis points. Deposit Administration Fee (DAF) will be 7 basis points. This is a flat rate. The Bank agrees to review the ECR on an annual basis to ensure the rate remains competitive and if not competitive, the Bank will adjust upward.
5. This Amendment and its enforcement shall be governed by the laws of the State of Florida. This agreement shall inure to the benefit of the Bank and its successors (whether by merger, consolidation of otherwise) and assigns, and shall be binding upon the City and its administrators, successors and assigns.



6. If any provision or condition of this Amendment shall be held to be invalid or unenforceable by any court, regulator or self-regulatory agency or body, such invalidity and unenforceability shall apply only to that provision or condition. The validity of the remaining provisions shall not be affected, and this Agreement shall be carried out as if such invalid or unenforceable provision or condition were not contained herein.
7. Either party may terminate this Agreement and all subsequent obligations with respect to such services upon one-hundred twenty (120) days prior written notice to the other party. No such termination shall affect any obligations previously incurred by either party under this Agreement.

Executed this 15th day of Oct., 2017

Fifth Third Bank (North Florida)

By: Dauri A. Sandison

Dauri A. Sandison
Treasury Management Sales Officer
Vice President

Witnesses

Sharon B. Smith
Lynette Costa

City of Clermont, Florida

By: Gail L. Ash

Name: Gail L. Ash

Title: Mayor

Witnesses

Mary Ann
Tracy A. Howe



Exhibit A Banking RFP Pricing

SECTION – K FEE SCHEDULE

Listed below is a summary of the average monthly volumes for the various types of services currently being utilized by the City. Volumes are estimates and not guaranteed as minimums or maximums. Based on the information contained in this proposal, provide unit charges for the new services. The respondent shall use this format, adding any other service fees that will be charged. In addition, respondents are requested to provide the information below electronically (Excel format is preferred) to the City. Fees not included on the following table should be included at the bottom of each section as applicable.

OPTION: 45BPS AND .07 DAF WITH \$5,000 RETENTION BONUS

Description	AFP Code	Current Volume	Unit Price	Monthly Cost
Standard Services				
DISB CHECKS PAID	15 01 00	269	.0550	\$14.80
ELECTRONIC DEBITS TRANSACTIONS	15 01 00	45	.0550	\$2.48
COMPOSITE GROUP	01 99 99	1	.0000	\$0.00
CHK RETURNED ITEM OR CHARGEBACK	10 04 00	17	1.5000	\$25.50
DISB CHECK PAID MICR REJECT & REPAID	15 03 00	1	.3550	\$0.36
PAPER ANALYSIS STATEMENT FEE	01 04 11	6	4.0000	\$24.00
MONTHLY MAINTENANCE	01 00 00	5	\$5.0000	\$25.00
PAPER ACCOUNT STATEMENT FEE	01 03 10	5	\$5.0000	\$25.00
CHK PAPER CHECK ADMIN FEE	10 10 30	3,126	\$0.0000	\$0.00
WIRE INCOMING STRUCTURED	35 03 00	4	\$6.3000	\$25.20

SECTION – K FEE SCHEDULE

RFP No: 16-034

DEPOSIT ADMINISTRATION FEE	00 02 30	43,657,000	.0700	
NEGATIVE COLLECTED FEE	00 02 30	0	.180000	\$0.00
ZBA PARENT ACCOUNT	01 00 20	1	15.0000	\$15.00
ZBA SUB-ACCOUNT	01 02 21	3	10.0000	\$30.00
ZBA NOTIONAL BALANCE STATEMENT	01 99 99	2	.0000	\$0.00
ZBA MULTI-TIER	01 00 21	1	40.0000	\$40.00
ACH Processing				
ACH CREDIT RECEIVED	25 02 01	220	.0550	\$12.10
ACH DEBIT RECEIVED	25 02 00	31	.1900	\$5.89
ACH ADDENDA RECEIVED	25 02 02	174	.0850	\$14.79
ACH POSITIVE PAY FILTER	25 10 50	3	.0500	\$0.15
ACH POSITIVE PAY MO MAINT	25 10 50	4	.0000	\$0.00
ACH POSITIVE PAY PAID ITEM	25 99 99	17	.0500	\$0.85
ACH RETURNED TRANSACTION	25 03 02	8	3.5000	\$28.00
ACH NOTIFICATION OF CHANGE	25 03 02	6	3.5000	\$21.00
ACH DIRECT SEND MONTHLY MAINT	25 00 00	2	30.0000	\$60.00
ACH DIRECT SEND ORIGINATED CR	25 01 01	848	.1500	\$127.20

**SECTION – K
FEE SCHEDULE**

ACH DIRECT SEND ORIGINATED DR	25 01 01	3,474	.1500	\$521.10
ACH DIRECT SEND FILE PROCESS	25 01 01	7	.3000	\$2.10
ACH ONLINE MONTHLY FEE	99 99 99	1	25.0000	\$25.00
ACH RETURN/NOC RPT VIA WEB	25 04 00	3	15.0000	\$45.00
Deposit Processing				
COMMERCIAL DEPOSITS	01 01 01	2	.2000	\$0.40
CHK ENCODED ITEMS DEPOSITED	10 02 1Z	3,126	.0505	\$157.86
CASH VLT NTWK MONTHLY BASE CHARGE	10 01 53	2	.0000	\$0.00
CASH VLT NTWK DEPOSIT	10 01 02	2	3.0500	\$6.10
CASH VLT NTWK DEPOSIT COIN LOOSE	10 01 01	2	.8450	\$1.69
CASH VLT NTWK DEPOSIT CURRENCY	10 01 48	75	.0012	\$0.09
Electronic Deposit – EDM Standard				
EDM MONTHLY SERVICE FEE	99 99 99	7	25.0000	\$175.00
EDM DEPOSIT	99 99 99	137	.7000	\$95.90
EDM BEFORE 4:00 PM EST	99 99 99	2,177	.0500	\$108.85
EDM AFTER 4:00 PM EST	99 99 99	3,499	.0650	\$227.44
EDM ON-US CLEARING	99 99 99	95	.0000	\$0.00

**SECTION – K
FEE SCHEDULE**

EDM IMAGE EXCHANGE CLEARING	99 99 99	5,494	.0000	\$0.00
Electronic Deposit – Scanner				
EDM MEDIUM VOLUME SCANNER MONTHLY	99 99 99	1	.0000	\$0.00
Disbursements – ARP / Positive Pay				
ARP MONTHLY BASE CHARGE	20 01 10	2	.0000	\$0.00
ARP CHECKS PAID	20 01 00	269	.0600	\$16.14
ARP CHECKS ISSUED	20 01 10	245	.0450	\$11.03
ARP PAID ITEM TRANSMISSION	20 03 01	269	.0152	\$4.09
POSITIVE PAY MONTHLY BASE CHARGE	15 00 30	2	25.0000	\$50.00
BANK MAINTAIN POS PAY EXCPTN	15 07 24	1	.0384	\$0.04
ARP RETURN ITEM	20 99 99	1	16.2500	\$16.25
Disbursements – Check Block				
CHECK BLOCK MONTHLY BASE FEE	20 99 99	1	10.0000	\$10.00
Disbursements – Check Clearing / Returns Standard				
PAPER REPRESENTMENT	10 04 02	9	.0000	\$0.00
RETURNED ITEM SPECIAL INSTRUCTIONS	10 04 15	2	1.5000	\$1.50

**SECTION – K
FEE SCHEDULE**

RFP No: 16-034

RETURNS MGMT MODULE	10 04 16	2	20.0000	\$40.00
RETURNS ITEMS PER IMAGE	10 01 16	34	.0000	\$0.00
Disbursements – Image Services / Paid Check Imaging				
CHECK IMAGING PER ACCOUNT	15 13 53	3	.0000	\$0.00
CHECK IMAGING PER ITEM	15 13 51	279	.0000	\$0.00
ONLINE IMAGE RETRIEVAL BASE	15 13 55	3	.0000	\$0.00
ONLINE RETRIEVAL PER IMAGE	15 13 52	3	.0000	\$0.00
Information Reporting AMP – Prior Day Reporting				
ONLINE STOP PAYMENT PER ITEM	15 04 20	3	6.0000	\$18.00
Information Reporting AMP – Portal / Standard				
ONLINE WIRE MODULE	35 06 10	1	8.0000	\$8.00
ONLINE ACH MODULE	25 11 00	1	20.0000	\$20.00
Information Reporting AMP – Portal / Prior Day				
ONLINE PRIOR DAY BASE	40 00 52	1	50.0000	\$50.00
ONLINE PRIOR DAY ACCOUNT	40 02 72	5	.0000	\$0.00
ONLINE PRIOR DAY DETAIL	40 02 72	806	.0900	\$72.54

**SECTION – K
FEE SCHEDULE**

ONLINE STOP PAYMENT BASE FEE	15 04 20	1	.0000	\$0.00
Information Reporting AMP – Portal / Intra Day				
ONLINE INTRADAY BASE	40 00 55	1	.0000	\$0.00
ONLINE INTRADAY PER ACCOUNT	40 00 55	4	.0000	\$0.00
ONLINE INTRA DAY DETAIL	40 02 74	329	.0900	\$29.61
Remote Currency Manager – RCM 1000				
CPS 1000 RENTAL	10 01 41	1	52.0000	\$52.00
Remote Currency Manager – Recycler				
CPS 1000 EVERY OTHER WEEK – T	10 01 41	1	251.0000	\$251.00
Remote Currency Manager – Standard				
RCM STD MON BASE FEE 1DAY	10 01 41	1	201.0000	\$201.00
Retail Lockbox – Standard				
RLBX MONTHLY MAINTENANCE	05 00 10	1	160.7500	\$160.75
RBLX TRANSMISSION	05 04 01	7	8.5000	\$59.50
Retail Lockbox – EDM				

**SECTION – K
FEE SCHEDULE**

RLBX EDM ITEMS PROCESSED	05 02 00	3,243	.1500	\$486.45
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TOTAL MONTHLY TREASURY FEES	\$3,243.83			
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ADDITIONAL RECOMMENDATIONS

ACH TRANS CONTROL MTHLY BASE	99 99 99		15.0000	
TRANSACTION VIEW INQUIRY	99 99 99		1.0000	
RETURN ITEM IMAGE TRANSMISSION	99 99 99		18.75000	
RLBX LONG PER IMAGE	05 50 15		.0157	
RLBX LONG TERM STORAGE 10 YEAR ARCHIVE	99 99 99		.0157	
EARNINGS CREDIT 45BPS			45 BPS	
DEPOSIT ADMINISTRATION FEE			.0700	
PARTNERSHIP RETENTION BONUS			\$5,000	

RFP No: 16-034

END OF SECTION K



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Resolution No. 2021-003R		
Requested Action		
Consider adopting the rules of conduct contained in Resolution No. 2021-003R.		
Staff Report		
At the December 8, 2020 meeting of the City Council, staff were directed by the Council to review and clarify the process for rules of conduct for a meeting. Resolution No. 2021-003R clarifies the process for adding items to the agenda for both the public and the Council as well as reaffirms the publics right to be heard.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2021-003R - Rules of Conduct - (DFM EDITS) - R&F BL(V4)	2021-003R - Rules of Conduct - (DFM EDITS) - R&F BL(V4).pdf
2.	2021-003R - Rules of Conduct - Supplemental - R&F BL	2021-003R - Rules of Conduct - Supplemental - R&F BL.pdf



CITY OF CLERMONT
RESOLUTION NO. 2021-003R

A RESOLUTION OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE CITY OF CLERMONT RULES OF CONDUCT RELATED TO THE CONDUCT OF MEETINGS; THE PUBLIC’S RIGHT TO PARTICIPATE; AND THE ACTIVITIES AND PARTICIPATION OF COUNCIL MEMBERS, APPOINTED BOARD MEMBERS, STAFF AND THE PUBLIC; REPEALING RESOLUTIONS 2014-39, 2017-03 AND 2017-40; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, authorized municipalities to adopt ordinances and resolutions in the exercise of its municipal powers; and

WHEREAS, the City Council adopted Resolution 2014-39 establishing procedures for the public’s right to be heard by the City Council on items where official action is to be taken; and

WHEREAS, the City Council adopted Resolution 2017-03 establishing rules of conduct for meetings of itself, its boards and committees, and their memberships; and

WHEREAS, the City Council adopted Resolution 2017-40 establishing rules for time limits on public participation;

WHEREAS, the City Council repeal the above-stated Resolutions and replace them in their entirety with this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City of Clermont does hereby amend the rules of conduct as follows:

SECTION 1: RECITALS

The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings and legislative intent of the City Council of the City of Clermont.

SECTION 2:

The Rules of Conduct are amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Section 1. In general.

In addition to all requirements imposed in the City Charter, the City Code, and applicable Federal and State law, the provisions herein shall govern the Conduct of the City Council. It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction or is in conflict with any portion of the City Charter, the City Code, Federal or State



CITY OF CLERMONT
RESOLUTION NO. 2021-003R

Law, such portion shall be of no effect and shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 2.

There are hereby adopted the following Rules of Conduct for the City Council and; where applicable, appointed board members, staff, and members of the public. The rules adopted herein shall be known as the City of Clermont Rules of Conduct and shall be followed and adhered to as applicable to all members of the City Council, City appointed boards and committees, city staff, and the general public.

CITY OF CLERMONT RULES OF CONDUCT

A. General

All members of the City Council, including the Mayor and Mayor Pro Tem, have equal votes. No Council Member has more power than any other Council Member, and all should be treated with equal respect.

All Council Members and members of appointed boards and commissions should:

- a.* Fully participate in applicable meetings and other duly advertised public meetings while demonstrating dignity, respect, kindness, consideration, and courtesy to all.
- b.* Prepare in advance of meetings and be familiar with issues on the agenda. Address clarifications prior to meeting with applicable staff.
- c.* Be respectful of other people's time. Stay focused and act efficiently during meetings.
- d.* Serve as a model of leadership and civility to the community.
- e.* Council Members should inspire public confidence in Clermont's city government and its employees.
- f.* Council Members shall provide contact information with the City Clerk in case of an emergency or an urgent situation arises while the Council Member is otherwise not available.
- g.* Demonstrate honesty and integrity in every action and statement.
- h.* Follow Federal, State and Municipal Laws guiding public officials; including, but not limited to, the State of Florida Code of Ethics for Public Officers and Employees, the Honest Services Act, Florida's Sunshine and Public Records Law, this Resolution, and any other policies that may be adopted by a majority vote of the City Council.



CITY OF CLERMONT
RESOLUTION NO. 2021-003R

B. Policies and Protocol Related to Conduct

1. Ceremonial events.

The City Charter designates the Mayor to represent the City at all official functions and events. If the Mayor is unavailable, then the Mayor Pro Tem shall attend, in the event neither is available, City staff will determine if the event organizers would like another representative from the Council.

2. Correspondence signatures.

Council Members do not need to acknowledge the receipt of correspondence, or copies of correspondence, during Council meetings; with the exception of zoning ex parte contact. City staff will prepare official letters, as may be appropriate, in response to public inquiries and concerns. These letters will carry the signature of the Mayor or the appropriate City staff.

3. Endorsements of candidates.

Council, board, and commission members have the right to endorse candidates for all Council seats or other elected offices. It is inappropriate to mention endorsements during official City meetings or functions.

4. Intergovernmental relations.

Generally, City Charter Section 6 designates the Mayor to represent the City in intergovernmental relationships; with the exception of designated liaisons. The Council values intergovernmental relations with neighboring communities and other entities. As a result, Council Members should make a concerted effort to attend scheduled meetings with other entities to further promote intergovernmental relations.

5. Legislative process.

The City generally follows Roberts Rule of Order for meeting management, provided; however, that Roberts Rule of Order shall not be used to prevent the full and complete discussion or consideration of any final action item by the City Council.

6. Travel expenses.

Council Members may receive reimbursement of actual expenses while performing their official duties. All travel shall be approved by the City Council and may include attendance at conferences, seminars, and training sessions on behalf of the City. The City shall pay reasonable expenses for registration fees, lodging, meals, transportation, and allowable miscellaneous expenses for the Council Member only. Each Council Member shall be responsible for the expenses of their spouse or others travelling with the Council Member. All travel expenses will be handled in the same manner and consistent with the provisions of state law and the City's adopted travel policies.



CITY OF CLERMONT
RESOLUTION NO. 2021-003R

C. Public Meeting and Hearing Protocol and Conduct

1. Council Meeting and Agenda.

The Council shall meet regularly at least once in every month and at other times as the Council may prescribe. Except as may otherwise be directed by the Council, all regular and special meetings shall be held in the Council Chambers at 6:30 o'clock P.M unless otherwise decided by vote of the Council. As of the close of business on the Thursday before any regular meeting the City Clerk, under the direction of the City Manager, shall publish an Agenda for each regular meeting in substantially the same format as set forth in Exhibit A attached hereto and incorporated herein.

A. Agenda Items Submitted by the Council

Individual Councilmembers may place an item on the agenda by submitting a written request to the City Manager on the prescribed agenda-item form, doing so prior to the agenda deadline.

B. Agenda Items Submitted by the Public

Members of the public may request the City Manager place an item on the agenda. The City Manager may reject the request if the City Manager determines it is not in the best interest of the City. If unsuccessful in gaining an item through the aforementioned process, a member of the public may raise the issue in a regularly-scheduled City Council meeting during the time provided for "public comment", and seek Council support to bring forward their item at a future regular meeting. A majority vote of the Council is required to add an item to a future agenda. Authorization or inclusion on an agenda does not indicate support. For agenda items submitted by the public:

- a. Requesters are required to complete an agenda request form, by the agenda deadline, and submit it to the City Manager's office. At a minimum the agenda request shall include the specific requested action from the City Council.
- b. The item would be referenced on the agenda as "Citizen Request", and the requester would speak during that part of the agenda.
- c. Requesters are required to provide any documentation they wish to present to the City Council to the City Clerk's office by the agenda publication deadline.
- d. The citizen request shall be limited to 15 minutes; after which the Council may by majority vote agree to extend the time limit by an additional ten (10) minutes.



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RESOLUTION NO. 2021-003R

C. Agenda Review and Approval

Prior to the public release of the agenda, the City Manager shall review and authorize approval. Items placed on an agenda by a Councilmember or member of the public may not be modified or removed from the agenda except for the following reasons:

- a. The submitting requester wants the item postponed or withdrawn;
- b. The City Manager may delay an agenda item to provide for appropriate staff review;
- c. The City Attorney may reject agenda items if the matter is judged to be prejudicial to the best legal interest of the City;

Upon approval by the City Manager, the City Clerk, or their designee, shall notify the Council that the agenda has been published and is available for review. If any member is in need of a paper packet it shall be distributed by the City Manager's Office prior to the publication of the agenda, unless otherwise authorized.

D. Workshop Meetings

Workshop meetings of the City Council shall be held as needed on the third Tuesday of each month at such time and place as set by Council or the City Manager. Every effort will be made to avoid the scheduling of workshops in the months of November and December and during budget review months. Workshops may also be scheduled at other times as determined necessary by the City Council.

2. Conduct of Council and Appointed Board and Commission Members.

The Mayor or presiding officer of any appointed board or committee has the responsibility to open and run an efficient public meeting and has the discretion to modify the public hearing or meeting process in order to make the meeting run smoothly. With the exception of asking relevant questions, Council or board members should withhold comment during the public hearing portion of the meeting until the conclusion of the public's portion of the hearing. Council or board members should refrain from arguing or debating with the public during a public hearing and shall always show respect for different points of view.

3. Public's Right to be Heard.

Members of the public shall be given a reasonable opportunity to be heard on a proposition before the City Council or any appointed City board or commission. The opportunity to be heard need not occur at the same meeting at which the Council, board, or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decision making process and is within reasonable proximity in time before the meeting at which the Council, board, or commission takes the official action. This section does not prohibit the presiding officer of the Council, board, or commission from maintaining orderly conduct or proper decorum in a public meeting.



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RESOLUTION NO. 2021-003R

4. Rules Related to the Public's Right to be Heard.

In addition to any other reasonable restrictions that may be imposed by the Mayor or presiding member of the Council, board, or commission to ensure decorum, good conduct and efficiency, the following shall apply to all public meetings:

- a. Prior to the consideration of any action items contained on the Consent Agenda portion of the agenda, if applicable, the Mayor or presiding member shall publicly read a notice substantially advising the public of the following:

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.

- b. Each speaker will be permitted three (3) minutes to address the Council, board, or commission. These time limits may be extended by the Mayor or presiding member.
- c. The official time shall be kept by the City Clerk, their designee, or the committee recording secretary.

5. Exemptions.

The requirements in Section C 4 above do not apply to:

- a. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Council, board, or commission to act;
- b. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
- c. A meeting that is exempt from Florida Statute Section 286.011; or
- d. A meeting during which the Council, board, or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.
- e. Workshops held by the City Council where no official action will be taken. It shall be at the discretion of the Council if they wish to open the floor for comments from the public. A majority vote of the Council is required to open the floor for an item at a workshop.



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D. Council Conduct with One Another

The City Council and appointed boards and commissions are composed of individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve, protect and enhance the present and the future of the City of Clermont community. In all cases, this common goal should be acknowledged even as members may “agree to disagree” on contentious issues.

1. In public meetings:

- a. Practice civility, professionalism and decorum in discussions and debate. Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow; however, Council, or appointed board, or commission members to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated. Members should conduct themselves in a professional manner at all times, including physical appearance.
- b. Honor the role of the Mayor or presiding officer in maintaining order. It is the responsibility of the Mayor or the presiding officer to keep the comments of all persons; including but not limited to, the Council or appointed board or commission members on track during public meetings. Members should honor efforts by the Mayor or presiding officer to focus discussions on current agenda items. If there is disagreement about the agenda or the Mayor or presiding officer’s actions in refraining staff, public or members from speaking, those objections should be voiced politely and with reason.
- c. Avoid personal comments that could offend other members. If a Council Member or appointed board or commission member is personally offended by the remarks of another member, the offended member should make notes of the actual words used and call for a “point of personal privilege” that challenges the other member to justify or apologize for the language used. The Mayor or presiding officer will maintain order of this discussion.
- d. Demonstrate effective problem-solving approaches. Council Members and appointed board and commission members have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.
- e. Be punctual and keep comments relative to topics discussed. Council Members and appointed board or commission members have made a commitment to attend meetings and partake in discussions. Therefore, it is important that members be

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punctual and that meetings start on time. It is equally important that discussions on issues be relative to the topic at hand to allow adequate time to fully discussed



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scheduled issues. If a member has an item requested to be on the agenda, it is important they set the example by providing timely written materials.

2. In private encounters

- a. In discussing matters, whether in person or by correspondence related to the City, Council Members should be clear as to whether his or her statement reflects personal opinion or is the official stance of the City.
- a. Continue respectful behavior in private. The same level of respect and consideration of differing points of view that is deemed appropriate for public discussions should be maintained in private conversations.
- b. Be aware of the insecurity of written notes, voice and text messages, and e-mail. Technology allows words written or said without much forethought to be distributed wide and far. The Public Records Law mandates that any material made or received by an agency in connection with official business be used to perpetuate, communicate or formalize knowledge is a public record, and unless exempt, must be turned over to someone requesting to see that material. Before you create a document, ask yourself: Would you feel comfortable to have this note faxed or PDF'd to others? How would you feel if this voicemail message was played on a speaker phone in a full office? What would happen if this email message was forwarded to others? Written notes, voicemail messages and email related to City business are public communication subject to disclosure.
- c. Even private conversations can have a public presence. Elected officials are always on display – their actions, mannerisms, and language are monitored by people around them that they may not know. Lunch table conversations will be eavesdropped upon, parking lot debates will be watched, and casual comments between individuals before and after public meetings noted.

E. Conduct with City Staff

Governance of a City relies on the cooperative efforts of elected officials, who create laws and set policy; and City staff members, who implement and administer the law and Council policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

1. Treat all staff as professionals.

Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.



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2. Limit contact to specific City staff.

Questions of, or directions to, City staff and/or requests for information should be directed to the City Manager or City Attorney. When in doubt about what staff contact is appropriate, Council Members should ask the City Manager for direction. Materials supplied to a Council Member in response to a request will be made available to all members of the Council so that all have equal access to information.

3. Do not disrupt City staff from their jobs.

Staff wants to be accessible for City Council, but Council Members should avoid disrupting City staff while they are in meetings, on the phone, or engrossed in performing their job functions.

4. Avoid publicly criticizing an individual employee.

Council Members should avoid expressing concerns about the performance of a City employee in public. Council Members should never criticize an employee directly, or to the employee's manager. Comments about staff performance should only be made to the City Manager.

5. Do not get involved in administrative functions.

Council Members must not attempt to influence City Staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits. The City Charter, Section 10 also contains information about the prohibition of Council interference in administrative functions.

6. Check with City staff on correspondence before taking action.

Before sending correspondence, Council Members should check with City staff to see if an official City response has already been sent or is in progress.

7. Do not attend staff meetings; with or without the public, unless requested by staff or City Council.

Even if the Council Member does not say anything, the Council Member's presence implies support, shows partiality, intimidates staff, and hampers staff's ability to do their job objectively.

8. Limit requests for staff support.

Even in high priority or emergency situations, requests for additional staff support should be made to the City Manager who is responsible for allocating City resources in order to maintain a professional, well-run City government and following City Council direction.

9. Do not solicit political support from staff.



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Council Members should not solicit any type of political support; financial contributions, display of poster or lawn signs, name on support list, etc., from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

F. Conduct with the Public

1. In public meetings.

Making the public feel welcome is an important part of the local governing process. No signs of partiality prejudice or disrespect should be evident on the part of individual Council, board or commission members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public comment.

- a. Be welcoming to speakers. Speaking in front of the Council, board, or commission can be a difficult experience for some people. Some issues undertaken may affect people's daily lives and homes. Some decisions are emotional. The way that members treat people during public hearings can do a lot to make them relax or to push their emotions to a higher level of intensity.
- b. Be fair and equitable in allocating public hearing time to individual speakers. If many speakers are anticipated, the Mayor or presiding officer may ask speakers to limit themselves to new information and points of view not already covered by previous speakers. No speaker will be turned away unless he or she exhibits inappropriate behavior. Each speaker may only speak once during the public comment unless the Council requests additional clarification. After the close of any public comment portion, no more public testimony will be accepted unless the Mayor or presiding officer reopens the public hearing for a limited and specific purpose.
- c. Avoid appearing as if you are not listening. It is disconcerting to speakers to have Council, board, or commission members not look at them when they are speaking. It is fine to look down at documents or to make notes, but reading for a long period of time, gazing around the room or getting up from your seat gives the appearance of disinterest. Be aware of facial expressions and body language; such as head and arm movements, especially those that could be interpreted as "smirking", disbelief, anger or boredom.
- d. Ask for clarification, but avoid debate and argument with the public. Only the Mayor or presiding officer, not individual members, can interrupt a speaker during a presentation. However, a member can ask the Mayor or presiding officer for a point of order if the speaker is off the topic or exhibiting behavior or language the member finds disturbing. If speakers become flustered or defensive, it is the responsibility of the Mayor or presiding officer to calm and focus the speaker and to maintain the order and decorum of the meeting. Questions by Council, board, or commission members to members of the public testifying should seek to clarify or



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expand information. It is never appropriate to belligerently challenge or belittle the speaker.

- e. No personal attacks of any kind, under any circumstance.
- f. Follow parliamentary procedure in conducting public meetings. The City Attorney serves as advisory parliamentarian for the City and is available to answer questions or interpret situations according to parliamentary procedures. Final rulings on parliamentary procedure are made by the Mayor or presiding officer, subject to the immediate appeal to the full Council, board, or commission.

2. In unofficial settings.

- a. Make no promise on behalf of the Council. Council Members will frequently be asked to explain a Council action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of City policy and to refer to City staff for further information. It is inappropriate to overtly or implicitly promise Council action, or to promise City staff will do something specific; for example, fix a pothole, remove a library book, plant new flowers in the median, etc.
- b. Make no personal comments about other Council Members. It is acceptable to disagree publicly about an issue, but it is unacceptable to make derogatory comments about other Council Members, their opinions and actions.
- c. Remember Clermont is a small community at heart. Council Members are constantly being observed by the community every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the City of Clermont. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by Council Members, 24 hours a day, seven days a week. It is an important and continuous responsibility.

G. Council Conduct with Other Public Agencies

1. Be clear about representing the City or personal interests.

If a Council Member appears before another governmental agency or organization to give a statement on an issue, the Council Member must clearly state:

- a. If his or her statement reflects personal opinion or is the official stance of the City. Even if the Council Member is representing his or her own personal opinions, remember that this still may reflect upon the City as an organization.
- b. Whether this is the majority or minority opinion of the Council. If the Council Member is representing the City, the Council Member must support and advocate the official City position on an issue, not a personal viewpoint.



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- c. Correspondence also should be equally clear about representation. City letterhead may be used when the Council Member is representing the City and the City's official position. A copy of official correspondence should be given to the City Clerk to be filed as part of the permanent public record. To avoid confusion regarding City Council's position, City letterhead should not be used for correspondence of Council Members representing a personal point of view, or a dissenting point of view from an official Council position.

H. Council Conduct with Appointed Boards or Commissions

The City has established several boards and commissions as a means of gathering more community input. Citizens who serve on advisory boards and commissions become more involved in government and serve as advisors to the City Council. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

1. If attending an appointed board or commission meeting, and you are not an appointed the liaison, be careful to only express personal opinions.

Council Members may attend any appointed board meeting, which are always open to any member of the public. However, if the appointed board or commission is conducting a quasi-judicial public hearing, the Council Member should refrain from attending. Council Members should be sensitive to the way their participation could be viewed as unfairly affecting the process. Any public comments by a Council Member at an appointed board meeting should be clearly made as individual opinion and not a representation of the feelings of the entire City Council. Also be cognizant of the Sunshine Law, precluding discussion (outside of a meeting advertised for City Council) by two or more members of City Council on any item that may take action upon. A Council Member's presence may affect the conduct of the appointed boards and limit their role and function.

2. Limit contact with appointed board and commission members.

It is inappropriate for a Council Member to contact an appointed board member to lobby on behalf of an individual, business, or developer. Council Members should contact staff in order to clarify a position taken by the advisory boards.

3. Appointed board and commissions serve the City Council, not individual Council members.

City Council appoints individuals to serve on these boards, and it is the responsibility of board and commission members to follow applicable law and policy established by the Council. But board and commission members do not report to individual Council Members, nor should Council Members feel they have the power or right to threaten board members with removal if they disagree about an issue. Appointment and re-appointment to an appointed board or commission should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official duties. A board appointment should not be used as a political "reward".



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4. Be respectful of diverse opinions.

A primary role of appointed boards is to represent many points of view in the community and to provide the Council with advice based on a full spectrum of concerns and perspectives. Council Members must be fair and respectful of any citizens serving on appointed boards.

5. Keep election issues away from public forums and appointed board meetings.

While Council Members are free to participate in politics when not conducting official business, they should refrain from campaigning for office or providing political support or non-support for those who are running for any elected office; national, state or local, while conducting official duties or when attending appointed board meetings.

I. Council Conduct with the Media

Council Members may be contacted by the media for background and quotes.

1. The best advice for dealing with the media is to avoid going “off the record”.

Most members of the media represent the highest levels of journalistic integrity and ethics, and can be trusted to keep their word. But one bad experience can be catastrophic. Words that are not said cannot be quoted.

2. Choose words carefully and cautiously.

Comments taken out of context can cause problems. Be especially cautious about humor, sardonic asides, sarcasm, or word play. It is never appropriate to use personal slurs or swear words when talking with the media.

J. Sanctions

The City Council is the judge of its own qualifications; City Charter Section 13, and Council Members who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Council. Serious infractions of this Code of Conduct could lead to other sanctions as deemed appropriate by Council, including forfeiture of office. It is the responsibility of City Council to initiate action if a Council Member’s behavior may warrant sanction due to a breach of these written standards of conduct. Any action taken on the alleged violation(s) must be brought up with the City Council in a public meeting.

SECTION 3: REPEAL/CONFLICT

Resolutions 2014-39, 2017-03 and 2017-40 are hereby repealed. All other policies and/or resolutions or parts of policies and/or resolutions in conflict with any of the provisions of this Resolution are hereby repealed.



CITY OF CLERMONT
RESOLUTION NO. 2021-003R

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution 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 Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 6: EFFECTIVE DATE

This Resolution shall be published as provided by law and it shall become law and shall take effect immediately upon its Passage.



CITY OF CLERMONT
RESOLUTION NO. 2021-003R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 26th day of January, 2021.

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. 2021-003R



EXHIBIT A

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 P.M., (Day/Date)

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. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, 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

PROCLAMATIONS

PRESENTATIONS

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.

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURN

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

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

SUMMARY OF CHANGES SUPPLEMENT (2021-003R)

Previously, the City Council has approved three resolutions related to conduct that established and amended the adopted Rules. This Resolution restates all of the Rules contained in those three Resolutions and repeals and replaces them with the changes as summarized below. (Note: Underlined depicts added wording, strikethrough indicates deleted). Except as stated below, the proposed Resolution readopts all of the Rules of Conduct previously adopted by the City Council.

- The proposed resolution revises sections B 1 & 6 as follows:

B. Policies and Protocol Related to Conduct

1. Ceremonial events.

The City Charter designates the Mayor to represent the City at all official functions and events. If the Mayor is unavailable, then the Mayor Pro Tem shall attend, in the event neither is available, City staff will determine if the event organizers would like another representative from the Council.

6. Travel expenses.

Council Members may receive reimbursement of actual expenses while performing their official duties. All travel shall be approved by the City Council and may include attendance at conferences, seminars, and training sessions on behalf of the City. The City shall pay reasonable expenses for registration fees, lodging, meals, transportation, and allowable miscellaneous expenses for the Council Member only. Each Council Member ~~The City Council~~ shall be responsible for the expenses of their spouse or others travelling with the Council Member. All travel expenses will be handled in the same manner and consistent with the provisions of state law and the City's adopted travel policies.

- The proposed resolution revises section C 1 and adds new sections C 1 A, B, C and D and revises sections C 4 and C 5:

C. Public Meeting and Hearing Protocol and Conduct

1. Council Meeting and Agenda.

The Council shall meet regularly at least once in every month and at other times as the Council may prescribe. Except as may otherwise be directed by the Council, all regular and special meetings shall be held in the Council Chambers at 6:30 o'clock P.M unless otherwise decided by vote of the Council. As of the close of business on the ~~Friday~~ Thursday before any regular meeting the City Clerk, under the direction of the City Manager, shall ~~prepare~~ publish an Agenda for each regular meeting in substantially the same format as set forth in Exhibit A attached hereto and incorporated herein.

A. Agenda Items Submitted by the Council

Individual Councilmembers may place an item on the agenda by submitting a written request to the City Manager on the prescribed agenda-item form, doing so prior to the agenda deadline.

B. Agenda Items Submitted by the Public

Members of the public may request the City Manager place an item on the agenda. The City Manager may reject the request if the City Manager determines it is not in the best interest of the City. If unsuccessful in gaining an item through the aforementioned process, a member of the public may raise the issue in a regularly-scheduled City Council meeting during the time provided for “public comment”, and seek Council support to bring forward their item at a future regular meeting. A majority vote of the Council is required to add an item to a future agenda. Authorization or inclusion on an agenda does not indicate support. For agenda items submitted by the public:

- a. Requesters are required to complete an agenda request form, by the agenda deadline, and submit it to the City Manager’s office. At a minimum the agenda request shall include the specific requested action from the City Council.
- b. The item would be referenced on the agenda as “Citizen Request”, and the requester would speak during that part of the agenda.
- c. Requesters are required to provide any documentation they wish to present to the City Council to the City Clerk’s office by the agenda publication deadline.
- d. The citizen request shall be limited to 15 minutes; after which the Council may by majority vote agree to extend the time limit by an additional ten (10) minutes.

C. Agenda Review and Approval

Prior to the public release of the agenda, the City Manager shall review and authorize approval. Items placed on an agenda by a Councilmember or member of the public may not be modified or removed from the agenda except for the following reasons:

- a. The submitting requester wants the item postponed or withdrawn;
- b. The City Manager may delay an agenda item to provide for appropriate staff review;
- c. The City Attorney may reject agenda items if the matter is judged to be prejudicial to the best legal interest of the City;

Upon approval by the City Manager, the City Clerk, or their designee, shall notify the Council that the agenda has been published and is available for review. If any member is in need of a paper packet it shall be distributed by the City Manager’s Office prior to the publication of the agenda, unless otherwise authorized.

D. Workshop Meetings

Workshop meetings of the City Council shall be held as needed on the third Tuesday of each month at such time and place as set by Council or the City Manager. Every effort will be made to avoid the scheduling of workshops in the months of November and December and during budget review months. Workshops may also be scheduled at other times as determined necessary by the City Council.

4. Rules Related to the Public's Right to be Heard.

In addition to any other reasonable restrictions that may be imposed by the Mayor or presiding member of the Council, board, or commission to ensure decorum, good conduct and efficiency, the following shall apply to all public meetings:

- a. Prior to the consideration of any action items contained on the Consent Agenda portion of the agenda, if applicable, the Mayor or presiding member shall publicly read a notice substantially advising the public of the following:

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.

- b. Each speaker will be permitted three (3) minutes to address the Council, board, or commission. These time limits may be extended by the Mayor or presiding member.
- c. The official time shall be kept by the City Clerk, their designee, or the committee recording secretary.

5. Exemptions.

The requirements in Section C 4 above do not apply to:

- a. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Council, board, or commission to act;
- b. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
- c. A meeting that is exempt from Florida Statute Section 286.011; or

- d. A meeting during which the Council, board, or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.
- e. Workshops held by the City Council where no official action will be taken. It shall be at the discretion of the Council if they wish to open the floor for comments from the public. A majority vote of the Council is required to open the floor for an item at a workshop.

- The proposed resolution revises Section F 1 as follows: (note this change essentially removes duplication in the approved resolutions related to the time limits).

F. Conduct with the Public

1. In public meetings.

Making the public feel welcome is an important part of the local governing process. No signs of partiality prejudice or disrespect should be evident on the part of individual Council, board or commission members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public comment.

- a. Be welcoming to speakers. Speaking in front of the Council, board, or commission can be a difficult experience for some people. Some issues undertaken may affect people's daily lives and homes. Some decisions are emotional. The way that members treat people during public hearings can do a lot to make them relax or to push their emotions to a higher level of intensity.
- b. Be fair and equitable in allocating public hearing time to individual speakers. ~~The Mayor or presiding officer will determine and announce limits on speakers at the start of the meeting or the public hearing process. Generally, for non-agenda items speakers will be allotted three (3) minutes to address the Council. For agenda items speaker will be allotted five (5) minutes, with applicants and appellants or their designated representatives allowed more time.~~ If many speakers are anticipated, the Mayor or presiding officer may shorten the time limit and/or ask speakers to limit themselves to new information and points of view not already covered by previous speakers. No speaker will be turned away unless he or she exhibits inappropriate behavior. Each speaker may only speak once during the public comment unless the Council requests additional clarification. After the close of any public comment portion, no more public testimony will be accepted unless the Mayor or presiding officer reopens the public hearing for a limited and specific purpose.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Variance Request 210 Crystal Lake Drive Table to March 9, 2021		
Requested Action		
Recommend continuance until March 9, 2021.		
Staff Report		
The applicant is requesting a continuance until March 9, 2021 to investigate an underground pool option instead of an aboveground pool. The project was originally scheduled to be considered at the September 22, 2020 City Council meeting. However, due to not having a full council for consideration, the hearing was tabled until January 26, 2021.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 210 Crystal Lake March 9 Continuance	210 Crystal Lake March 9 Continuance.pdf	
2. Legal Ad Proof	Legal Ad Proof.pdf	

John E. Kruse

From: Charity Bishop <charitybishop@ymail.com>
Sent: Tuesday, January 12, 2021 12:18 PM
To: John E. Kruse
Cc: Nicholas Gonzalez
Subject: Re: 210 Crystal Drive Variance

Good afternoon sir,

March 9 would be great, thank you!

Sent from my iPhone

On Jan 12, 2021, at 11:20 AM, John E. Kruse <jekruse@clermontfl.org> wrote:

Good morning Ms. Bishop,

I hope this email finds you well. I wanted to confirm are we going to continue to March 9 or we going to move forward on January 26? I need to get things in the system if we are moving forward on the 26th.

Please let me know as soon as possible so I can plan accordingly.

Thank you,
John

From: Charity Bishop <charitybishop@ymail.com>
Sent: Friday, January 08, 2021 3:05 PM
To: John E. Kruse <jekruse@clermontfl.org>
Subject: Re: 210 Crystal Drive Variance

Good afternoon,

Thank you for the information, very good to know. We are going to stay with underground pool.

Since it seems I need to obtain more information, is there a way to push the variance to the next date by chance? This would also really help since I had to have an emergency surgery with birthing the baby and needless to say I'm a bit behind. Since we aren't "in violation of anything" for the pool request, it's not a rush on my end.

Please let me know so I can prepare as much as I can if the request is denied. I appreciate all of your help.

Sent from my iPhone

On Jan 7, 2021, at 3:49 PM, John E. Kruse <jekruse@clermontfl.org> wrote:

Hello Ms. Bishop,

I checked the legal ad and we should be ok if it is aboveground or underground due to it being the same section of the code, which is 122-342. However, I would strongly encourage you to keep the pool 25 feet from the front property line since all structures need to be placed this far back and we didn't ask for this in the variance. As for an underground pool, the council may want more information than what was provided such as dimensions and where is the deck located. The pool would have to stay 7.5 feet from the side property line. Please let me know if you are going to change to an underground pool or stick with aboveground pool.

Thanks,
John

241-7309

From: Charity Bishop <charitybishop@ymail.com>
Sent: Tuesday, December 29, 2020 10:08 AM
To: John E. Kruse <jekruse@clermontfl.org>
Cc: Nicholas Gonzalez <ngonzalez@clermontfl.org>
Subject: Re: 210 Crystal Drive Variance

Good morning,

I apologize for the late reply, it has been very busy . Thank you for reaching out, merry Christmas and happy new year to you! You are correct about the asphalt and we have already been cleared for the asphalt removed.

The only thing for the variance would be the pool you are correct, could it be changed to an in ground pool? I know we had discussed before and wanted to ask. I am not quite sure the "rules" about how far it has to be from property lines or fences, is this something I should call about or you can guide me? I would hate to change it to an in ground pool and not be able to do so due to placement. Thank you For your help!

Sent from my iPhone

On Dec 21, 2020, at 4:29 PM, John E. Kruse <jekruse@clermontfl.org> wrote:

Good afternoon Ms. Bishop,

I hope this email finds you well and ready for the holidays. I wanted to confirm the variance request that we will be moving forward on January 26, 2021. I understand the asphalt in the right of way has been removed. Therefore, the only variance I believe is for the placement of an aboveground swimming pool in the front

yard. Can you please confirm this is correct? Once I receive confirmation, then I will update the attached display.

Thank you and Merry Christmas,
John

John E. Kruse, AICP
Planning Manager
Development Services Department
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7309 | Fax 352-394-3542
jekruse@clermontfl.org
www.ClermontFL.gov

<image001.png>

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

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

<210 Crystal Lake Driveway Display.pdf>

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Website: <https://www.clermontfl.gov/>

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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: 10098550
Phone: (352) 241-7331
Date: 09/04/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	09/15/2020	09/15/2020	\$112.85

LEGAL NOTICE

City Clerk

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow for a residential driveway access width greater than 20 feet other than as required by Section 98-9; and (2) to allow for an aboveground swimming pool forward of the front building line other than as required by the Land Development Code, Section 122-342 at the following location:

Ad No: 10098550
September 15, 2020

LOCATION

210 Crystal Lake Drive
(Alternate Key 1611610)

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

The Clermont City Council will consider this request at a public hearing to be held on Tuesday, September 22, 2020 at 6:30 P.M. at the Clermont City Hall, first floor Council Chambers located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC

Payment Info	
Ad Price	\$112.85
Tax	\$0.00
Sub Total	\$112.85
Prepaid Amount	\$0.00
Balance Due	\$112.85



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, January 26, 2021	
Agenda Item Name	
Ordinance No. 2020-16 <i>Final</i> <i>Hartwood Marsh Assisted Living Facility CPA</i> Table to February 23, 2021	
Requested Action	
Recommend approval of Ordinance No 2020-16.	
Staff Report	
The applicant, First Baptist Church of Clermont, is requesting a Future Land Use change from Low Density Residential to High Density Residential on 6.056 acres of the subject property. The parcel is located on the southeast corner of Hartwood Marsh and Hancock Road. This request is being heard concurrently with a rezoning from R-1, Single Family Residential to a Planned Unit Development (PUD) to allow for construction of a three (3) buildings Assisted Living Facility on site. The six (6) acre parcel is part of the 38 acre master parcel owned by the First Baptist Church and approved for a church facility and supportive accessory uses to the church, with a Conditional Use Permit (Resolution No 2018-03). The church Master Concept Plan, which is not an approved site plan; required an amendment to the CUP for the Assisted Living Facility; because the use is not permitted in Low Density Residential Land Use. The proposed map amendment will change the future land use from City of Clermont Low Density Residential, which allows up to three (3) units per acre, to City of Clermont High Density Residential, which allows up to twelve (12) units per acre, and a variety of housing types with a (PUD) Planned Unit Development.  The Goal of the Future Land Use is to ensure that the character, magnitude and location of all land use provide a system for orderly growth and development achieve a balanced natural environment; that enhances the quality of life of all residents. The Clermont Comprehensive Plan Objective 1.2: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum	

densities and intensities and the appropriate transition of uses, densities and intensities.

The Clermont Comprehensive Plan Policy 1.6.3: High Density Residential Land Use Category: Areas delineated on the Future Land Use Map for high-density residential development shall accommodate a maximum of 12 dwelling units per acres; however, densities higher than eight units per acre shall require a conditional use permit. Nursing homes, assisted living facilities and independent living facilities shall be permitted in high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Section 86-226, Review Criteria requires specific requirements and provisions of the land development code are met to ensure adequate compatibility with adjoining properties as required by the comprehensive plan. Staff has reviewed the application as submitted and finds the requested amendment to the comprehensive plan is consistent with the surrounding areas. The proposed commercial development will provide a less intense use than other commercial uses, and because most residents living at the Assisted Living Facility may have limited mobility and the need to use a vehicle, may provide less traffic impacts to the local transportation systems. The Comprehensive Plan allows some less intense commercial uses that can provide low impact and critical support services to the surrounding neighborhoods; and are consistent with the general character of the adjacent residential uses.

Staff recommends approval of Ordinance No. 2020-16.

The Planning and Zoning Commission voted 4-2 to recommend denial of Ordinance No. 2020-16.

Additional Analysis													
Fiscal Impact Summary													
<table border="1"><thead><tr><th>Fiscal Impact</th><th>Fund Number and Description</th><th>Available Budget Amount</th></tr></thead><tbody><tr><td colspan="3">Exhibits Attached (copies of original agreements)</td></tr><tr><td>1. Ord 2020-16 Hartwood Marsh Senior Living CPA (2)</td><td>Ord 2020-16 Hartwood Marsh Senior Living CPA (2).pdf</td><td></td></tr><tr><td>2. ORD 2020-16-Legal AD</td><td>ORD 2020-16-Legal AD.pdf</td><td></td></tr></tbody></table>	Fiscal Impact	Fund Number and Description	Available Budget Amount	Exhibits Attached (copies of original agreements)			1. Ord 2020-16 Hartwood Marsh Senior Living CPA (2)	Ord 2020-16 Hartwood Marsh Senior Living CPA (2).pdf		2. ORD 2020-16-Legal AD	ORD 2020-16-Legal AD.pdf		
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2. ORD 2020-16-Legal AD	ORD 2020-16-Legal AD.pdf												



CITY OF CLERMONT
ORDINANCE NO. 2020-16

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

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

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

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

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

SECTION 1.

After 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

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS ANY ROAD RIGHT OF WAY CONTAINED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°59'29"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1336.68 FEET TO A POINT; THENCE S00° 37'09"W ALONG THE EAST



CITY OF CLERMONT
ORDINANCE NO. 2020-16

LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10. A DISTANCE OF 437.68 FEET TO A POINT; THENCE S89°59'04"W, A DISTANCE OF 464.18 FEET TO A POINT; THENCE N3°7'19'57"W, A DISTANCE OF 319.99 FEET TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 181.31 FEET TO A POINT; THENCE N89°49'25"E, A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 263, 808 SQUARE FEET OR 6.056 ACRES, MORE OR LESS.

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LOW DENSITY RESIDENTIAL
TO: HIGH DENSITY RESIDENTIAL

SECTION 2.

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

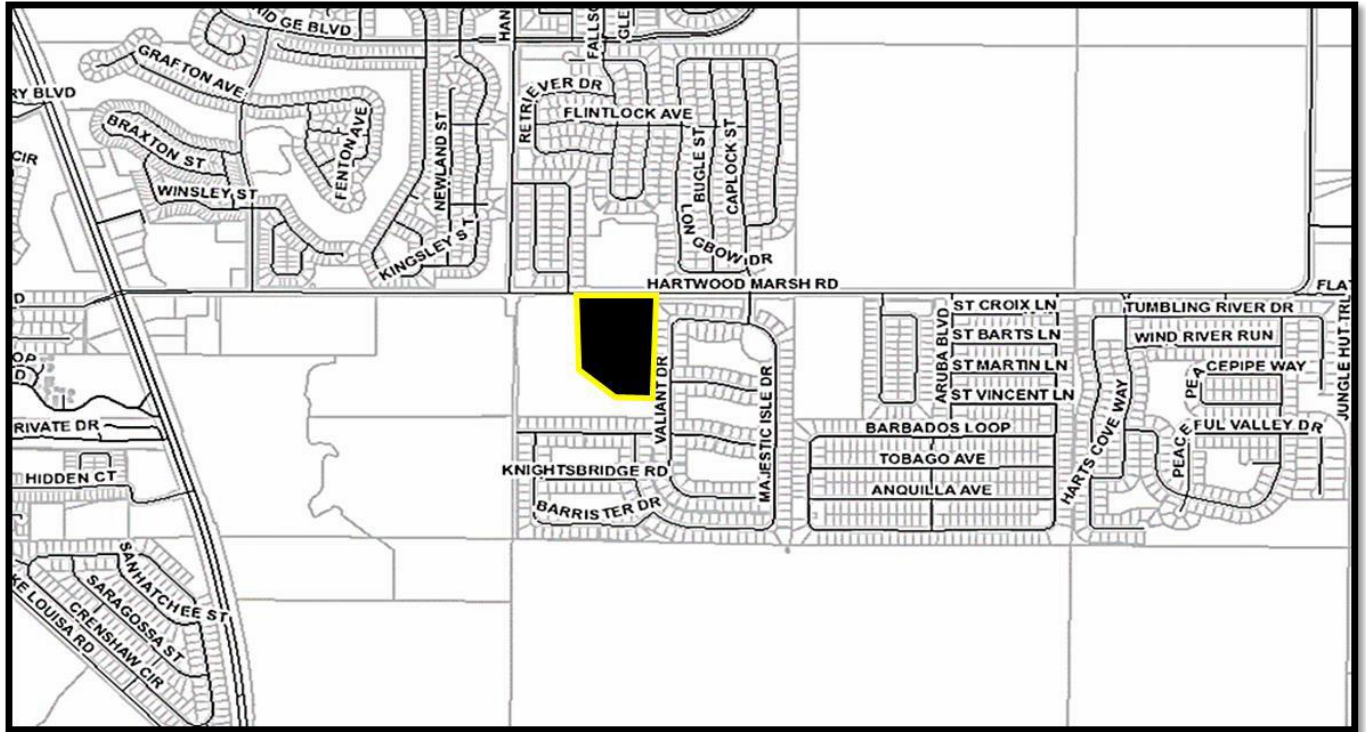
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-16

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

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

AGENDA ITEM

Meeting Date	
Tuesday, January 26, 2021	
Agenda Item Name	
Ordinance No. 2020-17 <i>Final</i> <i>Hartwood Marsh Assisted Living Facility</i> Table to February 23, 2021	
Requested Action	
Recommend approval of Ordinance No 2020-17.	
Staff Report	
The owner, First Baptist Church, is requesting to rezone approximately six (6) acres of the 38 acre master parcel to a Planned Unit Development (PUD) to allow for development of an Assisted Living Facility. The current zoning of the property is R-1 Single Family Medium Density Residential, which allows a church use with a Conditional Use Permit. The City Council approved on February 27, 2018 a CUP with Resolution No. 2018-03 to allow a Master Planned Church Facility with ancillary uses to support the church ministry. The Master Development Plan included a Concept Plan with different uses such as a school, recreation field, multi-purpose buildings and parking garage that was to be used in conjunction with the church ministry. The plan also included an Assisted Living Facility, which required a separate approval process. The Assisted Living Facility is not a permitted use in the R-1 zoning district and not allowed by the Comprehensive Plan for Low Density Residential Land Use. The applicant is also requesting a land use change from Low Density Residential to High Density Residential.	
	
The applicant has provided a conceptual site plan prepared by Germana Engineering, showing the proposed layout of the Assisted Living Facility. The project as proposed will be developed and operated by a private developers or company and is not part of the church facility. The applicant in 2019; presented a similar concept plan that would consist of three (3) buildings; which includes a three story building for up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and another one (1) story Commons/Amenity building/wing for the residents. The conceptual plan has been redesigned to reconfigure the site to provide a layout which allows the three (3) story building be located interior to the site, adjacent to the church and away from the residential developments, which will be less intrusive and provide the least impact to the surrounding residential neighborhoods. The total maximum building area shall not exceed 62,000 square feet. The applicant is not requesting any waivers to the Land Development Code and all development must comply with Clermont Architectural Standards and Regulations. The applicant will be required to	

provide a Traffic Impact Analysis (TIA) for the proposed project and any traffic deficiencies identified will require mitigation at the applicants expense. To alleviate and help minimize traffic congestion the applicant has dedicated land for rights-of way for future road improvements to Hartwood Marsh Road and also on Hancock Road.

Staff has reviewed the application as submitted and finds the proposed development plan does meet the standards and intent of Section 122-314, Review Criteria for a Planned Unit Development (PUD). Staff finds the requested use will not be detrimental to the health, safety and general welfare of the surrounding areas. Staff recommends approval of Ordinance No. 2020-17, rezoning the subject property to Planned Unit Development (PUD).

The Planning and Zoning Commission voted 4-2 to recommend denial of Ordinance No. 2020-17.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2020-17 Hartwood Marsh Senior Living Facility PUD	Ord. 2020-17 Hartwood Marsh Senior Living Facility PUD.pdf	
2. ORDINANCE NO 2020-17 (1)	ORDINANCE NO 2020-17 (1).pdf	



CITY OF CLERMONT
ORDINANCE NO. 2020-17

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

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

SECTION 1.

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

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS ANY ROAD RIGHT OF WAY CONTAINED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°59'29"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1336.68 FEET TO A POINT; THENCE S00° 37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10. A DISTANCE OF 437.68 FEET TO A POINT; THENCE S89°59'04"W, A DISTANCE OF 464..18 FEET TO A POINT; THENCE N3'7°19'57"W, A DISTANCE OF 319.99 FEET TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 181.31 FEET TO A POINT; THENCE N89°49'25"E, A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 263, 808 SQUARE FEET OR 6.056 ACRES, MORE OR LESS.

LOCATION

Vacant property located at the northeast corner of Hartwood Marsh Road and Hancock Road
(Eastern portion of Alternate Key 1593905)

**From: (R-1) Single Family Medium Density Residential
To: Planned Unit Development (PUD)**



CITY OF CLERMONT
ORDINANCE NO. 2020-17

SECTION 2. General Conditions

This application for a Planned Unit Development (PUD) to allow for a three (3) story Assisted Living Facility, with up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and a one (1) story Commons/Amenity building/wing for the residents. The total maximum building area shall not exceed 62,000 square feet, 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 - Planned Unit Development (PUD) Conceptual Development Plan prepared by Germana Engineering, LLC. Formal construction plans incorporating all conditions stated in this Ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or any other development and building permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of a three (3) story Assisted Living Facility for up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and a one (1 and ½ half) story Commons/Amenity building/wing for the residents. The maximum building area (Total) shall not exceed 62,000 square feet.
2. Building Setbacks

From Hartwood Marsh Road	70 feet from the property line
Side Setback (Neighborhood)	30 feet from the property line
Side Setback (Church)	25 feet from the property line
Rear Setback	50 feet from the property line
3. Landscape Buffers

Hartwood Marsh Road	20 feet wide Landscape Buffer
East Buffer (Neighborhood)	30 feet wide Landscape Buffer
South Buffer (Rear)	15 feet wide Landscape Buffer
West Buffer	15 feet wide Landscape Buffer



CITY OF CLERMONT
ORDINANCE NO. 2020-17

4. All landscape buffers shall provide an additional 30% percent more plant material, which includes trees and shrubs, to enhance the site and provide the appropriate buffers for the adjacent less intense residential zoning and uses.
5. Architectural features and building height shall not exceed 50 feet, measured at the highest point. Elevators are required for the three (3) - story building.
6. The buildings shall be designed and constructed in a manner that is similar to the architectural style and elevations as presented in Exhibit B – Elevations and shall meet the City of Clermont’s Architectural Standards. The exterior of the project shall encompass residential style materials and façade treatments to enhance compatibility with the surrounding residential neighborhoods.
7. The project shall be developed according to the C-1 Light Commercial zoning district in the Land Development Code, unless expressly stated above.
8. A Traffic Impact Analysis/Study is required for the Assisted Living Facility, any traffic deficiencies identified will require traffic concurrency mitigation at the owner/applicant’s cost for compliance. The applicant will be responsible for reimbursement of any cost and fees associated with the review and analysis of the traffic impact study by the City’s Traffic Engineer Consultant.
9. Improvements at the intersection of Hancock, South Hancock and Hartwood Marsh roads within the existing or to be dedicated right-of-way will be required (as approved by Lake County) to allow for the extension of South Hancock Road. This may include turn lane(s), sidewalk, trail, and sign modifications.
10. If required by Lake County, the developer shall be responsible to coordinate the modification of the existing traffic signal at Hartwood Marsh Road and Hancock Road, as needed with Lake County, to accommodate safe and efficient traffic flow from the project entrances.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

Exhibit A – Conceptual Plan

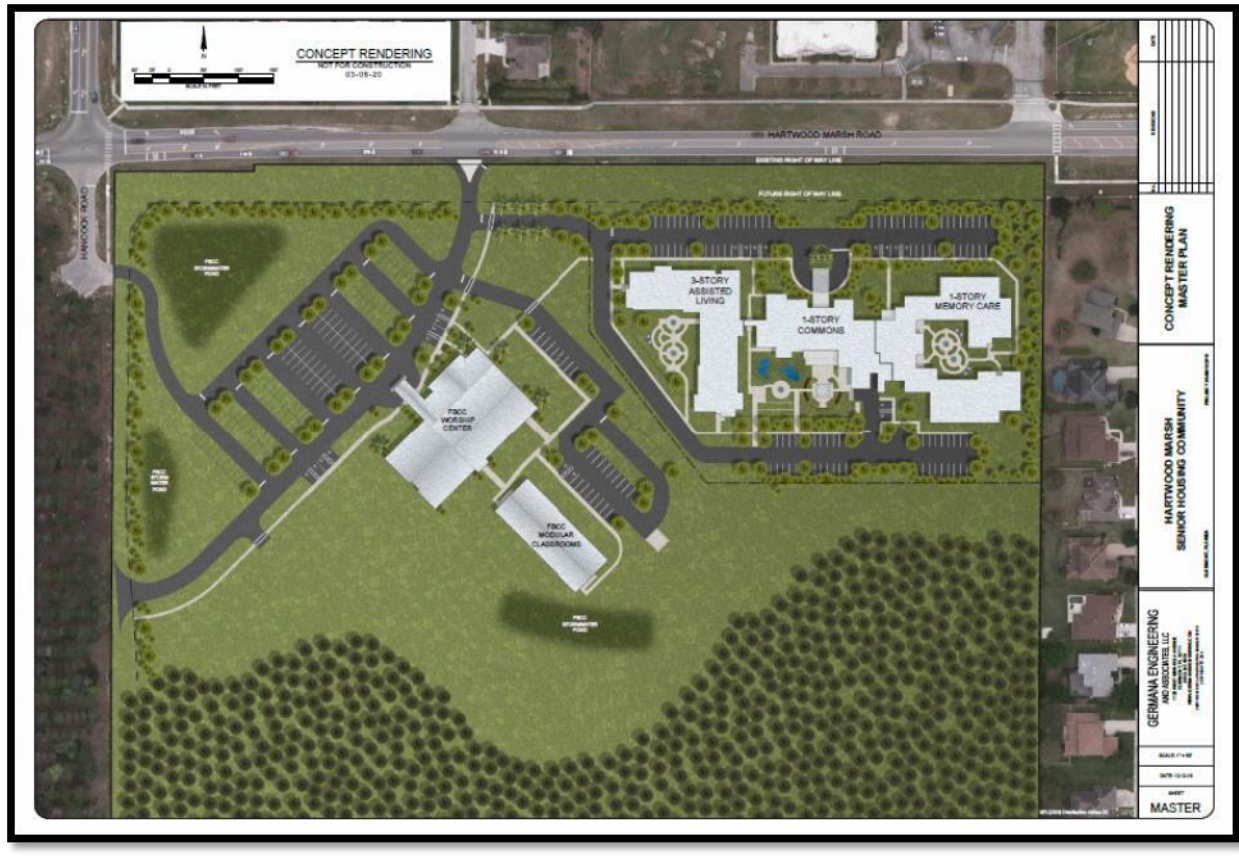


Exhibit B:





CITY OF CLERMONT
ORDINANCE NO. 2020-17

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

Account Number: 7101866
Order Number: 10097076
Phone: (352) 241-7331
Date: 06/23/20
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	06/22/2020	06/29/2020	\$357.48

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. 2020-17

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

LOCATION

Vacant parcel located at the southeast corner of Hartwood Marsh Road and Hancock Road
(eastern portion of Alternate Key 1593905, 6.056 acres +/-)

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS ANY ROAD RIGHT OF WAY CONTAINED THEREIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE N89°59'29"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1336.68 FEET TO A POINT; THENCE S00° 37'09"W ALONG THE EAST LINE OF THE

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°37'09"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 437.68 FEET TO A POINT; THENCE S89°59'04"W, A DISTANCE OF 464.18 FEET TO A POINT; THENCE N37°19'57"W, A DISTANCE OF 319.99 FEET TO A POINT; THENCE N00°00'00"W, A DISTANCE OF 181.31 FEET TO A POINT; THENCE N89°49'25"E, A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING. CONTAINING 263, 808 SQUARE FEET OR 6.056 ACRES, MORE OR LESS.

FROM: (R-1) Single Family Medium Density Residential Zoning District
TO: Planned Unit Development (PUD) District

The Clermont Planning & Zoning Commission will consider this request on Tuesday, July 7, 2020 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, June 23, 2020 at 6:30 P.M. for Introduction and a meeting for Final Adoption on Tuesday, July 14, 2020.

All meetings will be held at Clermont City Hall, Council Chamber, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10097076
June 22, 2020 &
June 29, 2020

Payment Info	
Ad Price	\$357.48
Tax	\$0.00
Sub Total	\$357.48
Prepaid Amount	\$0.00
Balance Due	\$357.48



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, January 26, 2021	
Agenda Item Name	
Ordinance No. 2020-30 <i>Final</i> <i>Encompass Health PUD</i> Table to February 9, 2021	
Requested Action	
Recommend continuance of Ordinance 2020-30 to February 9th.	
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. | Encompass Health Continuance Feb 9 | Encompass Health Continuance Feb 9.pdf |
| 2. | 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 |
| 3. | ORDINANCE 2020-30 UPDATED LEGAL AD | ORDINANCE 2020-30 UPDATED LEGAL AD.pdf |

John E. Kruse

From: Jimmy Crawford <jcrawford@cmhlawyers.com>
Sent: Tuesday, January 12, 2021 4:53 PM
To: John E. Kruse; Curt Henschel
Cc: Jennifer Cotch; ANGIE LANGLEY
Subject: Encompass -- Request for postponement to February 9

John; in talking with the client and Lake County, we believe having the hearing the same night as the presentation by the County/consultant on Hooks Street doesn't give the City Council time to digest and review the material, and doesn't give us a chance to react with changes/suggestions as needed. Therefore (pending final approval by Encompass which we should get tomorrow) we will request a postponement until the February 9 Council meeting. We understand this will have to be on the agenda for a postponement vote since it was continued to a date certain of January 26.

Thank you for your assistance.

Jimmy

Jimmy D. Crawford, Esq.
Partner
Crawford, Modica & Holt
Chartered Attorneys at Law
702 W. Montrose Street
Clermont, FL 34711
Tel. No. 352-432-8644
Fax No. 352-432-8699
www.cmhlawyers.com

This e-mail is sent from the law firm of Crawford, Modica & Holt, Chartered Attorneys at Law and is intended to be read only by the individuals addressed. If you are not the intended recipient, or you otherwise believe you have received this message in error, please notify the sender immediately, delete the e-mail from your computer, and do not disseminate the contents to any other individual or entity. ***Note to clients: This e-mail may contain privileged information and dissemination to any other person or entity could destroy the privilege. further, this firm stores some or all of its electronic mail in the "cloud." while we take all reasonable measures to protect your electronic data, like any other company we can provide no guarantee against electronic data fraud.***

Replies Filtered: Any incoming reply to this e-mail communication or other e-mail communication to us will be electronically filtered for "spam" and/or "viruses." That filtering process may result in such reply or other e-mail communications to us being quarantined (i.e., potentially not received at our site at all) and/or delayed in reaching us. For that reason, we cannot guarantee that we will receive your reply or other e-mail communications to us and/or that we will receive the same in a timely manner. Accordingly, you should consider sending communications to us which are particularly important or time-sensitive by means other than e-mail.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



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

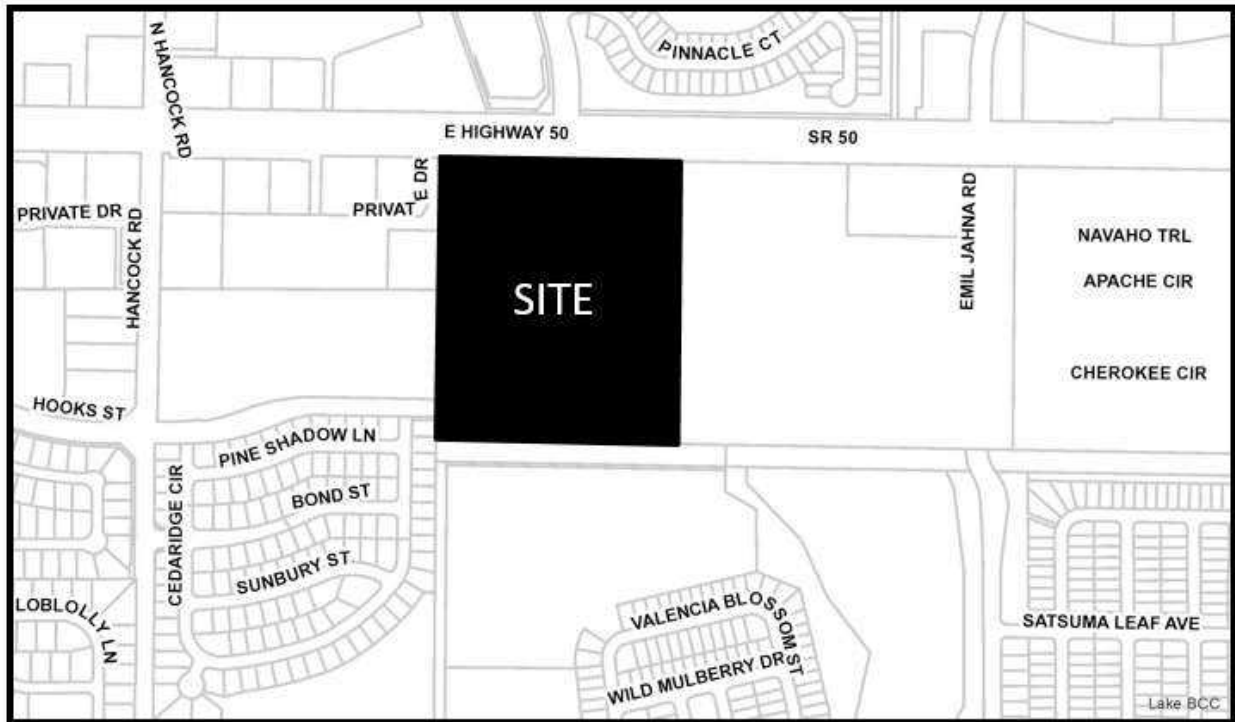
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

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:

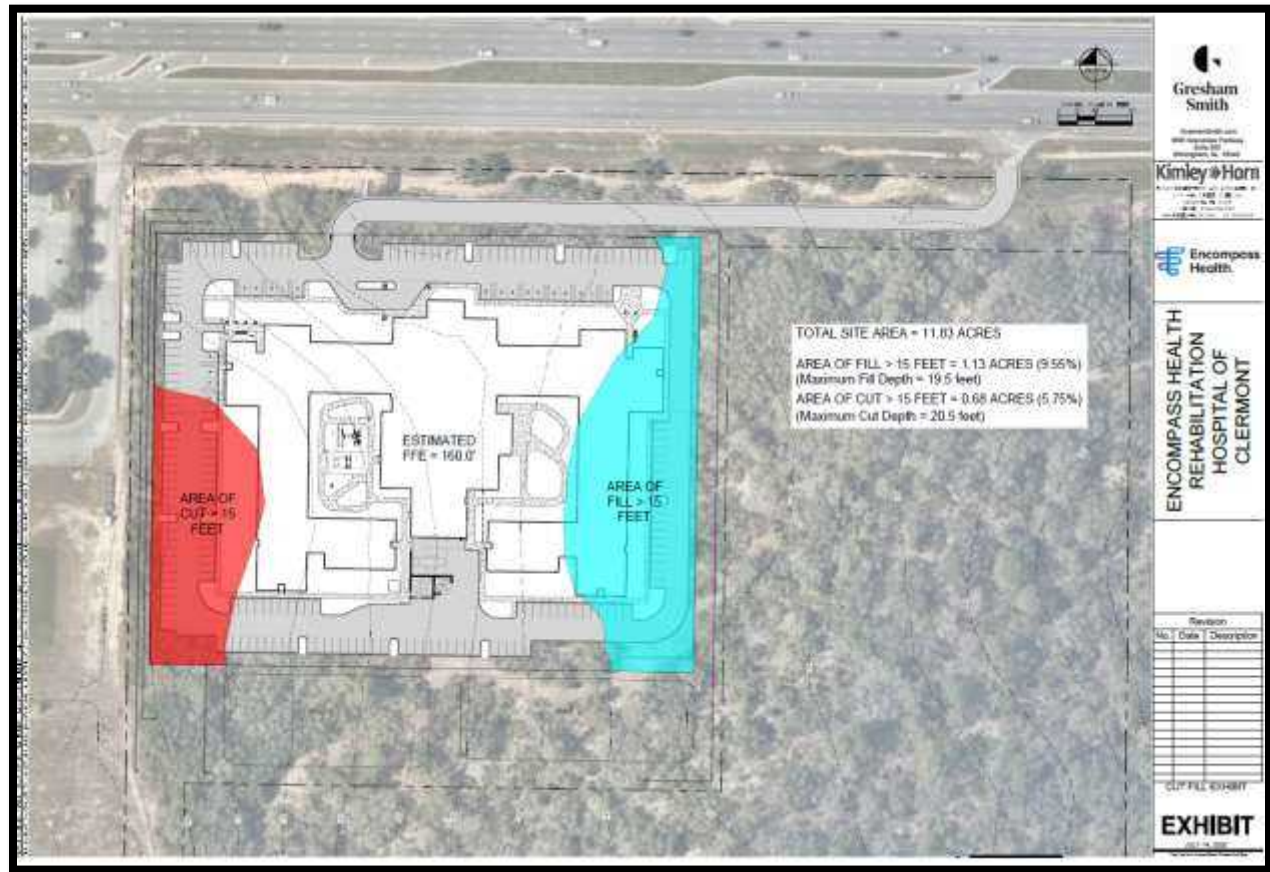
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

Exhibit C – Cut/Fill – Phase 1



Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10099178
Phone: (352) 241-7331
Date: 10/12/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	10/19/2020	10/26/2020	\$366.24

LEGAL NOTICE

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

ORDINANCE NO. 2020-30

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

LOCATION:

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Hooks Street Alternative Corridor Evaluation Study		
Requested Action		
Staff Report		
Lake County and Metro Consulting will be presenting an update for the Hooks Street right-of-way alignment. As part of the presentation, Lake County staff is requesting two City Council approvals. 1) The requested approval of the preferred alignment of Hooks Street. 2) The requested approval of right-of-way build type (2 lane vs 4 lane).		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Hooks Preferred Alternative Abridged Presentation 1-26-21	Hooks Preferred Alternative Abridged Presentation 1-26-21.pdf	

Hooks Street Extension Alternative Corridor Evaluation (Study)

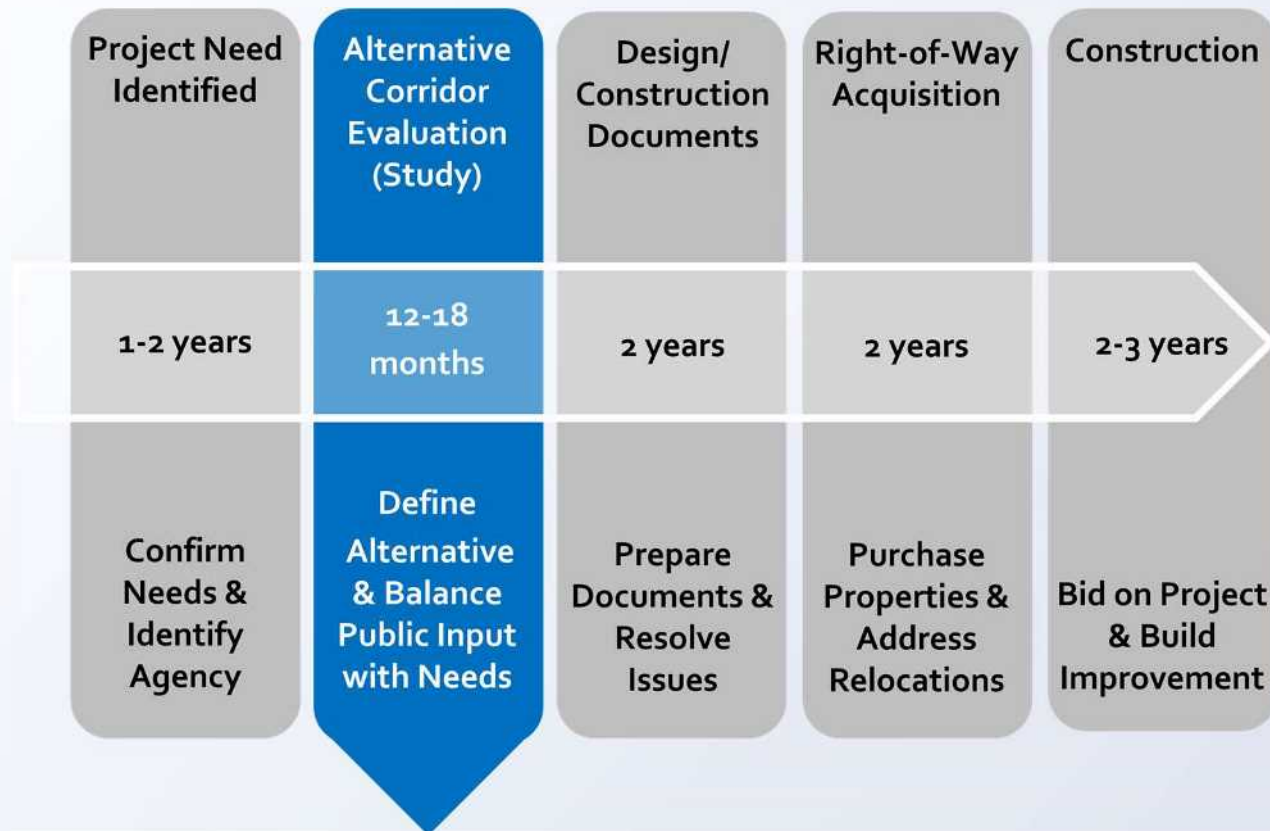
Preferred Alternative Presentation 1/26/2021

**HOOKS
STREET
STUDY**

Project Study Area



Project Process



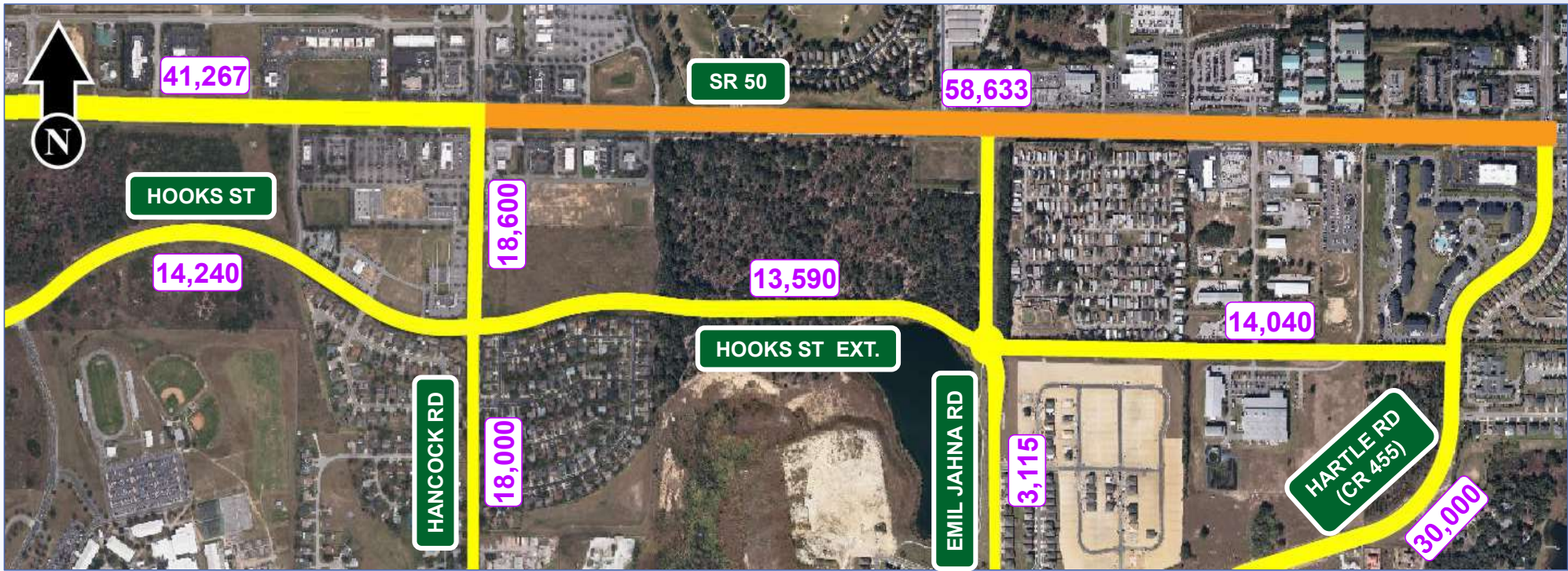
Traffic Analysis – 2020 Existing Conditions



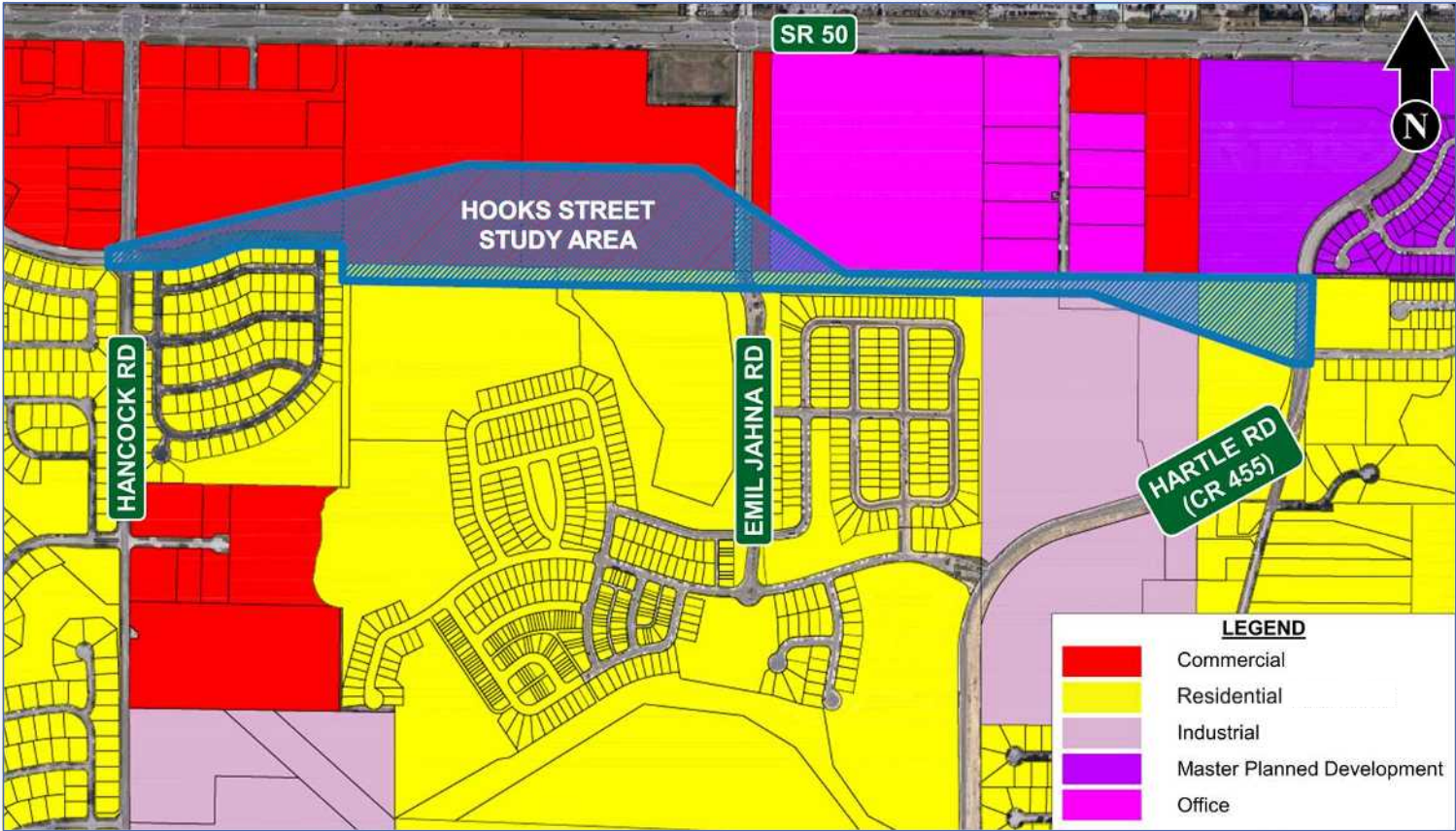
Traffic Analysis – 2045 Hooks Street (2-Lane)



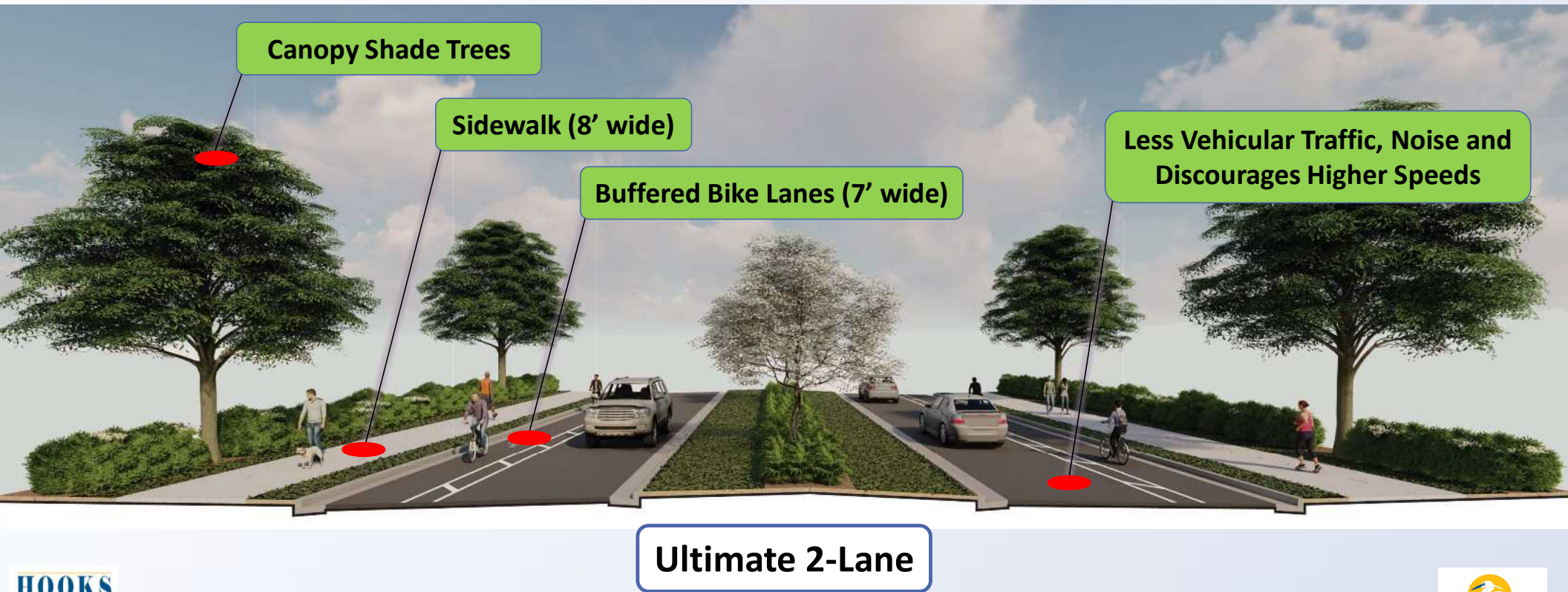
Traffic Analysis – 2045 Hooks Street (4-Lane)



Future Land Use



Alternative 1 – Complete Street Typical Section

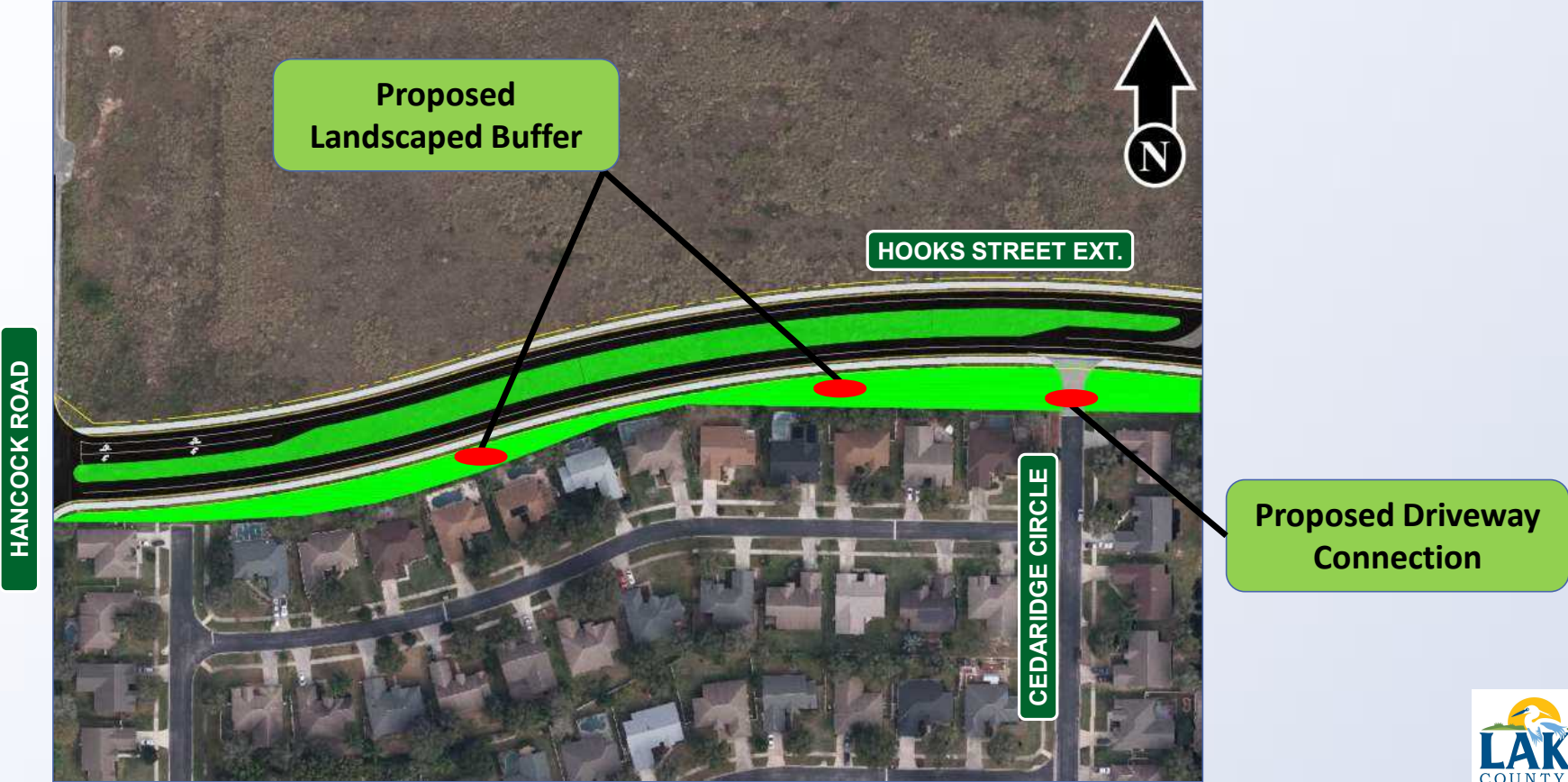


Alternative Concepts Public Workshop

- 25 signed-in citizens
- Agency Concerns
 - Prefers 4 lanes
- Public Concerns
 - Address Hancock Road congestion
 - Desire less traffic, noise and lessen the visual impact
 - Prefers 2 lanes
 - Clermont Hills
 - Driveway connection
 - Landscape buffer



Hills of Clermont Segment



Alternative 2 – Hybrid Typical Section (Initial)



Smaller Shade Trees

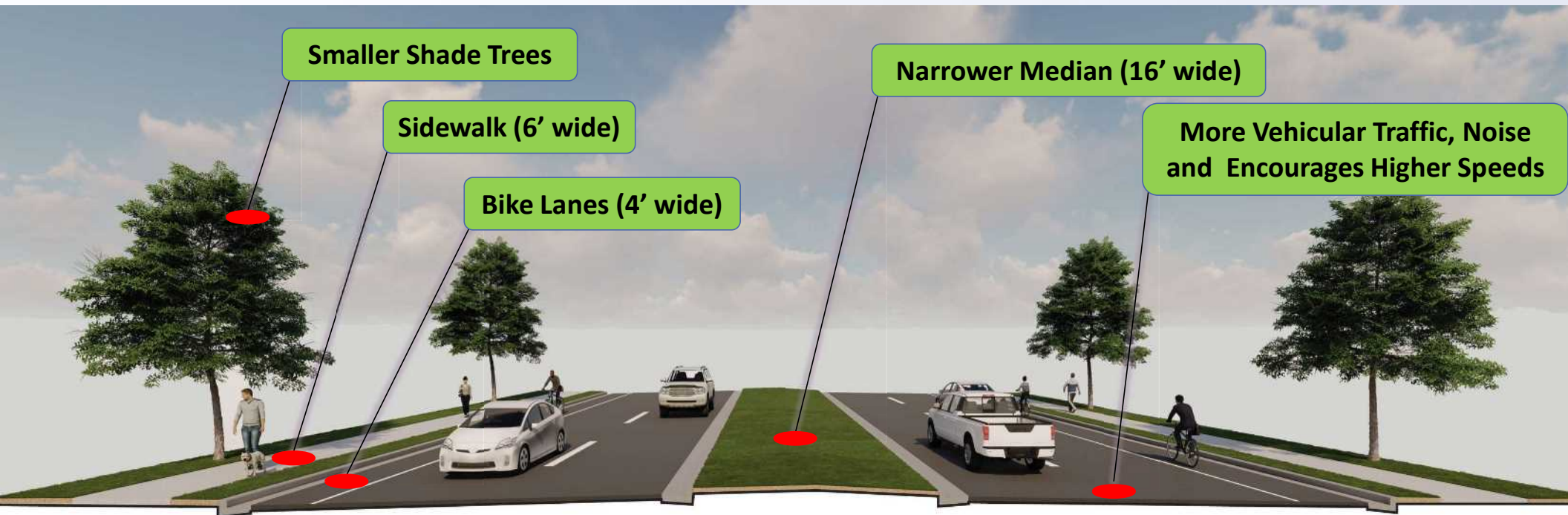
Sidewalk (6' wide)

Bike Lanes (7' wide)

Median (32' wide)

Initial 2-Lane

Alternative 2 – Hybrid Typical Section (Ultimate)



Ultimate 4-Lane

Benefits of 2-Lane Typical Section

- Multimodal Accommodation
- Public Input & Acceptance
- Accommodates Future Traffic
- Aesthetics
- Less Costs (Initial and Long Term)

Alternative Alignments



Hooks Street Ranking of Alternative Alignments

Evaluation Factor	Alignment Alternative			Notes
	Blue	Green	Yellow	
Engineering (25%)	1	2	3	Green: requires an oval roundabout to minimize impacts to Emil Jahna Rd; Yellow: requires realignment of Emil Jahna Rd, significant floodplain compensation, use of a retaining wall, additional stormwater treatment
Environmental Impacts (25%)	2	1	3	Green: impacts 0.09 acres of wetlands and 0.79 acres of floodplains; Blue: impacts 0.65 acres of wetlands and 0.75 acres of floodplains; Yellow: impacts 1.85 acres of wetlands and 2.05 acres of floodplains; All alternatives have the same impacts to wildlife
Public Input (25%)	1	1	1	No comments regarding specific alternatives have been received as of 1-19-20
Right of Way (10%)	3	2	1	Yellow: right of way impacts are an estimated 15.78 acres; Green: right of way impacts are an estimated 18.04 acres; Blue: right of way impacts are an estimated 24.66 acres
Impacts Cost (10%)	3	1	2	Green: relocation of waterbrooke entrance gate Yellow: realignment of Emil Jahna, floodplain and stormwater impacts Blue: Orange Lake wastewater treatment plant impacts, socio-economic impacts, providing water and sewer utilities
Roadway Construction Cost (5%)	1	3	2	The roadway construction cost estimate not including right of way or other costs; Blue: is estimated at 13.3 million; Yellow: is estimated at 14.1 million; Green: is estimated at 15.4 million
Weighted Ranking	1.65	1.45	2.15	See weighted percentages
RANKING (OVERALL)	2	1	3	

1/26/2021

www.HooksStreetStudy.com

15

Hooks Street Preferred Alternative - Green



Preferred Alternative – Roundabout



Study Schedule

Key Study Activities	2020										2021			
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
Notice to Proceed	●													
Public Involvement														
Data Collection														
Alternatives Analysis														
Alternative Concepts Public Workshop									★					
Study Documentation														
Lake County BCC Public Hearing													★	
Document Closeout														●

Stay Informed! Stay Involved!

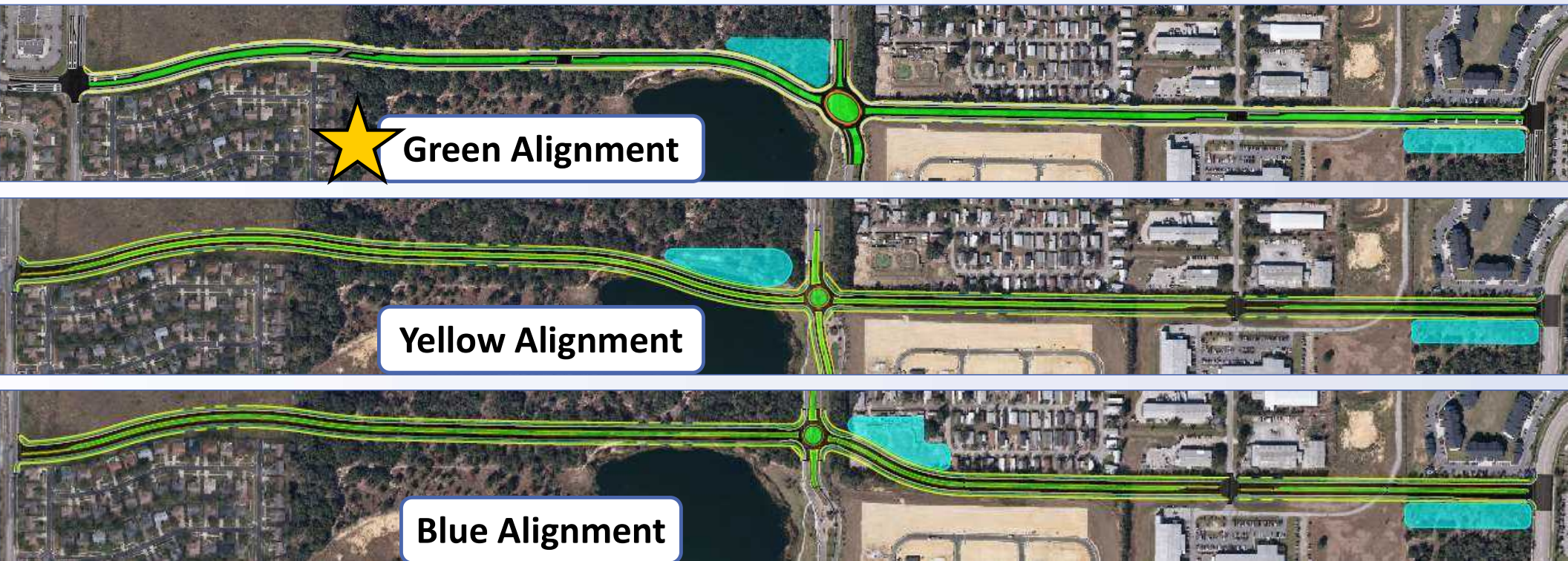
For additional information, please contact:

Seth Lynch
Lake County Project Manager
Lake County Public Works
350 N. Sinclair Ave
Tavares, FL 32778
Phone: (352) 253-9052
Email: slynch@lakecountyfl.gov

Dwayne Darbonne, PE
Consultant Project Manager
METRO Consulting Group, LLC
604 Courtland St. Ste. 140
Orlando, FL 32804
Phone: (407) 960-3973
Email: dwayne.darbonne@metrocgllc.com

Visit the study website, www.HooksStreetStudy.com, to stay informed about the study's progress.

Requested Action – Preferred Alignment



Preferred Alternative Presentation



Requested
Action –

Preferred
Typical
Section



#1 Complete Street



#2 Hybrid



1/26/2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Variance Request 833 Scott Street		
Requested Action		
Recommend approval for variance request.		
Staff Report		
The applicant, Solid Developments & Investment Corporation, is requesting two variances to the Land Development Code, Section 122-146 and Section 122-145 for property located at 833 Scott Street. The property is located on the northeast corner of Scott Street and Juniata Street. The code requires the setback adjacent to the street to be 25 feet from the property line and a lot width of at least 75 feet. The applicant is requesting a variance to decrease the 25' setback to 6' from the property line and have a lot width less than 75 feet that is required by the code. The city recognizes the limitations of the small sized lot, which is 45 feet in width, and that it is a lot of record, therefore; the size of the lot is less than the city's minimum requirement. The setback the applicant has proposed is consistent with lots of that dimension in the surrounding area, especially the lots along Juniata St.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 833 Scott Street Staff Report 2021	833 Scott Street Staff Report 2021.doc	
2. New 86-174 Review Criteria- 833 Scott Street VAR	New 86-174 Review Criteria- 833 Scott Street VAR.docx	
3. 833 Scott St. Variance Maps	833 Scott St. Variance Maps.pdf	
4. Plot Plan Survey	Plot Plan Survey.pdf	
5. Application	Application.pdf	
6. Warranty Deed	Warranty Deed.pdf	
7. Property Record Card	Property Record Card.pdf	
8. 833 SCOTT STREET	833 SCOTT STREET.pdf	



CITY OF CLERMONT

Staff Analysis Report

OWNER: Solid Development & Investment Corp.

APPLICANT: Boyette, Cummins & Nailos PLLC – Kenneth Costello

PROJECT NAME: 833 Scott Street Variance

REQUESTED ACTION: Consider a request for the following variances: (1) to allow for a side-street setback less than 25 feet as required by Section 122-146; and (2) to allow for a lot width less than 75 feet as required by the Land Development Code, Section 122-145

SIZE OF PARCEL: 0.14 acres +/-

LOCATION: Property is located on the northeast corner of the Scott Street and Juniata Street intersection

EXISTING ZONING: R-2, Medium Density Residential District

EXISTING LAND USE: Vacant Residential

FUTURE LAND USE CATEGORY: Low Density Residential

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant, Solid Developments & Investment Corporation, is requesting two variances to the Land Development Code, Section 122-146 and Section 122-145 for property located at 833 Scott Street. The property is located on the northeast corner of Scott Street and Juniata Street. The property is zoned R-2 Medium Density Residential and the applicant is proposing to construct a single-family residence. The code requires the setback adjacent to the street to be 25 feet from the property line and a lot width of at least 75 feet. The applicant is requesting a variance to decrease the 25' setback to 6' from the property line and have a lot width less than 75 feet that is required by the code. The city recognizes the limitations of the small sized lot, which is 45 feet in width, and that it is a lot of record, therefore; the size of the lot is less than the city's minimum requirement. The setback the applicant has proposed is consistent with lots of that dimension in the surrounding area, especially the lots along Juniata St.

The applicant is proposing to build a single family residence with a front setback of 30' from Juniata St. rather than the 25' minimum and a 9' interior side setback rather than the 7.5' minimum. The applicant is requesting a variance to a side setback of 6' from the street side property line. The lot has 20' of grassed right-of-way, along with the proposed 6' setback, the building would be approximately 26' from the edge of curb. The applicant is also requesting a variance of lot width less than 75 ft. Staff recognizes that the variance would be consistent with the surrounding area and would not have a negative impact.

STAFF RECOMMENDATION:

Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does meet a positive finding on all of the five criteria. Therefore, staff recommends approval of the variance request.

833 Scott Street 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 of negatively impact the standard of living of the citizens of the city;
Applicant response: No. It is believe that it will help improve property values.

Staff comments: The applicant is requesting a variance to the Land Development Code to allow setback adjacent to the street of 6' of the side property line. There are nearby property owners with similar setbacks and the granting of this variance will not cause a negative impact, especially with 20 feet of grassed right-of-way. The lot is a lot of record.

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: Correct.

Staff comments: The setback the applicant has proposed is consistent with lots of that dimension in the surrounding area. The overall setback from the edge of curb to the proposed residence would be approximately 26 ft.

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: The variance from 25' to 6' to the setback requirement will allow the City's objective for the requirement to be met while allowing the applicant to develop the property in the most economically advantageous manner possible.

Staff comments: The City recognizes the size of the lot and the inability to build with certain setbacks. This is a lot of record, therefore; the size of the lot is less than the City's minimum requirements. The applicant has met the requirements for all other setbacks including a 30' front setback and 9' interior side setback, which is more than the minimum requirements.

Positive Finding

- (4) The granting of the variance is consistent with the city's comprehensive plan:
Applicant response: The variance would be consistent with the city's comprehensive plan

Staff comments: The requested variance is not in conflict with 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;

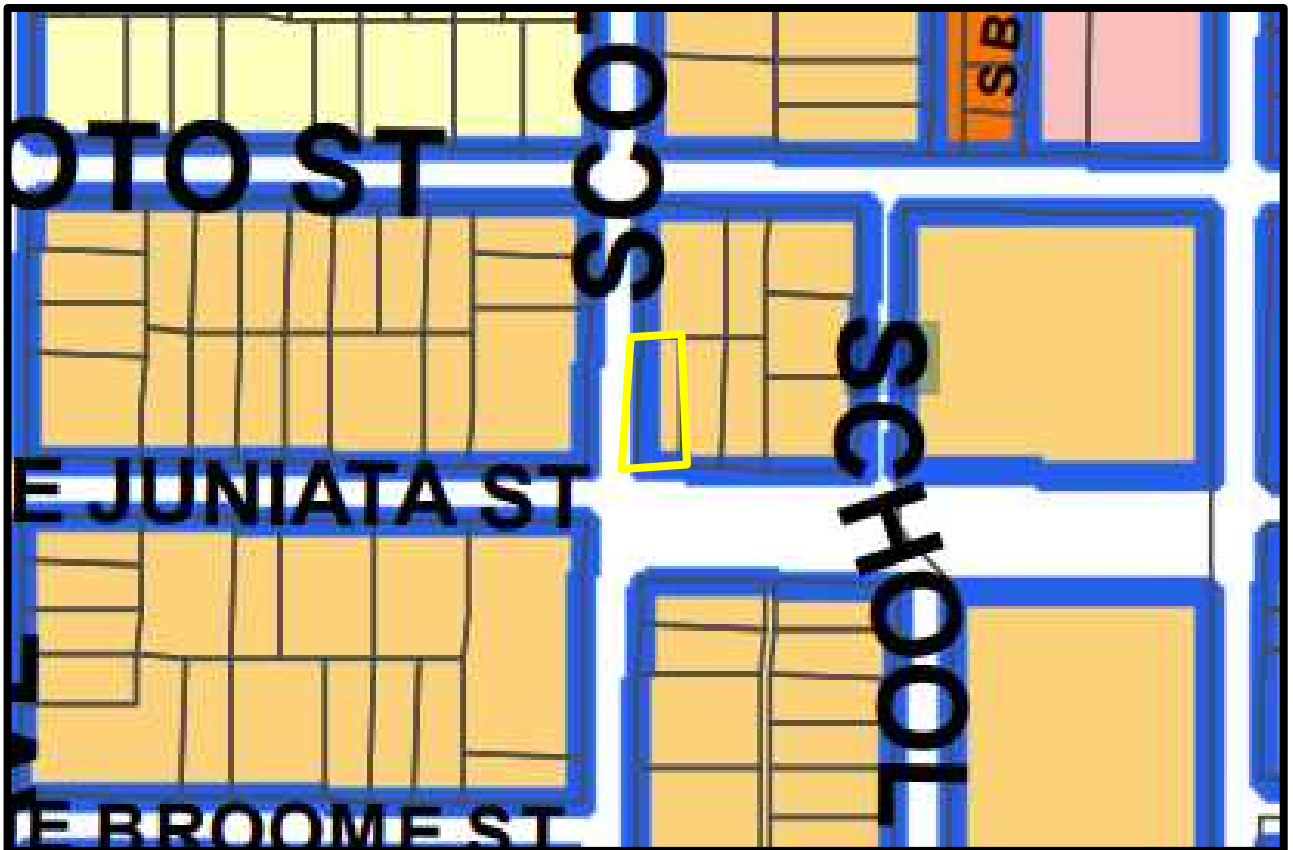
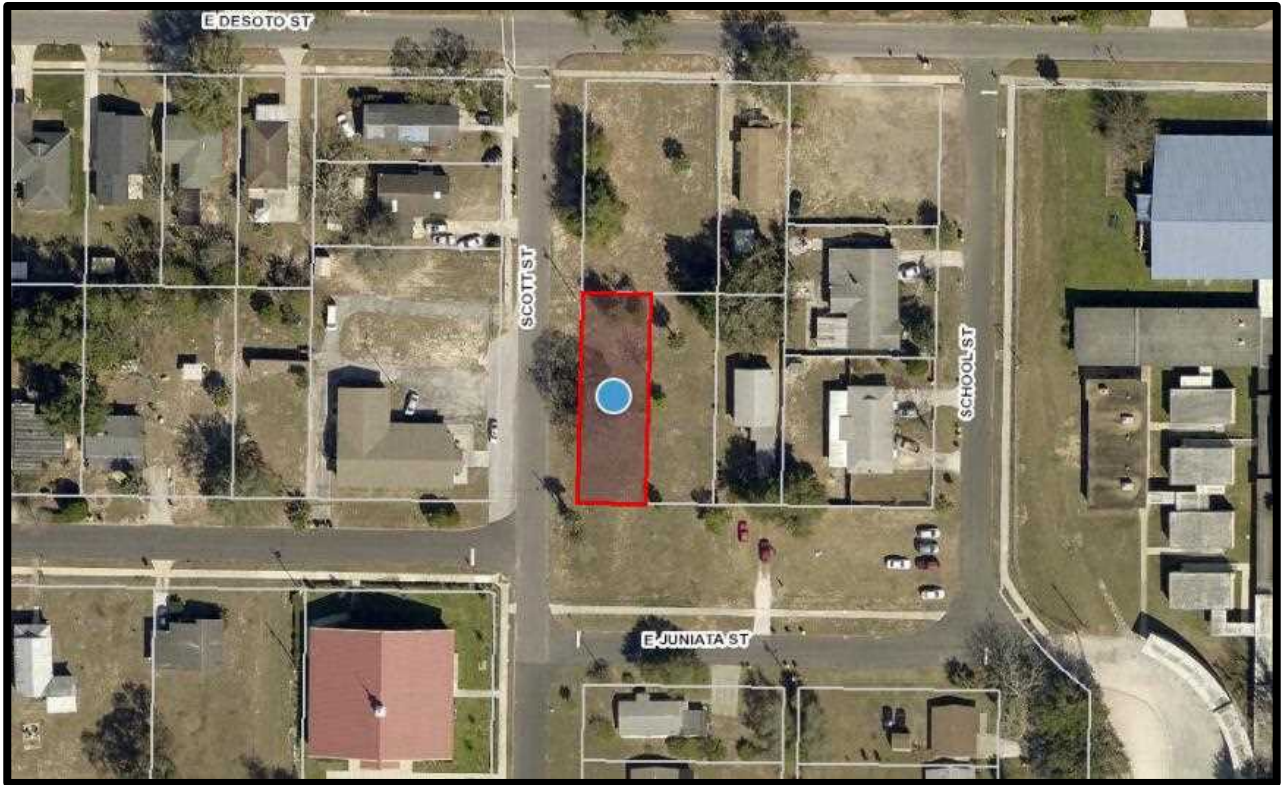
Applicant response: Yes.

Staff comments: The area between the curb edge and the lot line is 20.4' and with the additional 6' setback, the city believes it is an adequate setback from the adjacent street. The requested variance would allow the applicant to build a single family home that is consistent with the surround areas and the R-2 Medium Density Residential District. The variance requested is the minimum variance that would make reasonable use of the land and structure and granting the variance would outweigh the benefits, unless the adjoining property owner objected since they would be the party greatly affected.

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 submitted and finds the application does meet a positive finding on **all** of the Review Criteria and Findings. Therefore, staff recommends **approval** of the variance request to the Land Development Code.

833 Scott Street - Variance



Plot Plan
Survey

-Site Benchmark Information-



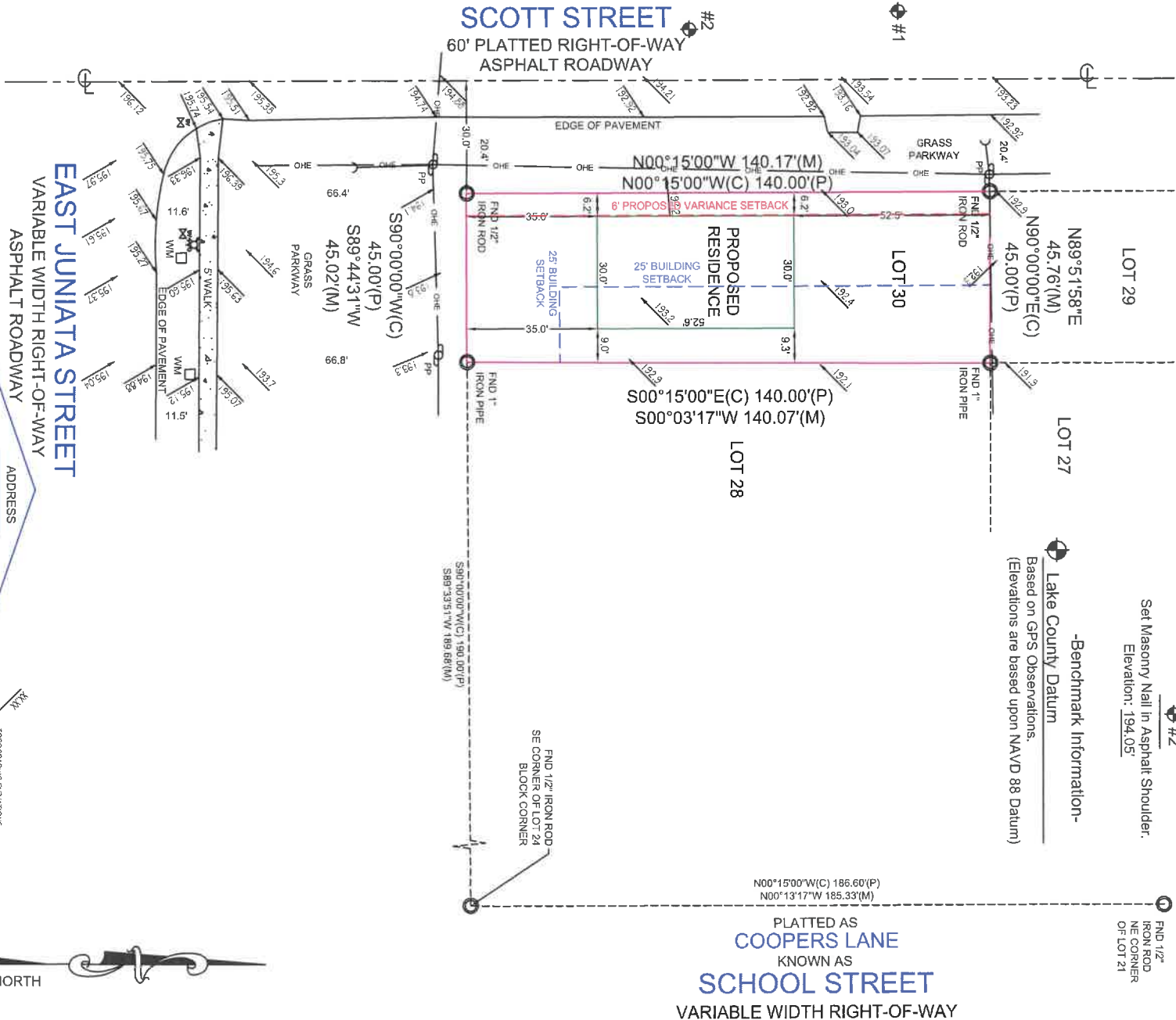
Set Masonry Nail in Asphalt Shoulder.
Elevation: 193.55'



Set Masonry Nail in Asphalt Shoulder.
Elevation: 194.05'

-Benchmark Information-

Lake County Datum
Based on GPS Observations.
(Elevations are based upon NAVD 88 Datum)



LOT 30, LINCOLN PARK ANNEX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 1, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (AS FURNISHED)

833 SCOTT STREET
CLERMONT, FLORIDA 34711

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12089C 0590E LAST REVISION DATE 12/7/812

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 07/04/20
DATE SIGNED: 07/06/20

SURVEYOR'S NAME: BILL H. HAYT, L.S.4898



DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE REVISION DATE

07/27/20 PLOT PLAN



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
info@dealandsurveying.com

DLS #: D20-06-0110
CLIENT #: FIELD DATE: 07/04/20
DRAFTER: DJC
APPROVED: BHH
CERTIFIED TO: (AS FURNISHED)
LINE 1
LINE 2
LINE 3
LINE 4
LINE 5
NOTES
1. All existing properties have not been researched for easements, and/or
2. In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or
3. Information must be furnished to this surveyor and mapmaker.
4. Easement ownership is not delineated.
5. This survey should not be used for construction purposes.
6. Any specific links and/or improvements shown were physically located
7. Property lines and/or improvements shown were physically located
8. Monuments found or set are shown.
9. Calculated lines and information are noted by (C).
10. Accuracies obtained in this survey are greater than (usual) 1" in 5000'.
11. Prior to survey, information obtained was legal description provided by
12. If only a digital survey copy is required, a survey report will be placed in
13. The digital survey is not valid and complete without the survey report file.
THIS SURVEY IS PREPARED FOR THE EXCLUSIVE
USE AND BENEFIT OF THE PARTIES LISTED HEREON.
LIABILITY TO THIRD PARTIES MAY NOT BE
TRANSFERRED OR ASSIGNED.



CITY OF CLERMONT
VARIANCE
Application

DATE: September 1st, 2020

FEE: \$600

PROJECT NAME (if applicable): Solid Development & Investments Corp.

APPLICANT: Solid Development & Investment Corp.

CONTACT PERSON: Kenneth Costello, Esquire, Boyette, Cummins & Nailos PLLC

Address: 1635 E. Highway 50, Ste. 300

City: Clermont State: Florida Zip: 34711

Phone: 352-394-2103 Fax: 352-394-2105

E-Mail: kcostello@bcnlawfirm.com

OWNER: Solid Development & Investment Corp.

Address: 125 E Pine St. Ste. 1206

City: Orlando State: FL Zip: 32801

Phone: _____ Fax: _____

Address of Subject Property: 833 Scott Street

General Location: Scott St and E Juniata Street

Legal Description (include copy of survey): Clermont, Lincoln Park Annex Lot 30

Land Use (City verification required): Vacant Residential



Zoning (City verification required): R2

CITY OF CLERMONT
VARIANCE
Application
Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Sec. 122-145 and Sec. 122-146

What are you proposing to do that would require a variance and why? To build a single family residence

How does the Code create a hardship? Current side setback requirement under the Code does not allow a single family residence to be constructed on said property. The variance is required to make the lot buildable.

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

Variance requested – subject and code section: Variance to the setback from 25' to 6' on the side street (Scott Street)

Sec. 86-174. Review criteria and findings.

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

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

No. It is believed that it will help improve property values.



(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;

Correct.

CITY OF CLERMONT

VARIANCE

Application

Page 3

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

The variance from 25' to 6' to the setback requirement will allow the City's objective for the requirement to be met while allowing the applicant to develop the property in the most economically advantageous manner possible.

(4) The granting of the variance is consistent with the city's comprehensive plan; and
The variance would be 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 were denied.

Yes.

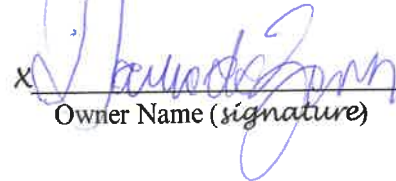
**CITY OF CLERMONT
VARIANCE**

**Application
Page 4**

Kenneth Costello
Applicant Name (print)

X 
Applicant Name (signature)

Dario Blum
Owner Name (print) President

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
Planning & Zoning Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Prepared by and return to:

Amaal Barakat
Magnolia Closing Co
9161 Narcoossee Road
#107
Orlando, FL 32827
(407) 326-6657

File No 2-19-10545

Total Consideration: 28,000.00

Parcel Identification No 19-22-26-0700-000-03000

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 25th day of FEBRUARY, 2020 between Alvin Seelall, a married man, whose post office address is 9257 Halsey Drive, Groveland, FL 34736, Grantor, to Solid Development & Investments Corp Inc., a Florida Corporation, whose post office address is 15 East Pine Street, 106, Orlando, FL 32801, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake, Florida, to-wit:

Lot 30, LINCOLN PARK ANNEX, according to the plat thereof, recorded in Plat Book 11, Page(s) 1, of the Public Records of Lake County, Florida.

The property being conveyed does not constitute the homestead of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS Signature


Alvin Seelall

Rach Williams
WITNESS Printed Name


WITNESS Signature

Narissa Seelall
WITNESS Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE Lake

The foregoing instrument was acknowledged before me this 23 day of February, 2020, by Alvin Seelall.


Signature of Notary Public Rachel Williams
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Driver's License FL



RACHEL LYNN WILLIAMS
Commission # GG 236331
Expires November 7, 2022
Bonded Thru Budget Notary Services

PROPERTY RECORD CARD

General Information

Owner Name:	SOLID DEVELOPMENT & INVESTMENTS CORP INC	Alternate Key:	1624711
Mailing Address:	15 E PINE ST 106 ORLANDO, FL 32801 Update Mailing Address	Parcel Number:	19-22-26-0700-000-03000
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	833 SCOTT ST CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT, LINCOLN PARK ANNEX LOT 30 PB 11 PG 1 ORB 5428 PG 1940		

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 RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$15,464.00
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
5428 / 1940	2/25/2020	Warranty Deed	Qualified	Vacant	\$28,000.00
4550 / 2089	11/10/2014	Quit Claim Deed	Unqualified	Vacant	\$9,000.00
4419 / 61	11/27/2013	Warranty Deed	Unqualified	Vacant	\$8,100.00
4270 / 2217	1/10/2013	Certificate of Title	Unqualified	Improved	\$100.00
1182 / 1416	8/1/1992	Fee Simple	Unqualified	Improved	\$0.00
1078 / 1164	7/1/1990	Warranty Deed	Unqualified	Improved	\$3,500.00
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

Millage

	Market Value	Assessed Value	Taxable Value		Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$15,464	\$15,464	\$15,464	5.07340	\$78.46
LAKE COUNTY MSTU AMBULANCE	\$15,464	\$15,464	\$15,464	0.46290	\$7.16
SCHOOL BOARD STATE	\$15,464	\$15,464	\$15,464	3.88500	\$60.08
SCHOOL BOARD LOCAL	\$15,464	\$15,464	\$15,464	2.99800	\$46.36
CITY OF CLERMONT	\$15,464	\$15,464	\$15,464	4.20610	\$65.04
ST JOHNS RIVER FL WATER MGMT DIST	\$15,464	\$15,464	\$15,464	0.24140	\$3.73
LAKE COUNTY VOTED DEBT SERVICE	\$15,464	\$15,464	\$15,464	0.11000	\$1.70
LAKE COUNTY WATER AUTHORITY	\$15,464	\$15,464	\$15,464	0.35570	\$5.50
SOUTH LAKE HOSPITAL DIST	\$15,464	\$15,464	\$15,464	0.00000	\$0.00
				Total:	Total: \$268.03
				17.3325	

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10100379
Phone: (352) 241-7331
Date: 01/12/21
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	01/19/2021	01/19/2021	\$107.24

LEGAL NOTICE January 19, 2021

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow for a side-street setback less than 25 feet as required by Section 122-146; and (2) to allow for a lot width less than 75 feet as required by the Land Development Code, Section 122-145 at the following location:

LOCATION

833 Scott Street
(Alternate Key 1624711)

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

The Clermont City Council will consider this request at a public hearing to be held on Tuesday, January 26, 2021 at 6:30 P.M. at the Clermont City Hall, first floor Council Chambers located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10100379

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Variance Request <i>Advent Health Park</i>		
Requested Action		
Recommend approval of variance request.		
Staff Report		
The applicant is requesting two (2) variances to the Land Development Code to allow the approval of the Advent Health Master Sign Plan. The first variance request (1) is to allow the number of wall signs to exceed the maximum number allowed by the Code, Section 102-15 and the second (2) is to allow for a wall sign copy area square footage greater than the requirements of the Code, Section 102-15. On January 28, 2020, the City Council approved Ordinance No. 2020-11 rezoning subject property from C-2 General Commercial to Planned Unit Development (PUD) to allow for construction of the Advent Health Emergency and Medical Office Park. The proposed project is under review for final site plan approval. The property is located at the southeast corner of Citrus Tower Boulevard and State Road 50 intersection, the eastern portion of the parcel. The applicant has indicated; because of the many unique and different medical services provided at this facility, the additional wayfinding/directory and building signage is required to provide clear direction and enhance the visitors experience as they walk or drive through the facility. All signs will be located internal to the site. The signs will be placed at strategic points throughout the medical park to inform, direct and guide citizens to their appropriate designation within the development. The proposed Master Sign Plan is consistent with the signage for most Advent Health Medical Parks located in other local cities with a similar building prototype. Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as submitted and finds the application does meet a positive findings. 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 Advent Health Staff Report 2021	New Advent Health Staff Report 2021.pdf	
2. New 86-174 Review Criteria-Advent Health Master Sign Plan	New 86-174 Review Criteria-Advent Health Master Sign Plan.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. Master Sign Plan	Master Sign Plan.pdf	
5. City of St. Cloud Advent Health Signs	City of St. Cloud Advent Health Signs.png	
6. Application	Application.pdf	
7. ADVENT HEALTH VARIANCE AD	ADVENT HEALTH VARIANCE AD.pdf	



CITY OF CLERMONT

Staff Analysis Report

OWNER: Adventist Health System/Sunbelt Inc.

APPLICANT: Poblocki Sign Company, LLC.

PROJECT NAME: Advent Health Master Sign Plan

REQUESTED ACTION: Variance request (1) to allow the number of wall signs to exceed the maximum number of signs allowed by the Code, Section 102-15 and (2) to allow for a wall sign greater than the maximum allowable copy area of 200 square feet, as required by the Land Development Code, Section 102-15

SIZE OF PARCEL: 10.97 acres +/-

LOCATION: Property located at the southeast corner of Citrus Tower Boulevard and State Road 50 intersection, eastern portion of Alt Key - 1648254

EXISTING ZONING: Planned Unit Development (PUD)

EXISTING LAND USE: Site Plan approved for Emergency and Medical Park Facility

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting two (2) variances to the Land Development Code to allow the approval of the Advent Health Master Sign Plan. The variance request (1) to allow for the number of wall signs to exceed the maximum number allowed by the Code, Section 102-15 and (2) to allow for a wall sign copy area greater than the requirements of the Code, Section 102-15. On January 28, 2020, the City Council approved (Ordinance No. 2020-11) rezoning subject property from C-2 General Commercial to Planned Unit Development (PUD) to allow for construction of the Advent Health Emergency and Medical Office Park. The proposed project is under review for final site plan approval.

The property is located at the southeast corner of Citrus Tower Boulevard and State Road 50 intersection, the eastern portion of the parcel. The applicant has indicated; because of the many unique and different medical services provided at this facility, the additional wayfinding/directory and building signage is required to provide clear

direction and enhance the visitors experience as they walk or drive through the facility. All signs will be located internal to the site. The signs will be placed at strategic points throughout the medical park to inform, direct and guide citizens to their appropriate designation within the development. The proposed Master Sign Plan is consistent with the signage for most Advent Health Medical Parks located in other local cities with a similar building prototype.

REQUESTED VARIANCES:

The applicant, as part of the Master Sign Plan for the development is requesting two variances to the Land Development Code.

(1) The requested variance will allow up to (4) four additional wall signs for the medical office building and (2) two additional wall signs for the emergency room building. The Land Development Code, Section 102-15 allows each building a maximum of (2) two primary wall signs perpendicular to any street. The requested additional wall signs will identify the location of the various medical services and offices located within that building, such as physical therapy or labs.

(2) A variance request to allow for a wall signs with up to a maximum 305 square feet permitted copy area instead of the requirements of the Land Development, Section 102-15; the total wall signs may not exceed 200 square feet. The proposed wall signs will provide an increase to the total wall signs copy area of up to 105 square feet.

STAFF RECOMMENDATION:

Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as submitted and finds the application does meet a positive finding. Therefore, staff recommends **approval** of the variance request to the Land Development Code.

Advent Health Sign - 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: Granting his variance will be a positive impact to the standard of living of the citizens of the City. The concept, Clermont Health Park has been developed and successfully implemented in several areas of Central Florida, and has been welcomed by local jurisdictions. It offers the services of a full hospital, including emergency services, but put those services at a local level to expedite treatment. The signage proposed will not distract from reasonable enjoyment of adjacent properties, or property owners.

Staff comments: The requested sign variance will not interfere with the reasonable enjoyment of the adjacent property owners or negatively impact the surrounding areas. The proposed number of building signs will provide clear direction and the location for the many medical offices and health services provided at this facility.

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: The variance request will allow reasonable use of the property, as it will identify the services available, as well as properly directing traffic within the park. Although this falls under entrance for multi-tenants, there is one tenant in the building.

Staff comments: The requested variances will allow reasonable use of the property and is not out of character with other multi-tenant health facilities that offer a variety of medical services. The Land Development Code, Section 102 allows a maximum building sign copy area of 200 square feet, the applicant is requesting multiples signs that identify the many different specialty products and services offered that are unique to this type of establishment.

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: Compliance with the current code would outweigh the benefits achieved by this variance, were it denied. The signs proposed will allow the citizens of the city clear access to services rendered here, as well as safe direction of traffic within the park.

Staff comments: The requested sign variance will not further any legitimate city objective. The proposed signage will provide clear direction and enhance the visitors experience as they walk or drive through the facility. All signs shall be located internal to the site.

Positive finding

- (4) The granting of the variance is consistent with the city's comprehensive plan;
Applicant response: *This being a health-park, and not typical retail, multi-tenant property will remain consistent with the comprehensive plan. The city has welcomed the health park as complimentary health services available to the city. In doing so, we are hopeful that the city will recognize the need for functional signage.*

Staff comments: *The requested sign variance is consistent with the City of Clermont Comprehensive Plan goals, objectives and policies.*

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: *The signage proposed is the standard for the Health Park, without becoming cluttered and inconsistent. We feel that it is the minimum amount of signage required for proper design and identification for this use. Denial of the variance would leave the site poorly identified, as well as potential confusion and unsafe conditions of traffic movement.*

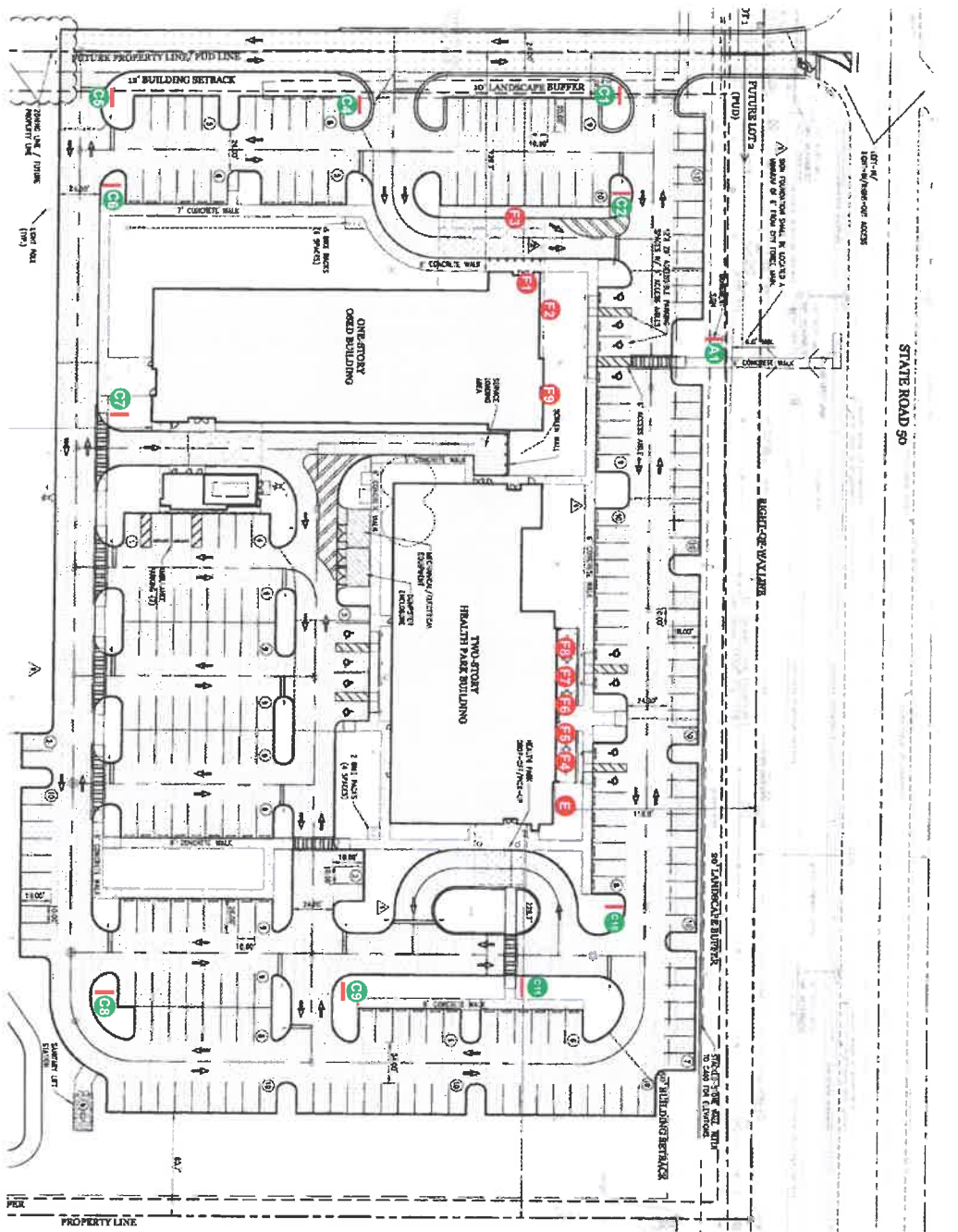
Staff comments: *The variance request is the minimum variance that will make reasonable use of the site. The proposed Medical Health Park will be providing many different specialty health services and medical offices; and the proposed signage will allow patients and visitors the ability to enhance and create a visually appealing business climate, improve vehicular safety, and reduce visual pollution.*

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





LOCATION PLAN

SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	45.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

STELLAR
— SIGN & DESIGN —

7005 Stapoint Court
Winter Park, FL 32792
P. 407.660.3174 F. 321.216.0256
www.stellarsignanddesign.com
Florida State Certified
Electrical Sign Contractor ES 12000915

These drawings and designs are the
exclusive property of Stellar Sign and
Design LLC. Use or duplication in any
manner without written consent is
prohibited. Stellar Sign and Design
LLC is a subsidiary of Stellar Sign
and Design LLC.

PROJECT:

AdventHealth

SITE ADDRESS: CLERMONT, FL

PROJECT # 10021

AM: KS PM: -

Designer: RM Date: 06-22-20

Sheet Size: 11" X 17"

REVISIONS

No.	DATE	DESCRIPTION
1	12-20	added per Florida Building Code
2	12-21-20	added per Florida Building Code
3	12-26-20	added per Florida Building Code
4	6-15-20	changed to 11" X 17"
5	6-25-20	removed all and re-drawing all

APPROVED

☐ Approved

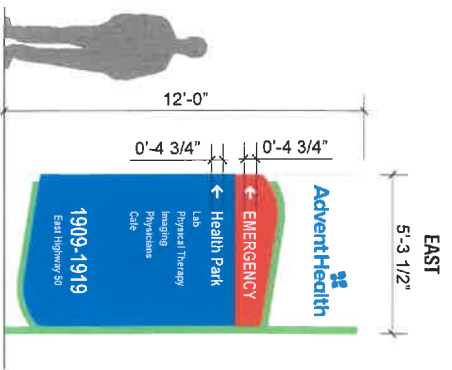
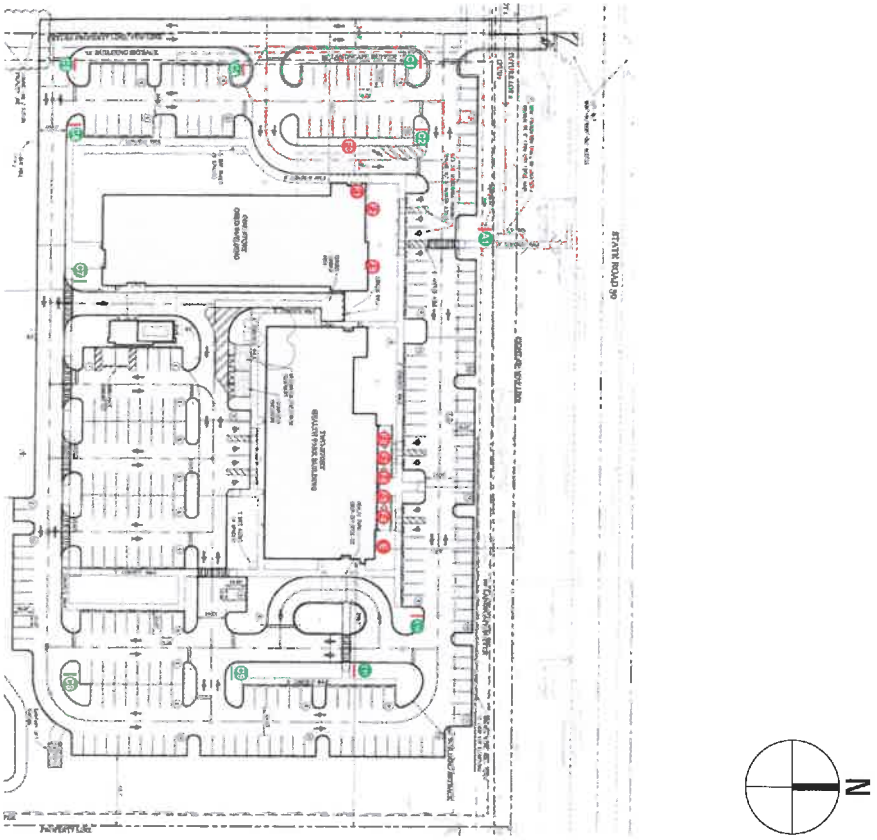
☐ Approved as noted

☐ Revise and resubmit

Date: _____

SHEET: 1

LP



PYLON SIGN A1

DESCRIPTION

All aluminum fabricated double sided pylon sign with internal LED illumination and flex face digitally printed graphics.

SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	489
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
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TOTAL COPY	206

SQUARE FOOTAGE

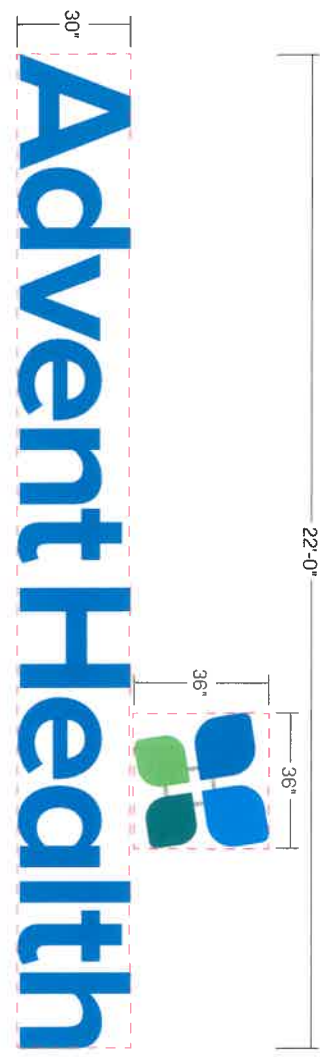
63.5 SF

A1

LOCATION - SCALE: NTS

PLYON - SCALE: 1/4" = 1'-0"

		7005 Shapott Court Winter Park, FL 32792 P. 407.680.3174 F. 321.249.0299 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or reproduction in any manner, including but not limited to permission of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.		PROJECT: AdventHealth SITE ADDRESS: CLERMONT, FL		PROJECT # 10021 AM: KS PM: - Designer: RM Date: 06-22-20 Sheet Size - 11" X 17"		REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7-7-20</td> <td>Added per Florida Power - am</td> </tr> <tr> <td>2</td> <td>7-7-20</td> <td>Added per Florida Power - am</td> </tr> <tr> <td>3</td> <td>7-28-20</td> <td>Added per Florida Power - am</td> </tr> <tr> <td>4</td> <td>8-12-20</td> <td>Added per Florida Power - am</td> </tr> <tr> <td>5</td> <td>8-26-20</td> <td>Added per Florida Power - am</td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION	1	7-7-20	Added per Florida Power - am	2	7-7-20	Added per Florida Power - am	3	7-28-20	Added per Florida Power - am	4	8-12-20	Added per Florida Power - am	5	8-26-20	Added per Florida Power - am	☐ Approved ☐ Approved as noted ☐ Revised and resubmit Approved _____ Date _____		SHEET : A1	
No.	DATE	DESCRIPTION																															
1	7-7-20	Added per Florida Power - am																															
2	7-7-20	Added per Florida Power - am																															
3	7-28-20	Added per Florida Power - am																															
4	8-12-20	Added per Florida Power - am																															
5	8-26-20	Added per Florida Power - am																															

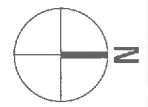
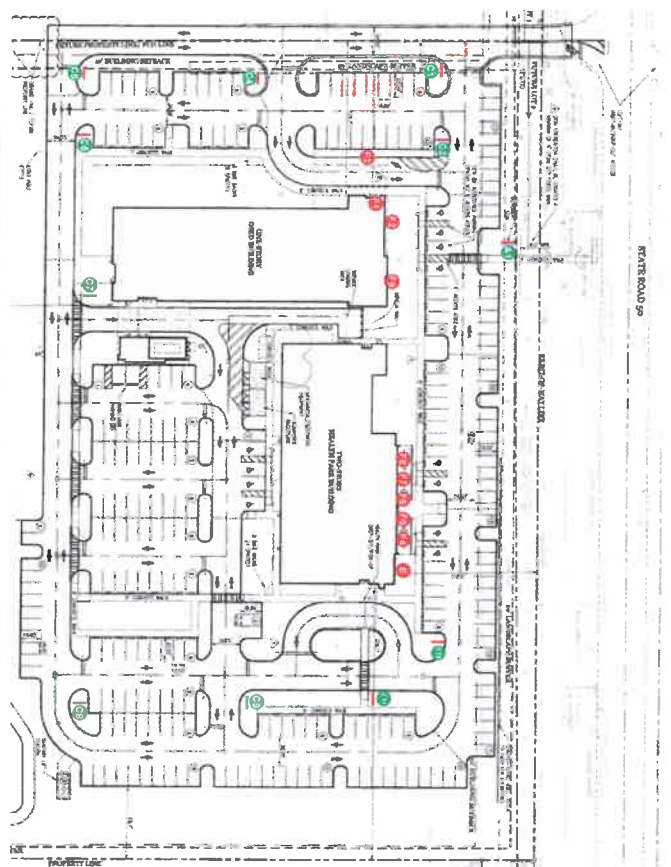


CHANNEL LETTER E

DESCRIPTION

Face lit channel letters installed flush to wall on north elevation. See AdventHealth channel letter standard drawings for details.

FACE LIT CHANNEL LETTERS - 3/8" = 1'-0"



SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
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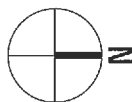
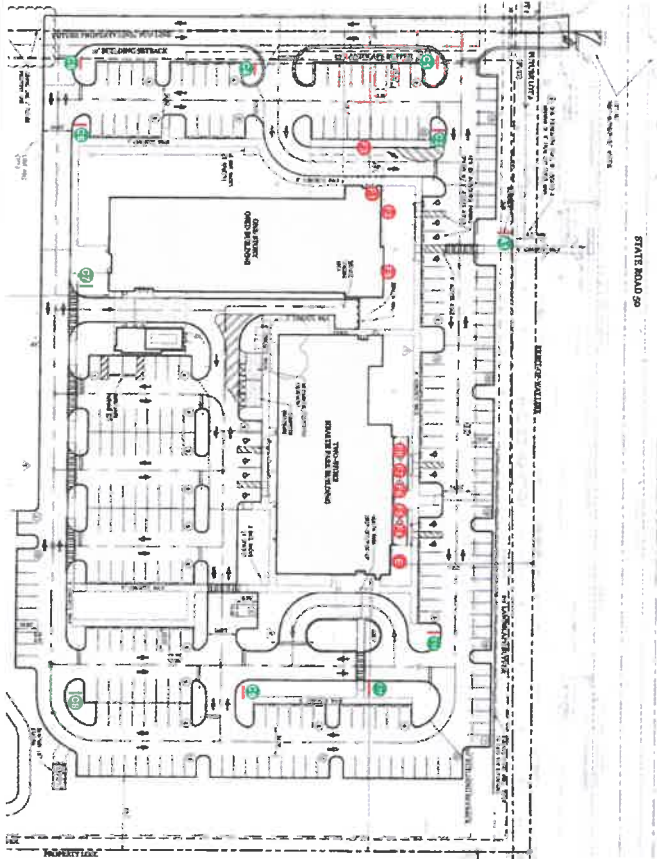
SQUARE FOOTAGE

64 SF

LOCATION - SCALE: NTS		
 STELLAR — SIGN & DESIGN —		
7005 Slapoint Court Winter Park, FL 32792 P: 407.660.3174 F: 321.249.0259 www.stellarsignedesign.com Florida State Certified Electrical Sign Contractor ES 12009315		
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PROJECT:	7005 Slapoint Court AdventHealth	
SITE ADDRESS: OLERMONT, FL		
PROJECT #	10021	
AM:	KS	
PM:	-	
Designer:	RM	
Date:	06-22-20	
Sheet Size:	11" X 17"	
REVISIONS		
No.	DATE	DESCRIPTION
1	7/2/20	add site address window - rns
2	7/21/20	add site address window - rns
3	7/29/20	add site address window - rns
4	8/13/20	change size of sign - rns
5	8/25/20	removed site and address - rns
☐ Approved		SHEET :
☐ Approved as noted		E
☐ Revises and resubmit		
Approved _____		
Date _____		



FACE LIT CHANNEL LETTERS - 1/2" = 1'-0"



F1

ER LETTERS F1

DESCRIPTION

Translucent red ER vinyl letters on glass
on north side of spire.

SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

49.5 SF

LOCATION - SCALE: NTS		
 STELLAR — SIGN & DESIGN —		
7005 Slapoint Court Winter Park, FL 32792 P. 407.660.3174 F. 321.249.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES-12003915		
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PROJECT: AdventHealth		
SITE ADDRESS: CLERMONT, FL		
PROJECT # 10021	AM: KS PM	
Designer: RM	Date: 06-22-20	
Sheet Size: 11" X 17"		
No.	DATE	DESCRIPTION
1	7-2-20	4-0815 and 11-296, 10-000 - .000
2	7-24-20	4-0815 and 11-296, 10-000 - .000
3	7-24-20	4-0815 and 11-296, 10-000 - .000
4	8-25-20	4-0815 and 11-296, 10-000 - .000
5	8-25-20	4-0815 and 11-296, 10-000 - .000
REVISIONS		
☐ Approved		
☐ Approved as noted		
☐ Revised and resubmit		
Date: _____		
SHEET : F1		

22 1/2" 26'-8"

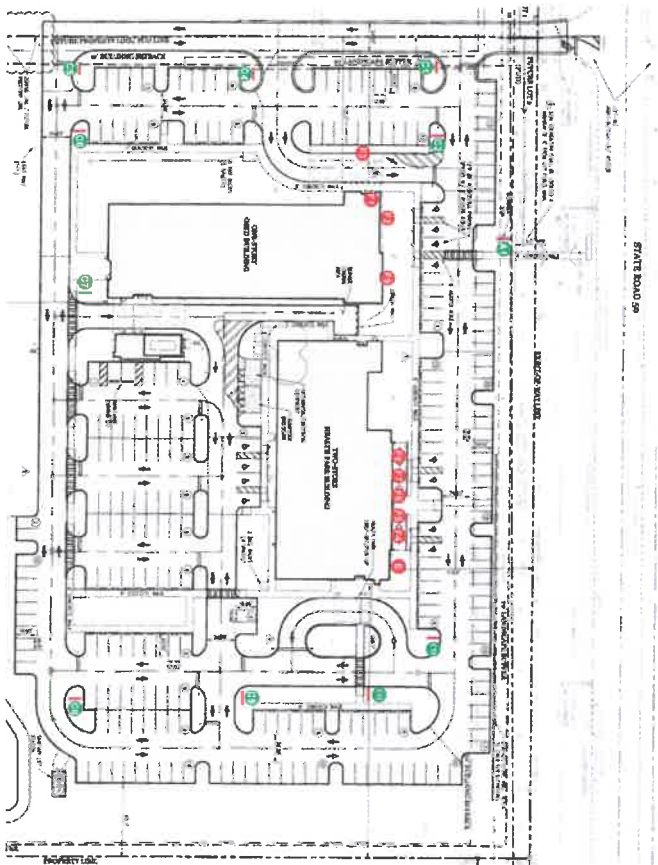
EMERGENCY

CHANNEL LETTERS F2 & F3

DESCRIPTION

Face lit channel letters installed flush to edge of canopy on west elevation.

FACE LIT CHANNEL LETTERS - 1/4" = 1'-0"



F2 F3

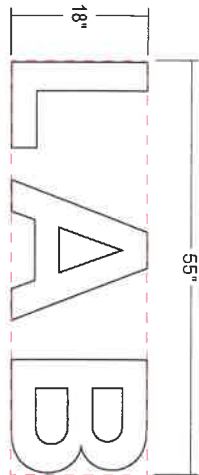
SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPV	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPV	206

SQUARE FOOTAGE

50 SF EA.

LOCATION - SCALE: NTS		PROJECT:	
STELLAR — SIGN & DESIGN — 7005 Shapcott Court Winter Park, FL 32792 P: 407.860.3174 F: 321.219.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or duplication in any manner including but not limited to reproduction, distribution, or posting on the internet without the written permission of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.	
AdventHealth SITE ADDRESS: CLERMONT, FL		PROJECT # 10021 AM: KS PM: - Designer: RM Date: 06-22-20 Sheet Size: 11" X 17"	
REVISIONS		APPROVED	
NO.	DATE	DESCRIPTION	APPROVED AS NOTED
1	7-2-20	edit per design review - 4/11	☐
2	7-21-20	edit per design review - 4/11	☐
3	7-29-20	edit per design review - 4/11	☐
4	8-13-20	edit per design review - 4/11	☐
5	8-28-20	removed 2x 600x117 4/11	☐
DATE		SHEET :	
F2 & F3			

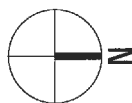
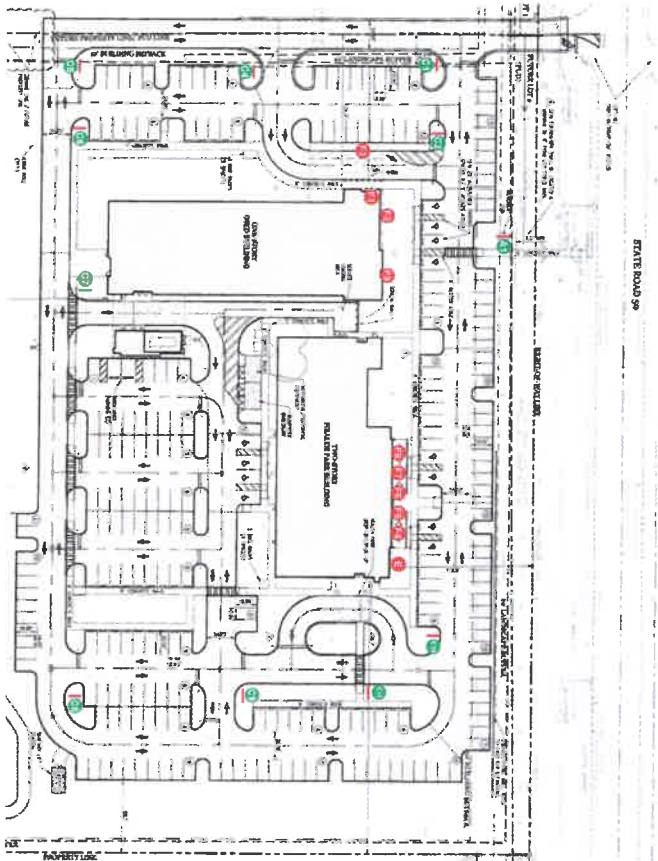


CHANNEL LETTERS F4

DESCRIPTION

Face lit channel letters installed flush to wall on north elevation.

FACE LIT CHANNEL LETTERS - 3/8" = 1'-0"



SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

6.8 SF

LOCATION - SCALE: NTS		
 STELLAR — SIGN & DESIGN —		
7005 Stasopol Court Winter Park, FL 32792 P: 407.580.3174 F: 321.249.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		
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PROJECT: AdventHealth		
SITE ADDRESS: CLEMONT, FL		
PROJECT # 10021		
AM: KS	PM: -	
Designer: RM	Date: 06-22-20	
Sheet Size - 11" X 17"		
REVISIONS		
No.	DATE	DESCRIPTION
1	7-21-20	add per drawing review - rm
2	7-21-20	add per drawing review - rm
3	7-29-20	add per drawing review - rm
4	8-13-20	add per drawing review - rm
5	8-25-20	revised and approved - rm
☐ Approved		
☐ Approved as noted		
☐ Revise and resubmit		
Approved: _____		
Date: _____		
SHEET: F4		

18" PHYSICAL THERAPY

24'-10"

CHANNEL LETTERS F5

DESCRIPTION

Face lit channel letters installed flush to wall on north elevation.

FACE LIT CHANNEL LETTERS - 3/8" = 1'-0"

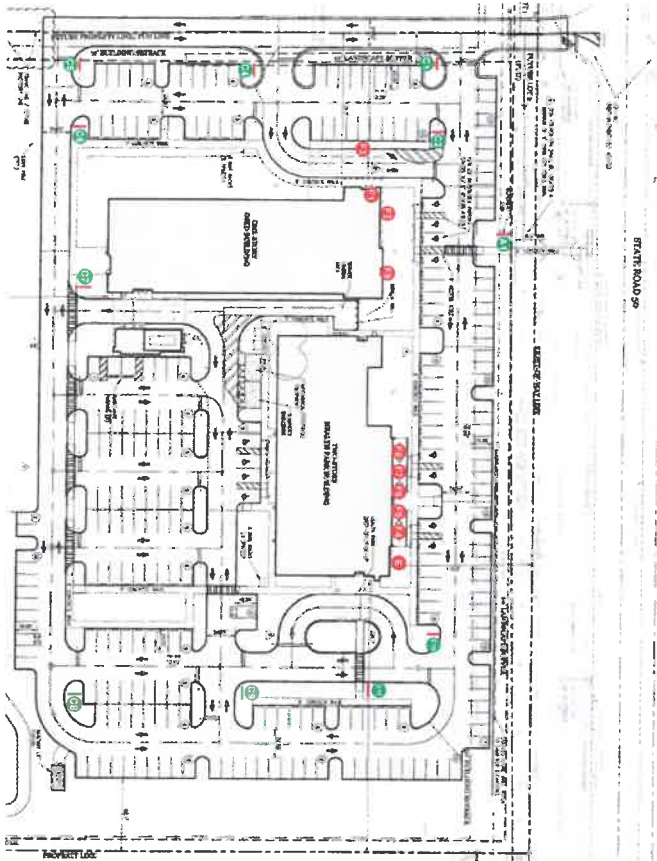
F5

SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

37.2 SF



LOCATION - SCALE: NTS



STELLAR
— SIGN & DESIGN —

7005 Shipland Court
White Park, FL 32792
P. 407.660.3174 F. 321.249.0259
www.stellarsignanddesign.com
Florida State Certified
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PROJECT:



SITE ADDRESS: CLEMMONT, FL

PROJECT # 10021

AM: KS

PM

Designer: RM

Date: 06-22-20

Sheet Size - 11" X 17"

REVISIONS

No.	DATE	DESCRIPTION
1	7-21-20	added for phone review - jrm
2	7-21-20	added for phone review - jrm
3	7-29-20	added for phone review - jrm
4	8-19-20	changed sign size - jrm
5	9-28-20	removed sign and added sign - jrm

☐ Approved

☐ Approved as noted

☐ Revise and resubmit

☐ Approved

Date

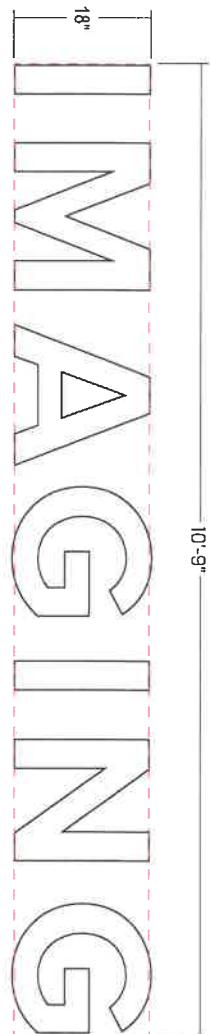
SHEET :

F5

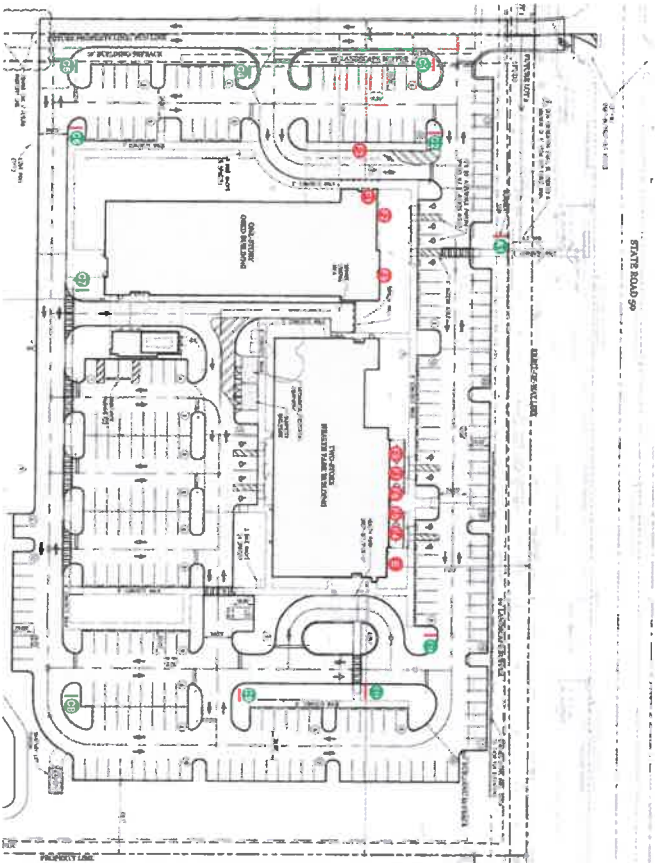
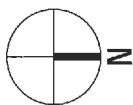
Face it channel letters installed flush to wall on north elevation.

SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	43.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.5
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

16.1 SF



FACE LIT CHANNEL LETTERS - 3/4"=1'-0"



STELLAR
—SIGN & DESIGN—



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Winter Park, FL 32792
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Electrical Sign Contractor ES:12000915

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AdventHealth
CLERMONT, FL

Sheet Size - 11" X 17"

REVISIONS	
NO	DATE
1	7-1-20
2	7-21-20
3	7-25-20
4	8-13-20
5	8-20-20

☐ **Revise and resubmit**

७१

15'-1 1/2"

18"

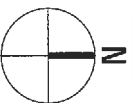
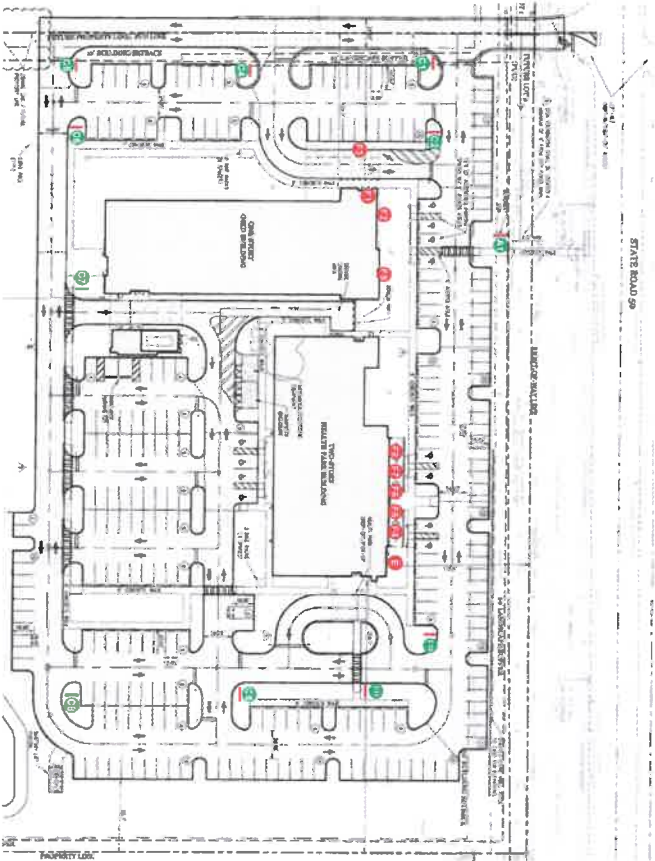
PHYSICIANS

CHANNEL LETTERS F7

DESCRIPTION

Face lit channel letters installed flush to wall on north elevation.

FACE LIT CHANNEL LETTERS - 3/4" = 1'-0"



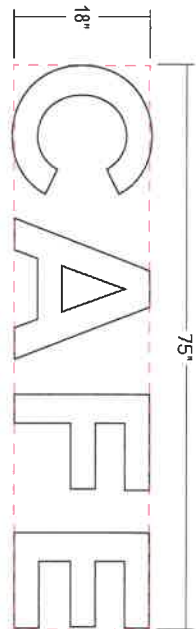
SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	489
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

22.6 SF

LOCATION - SCALE: NTS

		7005 Sincant Court Winter Park, FL 32792 P: 407.660.3174 F: 321.249.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or duplication in any manner including but not limited to electronic filing and other means without the written consent of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.		PROJECT: Advent Health SITE ADDRESS: CLEMONT, FL	
PROJECT # 10021		AM: KS PM: -		DESIGNER: RM DATE: 06-22-20		Sheet Size - 11" X 17"	
REVISIONS		☐ Approved ☐ Approved as noted ☐ Revise and resubmit		SHEET :		F7	
No.	DATE	DESCRIPTION					
1	7-7-20	add per phone review - rim					
2	7-21-20	add per phone review - rim					
3	7-29-20	add per phone review - rim					
4	8-13-20	change of 6' 8" - rim					
5	8-28-20	removed car and added sign rim					

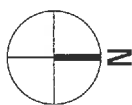
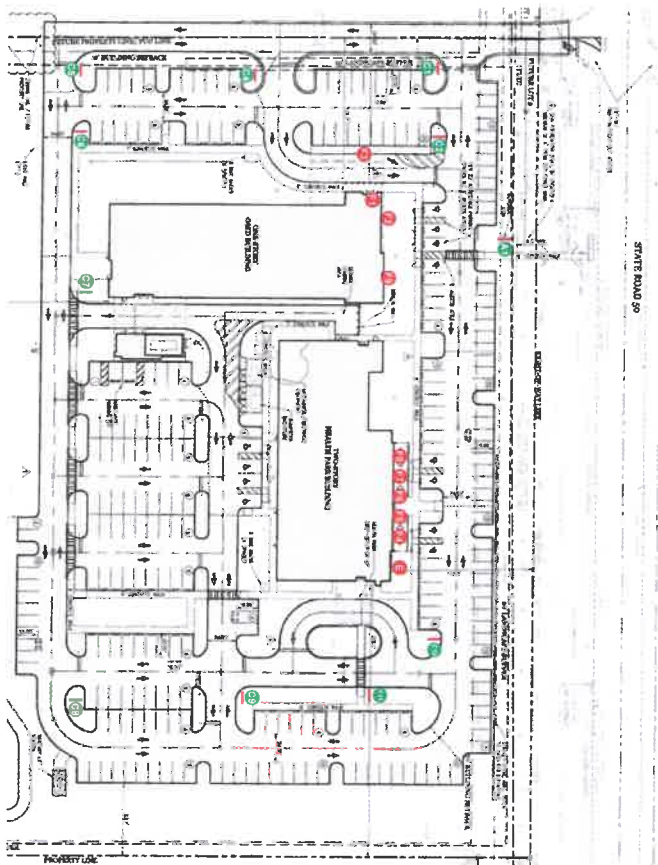


CHANNEL LETTERS F8

DESCRIPTION

Face lit channel letters installed flush to wall on north elevation.

FACE LIT CHANNEL LETTERS - 3/4" = 1'-0"



F8

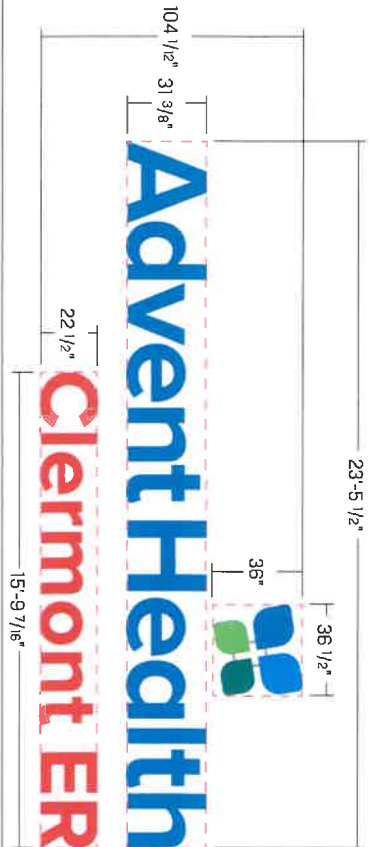
SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	48.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPV	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN D5	20.6
SIGN D6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPV	206

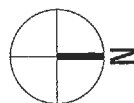
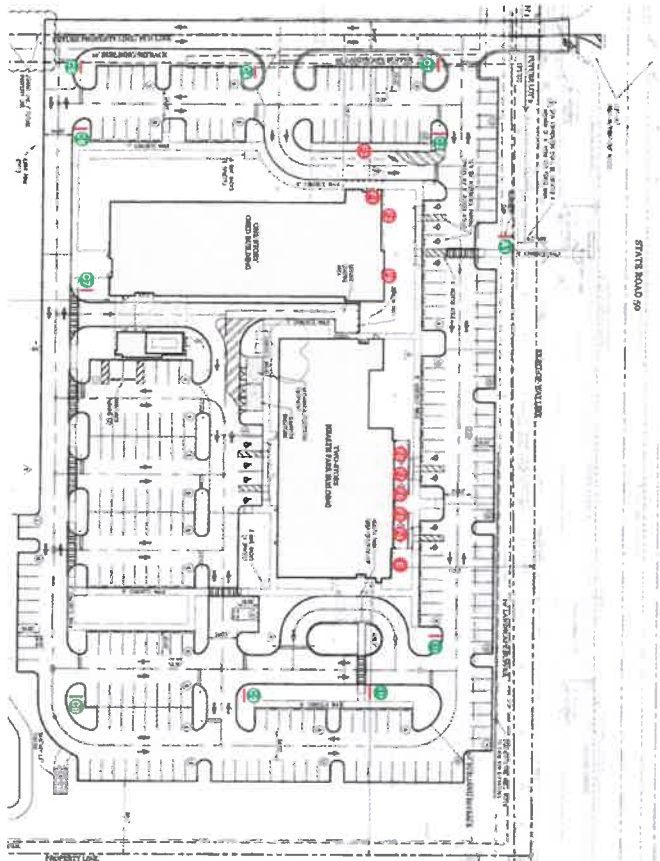
SQUARE FOOTAGE

9.3 SF

LOCATION - SCALE: NTS		PROJECT:	
STELLAR — SIGN & DESIGN — 7005 Shapoint Court Winter Park, FL 32792 P: 407.680.3174 F: 321.249.0229 www.stellarsignedesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or reproduction in any manner, including but not limited to photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.	
AdventHealth SITE ADDRESS: CLERMONT, FL		PROJECT # 10021 AM: KS PM: - Designer: RM Date: 06-22-20 Sheet Size: 11" X 17"	
REVISIONS		APPROVED	
No.	DATE	DESCRIPTION	APPROVED AS NOTED
1	7-2-20	ADDS PER SIGNAGE REVIEW - CM	☐
2	7-21-20	ADDS PER SIGNAGE REVIEW - CM	☐
3	7-29-20	ADDS PER SIGNAGE REVIEW - CM	☐
4	8-13-20	CHANGES TO SIGNAGE - CM	☐
5	9-25-20	CHANGES TO SIGNAGE - CM	☐
DATE		SHEET :	
F8		F8	



FACE 1/16" CHANNEL LETTERS - 1/4" = 1'-0"



CHANNEL LETTER F9

DESCRIPTION

Face 1/16" channel letters installed flush to wall on north elevation.
See AdventHealth channel letter standard drawings for details.

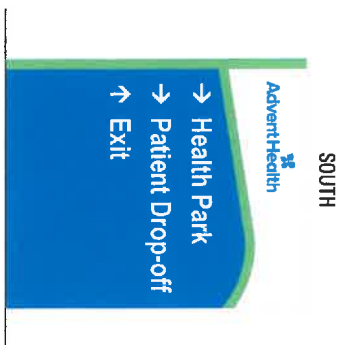
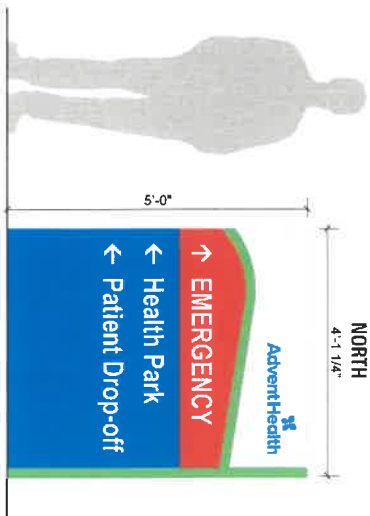
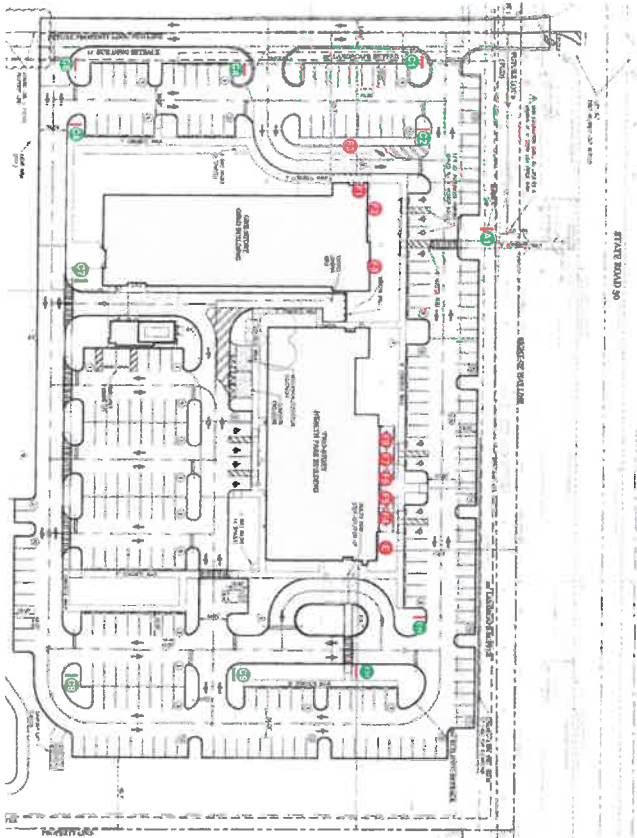
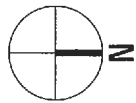
SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

178.2 SF

STELLAR — SIGN & DESIGN —		7005 Shoppell Court Winter Park, FL 32792 P: 407.660.3174 F: 321.249.0299 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or duplication in any manner including but not limited to electronic transfer, without express written permission of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.		PROJECT: AdventHealth		PROJECT # 10021		REVISIONS		SHEET : F9	
SITE ADDRESS: CLERMONT, FL		PROJECT # 10021		AM: KS		PM: -		No. 1 DATE 7-2-20 DESCRIPTION: 100% PER FLOOR REVIEW - .4m		☐ Approved		Approved as noted Revise and resubmit	
Designer: RM		Date: 06-22-20		No. 2 DATE 7-21-20 DESCRIPTION: 100% PER FLOOR REVIEW - .4m		☐ Approved as noted		Approved Revise and resubmit					
Sheet Size: 11' X 17'		No. 3 DATE 7-29-20 DESCRIPTION: 100% PER FLOOR REVIEW - .4m		☐ Approved									
No. 4 DATE 8-18-20 DESCRIPTION: 100% PER FLOOR REVIEW - .4m		☐ Approved											
No. 5 DATE 8-20-20 DESCRIPTION: 100% PER FLOOR REVIEW - .4m		☐ Approved											



DIRECTIONAL C1

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

SQUARE FOOTAGE TABLE

SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF

C1

LOCATION - SCALE: NTS



7705 Sloop Point Court
Winter Park, FL 32792
P: 407.660.5174 F: 321.249.0259
www.stellar-signanddesign.com
Florida State Certified
Electrical Sign Contractor ES 1200915

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PROJECT:



SITE ADDRESS: CLERMONT, FL

PROJECT # 10021

AW: KS

PM

Designer: RM

Date: 06-22-20

Sheet Size - 11" X 17"

REVISIONS

No.	DATE	DESCRIPTION
1	7-7-20	add per meeting review - 1m
2	7-21-20	add per meeting review - 1m
3	7-29-20	add per phone review - 1m
4	8-13-20	change of sign - 1m
5	8-26-20	removed sign and added 1m - 1m

Approved

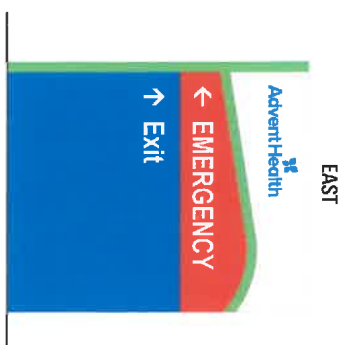
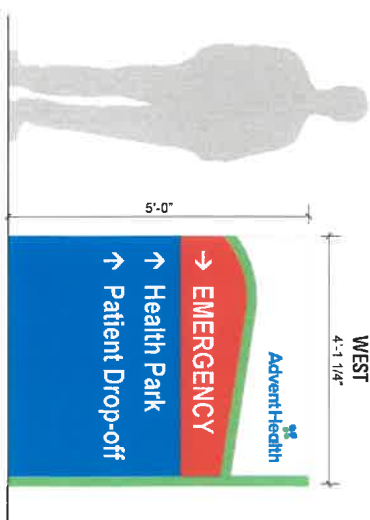
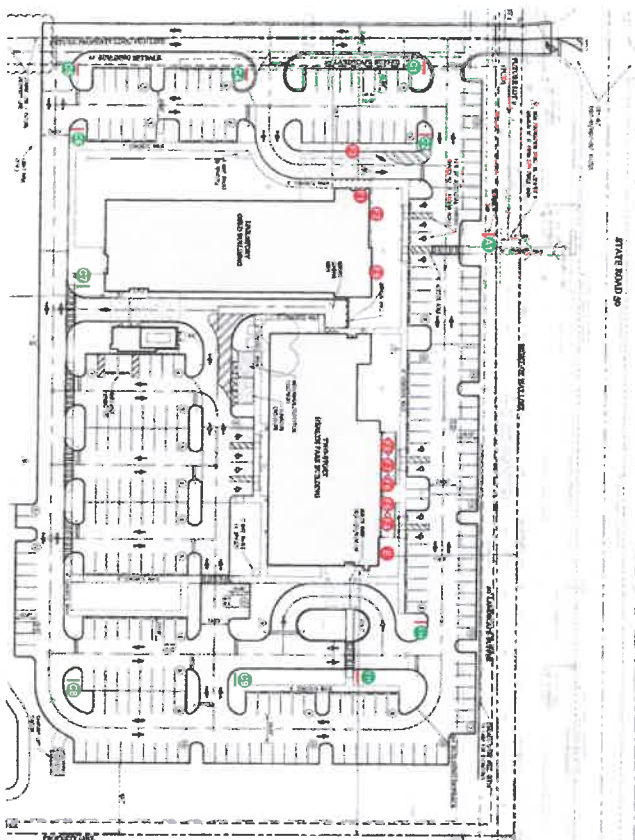
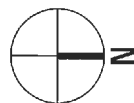
Approved as noted

Revise and resubmit

Date

SHEET :

C1



DIRECTIONAL G2

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	459
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF





STELLAR

— SIGN DESIGN —

7005 Shippert Court

Wenatchee, WA 98801

Phone: 509.661.3174

Fax: 509.661.3259

www.stellarsigndesign.com

Florida State Certified

National Sign Contractors ES-12000915

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PROJECT:

7005 Shippert Court

AdventHealth



SITE ADDRESS: CLEMONT, FL

PROJECT #

10021

Alt:

KS

Designer:

RM

Date:

06-22-20

Sheet Size - 11" x 17"

REVISIONS

No.	DATE	DESCRIPTION
1	7-21-20	added per Design Review - RM
2	7-29-20	added per Design Review - RM
3	8-11-20	change of 6" (39.5" - 45.5")
4	8-26-20	change of 6" (39.5" - 45.5")

☐ Approved

☐ Approved as noted

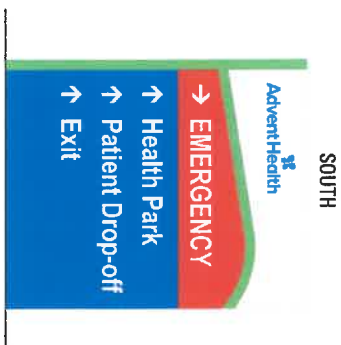
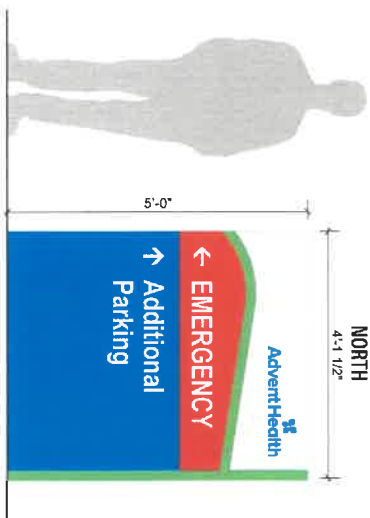
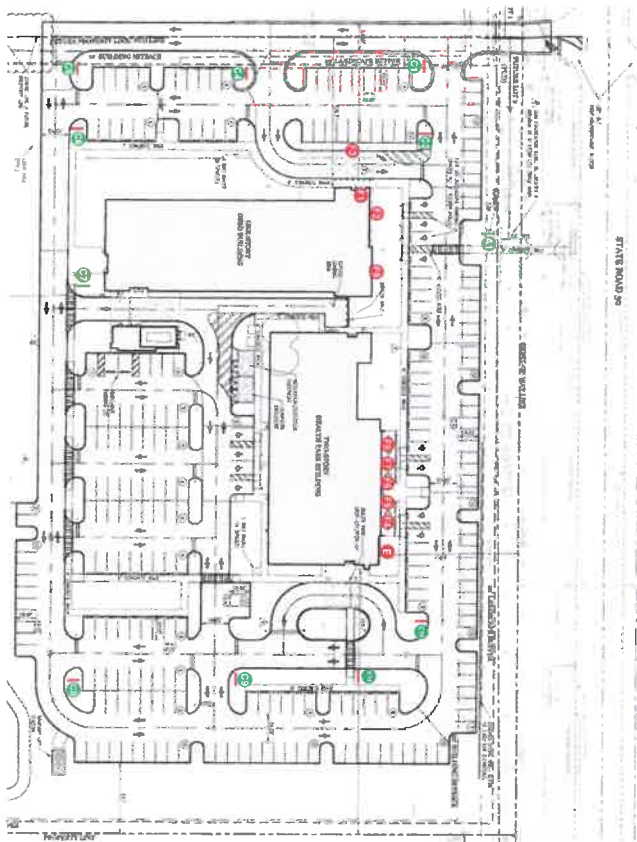
☐ Revised and resubmit

Approved _____

Date _____

SHEET :

C2



DIRECTIONAL C4

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

SQUARE FOOTAGE TABLE

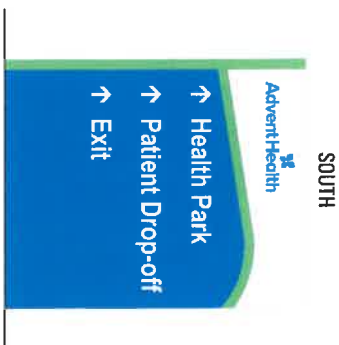
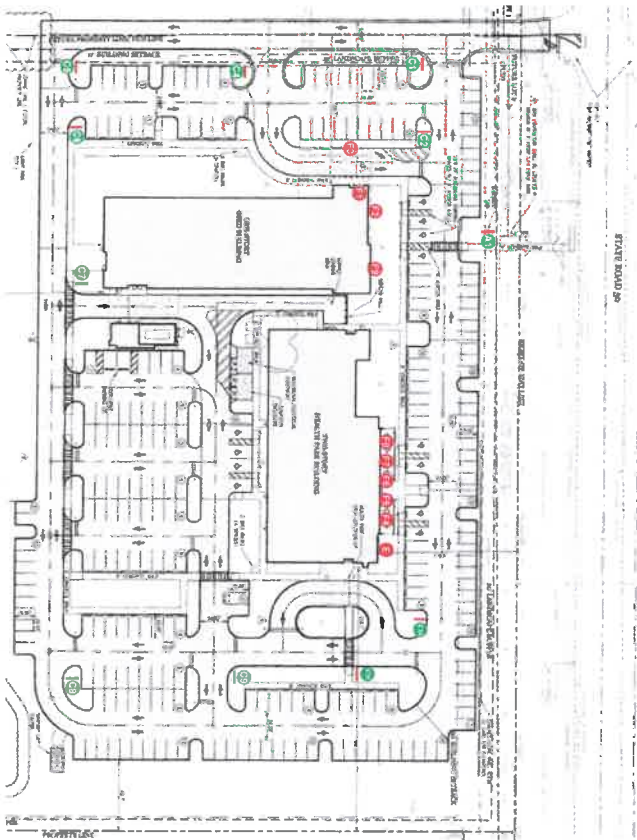
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF

C4

LOCATION - SCALE: NTS		PROJECT: 10021		PROJECT #		10021		PROJECT #		10021	
7005 Shapoint Court Winter Park, FL 32792 P: 407.660.3174 F: 321.249.0299 www.stellarstardesign.com Florida State Certified Electrical Sign Contractor ES 12009415		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or duplication in any manner including but not limited to electronic media, without express written permission of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.		PROJECT #		10021		PROJECT #		10021	
AdventHealth		PROJECT #		10021		PROJECT #		10021		PROJECT #	
SITE ADDRESS: CLEMMONT, FL		PROJECT #		10021		PROJECT #		10021		PROJECT #	
Sheet Size - 11" X 17"		PROJECT #		10021		PROJECT #		10021		PROJECT #	
AM: KS		PROJECT #		10021		PROJECT #		10021		PROJECT #	
Designer: RM		PROJECT #		10021		PROJECT #		10021		PROJECT #	
Date: 06-22-20		PROJECT #		10021		PROJECT #		10021		PROJECT #	
No.		DATE		DESCRIPTION		REVISIONS		REVISIONS		REVISIONS	
1		7-1-20		ADDS PER FLOOR NUMBER - 10M		1		7-1-20		ADDS PER FLOOR NUMBER - 10M	
2		7-21-20		ADDS PER FLOOR NUMBER - 10M		2		7-21-20		ADDS PER FLOOR NUMBER - 10M	
3		7-29-20		ADDS PER FLOOR NUMBER - 10M		3		7-29-20		ADDS PER FLOOR NUMBER - 10M	
4		8-15-20		CHANGES \$ 1150 - 10M		4		8-15-20		CHANGES \$ 1150 - 10M	
5		8-26-20		REMOVED \$ 1150 - 10M		5		8-26-20		REMOVED \$ 1150 - 10M	
Approved		Approved		Approved		Approved		Approved		Approved	
Revised and resubmit		Revised and resubmit		Revised and resubmit		Revised and resubmit		Revised and resubmit		Revised and resubmit	
Date		Date		Date		Date		Date		Date	
SHEET :		SHEET :		SHEET :		SHEET :		SHEET :		SHEET :	
C4		C4		C4		C4		C4		C4	



SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	499
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF

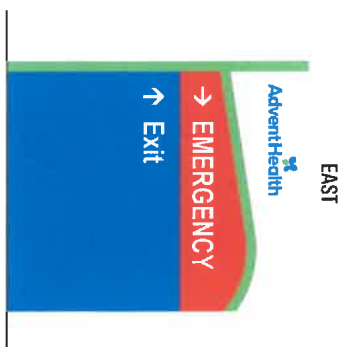
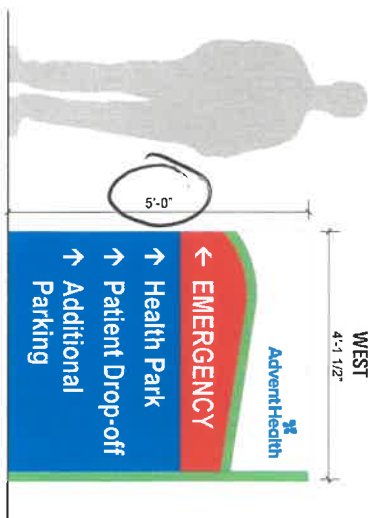
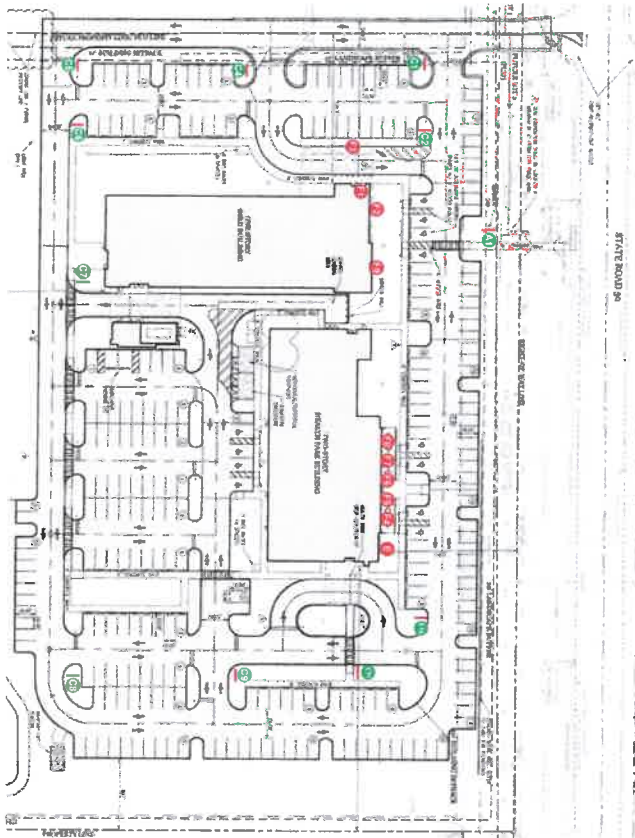
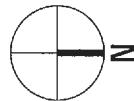


DIRECTIONAL C5

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

 STELLAR SIGN & DESIGN		7005 Shapott Court Wilder Park, FL 32792 P. 407.606.3174 F. 321.249.0259 P. 407.606.3174 F. 321.249.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915 and Design, LLC.	
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PROJECT # 10021		DATE 06-22-20	
REVISIONS		DATE	
1. 6/23/20		1. 6/23/20	
2. 6/23/20		2. 6/23/20	
3. 6/23/20		3. 6/23/20	
4. 6/23/20		4. 6/23/20	
5. 6/23/20		5. 6/23/20	
6. 6/23/20		6. 6/23/20	
7. 6/23/20		7. 6/23/20	
8. 6/23/20		8. 6/23/20	
9. 6/23/20		9. 6/23/20	
10. 6/23/20		10. 6/23/20	
11. 6/23/20		11. 6/23/20	
12. 6/23/20		12. 6/23/20	
13. 6/23/20		13. 6/23/20	
14. 6/23/20		14. 6/23/20	
15. 6/23/20		15. 6/23/20	
16. 6/23/20		16. 6/23/20	
17. 6/23/20		17. 6/23/20	
18. 6/23/20		18. 6/23/20	
19. 6/23/20		19. 6/23/20	
20. 6/23/20		20. 6/23/20	
21. 6/23/20		21. 6/23/20	
22. 6/23/20		22. 6/23/20	
23. 6/23/20		23. 6/23/20	
24. 6/23/20		24. 6/23/20	
25. 6/23/20		25. 6/23/20	
26. 6/23/20		26. 6/23/20	
27. 6/23/20		27. 6/23/20	
28. 6/23/20		28. 6/23/20	
29. 6/23/20		29. 6/23/20	
30. 6/23/20		30. 6/23/20	
31. 6/23/20		31. 6/23/20	
32. 6/23/20		32. 6/23/20	
33. 6/23/20		33. 6/23/20	
34. 6/23/20		34. 6/23/20	
35. 6/23/20		35. 6/23/20	
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47. 6/23/20		47. 6/23/20	
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74. 6/23/20		74. 6/23/20	
75. 6/23/20		75. 6/23/20	
76. 6/23/20		76. 6/23/20	
77. 6/23/20		77. 6/23/20	
78. 6/23/20		78. 6/23/20	
79. 6/23/20		79. 6/23/20	
80. 6/23/20		80. 6/23/20	
81. 6/23/20		81. 6/23/20	
82. 6/23/20		82. 6/23/20	
83. 6/23/20		83. 6/23/20	
84. 6/23/20		84. 6/23/20	
85. 6/23/20		85. 6/23/20	
86. 6/23/20		86. 6/23/20	
87. 6/23/20		87. 6/23/20	
88. 6/23/20		8	



DIRECTIONAL C6

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

SQUARE FOOTAGE TABLE

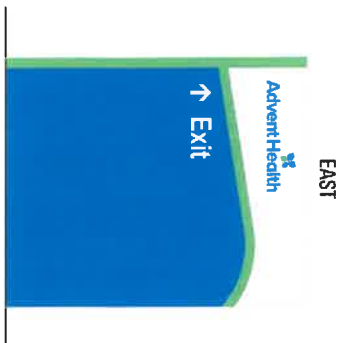
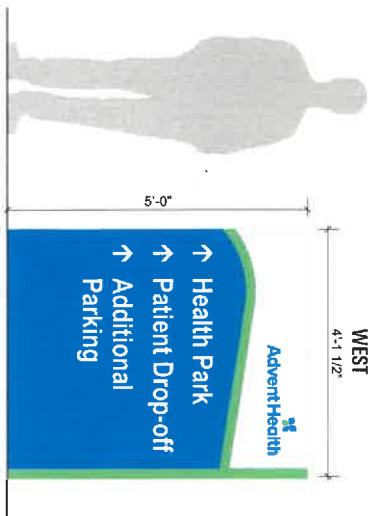
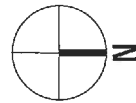
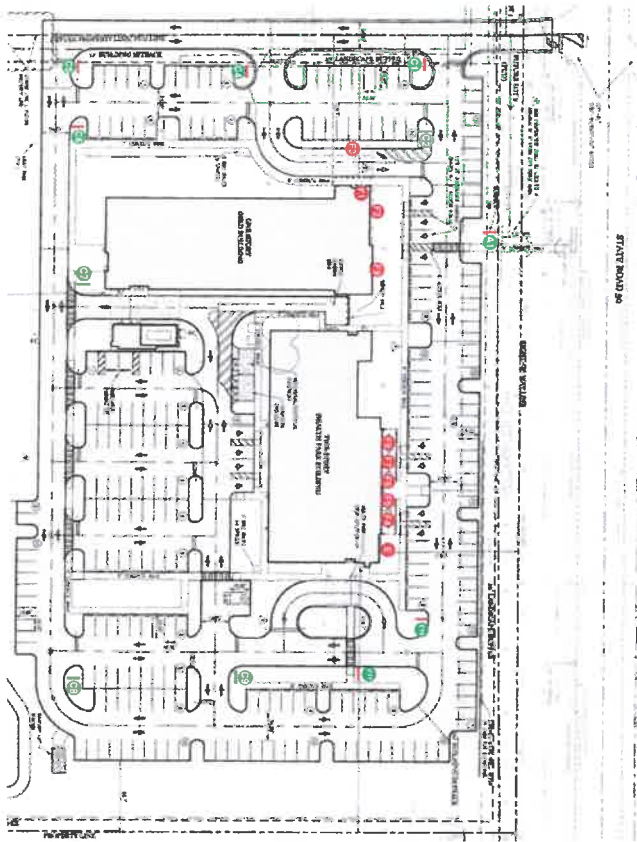
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF

C6

LOCATION - SCALE: NTS		PROJECT: 10021		PROJECT #		10021	
7005 Stapoint Court Winter Park, FL 32792 P: 407.660.3174 F: 321.240.0299 www.stellarsignedesign.com Florida State Certified Electrical Sign Contractor CS 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or duplication in any manner, including but not limited to reproduction, is prohibited without the written permission of Stellar Sign and Design LLC or Design LLC.		PROJECT #		10021	
AdventHealth		PROJECT: 10021		PROJECT #		10021	
SITE ADDRESS: CLERMONT, FL		PROJECT: 10021		PROJECT #		10021	
Sheet Size - 11" X 17"		PROJECT: 10021		PROJECT #		10021	
AM: KS		PROJECT: 10021		PROJECT #		10021	
PM		PROJECT: 10021		PROJECT #		10021	
Date: 06-22-20		PROJECT: 10021		PROJECT #		10021	
Designer: RM		PROJECT: 10021		PROJECT #		10021	
No.		PROJECT: 10021		PROJECT #		10021	
DATE		PROJECT: 10021		PROJECT #		10021	
DESCRIPTION		PROJECT: 10021		PROJECT #		10021	
1 7-2-20		PROJECT: 10021		PROJECT #		10021	
2 7-21-20		PROJECT: 10021		PROJECT #		10021	
3 7-29-20		PROJECT: 10021		PROJECT #		10021	
4 8-13-20		PROJECT: 10021		PROJECT #		10021	
5 8-26-20		PROJECT: 10021		PROJECT #		10021	
REVISIONS		PROJECT: 10021		PROJECT #		10021	
1 7-2-20		PROJECT: 10021		PROJECT #		10021	
2 7-21-20		PROJECT: 10021		PROJECT #		10021	
3 7-29-20		PROJECT: 10021		PROJECT #		10021	
4 8-13-20		PROJECT: 10021		PROJECT #		10021	
5 8-26-20		PROJECT: 10021		PROJECT #		10021	
APPROVED		PROJECT: 10021		PROJECT #		10021	
APPROVED AS NOTED		PROJECT: 10021		PROJECT #		10021	
REVISED AND RESUBMIT		PROJECT: 10021		PROJECT #		10021	
APPROVED		PROJECT: 10021		PROJECT #		10021	
DATE		PROJECT: 10021		PROJECT #		10021	
SHEET: 1		PROJECT: 10021		PROJECT #		10021	
C6		PROJECT: 10021		PROJECT #		10021	



DIRECTIONAL C7

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

SQUARE FOOTAGE TABLE

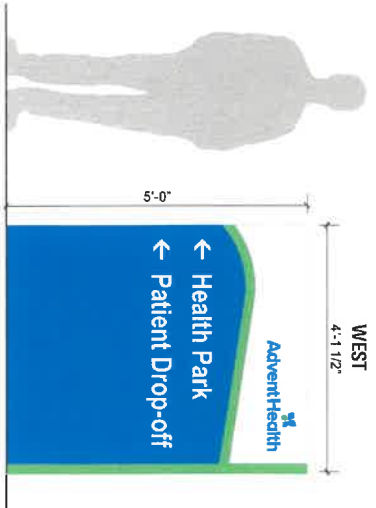
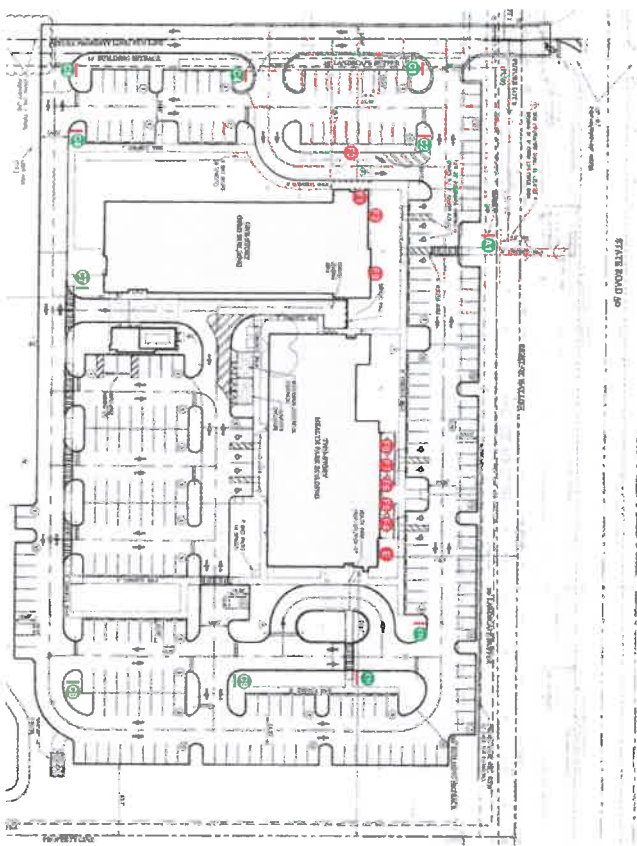
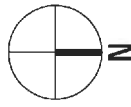
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF



LOCATION SCALE: NTS 		PROJECT: AdventHealth 7005 Shapott Court Winter Park, FL 32792 P: 407.680.3174 F: 321.249.0259 www.stellarsigndesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design LLC. Use or duplication in any manner, including but not limited to, electronic, verbal, or written, without the express written consent of Stellar Sign and Design LLC is prohibited. ©2017 Stellar Sign and Design LLC.																			
PROJECT # 10021 AM: KS PM: - Designer: RM Date: 06-22-20 Sheet Size: 11" X 17"		REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>7-2-20</td><td>added per photos review - .4m</td></tr> <tr><td>2</td><td>7-21-20</td><td>added per photos review - .4m</td></tr> <tr><td>3</td><td>7-29-20</td><td>added per photos review - .4m</td></tr> <tr><td>4</td><td>8-18-20</td><td>changed size of logo - .1m</td></tr> <tr><td>5</td><td>8-20-20</td><td>reworked the sign making .1m</td></tr> </tbody> </table>		No.	DATE	DESCRIPTION	1	7-2-20	added per photos review - .4m	2	7-21-20	added per photos review - .4m	3	7-29-20	added per photos review - .4m	4	8-18-20	changed size of logo - .1m	5	8-20-20	reworked the sign making .1m	☐ Approved ☐ Approved as noted ☐ Revised and resubmit Approved: _____ Date: _____	
No.	DATE	DESCRIPTION																					
1	7-2-20	added per photos review - .4m																					
2	7-21-20	added per photos review - .4m																					
3	7-29-20	added per photos review - .4m																					
4	8-18-20	changed size of logo - .1m																					
5	8-20-20	reworked the sign making .1m																					
SHEET : C7																							



DIRECTIONAL C8

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

SQUARE FOOTAGE TABLE

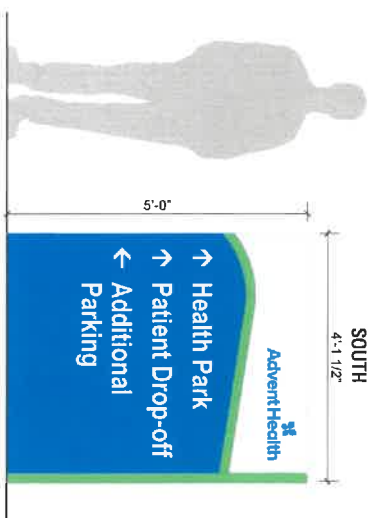
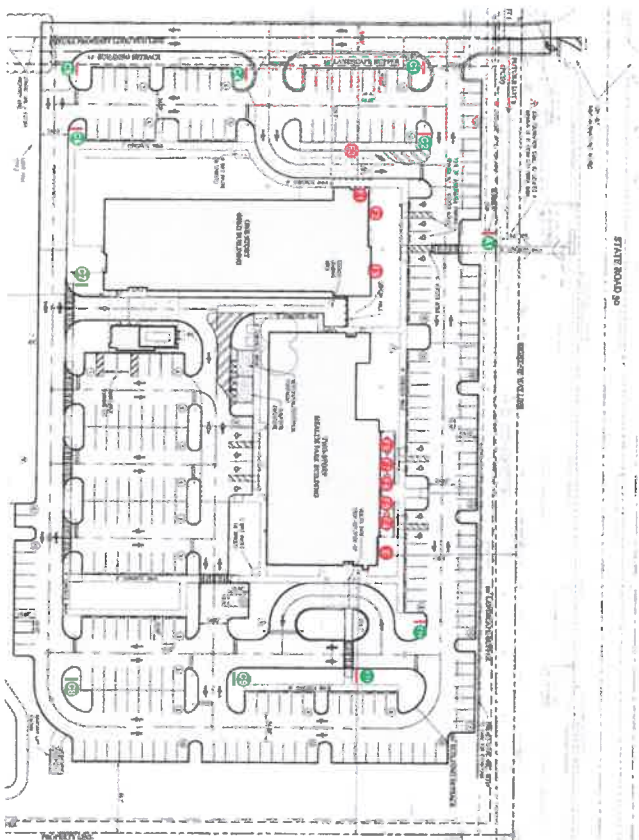
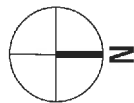
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	469
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

C8

20.6 SF

LOCATION - SCALE: NTS		
 7005 Starpoint Court Winter Park, FL 32782 P. 407.860.5174 F. 321.249.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		
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PROJECT:  SITE ADDRESS: CLERMONT, FL		
PROJECT # 10021	AM: KS PM: -	
Designer: RM	Date: 06-22-20	
Sheet Size - 11" X 17"		
REVISIONS		
No.	DATE	DESCRIPTION
1	7-21-20	edit per 10/06/2016 review - rtm
2	7-21-20	edit per 10/06/2016 review - rtm
3	7-29-20	edit per 10/06/2016 review - rtm
4	8-13-20	Change of all copy - rtm
5	8-26-20	removed per and added in - rtm
☐ Approved		
☐ Approved as noted		
☐ Revise and resubmit		
Approved _____		
Date _____		
SHEET : 		



SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN H6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	459
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

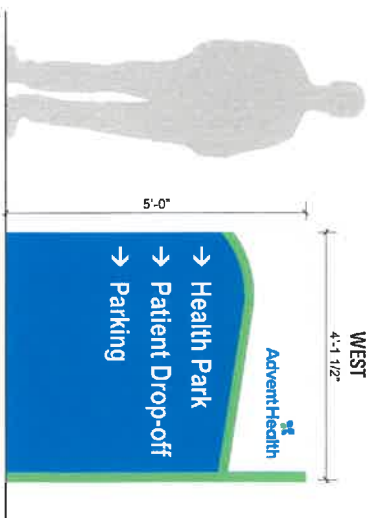
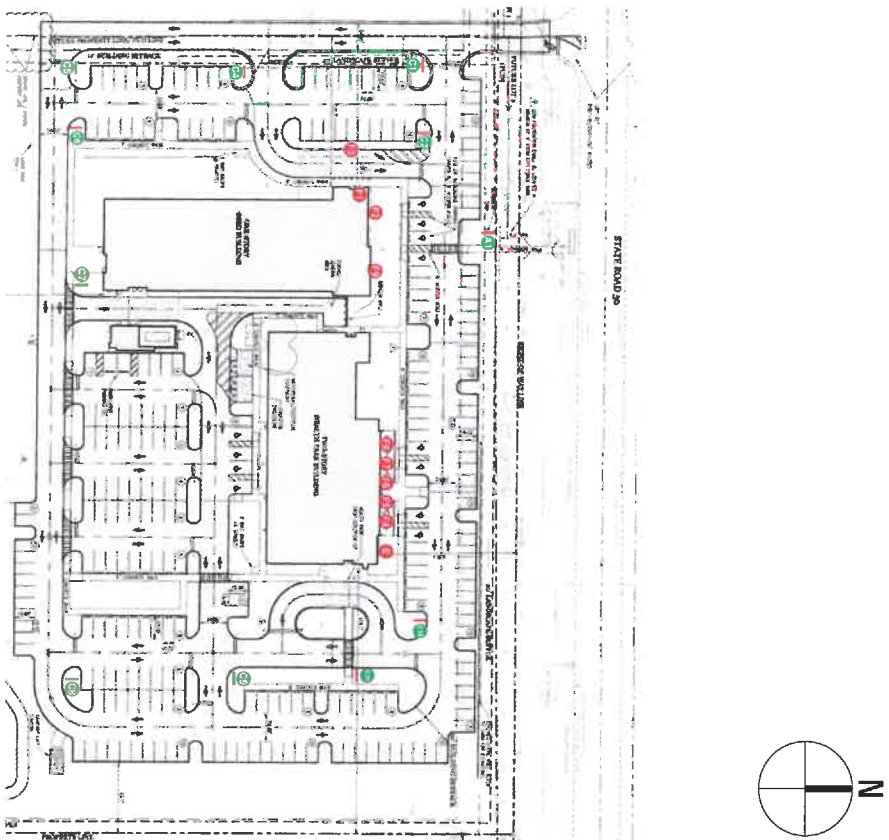
20.6 SF

DIRECTIONAL C9

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

[illegible]



SQUARE FOOTAGE TABLE	
SIGN A1	63.5
SIGN E	64
SIGN F1	49.5
SIGN F2	50
SIGN F3	50
SIGN F4	6.8
SIGN F5	37.2
SIGN F6	16.1
SIGN F7	22.6
SIGN F8	9.3
SIGN F9	100
TOTAL COPY	489
SIGN C1	20.6
SIGN C2	20.6
Removed	
SIGN C4	20.6
SIGN C5	20.6
SIGN C6	20.6
SIGN C7	20.6
SIGN C8	20.6
SIGN C9	20.6
SIGN C10	20.6
TOTAL COPY	206

SQUARE FOOTAGE

20.6 SF

DIRECTIONAL C10

DESCRIPTION

All aluminum fabricated double sided, internally illuminated vehicle directional sign.

LOCATION - SCALE: NTS		PROJECT:	
 7005 Shippart Court Winter Park, FL 32792 P. 407.680.3174 F. 321.249.0259 www.stellarsignanddesign.com Florida State Certified Electrical Sign Contractor ES 12000915		These drawings and designs are the exclusive property of Stellar Sign and Design, Inc. No part of this drawing may be reproduced in any form or manner, including but not limited to electronic transfer, without express permission of Stellar Sign and Design Inc. or its affiliates. ©2011 Stellar Sign and Design LLC.	
SITE ADDRESS: CLEMSON, FL		PROJECT # 10021	
 Advent Health		AM: KS PM - Dwlgner: RM Date: 06-22-20	
Sheet Size - 11" x 17"		No. DATE DESCRIPTION	
		1 7-21-20 1st drawing review - rrm	
		2 7-25-20 2nd paper design review - rrm	
		4 8-13-20 Checked off of dwp - rrm	
		5 9-20-20 removed out of adding - rrm	
Approved _____ Date _____		☐ Approved ☐ Approved as noted ☐ Revise and resubmit	
SHEET :		C10	





CITY OF CLERMONT
VARIANCE
Application

DATE: 11/23/20

FEE: 600⁰⁰

PROJECT NAME (if applicable): AdventHealth Health Park

APPLICANT: KENNETH SODAY (POBLOCKI SIGN CO, LLC)

CONTACT PERSON: KENNETH SODAY

Address: 7005 STADIUM CT

City: WINTER PARK State: FL

Zip: 32792

Phone: 407-660-3174 Fax: _____

E-Mail: ksoday@poblocki.com

OWNER: Tim Burrill, Senior Vice President

Address: 1919 N. Orange Avenue

City: Orlando

State: FL

Zip: 32803

Phone: 407-303-1997

Fax: _____

Address of Subject Property: 14138 SE 50, CLERMONT, FL

General Location: SE 50 AT CITRUS TOWER BLVD.

Legal Description (include copy of survey): ATTACHED

Land Use (City verification required): _____



Zoning (City verification required): _____

CITY OF CLERMONT
VARIANCE
Application
Page 2

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

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

ATTACHED

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

ATTACHED

How does the Code create a hardship? The code allows for 1 sign on the building. This main sign will identify the building as an AdventHealth facility. This medical office building includes many departments/services within the same building that we would like to identify to the public as a service to the community.

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

Variance requested – subject and code section: _____

ATTACHED

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;

SEE ATTACHED ANSWERS



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

CITY OF CLERMONT

VARIANCE

Application

Page 3

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

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

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

The signage will provide a benefit to the City of Clermont by identifying the services within the building.
The public will be aware of medical care available to them through AdventHealth

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

We are proposing multiple service signs along with the building identification. These signs are a listing of the services rendered in the Health Park Building. The signs represent services, and not individual medical practices. In a sense, the entire project is a mini Hospital, including Emergency services.

We are also proposing directional signs that are larger than the code allowed, as we feel they are necessary to direct traffic to the different areas within the Health Park, including get patients in need of Emergency help to the ED in an expedient manner.

Justifications:

1. Granting this variance will be a positive impact to the standard of living of the citizens of the city. This concept, Health Park and Clermont ED, has been developed and successfully implemented in several areas of Central Florida, and has been welcomed by local jurisdictions. It offers the service of a full hospital, including Emergency services, but puts those services at a local level to expedite treatment. The signage proposed will not distract from reasonable enjoyment of adjacent properties, or nearby property owners.
2. The variance will allow a reasonable use of the property as it will identify the services available, as well as properly directing traffic within the park. Although this falls under the "commercial" category of the code, it is by no means a retail center with a single entrance for multiple tenants. There is only one tenant in the building.
3. Compliance with the current code would outweigh the benefits achieved by this variance, were it denied. The signs proposed will allow the citizens of the city clear access to services rendered here, as well as safe direction of traffic within the park. Considering that Emergency traffic will also need to be directed, it is important that messages on the directional signs are large enough to be quickly read and understood.
4. This being a Health Park, and not a typical retail, multi-tenant property, will remain consistent with the comprehensive plan. The city has welcomed the addition of the Health Park as complimentary the health services available to the city. In doing so, we are hopeful that the city will also recognize the need for functional signage.
5. The signage proposed is the standard for the Health Park, without becoming cluttered and inconsistent. We feel that it is the minimum amount of signage required for the proper design and identification of signage for a use such as this. Denial of the variance would leave the site poorly identified, as well as potential confusion and unsafe conditions of traffic movement. The public will be aware of all services rendered at this location, including Emergency services. The signage is well designed, well placed, and can only enhance the site and the surrounding properties.



CITY OF CLERMONT
VARIANCE
Application
Page 4

KENNETH SODAY
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Tim Burrill, Senior Vice President, AdventHealthx
Owner Name (print)

[Signature]
Owner Name (signature)

11/24/2020

******* 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. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

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

Sec. 102-7. - Exempt signs.

The following signs are exempt from the permit requirements of this chapter, provided they are not placed or constructed so as to create a hazard of any kind. The following signs must still meet applicable construction and electrical standards required by city, state or other appropriate agency codes:

- (1) One sign per street frontage, not exceeding four square feet in total area for residential zones and not exceeding 32 square feet in total area for commercial and industrial zones, offering the specific property for sale or lease by the owner or his agent, provided the sign is located on the property offered.
- (2) One marquee sign over a show window or door of a store or business establishment announcing only the name of the proprietor and the nature of the business, not exceeding four square feet in area.
- (3) One sign painted on the door or show window limited to the name of the proprietor, name or nature of the business, hours of operation and emergency telephone numbers, when all letters and characters are no more than six inches in height.
- (4) One ground sign not exceeding two square feet in area and bearing only property numbers, post office box numbers, names of occupants of premises, or other identification of the premises, not having commercial connotations.
- (5) Directory signs for businesses, limited to two square feet per occupant, affixed to a wall or ground sign.
- (6) Private ground directional or instructional signs that direct and guide traffic, parking or pedestrian movements on private property provided the individual letters composing such a sign do not exceed six inches in height. Signs may be illuminated and display the name, logos, symbols or designs of the establishment; however, such signs shall not exceed four feet in height and shall not exceed four square feet in area.

102-14

(a) *Area.*

For the purpose of determining sign area, the total area that is within the smallest single parallelogram, triangle, circle or semicircle which will completely enclose the outside perimeter of the overall sign, including the border, if any, shall be considered the square footage for calculation of sign area. Braces and other support mechanisms shall be excluded from such calculations.

102-15

b. *Wall signs*

1. One primary wall sign on each wall of the building, parallel or perpendicular to a road or street, not exceeding an area equal to 15 percent of the front wall face height multiplied by the building width, not exceeding 200 square feet. A secondary wall sign may be permitted on up to two walls provided it is a maximum 50 percent of the primary wall sign's square footage, and both signs square footage shall be counted separately toward the maximum total square footage as allowed by this code for wall signage.

Advertising Receipt

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

Account Number: 7101866
Order Number: 10100371
Phone: (352) 241-7331
Date: 01/11/21
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	01/19/2021	01/19/2021	\$104.72

LEGAL NOTICE

Tracy Ackroyd, MMC
City Clerk

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following Variances: (1) To allow for a wall/building sign greater than the maximum allowable copy area of 200 square feet and (2) To allow the number of wall/building signs to exceed the maximum number allowed by the Land Development Code, Section 102-15, at the following location:

Ad No: 10100371
January 19, 2021

LOCATION

Advent Health Medical Park
14138 State Road 50
(Eastern portion of Alt Key 1648254)

A complete legal description may be obtained in the Planning & Zoning 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, January 26, 2021 at 6:30 P.M.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. 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	\$104.72
Tax	\$0.00
Sub Total	\$104.72
Prepaid Amount	\$0.00
Balance Due	\$104.72



CITY OF CLERMONT

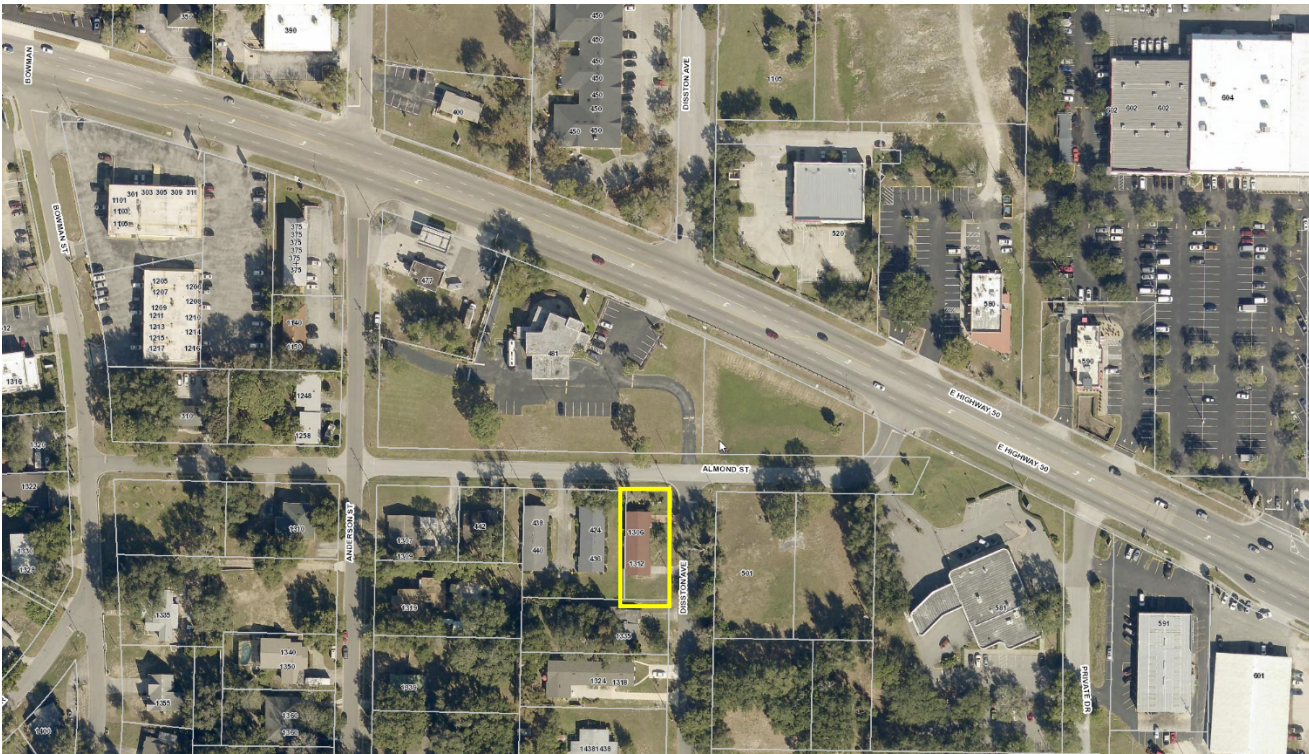
AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Lien Reduction Request 1312 Disston Avenue		
Requested Action		
Staff Report		
On July 28th, 2017, Code Enforcement received a complaint about a possible unpermitted re-roof. The property is located 1312 Disston Ave. and is owned by Ramchand Singh. Confirmation with the permit department proved no permit was on file. Code enforcement made contact with several roofing employees at the site, but owner was not there. A certified violation notice was sent to the property owner on August 9th, 2017. Contact was made numerous times with the property owner who confirmed the contractor hired was unlicensed and he attempted to apply for an "owner/builder" permit but could not due to him not residing at this location (rental property). On January 16, 2018 the case was presented to the Special Magistrate. The property was found to be in violation and given a compliance date of April 30th, 2018 or a \$75 per day fine would accrue. The property owner was not present at this meeting. On April 30th, 2018 fines started and a lien was placed against the property owner on May 21th, 2019. Property was bought into compliance on July 19th, 2019 with an outstanding lien amount of \$33,300.00. The property owner is now requesting a lien reduction from \$33,300.00 to \$8,500 to be paid in three installments over three months (\$2,833 each month).		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 1312 Disston Ave	1312 Disston Ave.docx	

Location Map

1312 Disston Avenue





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Resolution No. 2021-009R <i>Citizen Advisory Committee</i>		
Requested Action		
Recommend approval.		
Staff Report		
The purpose of the Police Department Citizen Advisory Committee is to act in an advisory capacity to bring the Police Department feedback from the community concerning public safety issues and law enforcement needs and actions. The Police Department Citizen Advisory Committee shall focus its efforts on facilitating the flow of ideas relative to police services for the continued improvement of the quality of life of the community. There shall be five (5) members of the Police Department Citizen Advisory Committee. The seats shall be numbered one (1) through five (5), shall correspond to the numbers of the seats on the City Council and shall be appointed by the council member filling that seat. To qualify as a member, the individual must be a registered elector for the City of Clermont and shall satisfactorily completed a criminal background check as determined by the City Manager. No member shall serve more than three consecutive terms. Any appointed member who does not attend a minimum of three meetings in a calendar year, without an approved absence by the Chairperson, shall be disqualified from membership on the Police Department Citizen Advisory Committee.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021-009R - Establishing the Police Department Citizen Advisory Committtee - R&F BL	2021-009R - Establishing the Police Department Citizen Advisory Committtee - R&F BL.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2021-009R

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.

WHEREAS, pursuant to Section 2-61 of the City Code, the City Council has the authority to create special committees as the Council deems in the best interest of the City of Clermont;

WHEREAS, a safe community is made possible by a strong, positive and trusting relationship between the community and the police department;

WHEREAS, the effective delivery of public safety services requires police partnering together with the citizens to ensure the safety of all its residents and those visiting; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of the City of Clermont, to create a special limited advisory committee to bring feedback to the Police Department from the community concerning public safety issues.

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

SECTION 1:

The City Council of the City of Clermont does hereby create a committee to be known and designated as the Clermont Police Department Citizens Advisory Committee subject to the following:

1. Purpose

The purpose of the Police Department Citizen Advisory Committee is to act in an advisory capacity to bring the Police Department feedback from the community concerning public safety issues and law enforcement needs and actions. The Police Department Citizen Advisory Committee shall focus its efforts on facilitating the flow of ideas relative to police services for the continued improvement of the quality of life of the community.

2. Membership

There shall be five (5) members of the Police Department Citizen Advisory Committee. The seats shall be numbered one (1) through five (5), shall correspond to the numbers of the seats on the City Council and shall be appointed by the council member filling that seat. All seats shall be coterminous positions with the corresponding council seat.



CITY OF CLERMONT
RESOLUTION NO. 2021-009R

3. Qualifications

To qualify as a member, the individual must be a registered elector for the City of Clermont and shall satisfactorily completed a criminal background check as determined by the City Manager. No member shall serve more than three consecutive terms. Any appointed member who does not attend a minimum of three meetings in a calendar year, without an approved absence by the Chairperson, shall be disqualified from membership on the Police Department Citizen Advisory Committee.

4. Staff Assignment/Committee Responsibilities

- a. The City's Police Chief, or his designee, shall be the lead staff for the Police Department Citizen Advisory Committee and shall update the committee on a regular basis with regard to matters related to the Committee's established purpose. The Police Chief shall designate necessary staff to provide administrative support to the Committee.
- b. In addition to such items as may be presented by the Police Department or as may be requested or assigned by the City Council, the Committee shall:
 - i. Review closed citizen complaints and completed internal investigations in the following instances:
 1. Use of deadly force
 2. Alleged use of excessive force
 3. Any instances wherein police action resulted in death or serious bodily injury
 - ii. Review established policies, procedures, rules, regulations, general or special orders pertaining to the use of force and police conduct towards the citizenry.
 - iii. Where applicable, the Police Department Citizen Advisory Committee shall provide recommendations and comments with regard to the matters presented or reviewed. The recommendations and comments shall be included in a report to be timely provided by the Chairperson, or in his or her absence, the Vice Chairperson, to the Police Chief.

5. Conduct of Meetings

Police Department Citizen Advisory Committee shall meet quarterly at a time and in a place as designated by the Police Chief or his designee. The Police Department Citizen Advisory Committee shall operate in accordance with applicable law. At its first meeting of each calendar year, the committee shall appoint a chairperson, who shall conduct the meetings and a vice chairperson who shall conduct the meetings in the absence of the chairperson. A quorum of three (3) shall be required to conduct official business of the committee.



CITY OF CLERMONT
RESOLUTION NO. 2021-009R

SECTION 2: CONFLICT

All resolutions, rules, regulations, restrictions, or policies of the City of Clermont in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: EFFECTIVE DATE

This resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2021-009R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 26th day of January 2021.

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, January 26, 2021		
Agenda Item Name		
Ordinance No. 2021-001 <i>Final</i> <i>Skorman/Hooks Street Multifamily</i> Table to February 23, 2021		
Requested Action		
Recommend continuance to February 23, 2021		
Staff Report		
The applicant has requested a continuance to allow further refinement of the proposed project to address grading and retaining wall heights		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Skorman Continuance Feb 23 2021	Skorman Continuance Feb 23 2021.pdf	
2. ORDINANCE NO. 2021-01 Legal Ad Skorman	ORDINANCE NO. 2021-01 Legal Ad Skorman.pdf	

John E. Kruse

From: Jimmy Crawford <jcrawford@cmhlawyers.com>
Sent: Wednesday, December 23, 2020 9:42 AM
To: John E. Kruse
Cc: Jennifer Cotch; Nicholas Gonzalez; Curt Henschel; marc@skormandevlopment.com; kevin@skormandevlopment.com; Hiott, Chuck
Subject: RE: Skorman Draft PUD

Thanks John; we hereby request to NOT be placed on the January agenda. We are revising our request and will submit the revision as soon as it is ready; probably next week.

When we do I'd like to discuss it with you; we are revising to build 3-story buildings which will allow us to reduce our grading and wall waiver requests – but I truly believe the original two-story product might be favored by at least some city council members. I would like the ability to meet with them and propose “either or” for the plans. I know the Council can adopt a PUD with changes as long as they don't increase the density or intensity of what was advertised. I'd love to know your thoughts.

Thanks and have a great Holiday.

Jimmy

Jimmy D. Crawford, Esq.
Partner
Crawford, Modica & Holt
Chartered Attorneys at Law
702 W. Montrose Street
Clermont, FL 34711
Tel. No. 352-432-8644
Fax No. 352-432-8699
www.cmhlawyers.com

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From: John E. Kruse <jekruse@clermontfl.org>
Sent: Wednesday, December 23, 2020 8:58 AM
To: Jimmy Crawford <jcrawford@cmhlawyers.com>

Cc: Jennifer Cotch <jcotch@cmhlawyers.com>; Nicholas Gonzalez <ngonzalez@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>

Subject: RE: Skorman Draft PUD

Good morning Jimmy and Merry Christmas!

I wanted to check with you on the status of this case. If we are moving forward, I will load it into the system today for Planning and Zoning on the 5th and for introduction on January 12th. As conveyed to you previously, staff is unable to support the request due to the extent of cut/fill and retaining wall heights on the current submittal.

Thanks,
John

From: Jimmy Crawford <jcrawford@cmhlawyers.com>

Sent: Thursday, December 17, 2020 10:59 AM

To: John E. Kruse <jekruse@clermontfl.org>

Cc: Jennifer Cotch <jcotch@cmhlawyers.com>; Nicholas Gonzalez <ngonzalez@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>

Subject: RE: Skorman Draft PUD

Thank you John: We have discussed internally and are trying to provide a redesign with either less extensive waiver requests or eliminating the waiver requests. This will probably be a three-story product, where we were proposing a rather unique two-story product, which necessarily means a bigger footprint. I'll find out about the gate.

We will likely want to postpone; but we won't know for sure until next week. We will let you know before Christmas break.

One idea: present two options to Council – the two-story plan with the waivers, or a three story plan with less or no waivers? I've never done that before but I don't know of a legal reason we can't?

Thanks.

Jimmy

Jimmy D. Crawford, Esq.
Partner
Crawford, Modica & Holt
Chartered Attorneys at Law
702 W. Montrose Street
Clermont, FL 34711
Tel. No. 352-432-8644
Fax No. 352-432-8699
www.cmhlawyers.com

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Replies Filtered: Any incoming reply to this e-mail communication or other e-mail communication to us will be electronically filtered for "spam" and/or "viruses." That filtering process may result in such reply or other e-mail communications to us being quarantined (i.e., potentially not received at our site at all) and/or delayed in reaching us. For that reason, we cannot guarantee that we will receive your reply or other e-mail communications to us and/or that we will receive the same in a timely manner. Accordingly, you should consider sending communications to us which are particularly important or time-sensitive by means other than e-mail.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Wednesday, December 16, 2020 5:09 PM
To: Jimmy Crawford <jcrawford@cmhlawyers.com>
Cc: Jennifer Cotch <jcotch@cmhlawyers.com>; Nicholas Gonzalez <ngonzalez@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>
Subject: Skorman Draft PUD

Good evening Jimmy,

Attached is the draft PUD for Skorman. Please review and let me know of any suggested changes. By the way, is the project gated and are the buildings 2 or 3 story?

Thanks,
John

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Website: <https://www.clermontfl.gov/>

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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: 10100034
Phone: (352) 241-7331
Date: 12/14/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	12/21/2020	01/11/2021	\$503.48

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. 2021-01

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, ADMINISTRATIVE CORRECTION OF SCRIBERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

Vacant property southwest of Excalibur Road and Hooks Street Intersection
AK 1103908, 3801505, 3815507
17.03 +/- Acres

LEGAL DESCRIPTION

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT);

THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND

HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

FROM: Urban Estate
TO: Planned Unit Development (PUD) for a 204-unit apartment complex

The Planning & Zoning Commission will consider this request on Tuesday, January 5, 2021 at 6:30 P.M.

A public meeting to consider this request will be held before the City Council on Tuesday, January 26, 2021 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, Clermont 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: 10100034
December 21, 2020 &
January 11, 2021

Payment Info	
Ad Price	\$503.48
Tax	\$0.00
Sub Total	\$503.48
Prepaid Amount	\$0.00
Balance Due	\$503.48



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, January 26, 2021		
Agenda Item Name		
Ordinance No. 2021-003 <i>Introduction Victory Village & Market PUD Rezoning</i>		
Requested Action		
Recommend introduction of Ordinance No. 2021-003		
Staff Report		
The applicant is requesting a rezoning from CBD Central Business District and C-1 Light Commercial to PUD Planned Unit Development for a 1.04 +/- acre site located northwest of the West Avenue and Minneola Avenue intersection for a mixed-use project consisting of 25 residential units and up to 8,000 square feet of commercial use. The property is located in the Downtown Mixed Use future land use category. Under Policy 1.7.3 of the City's Comprehensive Plan, the downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. The applicant is proposing 25 units per acre, which is the maximum residential density permitted in the central business district. The Comprehensive Plan limits the commercial portion of the project to a floor area ratio (FAR) of 3.0. The applicant is proposing a FAR of 0.16, which is well below the 3.0 FAR. Staff has analyzed the request and finds no conflict with the City's Comprehensive Plan. The applicant has provided elevations of the project, which meets the City's Architectural Standards. The structure will not exceed the maximum building height of 55 feet. The elevations are included in Exhibit B of the ordinance. The applicant has requested four waivers to the Code. These waivers include: (1) cut more than 10 feet up to a maximum of 12 feet over less than 1% of the site, (2) an interior facing retaining wall up to 15 feet, (3) on-site parking space width of 9 feet, and (4) off-site parking. Staff has reviewed the four variance requests and is not opposed to granting them. An in-depth analysis is included in the attached Staff Rezoning Report. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and commercial uses, especially since the future land use of Downtown Mixed Use promotes this type of land use. The property has access to the City's road networks and is easily accessible via pedestrian trails and sidewalks. The City's water and sewer service is readily available to serve the project and stormwater will be conveyed to Victory Pointe. The site was previously used for a stormwater pond and restaurant, which is being redeveloped to improve the site and take advantage of the location to downtown amenities and the trail. School concurrency shall be met as a requirement prior to site plan approval for the 25 residential units. The proposed project is a redevelopment opportunity to create a better urban environment in the Central Business District. Staff is able to support the request and recommends approval of Ordinance 2021-003.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Attachment 1 V2	Staff Report Attachment 1 V2.docx	
2. Victory Village Concept Plan 01-18-2021 PZ	Victory Village Concept Plan 01-18-2021 PZ.pdf	

3.	Exhibit B - Elevations	Exhibit B - Elevations.pdf
4.	Victory Village Maps	Victory Village Maps.pdf
5.	Ord 2021-003 Victory Village PUD Intro V2	Ord 2021-003 Victory Village PUD Intro V2.docx
6.	PUD Application	PUD Application.pdf
7.	11-6-17 Survey-VW	11-6-17 Survey-VW.pdf
8.	Survey West Ave	Survey West Ave.pdf
9.	Legal Ad Proof	Legal Ad Proof.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: Victory Coast Land Company LLC

APPLICANT: Darren Johnson - Victory Coast Land Company LLC

PROJECT NAME: The Residences of Victory Village & The Market

REQUESTED ACTION: A rezoning to a Planned Unit Development (PUD) to allow a mixed-use project consisting of 25 residential units and commercial uses.

SIZE OF PARCEL: 1.04 acres +/-

LOCATION: Property is located northwest of the West Avenue and Minneola Avenue intersection.

EXISTING ZONING: CBD Central Business District
C-1 Light Commercial

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Downtown Mixed Use

SITE UTILITIES: City of Clermont Water and Sewer

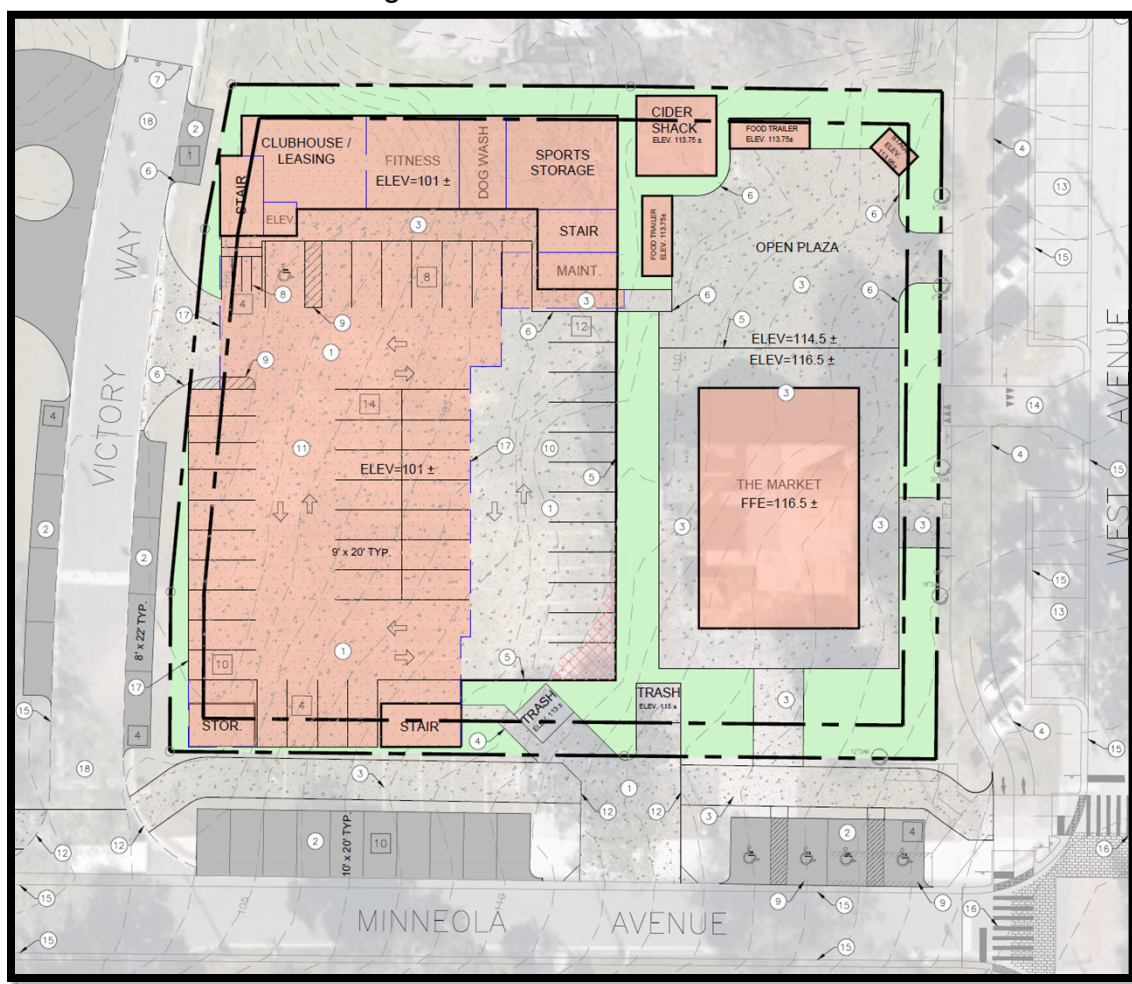
ANALYSIS:

The applicant is requesting a rezoning from CBD Central Business District and C-1 Light Commercial to PUD Planned Unit Development for a 1.04 +/- acre site located northwest of the West Avenue and Minneola Avenue intersection for a mixed-use project consisting of 25 residential units and up to 8,000 square feet of commercial use. The concept plan prepared by Highland Engineering, Inc, shows the layout of the residential and commercial areas on the site.

The property is located in the Downtown Mixed Use future land use category. Under Policy 1.7.3 of the City's Comprehensive Plan, the downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. The applicant is proposing a residential component and various commercial uses that meet the intent of this policy. The Downtown Mixed Use category may allow up to 40 units per acre with a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District.

The applicant is proposing 25 units per acre, which is the maximum residential density permitted in the central business district. The Comprehensive Plan limits the commercial portion of the project to a floor area ratio (FAR) of 3.0. The applicant is proposing a FAR of 0.16, which is well below the 3.0 FAR. Staff has analyzed the request and finds no conflict with the City's Comprehensive Plan.

Majority of the property is currently zoned CBD Central Business District with the remainder zoned C-1 Light Commercial. The C-1 portion is completely surrounded by CBD zoning in the area, which is spot zoning. The applicant is requesting a rezoning to PUD with CBD uses since it allows the flexibility necessary, through waivers to the Land Development Code, to develop the site. The residential portion of the project is 25 dwelling units, which is at the permitted 25 units per acre under Section 122-249 of the Land Development Code. The commercial portion is approximately 8,000 square feet of retail and take-out food uses through the proposed market and cider shack building and two food trailer pads. The conceptual site plan indicates an open plaza area between these retail uses and small stage venue.



The applicant has provided elevations of the project, which meets the City's Architectural Standards. The structure will not exceed the maximum building height of 55 feet. The elevations are included in Exhibit B of the ordinance.



The site will be developed with some parking on-site and a waiver for off-site parking is being requested. The concept plan shows 48 parking spots beneath the residential portion of the project on-site in a lower level garage area.

The parking space provisions for the residential portion of the site are as follows:

3 bedroom unit @ 2 spaces per unit x 6 total units = 12 spaces

1 & 2 bedroom unit @ 1.5 spaces per unit x 19 total units = 29 spaces

Total required spaces for the residential use = 41 spaces

The retail portion of the project will be up to 8,000 square feet of commercial space. The required parking spaces for this use is 20 spaces. In addition to the 20 spaces, consideration in the displaced parking for the Woodhouse Spa (8 spaces) will also have to be included in the overall count. The total spaces needed for the development, including the displaced spaces, is 69 spaces. The applicant will construct 48 spaces on-site, thus leaving a deficiency of 21 spaces.

WAIVERS:

The applicant, as part of the proposed project, is requesting four waivers to the Land Development Code.

The applicant has requested a waiver for cut over the project site that exceeds the Land Development Code of 10 feet for the residential portion of the project. The red hatching on the Concept Plan shows less than 1% of the site will have more than 10 feet of cut, up to 12 feet maximum. This area is where the lower level parking garage area is located. The extent and amount removed is very minimal and staff supports this waiver.

The applicant is requesting a retaining wall height up to 15 feet for the interior portion of the lower level parking garage. The retaining wall will face the interior parking spaces of the lower level garage and will not be exposed towards public view. In order to transition the site from the residential portion to the commercial portion and provide parking on-site, this retaining wall is being requested. Staff supports this waiver.

The applicant is requesting a waiver to the on-site parking space width. The applicant has requested 9 feet wide by 20 feet long for the lower level parking spaces. Code currently requires 10 feet wide by 20 feet long. In order maximize the on-site parking under the residential portion of the building, the applicant is requesting this waiver. Staff support this request.

The applicant is requesting the ability to construct off-site parking spaces along Minneola Avenue and Victory Way to accommodate the deficiency of 21 spaces. The spaces will meet the minimum requirement of the code for sizes and would be fully funded and constructed by the applicant. The spaces would serve the development but they would not be dedicated or reserved strictly for the development. With the recent addition of parking spaces along West Avenue adjacent to the site and these spaces, the total number of spaces in the general vicinity appear to be adequate to serve the project and area. There will be 74 on-street parking spaces on West Ave once the streetscape project is completed, which is within walking distance to the project. Staff supports this request.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and commercial uses, especially since the future land use of Downtown Mixed Use promotes this type of land use. The property has access to the City's road networks and is easily accessible via pedestrian trails and sidewalks. The City's water and sewer service is readily available to serve the project and stormwater will be conveyed to Victory Pointe. The site was previously used for a stormwater pond and restaurant, which is being redeveloped to improve the site and take advantage of the location to downtown amenities and the trail. School concurrency shall be met as a requirement prior to site plan approval for the 25 residential units. The proposed project is a redevelopment opportunity to create a better urban environment in the Central Business District. Staff is able to support the request and recommends approval of Ordinance 2021-003.

CONCEPT PLAN FOR
THE RESIDENCES OF VICTORY VILLAGE
AND
THE MARKET

CLERMONT, FLORIDA

PARCEL NO. 24-22-25-0100-094-00300

PARCEL NO. 24-22-25-0100-094-00500

PARCEL NO. 24-22-25-0100-094-00401

PROJECT DATA

OWNER: VICTORY COAST, LLC
PO BOX 120607
CLERMONT, FL 34712

PARCEL NO: 24-22-25-0100-094-00300
24-22-25-0100-094-00500
24-22-25-0100-094-00401

ALTERNATE KEY: 1615194
2788577
1714061

ZONING JURISDICTION: THE CITY OF CLERMONT, FLORIDA
ZONING CLASSIFICATION: "CBD" - CENTRAL BUSINESS DISTRICT
"C-1" - LIGHT COMMERCIAL DISTRICT

USE CLASSIFICATION: MULTI-FAMILY RESIDENTIAL & MULTI-USE RETAIL

TOTAL PROPERTY AREA: 1.04 ACRES / 45,127 S.F.

PROPOSED BUILDING AREA DATA:

MULTI-FAMILY AREA (BUILT): 46,865 S.F.
(MERCANTILE AREA (BUILT): 7,816 S.F.

SITE RESTRICTIONS:

S122-245.3 MAXIMUM BUILDING HEIGHT: 55'-0"
S122-245.4 MINIMUM LOT WIDTH FOR RESIDENTIAL: 100'-0"
S122-246 YARDS

MINIMUM YARD REQUIREMENTS:
FRONT YARD: NONE
SIDE YARD: NONE
REAR YARD: NONE

OCCUPANCY:

S122-249 MAXIMUM RESIDENTIAL DENSITY:
(WITHOUT DENSITY BONUS) MAXIMUM PERMITTED IN CBD: 25 DWELLING UNITS PER ACRE
MAXIMUM PER 1.04 ACRE = 25 UNITS

TOTAL UNITS PROPOSED: 25 UNITS (24.04 => 24 UNITS / ACRE)

ZONING / FUTURE LAND USE
(SURROUNDING PROPERTIES)

ZONING	FLU
NORTH: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
SOUTH: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
EAST: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
WEST: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE

PARKING REQUIREMENTS:

PARKING REQUIRED:
S98-14 RETAIL BUSINESS IN THE CENTRAL BUSINESS DISTRICT
(THE MARKET, CIDER SHACK AND FOOD TRAILERS):
1 SPACE / 400 S.F. (7,816 S.F.) 20 SPACES

S98-14: DWELLING UNITS:
2 SPACES / 3 BEDROOM UNIT (6 UNITS) 12 SPACES
1.5 SPACE / 1 & 2 BEDROOM UNIT (19 UNITS) 29 SPACES

DISPLACED PARKING FOR THE WOODHOUSE SPA: 8 SPACES

PARKING SPACES REQUIRED: 69 SPACES

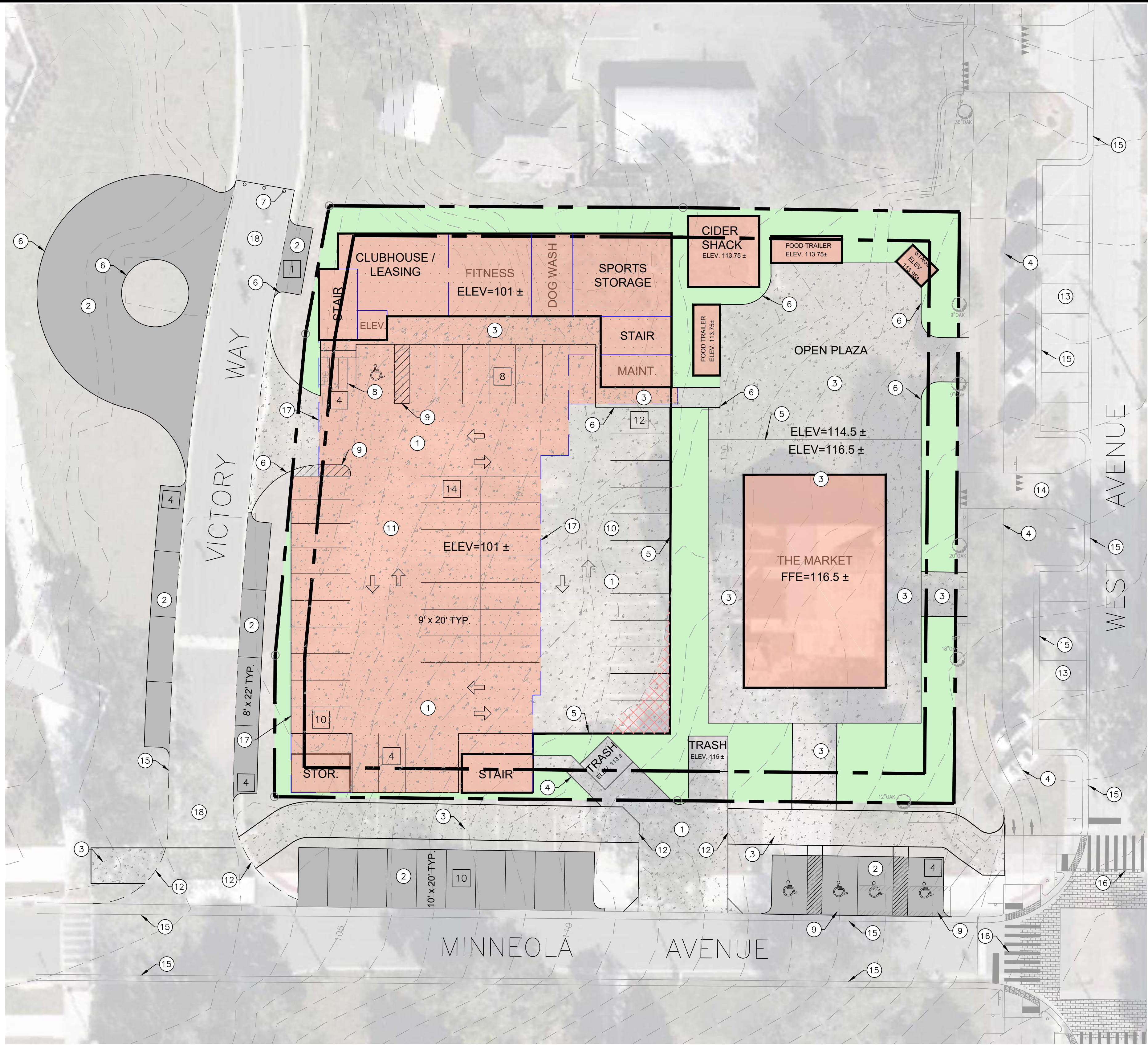
PARKING PROPOSED:
GROUND FLOOR PARKING GARAGE: 48 SPACES
ON-STREET PARKING: 19 SPACES
ON-STREET ADA SPACES RESERVED FOR RETAIL: 4 SPACES

TOTAL PARKING SPACES PROVIDED: 71 SPACES

VARIANCES

VARIANCES REQUESTED:

- MAXIMUM RETAINING WALL HEIGHT OF 15' FOR INTERIOR RETAINING WALLS (SEE KEY NOTE 5 FOR LOCATION). THIS WALL IS NOT ANTICIPATED TO BE VISIBLE FROM THE EXTERIOR OF THE PROJECT AND IS AN INTEGRAL PART OF THE GROUND FLOOR PARKING AREA.
- EXCAVATION / CUT AREAS ANTICIPATED TO EXCEED 10' TOTAL LESS THAN 1% OF THE SITE AREA (SEE RED CROSS HATCHED AREA)
- A WAIVER IS REQUESTED TO REDUCE THE PARKING SPACE SIZE OF THE GROUND FLOOR PARKING GARAGE AREA TO 9' WIDE BY 20' DEEP.



PROPERTY DESCRIPTION

DESCRIPTION:
ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

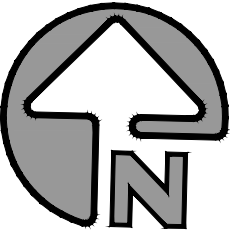
AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N 05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N 10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S 00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S 00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.



(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASSED AREA
- PROPOSED BUILDING AREA

SITE PLAN KEYNOTES

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- RETAINING WALL
- PROPOSED CONCRETE CURB
- EXISTING BOLLARD
- PROPOSED MOTORCYCLE PARKING
- PROPOSED PAINTED STRIPED ISLAND
- PROPOSED OPEN AIR PARKING
- PROPOSED LOWER LEVEL PARKING
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING STRIP
- EXISTING PARKING
- EXISTING DRIVEWAY
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING PEDESTRIAN CROSSWALK
- BUILDING ABOVE
- EXISTING ASPHALT PAVEMENT

THE RESIDENCES AT VICTORY VILLAGE
AND THE MARKET
CONCEPT PLAN



JOB No.: DWJ-002
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.B./J.K.
APPROVED BY: J.B.
DATE: 1-18-2021
SHEET: 1 OF 1

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

DATE:

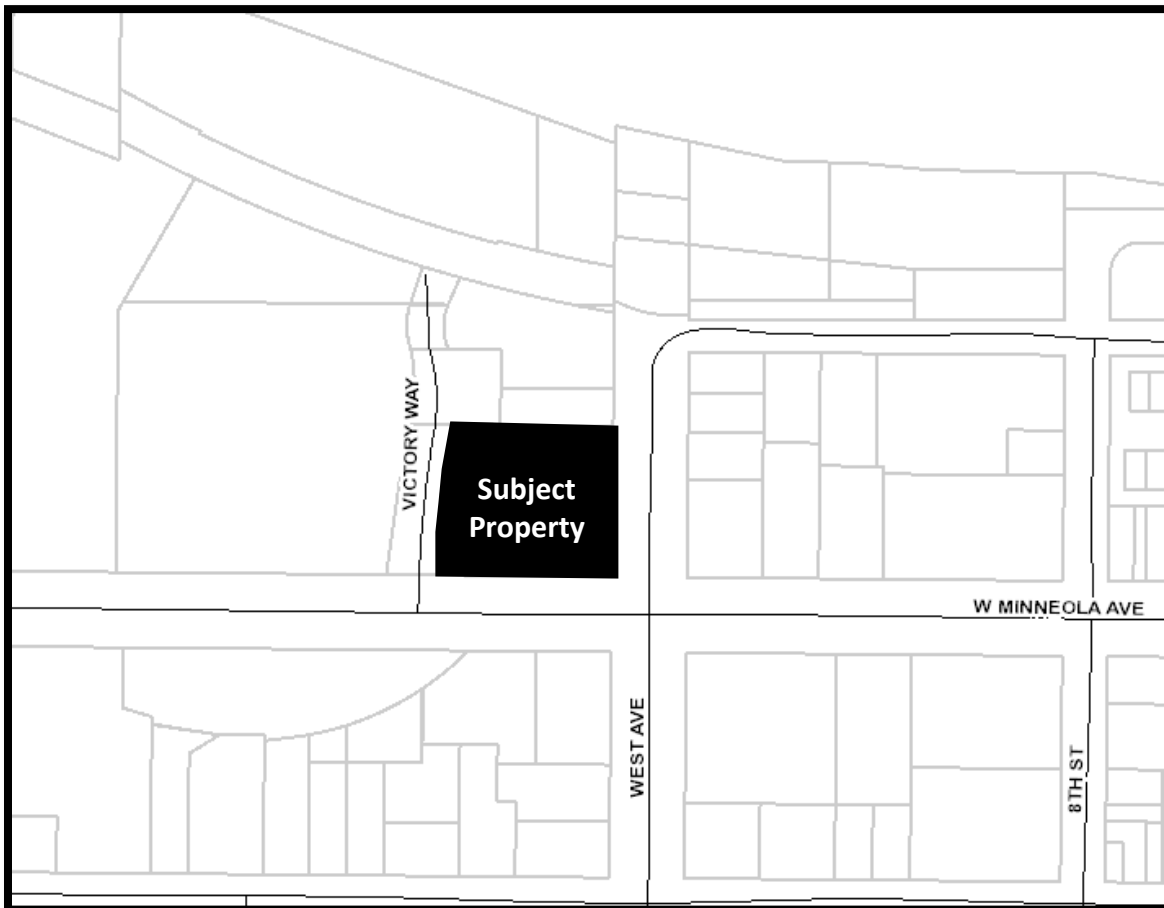
Exhibit B – Elevations
The Residences of Victory Village & The Market



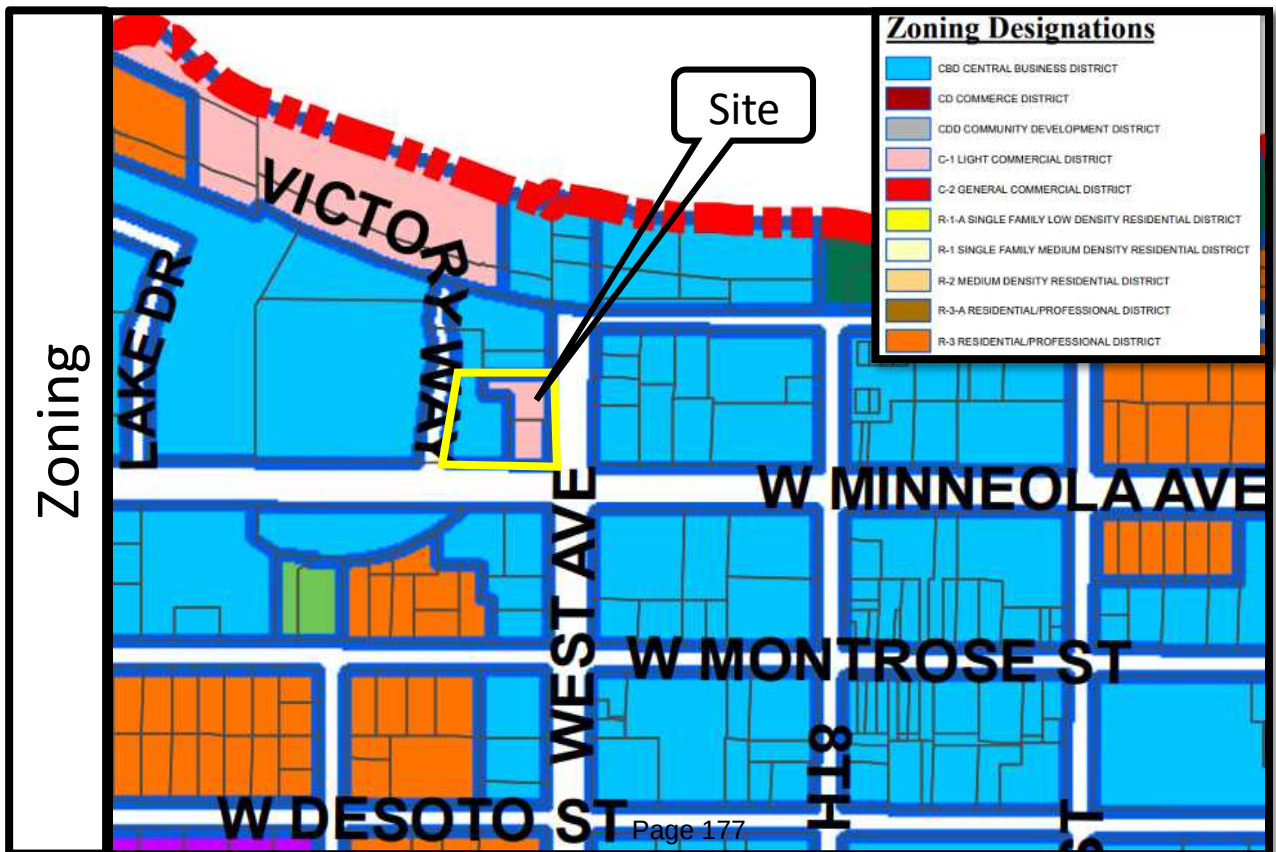
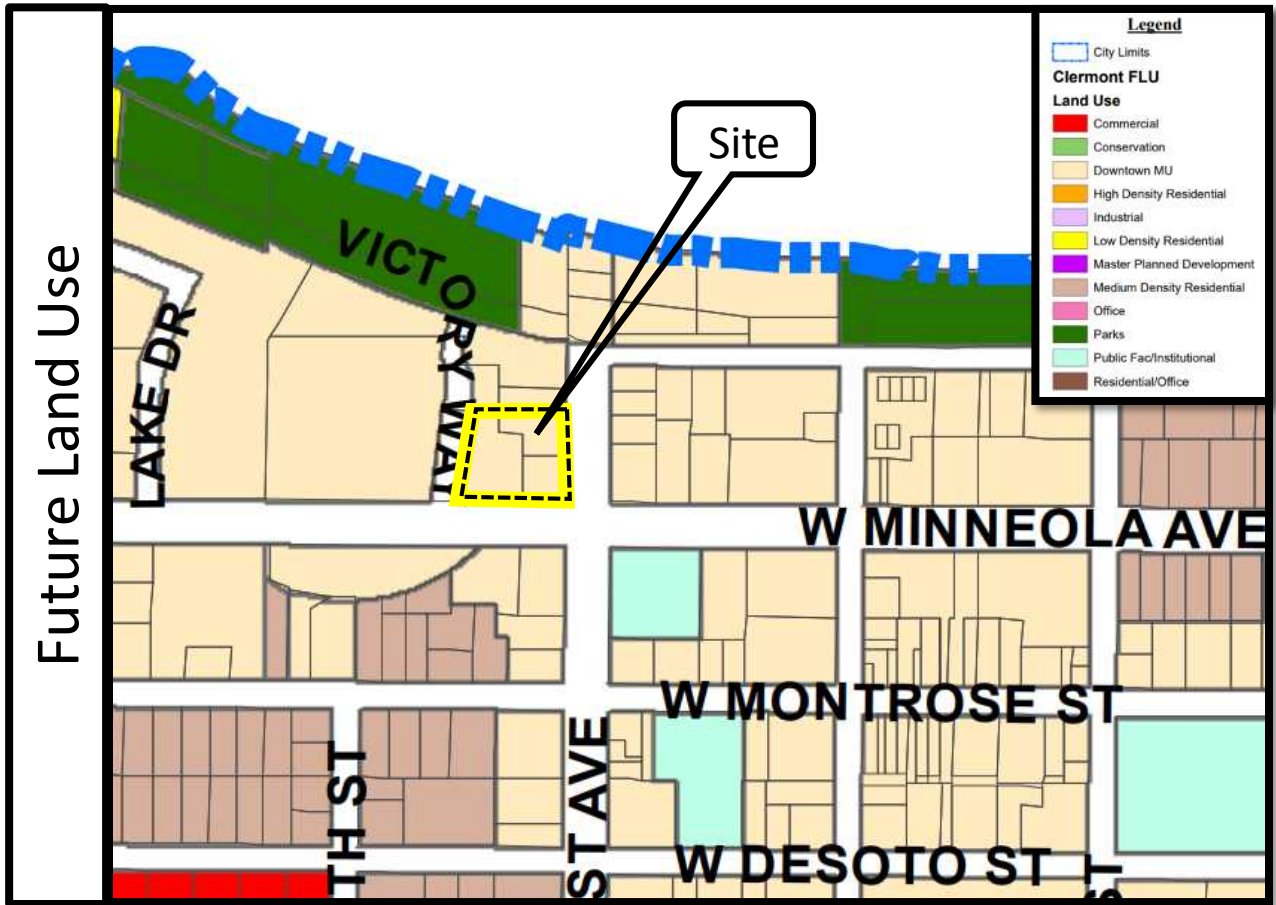
Exhibit B – Elevations
The Residences of Victory Village & The Market



Maps - The Residences of Victory Village & The Market



Maps - The Residences of Victory Village & The Market





CITY OF CLERMONT
ORDINANCE NO. 2021-003

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:

LEGAL DESCRIPTION

ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE



CITY OF CLERMONT
ORDINANCE NO. 2021-003

WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.

LOCATION

Vacant property northwest of West Ave and Minneola Ave Intersection
AK 1615194, 2788577, 1714061
Victory Village and The Market
1.04 +/- Acres

FROM: Central Business District (CBD) and Light Commercial (C-1)
TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a mixed-use project consisting of twenty-five residential units and CBD Central Business District 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 – Concept Plan prepared by Highland Engineering, Inc, dated 1-18-2021. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City

of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 25 residential dwelling units (d.u) may be permitted on the site, not to exceed a base density of 25 dwelling units/acre.
2. The total square footage of the commercial uses (the market, cider shack and food trailers) shall not exceed 8,000 square feet, as shown on the Concept Plan.
3. The project 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.
4. Maximum building height shall be up to 55 feet, measured at the highest point.
5. The project may have elevation changes of up to 12 feet maximum cut on less than 1% of the project site, as shown on in the red hatched area on the Concept Plan.
6. Individual retaining wall height up to 15 feet in height is permitted to deal with grade changes and for the construction of the first floor parking garage area.
7. The internal on-site parking spaces may be developed at 9 feet wide and 20 feet deep.
8. The developer will be required to construct 23 parking spaces off-site that meet the Land Development Code in the areas as shown on the Concept Plan along Victory Way and Minneola Avenue. This will be coordinated with the City and will be required to be installed prior to receiving final certificate of occupancy for the project. These spaces will be offered to the public and will not be reserved for project.
9. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.



CITY OF CLERMONT
ORDINANCE NO. 2021-003

10. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
11. 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 CBD Central Business District Zoning Designation.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: RECORDING

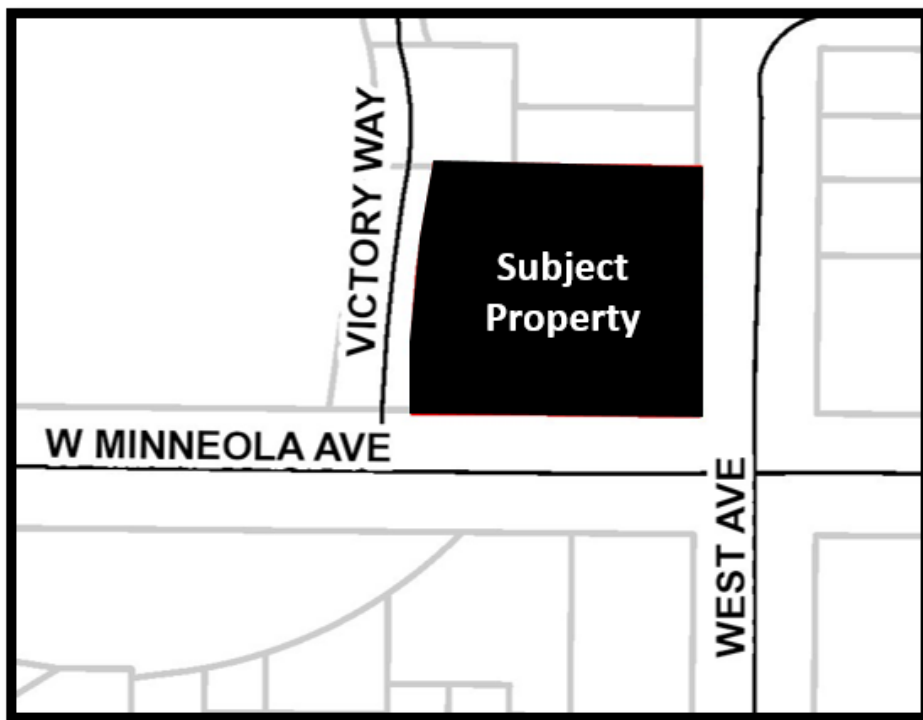
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

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. 2021-003

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2021-003

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of February, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A – Concept Plan

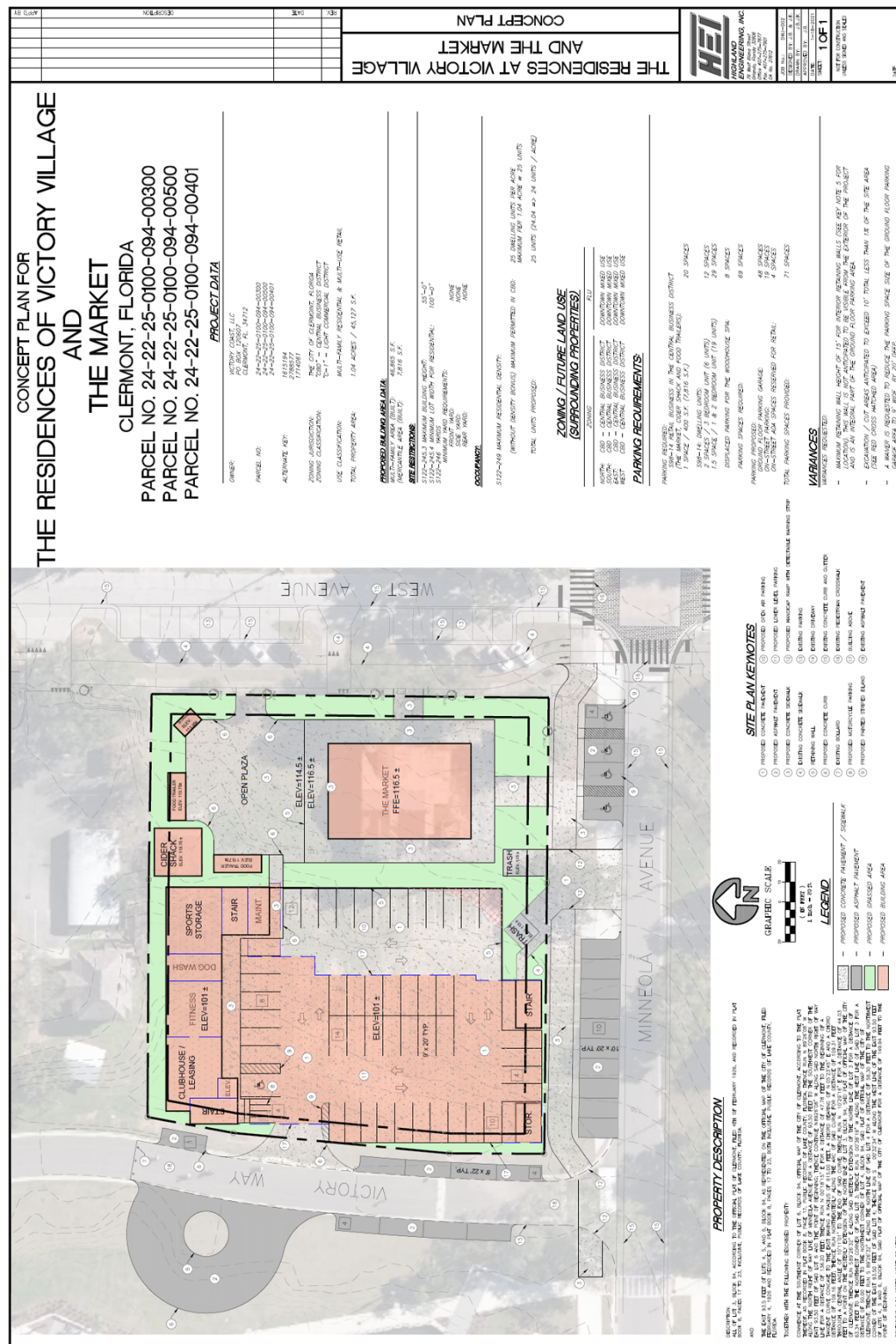


Exhibit B – Elevations



Exhibit B – Elevations – Continued





CITY OF CLERMONT REZONING APPLICATION

DATE 12/09/2020		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) The residences of Victory Village and The Market			
Applicant Victory Coast Land Co.			
Contact Person Darren Johnson			
Address 1075 W Lakeshore Dr		City Clermont	State Florida Zip 34711
Telephone 352-242-3870		Fax	
Email darren@dwj-p.com			
OWNER INFORMATION			
Owner's Name Same as Applicant			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property		City	State Zip
Legal Description (include copy of survey) Parcel 24-22-25-0100-094-00300 (Alt Key 1615194) Parcel 24-22-25-0100-094-00500 (Alt Key 2788577) Parcel 24-22-25-0100-094-00401 (Alt Key 1714061)			
Acreage 1.03		Land Use (City verification required) Downtown Mixed Use	
Present Zoning (City verification required) CBD		Proposed Zoning PUD	



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 current property is split zoned, with a portion of the property in C-1 and the remaining property in the CBD district. The applicant would like to request rezoning to PUD for the entire property to accomodate the building configuration and mixed use of residential and commerical uses, reduced ladscape buffers, etc.

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

Darren Johnson
Applicant Name (print)

x Darren Johnson
Applicant Name (signature)

Same as Applicant

Owner Name (print)

x [Signature]
Owner Name (signature)

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

5/22/2020

Map of Boundary Survey

Scale = 1"=30'



→ easement for driveway purposes per ORB 175, PG 395, and ORB 181, PG 243, and ORB 314, PG 619, and corrected in ORB 333, PG 569

○ Denotes set $1/2"$ iron rod & can be used in 45° or 90°

-Bearing based on the North right of way line of Minnetonka Ave. as being N 89°26'05" W, an assumed meridian. Legal description written by Rhoden Land Surveying. Title commitment by Old Republic National Title Insurance Company # 498977 dated 09/18/17 was provided for this Survey.

- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 23,562 square feet or 0.541 acres, more or less.

Field Date	17065.001
10/10/17	Prepared for:
	Graff Development-Downtown Condos

Minneapolis Avenue

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	615.00'	109.31'	109.16'	N 05°23'45" E	10°11'01"

11/06/17

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.

Page 189

Description:

Commence at the Southeast corner of Lot 6, Block 94, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 89°26'08" W along the North right of way line of Minneola Avenue for a distance of 93.50 feet to the Southwest corner of the East 93.50 feet of said Lot 6 and the POINT OF BEGINNING; thence continue N 89°26'08" W along said North right of way line for a distance of 136.20 feet; thence run N 00°18'15" E for a distance of 47.78 feet to the beginning of a tangent curve concave to the East having a radius of 615.00 feet, a chord bearing of N 05°23'45" E and a chord distance of 109.16 feet; thence run Northeasterly along the arc of said curve for a distance of 109.31 feet through a central angle of 10°11'01" to the end of said curve; thence run N 10°29'16" E for a distance of 44.03 feet to a point on the Westerly extension of the North line of Lot 3, Block 94, said plat of Official Map of the City of Clermont; thence run S 89°26'32" E along said Westerly extension of the North line of Lot 3 for a distance of 63.34 feet to the Northwest corner of said Lot 3; thence run S 00°38'18" W along the West line of said Lot 3 for a distance of 50.00 feet to the Northwest corner of Lot 4, Block 94, said plat of Official Map of the City of Clermont; thence run S 89°26'32" E along the North line of said Lot 4 for a distance of 56.30 feet to the Northwest corner of the East 93.50 feet of said Lot 4; thence run S 00°32'34" W along the West line of the East 93.50 feet of Lots 4, 5 and 6, Block 94, said plat of Official Map of the City of Clermont for a distance of 149.94 feet to the Point of Beginning. Containing 23,562 square feet or 0.541 acres, more or less.

Surveyor's Certification

I hereby certify to Graff Development—Downtown Condos Nash Law Firm, P.A., and Old Republic National Title Insurance Company that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

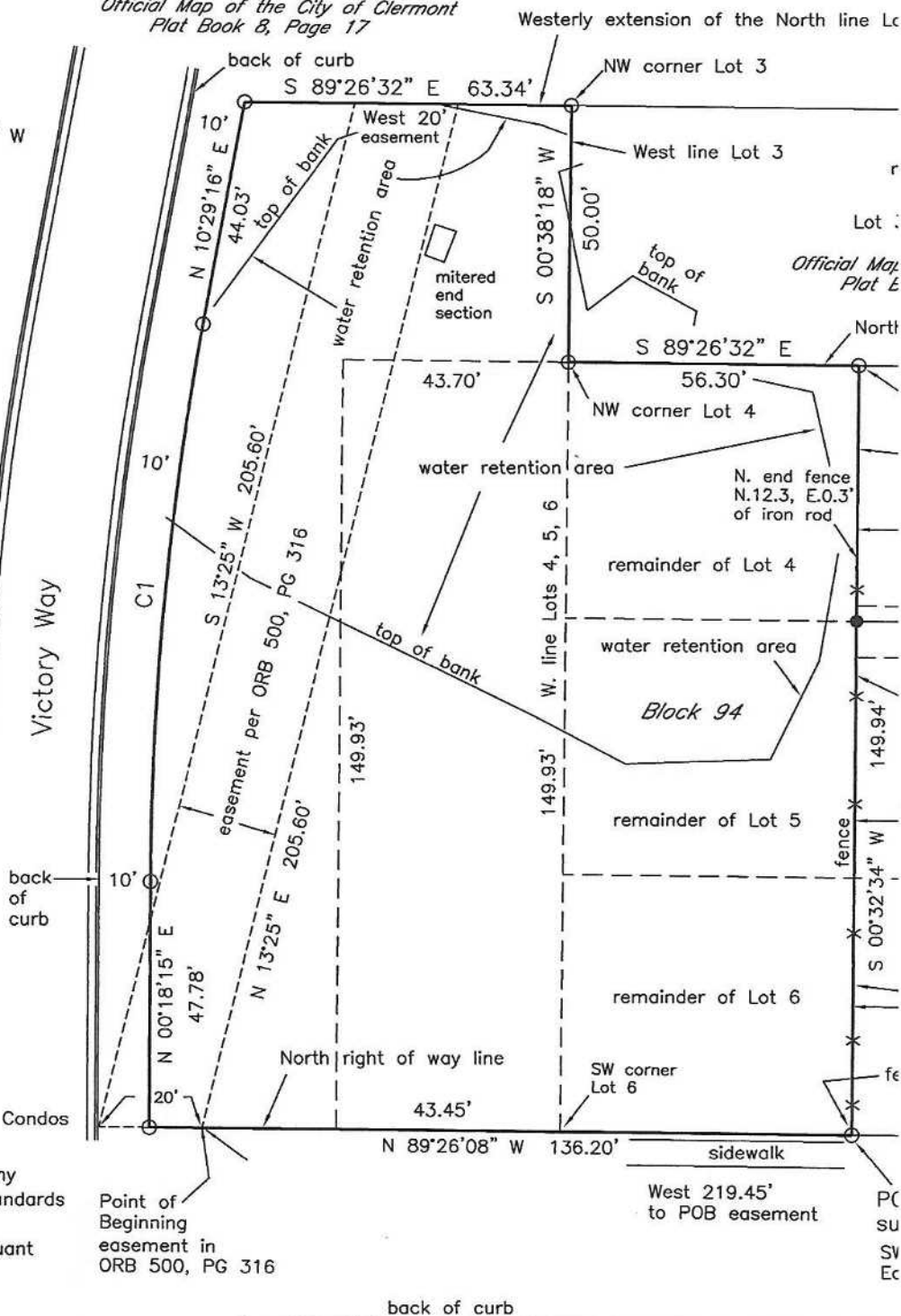
JEFFREY P. RHODEN PSM #5322

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.

11/06/17

Official Map of the City of Clermont
Plat Book 8, Page 17

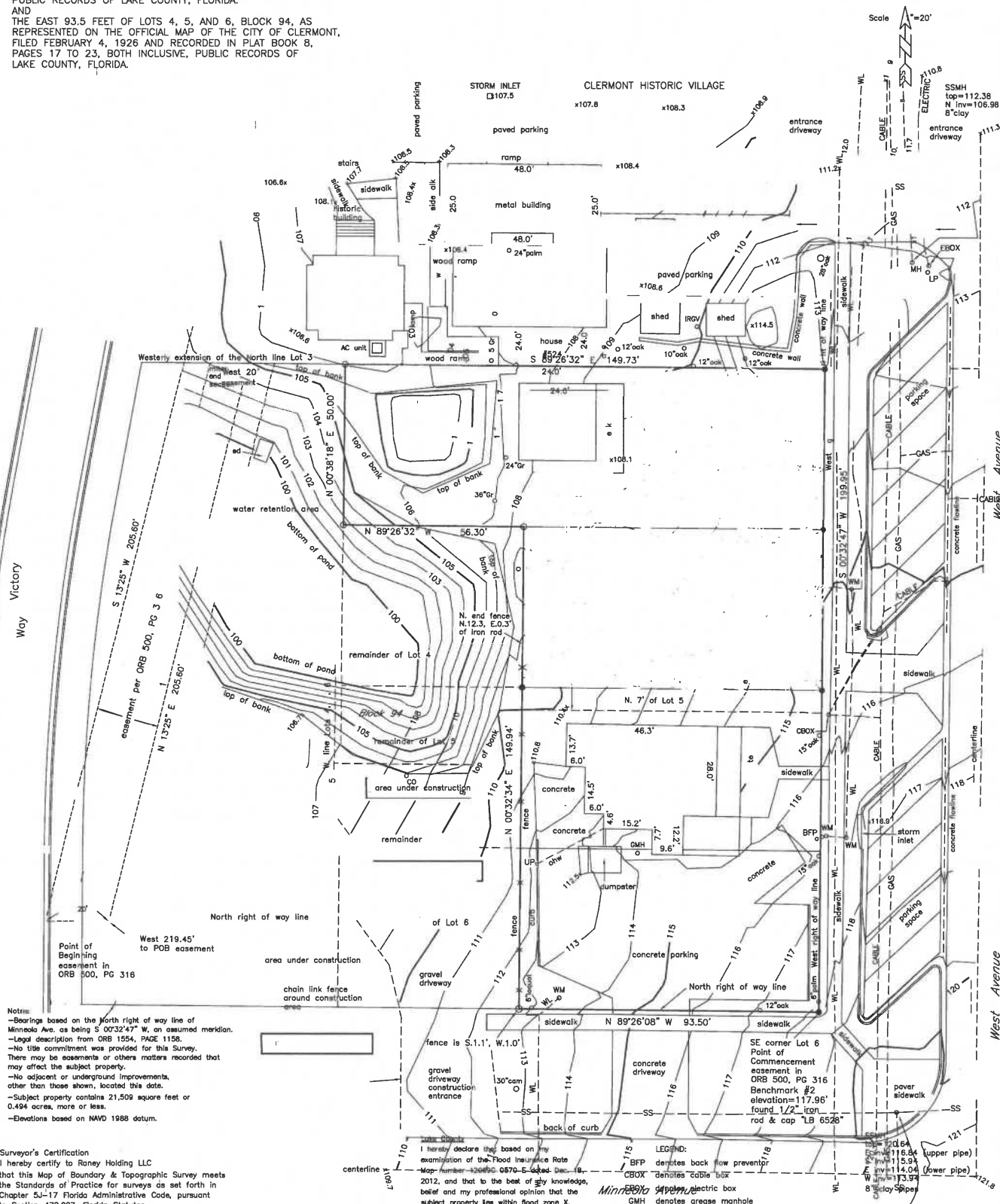


CURVE	RADIUS	ARC LENGTH	CHORD
C1	615.00'	109.31'	109.16'

Map of Boundary & Topographic Survey

ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY, 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



Surveyor's Certification
I hereby certify to Raney Holding LLC
that this Map of Boundary & Topographic Survey meets
the Standards of Practice for surveys as set forth in
Chapter 5J-17 Florida Administrative Code, pursuant
to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322 02/16/18
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.

02/16/18

○ Denotes set 1/2" Iron rod & cap marked "LB 6980"

cam denotes camphor tree
Gr denotes Goldenrain tree
pers denotes persimmon tree

LEGEND:

denotes	back flow preventer
denotes	cable box
denotes	electric box
denotes	grease manhole
denotes	irrigation valve
denotes	light pole
denotes	overhead wires
denotes	sanitary sewer
denotes	sanitary manhole
denotes	utility pole
denotes	water meter
denotes	water valve

Field Date 02/15/18	Prepared for: Raney Holdings LLC	17065.002
Drawn by: JPR	<i>Rhoden Land Surveying, Inc.</i> LB #6980	
Scale: 1"=20'	420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	

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. 2021-003

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

LOCATION:

Vacant property northwest of West Ave and Minneola Ave Intersection
AK 1615194, 2788577, 1714061
Victory Village and The Market
1.04 +/- Acres

LEGAL DESCRIPTION

ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.



REQUESTED ACTION - CHANGE THE ZONING

**FROM: Central Business District (CBD) and Light Commercial (C-1)
TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project**

This request will be considered by the Planning & Zoning Commission on Tuesday, February 2, 2021 at 6:30 P.M.

A public meeting to consider this request will be held before the City Council on Tuesday, February 9, 2021 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, Clermont 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

Page 1 of 2