



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY CENTER
AGENDA
6:30 PM, Tuesday, February 9, 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

PROCLAMATION

Marvin "Jake" Jacobson Shuffleboard Courts Naming

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Minutes Approval

Consider approval of the Minutes from the City Council meeting of January 12, 2021 and the workshop of January 19, 2021.

Item No. 2 - Plat Approval

Consider Highland Ranch Canyons Phase 6 plat - 168 lots.

Item No. 3 - Utility Construction Reimbursement (Pioneering) Amended Agreement and Budget Amendment

Consider an amendment to the agreement executed on May 8, 2012 between the City of Clermont and Clermont Motor Sales, LLC and a budget amendment in the amount of \$147,000.

Item No. 4 - Special Event Request

Consider granting 10 open-air events with a temporary structure for 2021 at the Stormy Hill Harley-Davidson located at 2480 S. Highway 27.

Item No. 5 - Special Events Review

City Council review of upcoming special events in February, March, April and May due to Covid-19.

Item No. 6 - Event and Road Closure Request

Consider event and road closure request for "Freedom 5K" on July 4, 2021.

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UNFINISHED BUSINESS

Item No. 7 - Ordinance No. 2020-30 *Final*
Encompass Health PUD

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

Item No. 8 - Ordinance No. 2021-003 *Final*
Victory Village & Market PUD

Consider rezoning from CBD Central Business District and C-1 Light Commercial to 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.

NEW BUSINESS

Item No. 9 - Variance Request
1249 Shorecrest Circle

Consider two (2) setback variances to allow the construction of an in-ground swimming pool and deck.

Item No. 10 - Ordinance No. 2021-001
Introduction
Hooks Street/Skorman Multi-family PUD

Consider rezoning request to a Planned Unit Development for 17 +/- acres southwest of the Hooks Street and Excalibur Road intersection for 204 apartment units.

Item No. 11 - Ordinance No. 2021-002
Introduction
Ford of Clermont

Consider rezoning from C-2 General Commercial to PUD Planned Unit Development for property located at 1101 East Hwy 50 and 1075 S.R. Hwy 50.

Item No. 12 - Ordinance No. 2021-008
Introduction
Municipal Service Taxing Unit (MSTU)

Consider including the City in the county-wide Municipal Service Taxing Unit to fund ambulance and emergency medical services.

ADJOURN

**CITY OF CLERMONT
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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.

PROCLAMATION

Whereas, Marvin “Jake” Jacobson was a dedicated and long serving member of the Clermont Shuffleboard Club; and

Whereas, Marvin “Jake” Jacobson volunteered many hours at the Kehlor Recreation Center and Park where he had a true love for the game of shuffleboard; and

Whereas, the City Council at their meeting on December 8, 2020, considered, approved, and directed staff to draft a document formally memorializing their decision to name the shuffleboard courts at Kehlor Park the “Marvin ‘Jake’ Jacobson” Shuffleboard Courts; and

Whereas, the City Parks and Recreation Department shall erect a plaque to be placed onsite at the shuffleboard courts so that all may know that the shuffleboard courts are named in honor of Marvin “Jake” Jacobson; and

Whereas, this proclamation shall supersede all other proclamations made by the City Council and shall repeal and/or replace any alternative naming provided for the shuffleboard courts at Kehlor Park;

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the shuffleboard courts at Kehlor Park to forever be named as:

The Marvin “Jake” Jacobson Shuffleboard Courts

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 9th Day of February in the year Two Thousand and Twenty One.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
JANUARY 12, 2021

The City Council met in a regular meeting on Tuesday, January 12, 2021 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis. Other City officials present were Interim City Manager Dauderis, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Bishop Everett Gates from One in Christ Ministry followed by the Pledge of Allegiance.

ACCEPTANCE OF SPECIAL ELECTION RESULTS

City Clerk Howe read the elections results into the record.

MOTION TO APPROVE and accept the results of the special election results made by Councilmember Bates. Seconded by Councilmember Purvis. Passed unanimously with all members voicing aye.

OATH OF OFFICE FOR SEAT NO. 4

City Clerk Howe administered the Oath of Office to Councilmember-Elect Entsuah. After being sworn in, Councilmember Entsuah thanked the public for their support.

PRESENTATION(S)

Lake County Roads

Lake County Board of County Commissioners Chairman Parks introduced the topic and then introduced Lake County Public Works Director Fred Schneider to make the presentation. The presentation covered the topics of financing, Hartwood Marsh, Hartle Road/CR 455, Hooks Street, and other roadway development. The presentation was made in conjunction with a PowerPoint presentation which was provided to the Council.

Highlighted Points:

- It costs \$10,000,000 per mile for a four (4) lane road way. Impact fees bring in about \$2,800,000 per year, so it takes four years of collections to do one mile of road. Public-Private partnerships are essential to make these projects happen at a faster pace.
- Hooks Street/US27 intersection is undergoing a transportation study to see if the intersection needs to be retooled.
- Hancock Road is going to be reviewed to see if it needs to be expanded from two-lane to four-lanes and how the expansion will occur. A lighted traffic signal will be built by the end of 2021 at the second entrance to Greater Pines.
- The expansion of Hartle Road should relieve some pressure on Hartwood Marsh Road.
- Zero percent of property taxes in Lake County go to roads. FDOT funding shares is the biggest source of revenue for roads. Gas tax revenues have been flat or falling for the last 10 years as residents and tourists drive more fuel efficient vehicles.

Councilmember Bates asked where Hartwood Marsh Road falls with the priority list. Chairman Parks said that he did not have that information available, but would get it for the Council.

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Mr. Schneider stated that the design, construction, and right-of-way acquisitions will cost approximately \$15,000,000 on Hartwood Marsh.

Classical Conversations

In honor of Martin Luther King, Jr. Day, Mayor Murry introduced a group of young people to read the “I Have a Dream” speech given by Martin Luther King, Jr.

PROCLAMATION(S)

VFW 75th Anniversary

A proclamation was provided to the Clermont VFW Post 5277 on occasion of their 75th Anniversary.

City Clerk Howe read the proclamation. Mayor Murry presented the proclamation to the VFW group.

Arbor Day 2021

City Clerk Howe read the proclamation aloud. Mayor Murry presented the proclamation to Development Services Director and City Arborist Henschel.

PUBLIC COMMENTS

Charlene Forth, 939 W. Desoto Street, Clermont – Emphasized the seriousness of Covid-19. Displayed a personal photo from a recent funeral.

Dani Page, Tuscan Hills, Clermont – Thanked Lake County for the presentation. Suggested increasing the developers/builders fees.

Jared Taylor, Knollcrest Drive, Clermont – Spoke on several issues. Supports cottage food industry. Would like to see Public Works more proactive.

Sam (Unknown), 2466 Holly Berry Circle, Clermont – Encouraged citizens to read the MLK speech and reflect.

REPORTS

INTERIM CITY MANAGER REPORT

Interim City Manager Dauderis informed the Council regarding changes to the agenda. Items No. 11 and 13 were pulled from the agenda with no action necessary.

She provided updates regarding the distribution of Covid-19 vaccines, the city budget, and CARES Act funding received. She announced that next stimulus had reopened the paycheck protection program, but additional funding for local government was not included.

Interim City Manager Dauderis continued that the Performing Arts Center kicked off the season and had a sold out show.

She informed the Council the city has received 37 applications for the City Manager position and 19 meet the minimum qualifications. The application window will close on January 22.

She provided an update on Council requests stating that staff was formulating a naming policy on city park facilities which return to the Council; the shuffleboard court resolution should be ready for the next meeting.

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There will be a workshop on January 19 that will review the Master Plan.

She concluded by informing the Council that City Attorney Mantzaris will be scheduling ethics training in February or March. It can be set up as a Zoom meeting and can be recorded for future reviewing. City Attorney Mantzaris stated that this training needs to be updated in person especially since the CRA members need to attend beginning this year.

He wants it to be live so that there is an opportunity for questions and answers.

CITY ATTORNEY REPORT

City Attorney Mantzaris - No report.

CITY COUNCIL REPORT

Council Member Bates –

- Congratulated Councilmember Entsuh.
- Attended the Lake County League of Cities meeting.

Council Member Purvis –

- Attended the MPO meeting regarding future projects to request funding for.

Council Member Entsuh –

- Wants to develop a small business commission; a group that formulates rules and works with the city;
- Wants the city to do a recodification of the City Code;

Council Member Pines –

- Congratulated Councilmember Entsuh.

Mayor Murry –

- Congratulated Councilmember Entsuh.
- Reported on Christmas event to help children.
- MLK, Jr day event canceled on Monday.
- Would like to see youth activities/ideas in the city.
- Volunteering at the Arts and Recreation Center with the vaccinations.

CONSENT AGENDA

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

Item No. 1 – Minutes Approval

Consider approval of the minutes of the December 8, 2020 regular City Council meeting.

Item No. 2 – City Council Meeting Calendar

Consider approval of the 2021 Council meeting calendar.

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Item No. 3 – Surplus Request

Consider declaring end of life inventory as surplus from the departments of: Parks & Recreation, Information Technology, Public Services, Procurement Services, and the Police Department to dispose of in accordance with the Purchasing Policy.

Item No. 4 – Special Events Review

City Council's review of upcoming special events in January, February, March and April due to Covid-19.

Item No. 5 – Clermont Ridge Utility Easement

Consider utility easement for access and maintenance of a gravity sewer main.

Item No. 6 – Utility Services Agreement Amendment

Consider first amendment to the Utility Service agreement for wastewater between the City and Minneola School Development, LLC.

Item No. 7 – First Amendment to Professional Consultant Services Agreement

Consider amending agreement with Levey Consulting LLC to clarify the expiration date of the two-year contract for consulting services.

Citizen Charlene Forth requested pulling item 7.

MOTION TO APPROVE item nos. 1-6 of the Consent Agenda for January 12, 2021 made by Councilmember Bates. Seconded by Councilmember Pines. Passed unanimously with all members present voicing aye.

Charlene Forth, 939 W. Desoto Street, Clermont – inquired about the two-year contract. She expressed concerned about Mr. Levey's history and protecting the environment.

Interim City Manager Dauderis responded that the reason this item is here tonight is that the contract did not extend beyond the original term; it started as 12 months and the Council missed the deadline to extend it. The scope has not changed, and the money is budgeted. The City has a separate interlocal agreement with the county for this first year.

MOTION TO APPROVE item no. 7 of the Consent Agenda for January 12, 2021 made by Councilmember Bates. Seconded by Councilmember Purvis. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 8 – Board Appointments

Interim City Manager Dauderis explained that with regards to the open position on the Tourism Development Council, Councilmember Entsuhah has volunteered to take the appointment.

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MOTION TO APPOINT Councilmember Entsuah to the Tourism Development to represent the City of Clermont made by Councilmember Purvis. Seconded by Councilmember Bates. Passed unanimously with all members present voicing aye.

Ms. Dauderis continued that there is an open position on the Metropolitan Planning Organization (MPO) Community Advisory Board. Staff is recommending choosing a member of the Planning & Zoning Board to fill the seat. Mr. Vincent Niemiec has provided a letter of interest to be appointed to the seat.

MOTION TO APPOINT Vincent Niemiec to the MPO Community Advisory Board made by Councilmember Purvis. Seconded by Councilmember Bates. Passed unanimously with all members present voicing aye.

Ms. Dauderis informed the Council that there is one (1) open seat on the Planning & Zoning Board due to the election of Councilmember Entsuah who has resigned from the board.

Applicants for the position were invited to speak on their own behalf. The following residents spoke:

- Lavonte Rogers
- Samii Taylor
- Paula Hoisington
- Joa Macnalie
- Charlene Forth notified the Council that Chuck Forth was withdrawing his name from consideration.

MOTION TO APPOINT for a term of two (2) years, Lavonte Rogers to the Planning & Zoning Board made by Councilmember Purvis. Seconded by Councilmember Bates. Passed unanimously with all members present voicing aye.

Interim City Manager Dauderis informed the Council that the next appointments were for the Police Pension Board. City Attorney Mantzaris explained to the Council that one (1) of the appointments was for a reappointment, and the second appointment was a ministerial task of confirming the appointment of a new member chosen by the current Police Pension Board members.

MOTION TO REAPPOINT for a term of two (2) years, Mark Vitek to the Police Pension Board, and confirming the two (2) year appointment of Jason Sayre made by Councilmember Bates. Seconded by Councilmember Purvis. Passed unanimously with all members present voicing aye.

Interim City Manager Dauderis informed the Council that the next appointment was to fill two (2) vacant seats on the Community Redevelopment Authority (CRA) Board. Ms. Kimberly Grogan had asked for reappointment as she had been filling a vacancy and staff had been contacted by Mr. Jeff Powell for appointment to the vacant seat.

MOTION TO APPOINT for a term of four (4) years, Kimberly Grogan and Jeff Powell to the CRA Board made by Councilmember Bates. Seconded by Councilmember Pines. Passed unanimously with all members present voicing aye.

Councilmember Entsuah encouraged those not selected to keep trying when vacancies open.

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NEW BUSINESS

Item No. 9 – Event, Open Container, and Boat Ramp Closure Request and Fee Variance Request

Arts and Events Manager Chris Dudeck provided the staff presentation. He explained that Sommer Sports was seeking approval for their race series in 2021. The races start and finish at Waterfront Park beach. Mr. Sommers has continued to follow Covid-19 guidelines and is an example in the industry of how to successfully conduct a race that complies with safety regulations.

Fred Sommer – *Applicant*. Mr. Sommers stated that 2021 will be kicking off his 38th year in Clermont and that he is excited to partner with the City as always.

Mayor Murry opened the floor for comments from the public.

Charlene Forth, 939 W. Desoto Street, Clermont – Vehemently stated opposition to race courses being on residential streets. She stated that she does not live in the Central Business District and is planning to participate in efforts telling runners and sports enthusiasts to leave Clermont.

Pamela Amerson, E. Desoto Street, Clermont – Opposed approval. Stated that races were impacting neighborhood traffic.

Dani Page, Tuscany Ridge, Clermont – Opposed approval. Suggested changing the route.

Charlene Forth, 939 W. Desoto Street, Clermont – 2nd time. Continue opposition statements.

Samii Taylor, 4480 Powderhorn Place Road, Clermont – Opposes approval. Has concerns with waiving fees and setting precedents.

Greg Amann, 550 East Avenue, Clermont – Supports approval. He has no problem getting out of his driveway with cops directing traffic.

Randy, unknown address, Clermont – Supports approval.

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

Councilmember Purvis urged Mr. Sommer to amend his route. Mr. Sommer stated that safety is the first thing that they consider for a race, followed closely by impact on the community. He reminded the Council that there are only three (3) roads that run east to west on the north side of Hwy 50.

Mayor Murry stated that he was most concerned with getting the race off of Desoto Street.

Mr. Sommers stated that he can change the route from Desoto Street to Osceola or Minneola, but warned the Council that it would be much more dangerous for the athletes.

Councilmember Purvis suggested that race mornings be coordinated with the Police Department so that the City establishes temporary no parking areas.

Mr. Dudeck informed the Council that if they approve Minneola, they will have conflicting events on the same street which is another reason why the proposed routes are what they are.

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Councilmember Purvis asked if they could vote to permanently ban all events from Desoto Street. City Attorney Mantzaris cautioned that this may not be wise as it would eliminate Desoto as a backup option if the other streets were unavailable due to unforeseen circumstances.

Mr. Dudeck reminded the Council that construction was about to begin on Minneola Avenue as part of the Master Plan.

Communications Director Kathryn Deen informed the Council that each half block takes one to two months to complete to make sure the impact is minimal. Minneola will occur in 2021 and Montrose is planned for 2022.

After conferring with Mr. Sommers, Mr. Dudeck proposed to the Council that the route be changed to run West on Osceola and then West on Minneola to 12th Street.

MOTION TO APPROVE the Sommers Sports race series with the condition that the race routes that were W. Desoto Street be moved to Osceola Avenue then West on Minneola made by Councilmember Bates. Seconded by Councilmember Purvis. Passed unanimously with all members present voicing aye.

Item No. 10 – Event, Open Container, and Road Closure Request

Arts and Events Manager Chris Dudeck presented the staff analysis. He stated that Suncreek Brewery was seeking approval to host an Irish Festival on Minneola Avenue on March 12 - 13, 2021. The applicant has agreed to follow all city guidelines and take Covid-19 precautions.

Bill Downs, Suncreek Brewery, Clermont – *Applicant*. Requested the Council give their approval.

Mayor Murry opened the floor for public comments; seeing none, the floor was again closed.

Councilmember Bates asked if the festival will be affected by construction on Minneola. Communications Director Deen stated that Public Works has committed to waiting so that Mr. Downs may have his event, if approved.

MOTION TO APPROVE the request for event, open container and road closure of Minneola for the Irish festival on March 12 - 13, 2021 made by Councilmember Purvis. Seconded by Councilmember Bates. Passed unanimously with all members present voicing aye.

Item No. 11 – Event Open Container, and Road Closure Request

This item was pulled from the agenda by staff.

Item No. 12 - Resolution No. 2021-001 and Budget Amendment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT APPROVING THE AGREEMENT FOR THE PURCHASE OF 0.26 +/- ACRES OF CERTAIN REAL PROPERTY LOCATED AT 1146 LAKE MINNEOLA DRIVE FROM JOSEF AND WEENA TRAPP FOR THE PURCHASE PRICE OF \$350,000 AND AUTHORIZING THE MAYOR AND CITY MANAGER TO PERFORM ALL ACTS NECESSARY AND APPROPRIATE TO CLOSE ON THE PROPERTY AS PROVIDED HEREIN.

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City Business Liaison Barbara Hollerand presented the resolution and budget amendment request. She explained that the sale price of the property matches the appraised value and that staff did negotiate with the sellers for a better price. The City is also seeking a grant that may reimburse part of the cost. Staff recommended approval of the purchase.

Mayor Murry opened the floor for comments from the public; seeing none, the floor was again closed.

Councilmember Pines expressed that she felt, in her experience as a realtor, that the price of \$350,000 was too high to pay for this property. Ms. Hollerand explained that it was listed for \$370,000 and that staff was able to negotiate it to \$350,000.

MOTION TO APPROVE the purchase of land in the amount of \$350,000 made by Councilmember Bates. Seconded by Councilmember Purvis. Passed 3-2 with Councilmembers Pines and Entsuah opposing.

Item No. 13 – Citizen Request – *Charlene and Charles Forth*

The applicant requested to pull this item and will return at a later date.

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ADJOURN: With no further comments, this meeting adjourned at 9:49 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
COUNCIL WORKSHOP
January 19, 2021

The Clermont City Council met at a workshop on Tuesday, January 19, 2021, in the City Council Chambers at City Hall. Mayor Murry opened the workshop at 6:30pm with the following Council Members present: Pines, Entsuah, Purvis, and Bates.

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

1. Master Plan

Interim City Manager Dauderis informed the Council the purpose of this workshop item is to give a comprehensive overview of the Master Plan. The presentation will review the importance, the implementation and the results.

Communications Director Kathryn Deen told the Council that the City hosted multipole visioning sessions with the public to review ideas for rebranding and adopting a master plan strategy. The public told City staff that their primary desire is to have a thriving downtown.

Dr. Richard Levey – *City Consultant*. Dr. Levey stated that he was one of the authors of the original plan, but the plan has grown and emerged over time as it should. The Master Plan is the shared vision for the community and offers a framework for consistency. The Plan is used to identify project options and establish priorities. The reason the City adopted a Master Plan was to set a “big picture” shared vision to direct growth in a systematic way for economic development. Dr. Levey announced that the Master Plan makes three findings:

1. Clermont shall be a place for people.
2. Clermont shall have a great waterfront
3. Clermont shall have a quality of place, character, and image.

Assistant Director of Public Services Jim Maiworm made a staff presentation on how the Master Plan concepts have been turned into a reality. He highlighted the smart funding loan allocated to the downtown which was paid back from infrastructure sales tax. Additionally, the Master Plan secured grants of \$4.2 million and \$2.4 million from local utilities. Mr. Maiworm provided additional details on the streetscape phases of the Plan which are currently under construction. He concluded by informing the Council that the next projects were the “Meet Us in the Middle” branding, the construction of a Parking Garage, and the development/expansion of the Art Walk.

Clermont Business Liaison Barbara Hollerand provided the final staff presentation. She informed the Council that investments from the private sector have been tremendous in support of the Plan. She provided examples of six (6) completed private projects and announced that there have been forty (40) new businesses added to the downtown. Ms. Hollerand spoke to the success of the Clermont Downtown Partnership and how CRA revenues have increased over the last six (6) years.

Interim City Manager Dauderis told the Council that the Master Plan has been the most successful initiative the City has ever undertaken. From the plan perspective, the City is ahead of schedule to complete all projects in seven (7) years instead of ten (10). By most measures the plan has been a true success as it has spurred private investment and has increased traffic to the downtown. Ms.

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Dauderis concluded by saying that a community meeting will be held later in the year.

Mayor Murry opened the workshop floor for comments from the public.

Charlene Forth, 939 W. Desoto Street, Clermont – concerned about building on waterfront park. Protect the lake. Do not allow staff to build on the lake.

Jimmy Crawford, 702 W. Montrose, Clermont – bought in 2018 based on the investment the city is making downtown. Attended most visioning sessions – the lake is outstanding and DEP watches it. Need to develop carefully and responsibly. He told the Council to stay the course!

Mark Graff, 1944 Brantley Circle, Clermont – Stated that he was involved in the visioning sessions. He encouraged the Council to continue the course and developers will continue investing.

Darren Johnson, 1074 Lakeshore Drive, Clermont – Attended the visioning sessions, which led shortly thereafter to his decision to invest. The plan the City has resonates with him and he wants to be part of that.

Seeing no further comments, Mayor Murry closed the workshop floor.

After discussion amongst the Council, a unanimous consensus was provided that the City should continue supporting and implementing the Master Plan.

2. Agenda Items

Interim City Manager Dauderis introduced the item as a followup to a Council discussion regarding direction to develop policies so residents can be placed on an agenda. She informed the Council that staff has reviewed the Council's Rules of Conduct and presented the following recommendations:

1. A citizen's request for an agenda item must be relevant to the City and must be something the Council can take action on.
2. A citizen can make a request of the City Council during a public meeting, or the request can be made to the City Manager.
3. A citizen can make a request to a Councilmember and the Councilmember may request that the City Manager add the item to the agenda.
4. A citizen must provide purpose, define the requested action and provided supporting documentation in accordance with agenda management procedures.

The Mayor asked the Interim City Manager to look at the 3-minute rule as well so that the public is not allowed to talk at length.

The Council agreed with the recommendations as presented. They added that if a citizen approaches during a public meeting that the Council must vote on whether to add a Citizen request to the agenda.

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Mayor Murry opened the floor for comments from the public.

Councilmember Pines asked for a Point of Order from the City Attorney on whether the floor needed to be opened for public comment. City Attorney Mantzaris told the Council that the workshop is for information gathering and action is not taken. These are situations where the Council does not typically open itself for public comment, but it is at the Council's discretion. He offered to clarify this in the Rules of Conduct which was agreed upon by the Council.

Charlene Forth, 939 W. DeSoto Street, Clermont – supported letting the public speak.

Lavonte Rogers, Clermont – agreed with 3-minute rule. Concerned with the length of meetings.

Seeing no further comments; the floor was closed.

3. Other

Councilmember Purvis felt strongly that the meeting start time should be changed from 6:30 to 7 PM.

Mayor Murry announced he would like the City to look at speeding along HWY27 and SR50. Councilmember Purvis added the 5th Street and SR50 intersection. Councilmember Entsuah added the Northridge and Hancock intersection. Mayor Murry added the Grand Highway and SR50 intersection.

Councilmember Entsuah stated that he would like to see the City Manager's recruitment process have a greater dialog with citizens for feedback and input. City Attorney Mantzaris recommended narrowing the list to the final few and then having a meet and greet. The Council agreed with the idea of a meet and greet.

Councilmember Entsuah stated that he would like to discuss the development of a small business committee at the February workshop. He would like to see a resolution drafted to establish the committee.

Councilmember Purvis asked if the City is still under a state of emergency and if the declaration needs to be updated annually. City Attorney Mantzaris stated that the City is still under the state of emergency, but it does not have to be updated annually as the City Manager has the authority to continue it for seven (7) days for as long as needed under the adopting resolution.

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Adjourn: The workshop concluded at 8:15 pm with no further comments.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Canyons Phase 6 Plat		
Staff Report		
The submitted plat has been reviewed and approved by the City's reviewing engineer and surveyor. The plat is for 168 single-family lots in the Highland Ranch Subdivision.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Canyons Phase 6 Plat 12-22-2020	Canyons Phase 6 Plat 12-22-2020.pdf	

HIGHLAND RANCH THE CANYONS PHASE 6

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

SHEET 1 OF 9

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT P, PLAT OF HIGHLAND RANCH PRIMARY PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGES 8 THROUGH 16 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE WESTERLY LINE OF SAID PLAT THE FOLLOWING COURSES: SOUTH 48°54'18" WEST, FOR A DISTANCE OF 164.68 FEET; THENCE SOUTH 00°01'33" EAST, FOR A DISTANCE OF 347.85 FEET; THENCE SOUTH 06°31'30" WEST, FOR A DISTANCE OF 982.67 FEET; THENCE SOUTH 16°23'20" EAST, FOR A DISTANCE OF 127.02 FEET; THENCE SOUTH 31°52'20" EAST, FOR A DISTANCE OF 250.66 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010, ALSO BEING THE SOUTHWEST CORNER OF TRACT FF OF SAID PLAT AND THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 50, ACCORDING TO OFFICIAL RECORDS BOOK 2732, PAGE 608 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES: SOUTH 58°09'10" WEST, FOR A DISTANCE OF 354.60 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 924.55 FEET, A CENTRAL ANGLE OF 34°45'25", A CHORD THAT BEARS SOUTH 75°31'51" WEST WITH A DISTANCE OF 552.29 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°05'26" WEST, FOR A DISTANCE OF 287.71 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3575.00 FEET, A CENTRAL ANGLE OF 04°50'13", A CHORD THAT BEARS NORTH 89°32'26" WEST WITH A DISTANCE OF 301.71 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 301.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°02'28" WEST, FOR A DISTANCE OF 839.45 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 497.96 FEET, A CENTRAL ANGLE OF 46°18'03", A CHORD THAT BEARS NORTH 68°48'32" WEST WITH A DISTANCE OF 391.54 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.40 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 45°39'30" WEST, FOR A DISTANCE OF 516.08 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010 AND THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 4402, PAGES 875 OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11524.16 FEET, A CENTRAL ANGLE OF 00°09'00", A CHORD THAT BEARS NORTH 16°46'42" WEST WITH A DISTANCE OF 30.16 FEET; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010, AND THE ARC OF SAID CURVE 30.16 FEET TO A POINT OF TANGENCY; THENCE RUN THE FOLLOWING COURSES CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID LANDS: NORTH 16°51'12" WEST, FOR A DISTANCE OF 331.26 FEET; THENCE NORTH 73°08'48" EAST, FOR A DISTANCE OF 12.00 FEET; THENCE NORTH 16°51'12" WEST, FOR A DISTANCE OF 519.96 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES CONTINUING ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010: NORTH 73°08'48" EAST, FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 16°51'12" WEST, FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 73°08'48" EAST, FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 16°51'12" EAST, FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 73°08'48" EAST, FOR A DISTANCE OF 313.58 FEET; THENCE NORTH 16°51'12" WEST, FOR A DISTANCE OF 588.16 FEET; THENCE NORTH 49°16'02" WEST, FOR A DISTANCE OF 194.76 FEET; THENCE NORTH 00°45'58" EAST, FOR A DISTANCE OF 527.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 24°51'20", A CHORD THAT BEARS SOUTH 59°38'21" EAST WITH A DISTANCE OF 150.65 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 151.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°04'01" EAST, FOR A DISTANCE OF 210.58 FEET; THENCE NORTH 00°47'44" EAST, FOR A DISTANCE OF 114.24 FEET; THENCE SOUTH 48°58'16" EAST, FOR A DISTANCE OF 4.92 FEET; THENCE SOUTH 76°50'47" EAST, FOR A DISTANCE OF 106.27 FEET; THENCE SOUTH 66°44'04" EAST, FOR A DISTANCE OF 97.15 FEET; THENCE SOUTH 69°28'35" EAST, FOR A DISTANCE OF 70.81 FEET; THENCE SOUTH 49°02'46" EAST, FOR A DISTANCE OF 93.33 FEET; THENCE SOUTH 35°57'52" EAST, FOR A DISTANCE OF 46.74 FEET; THENCE SOUTH 28°12'52" EAST, FOR A DISTANCE OF 66.02 FEET; THENCE SOUTH 33°52'44" EAST, FOR A DISTANCE OF 102.57 FEET; THENCE SOUTH 24°03'49" EAST, FOR A DISTANCE OF 89.75 FEET; THENCE SOUTH 67°21'01" EAST, FOR A DISTANCE OF 120.31 FEET; THENCE NORTH 87°31'58" EAST, FOR A DISTANCE OF 61.07 FEET; THENCE SOUTH 00°51'18" WEST, FOR A DISTANCE OF 41.59 FEET; THENCE NORTH 89°58'53" EAST, FOR A DISTANCE OF 664.04 FEET; THENCE NORTH 00°54'52" EAST, FOR A DISTANCE OF 67.62 FEET; THENCE SOUTH 43°20'04" EAST, FOR A DISTANCE OF 482.63 FEET; THENCE SOUTH 26°20'42" EAST, FOR A DISTANCE OF 231.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50°41'58", CHORD THAT BEARS SOUTH 51°41'41" EAST WITH A DISTANCE OF 85.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 88.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°02'40" EAST, FOR A DISTANCE OF 160.34 FEET; THENCE SOUTH 00°52'01" WEST, FOR A DISTANCE OF 83.58 FEET; THENCE NORTH 89°58'50" EAST, FOR A DISTANCE OF 667.98 FEET; THENCE NORTH 00°49'08" EAST, FOR A DISTANCE OF 656.45 FEET TO POINT ON THE SOUTH LINE OF HIGHLAND RANCH THE CANYONS PHASE 7, AS RECORDED IN PLAT BOOK 73, PAGES 59-60, OF SAID PUBLIC RECORDS, BEING ALSO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 13°26'37", A CHORD THAT BEARS NORTH 76°50'32" EAST WITH A DISTANCE OF 235.25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID SOUTH LINE, DEPARTING THE WESTERLY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.79 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TIMBERVALVE TRAIL, ACCORDING TO SAID PLAT OF HIGHLAND RANCH PRIMARY PHASE 1; THENCE RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 38°25'53" EAST, FOR A DISTANCE OF 90.06 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 02°39'47", A CHORD THAT BEARS SOUTH 39°45'48" EAST WITH A DISTANCE OF 17.66 FEET; THENCE RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE A DISTANCE OF 17.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 5,826,575 SQUARE FEET OR 133.75 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 50, AS RECORDED IN MAP BOOK 9, PAGE 1 AND OFFICIAL RECORDS BOOK 2732, PAGE 608 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AS BEING SOUTH 88°02'28" WEST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT OS-1, OS-2, OS-3, OS-4 AND OS-5 (OPEN SPACE/LANDSCAPE/UTILITY/DRAINAGE) SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC (THE ASSOCIATION).
- TRACT LS-1, LIFT STATION SHALL BE OWNED AND MAINTAINED BY THE CITY OF CLERMONT.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- A 5 FEET PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS UNLESS OTHERWISE NOTED, TO BE MAINTAINED BY THE ASSOCIATION.
- WALL EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- ACCORDING TO THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN LAKE COUNTY, FLORIDA, FILE NO.: 2037-4703300, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THROUGH APRIL 2, 2020 AT 8:00 A.M., THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH RECORDED FEBRUARY 24, 2015 IN OFFICIAL RECORDS BOOK 4588, PAGE 2013, AS AMENDED AND OR SUPPLEMENTED, AND AS FURTHER SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH (PHASE 6) TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED JANUARY 5, 1966 IN OFFICIAL RECORDS BOOK 302, PAGE 807, RE-RECORDED JUNE 10, 1968 IN OFFICIAL RECORDS BOOK 360, PAGE 760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- LIFT STATION EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1056, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- PERPETUAL UTILITY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)

LEGEND:

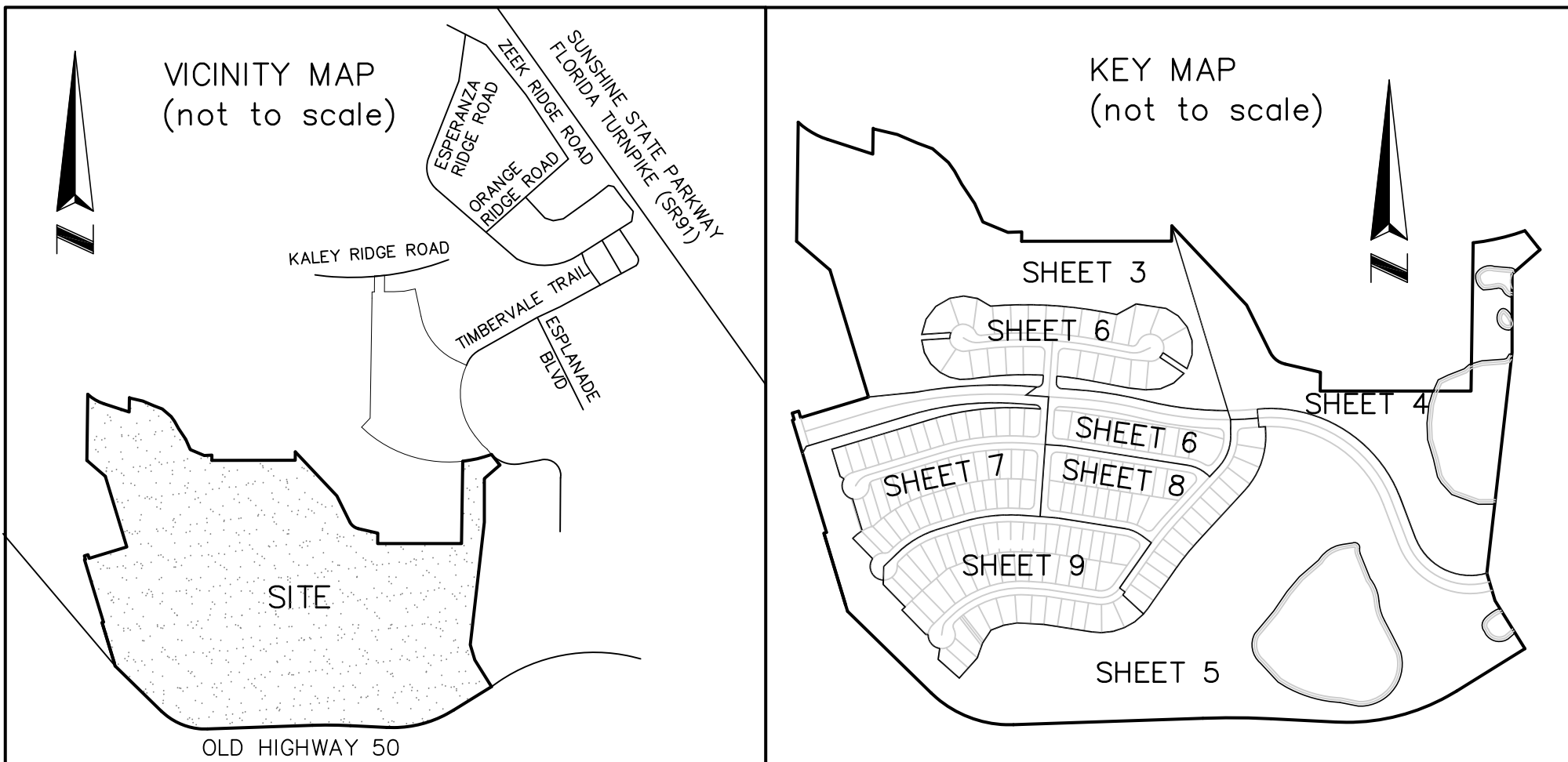
O.R. OFFICIAL RECORDS BOOK
PG(S). PAGE(S)
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
P.I. POINT OF INTERSECTION

N.T. NON-TANGENT
CCR# CERTIFIED CORNER RECORD
● SET NAIL AND DISK, STAMPED LB 6723
PERMANENT CONTROL POINT (PCP)
R/W RIGHT-OF-WAY
NR NON-RADIAL
LB LICENSED BUSINESS
PRM PERMANENT REFERENCE MONUMENT

W.E. WALL EASEMENT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
▣ RECOVERED 4" X 4" CONCRETE
MONUMENT STAMPED PRM LB 6723
■ SET 4" X 4" CONCRETE MONUMENT
STAMPED PRM LB 6723, UNLESS
OTHERWISE NOTED

▨ U.E. & W.E.

R RADIUS
CB CHORD BEARING
CH CHORD
Δ DELTA ANGLE
L ARC LENGTH
℄ CENTERLINE
R.P. RADIUS POINT



SHEET INDEX

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

CERTIFICATE OF CLERK

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

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

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 11-27-2020 I completed the survey of the lands as shown in the foregoing plat: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in City of Clermont, Lake County, Florida.

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

HIGHLAND RANCH THE CANYONS PHASE 6

DEDICATION

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

TO THE CITY OF CLERMONT:
UTILITY AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.
TRACT LS-1 SHALL BE DEDICATED TO THE CITY OF CLERMONT ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

A UTILITY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5.

IN WITNESS WHEREOF, Taylor Morrison of Florida, Inc., a Florida Corporation has caused these presents to be signed by the officer named below its corporate seal to be affixed hereto on _____, 2020.

Name: _____

Signed: _____

Title: _____

Signed and sealed and delivered in the presence of:

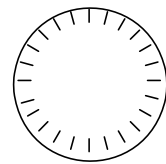
1. _____
Witness Signature:

(CORPORATE SEAL)

Printed Name: _____

2. _____
Witness Signature:

Printed Name: _____



ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020.

BY _____ AS _____ OF
TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION. SUCH
PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS
PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL OF MUNICIPALITY

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

Attest: _____ City of Clermont

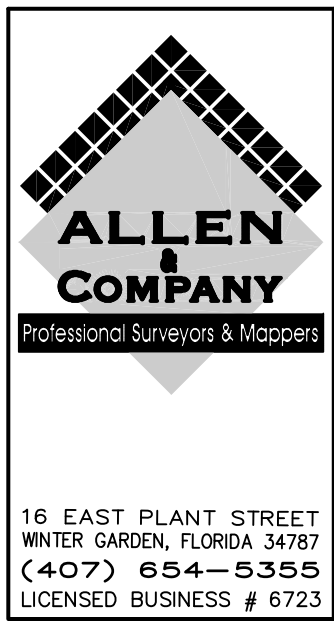
City Clerk _____ Mayor _____

Print Name _____ Print Name _____

REVIEWER STATEMENT

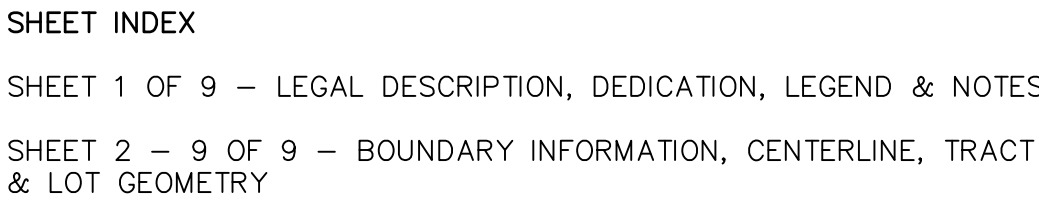
Pursuant to Section 177.081 F.S., I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

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



SHEET 2 OF 9 | PLAT BOOK ____ PAGE ____

(IN FEET)
1 inch = 200 ft.

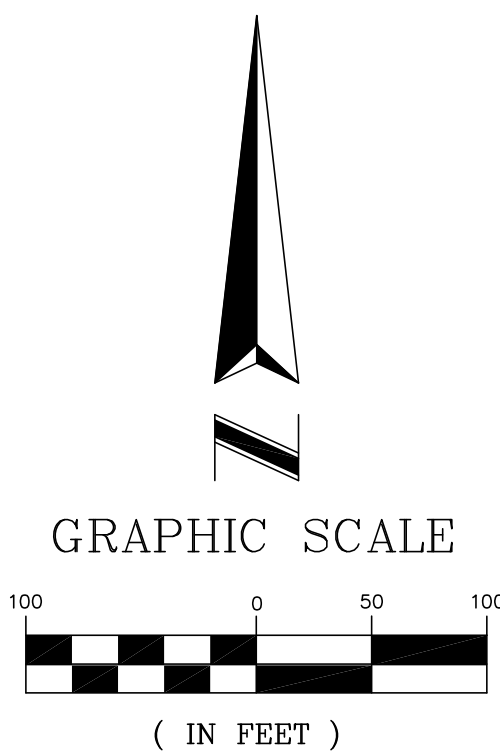


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

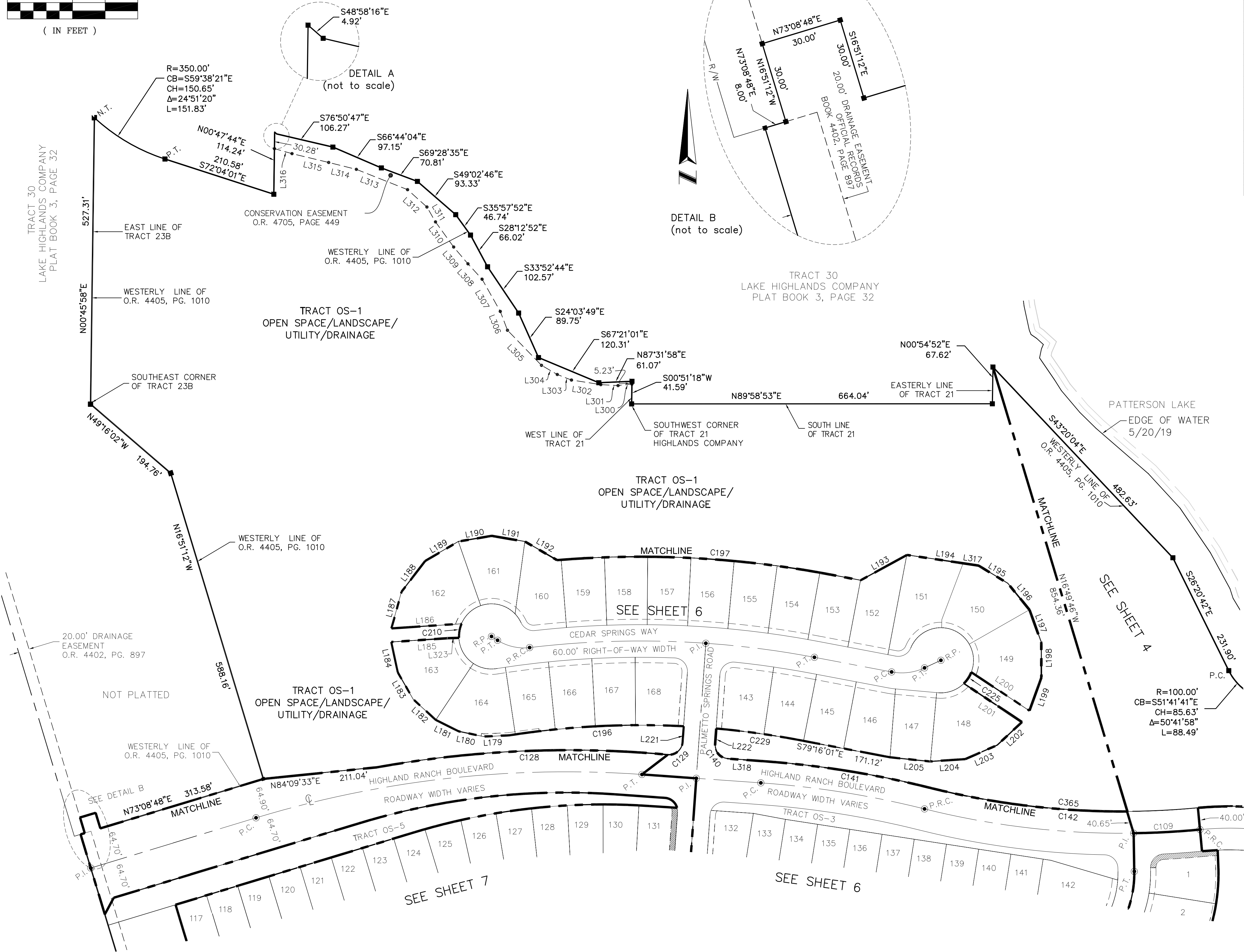
HIGHLAND RANCH THE CANYONS PHASE 6

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

SHEET 3 OF 9 PLAT BOOK ____ PAGE ____



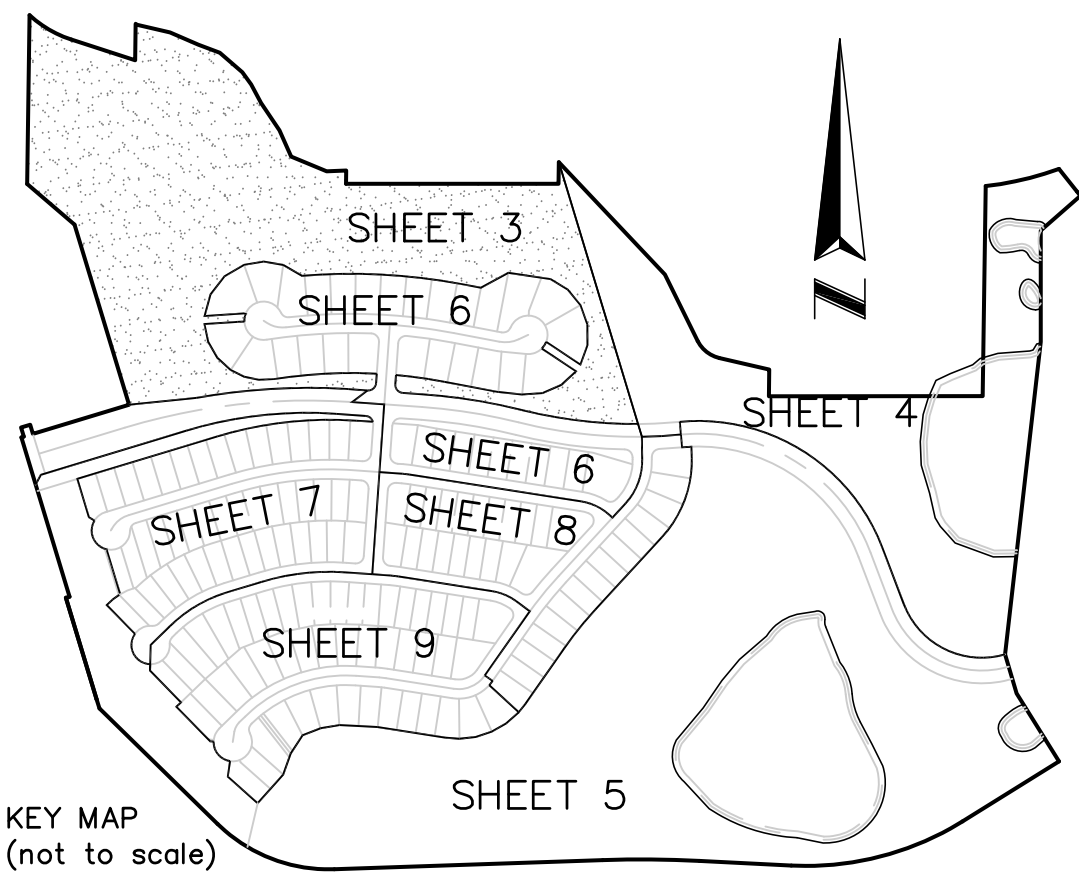
GRAPHIC SCALE
(IN FEET)



LINE TABLE		
LINE	LENGTH	BEARING
L179	46.84'	N87°14'54"E
L180	47.02'	S78°12'27"E
L181	47.02'	N63°36'16"W
L182	56.43'	N47°31'46"W
L183	57.11'	N29°52'37"W
L184	57.11'	N12°07'03"W
L185	103.46'	N86°07'34"E
L186	129.46'	N86°07'34"E
L187	69.94'	N15°25'51"E
L188	71.26'	N37°25'51"E
L189	71.26'	N59°38'20"E
L190	62.07'	N80°24'02"E
L191	62.07'	S80°17'02"E
L192	68.37'	S59°58'37"E
L193	97.13'	N61°17'33"E
L194	133.34'	S81°33'56"E
L195	62.95'	S58°43'18"E
L196	62.95'	S39°23'10"E
L197	63.84'	S19°54'42"E
L198	64.81'	S00°08'52"E
L199	64.81'	S19°45'57"W
L200	128.32'	S56°27'10"E
L201	128.32'	S56°27'10"E
L202	62.23'	S46°59'03"W
L203	64.14'	S66°17'14"W
L204	65.11'	S86°11'55"W
L205	73.80'	N84°03'44"W
L221	29.36'	N04°02'36"E
L222	28.95'	N04°02'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L300	25.66'	S84°13'14"W
L301	31.85'	N86°58'19"W
L302	54.65'	N81°03'49"W
L303	28.06'	N68°37'30"W
L304	33.53'	N59°53'17"W
L305	89.97'	N44°07'54"W
L306	37.14'	N20°52'06"W
L307	68.11'	N29°28'42"W
L308	38.47'	N42°34'07"W
L309	40.56'	N40°21'39"W
L310	57.07'	N35°53'52"W
L311	31.66'	N29°55'12"W
L312	47.86'	N48°08'27"W
L313	101.45'	N68°22'49"W
L314	52.48'	N75°59'49"W
L315	69.40'	N76°29'31"W
L316	33.59'	N74°05'56"W
L317	28.49'	S81°33'56"E
L318	64.11'	S85°57'24"E
L323	21.55'	N87°55'46"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57"E	04°40'22"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C129	25.00'	39.80'	35.73'	N49°38'47"E	91°12'21"
C140	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C141	1790.00'	312.52'	312.12'	N80°57'18"W	10°00'12"
C142	1460.00'	497.34'	494.93'	S85°42'43"E	19°31'02"
C196	1565.00'	322.37'	321.80'	S87°00'46"W	11°48'08"
C197	1875.00'	504.95'	503.43'	N86°58'56"W	15°25'49"
C210	60.00'	26.69'	26.47'	S10°10'58"W	25°29'15"
C225	60.00'	25.18'	25.00'	N33°32'50"E	24°02'58"
C229	1565.00'	153.57'	153.51'	N82°04'42"W	05°37'21"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"



KEY MAP
(not to scale)

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

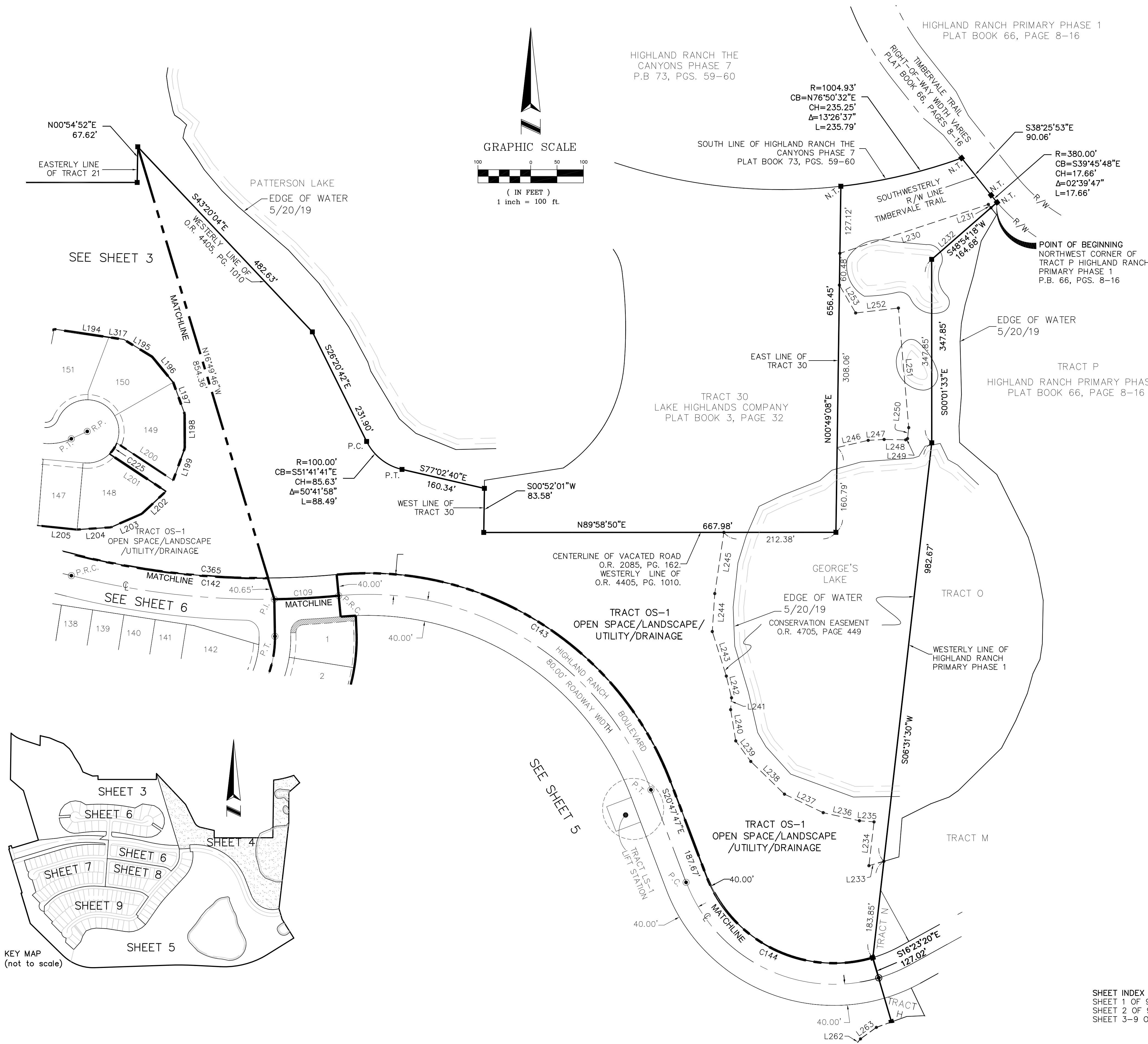


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

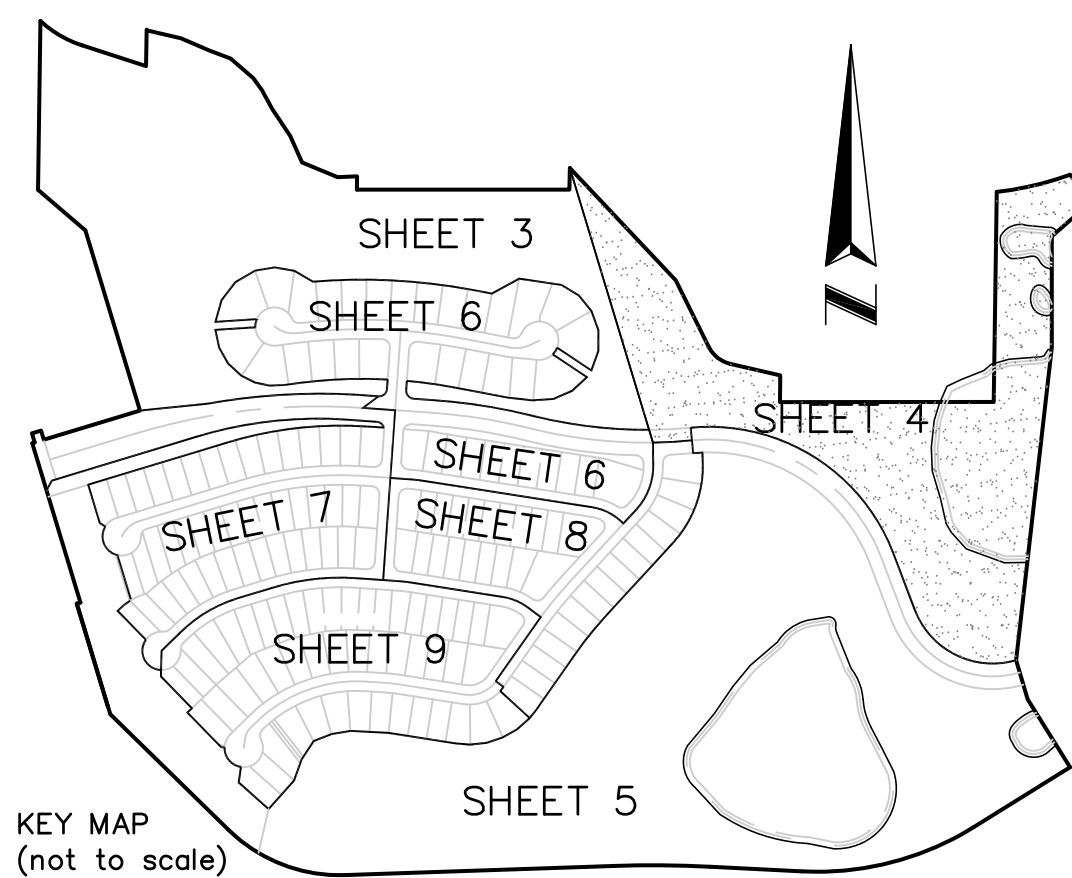
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 4 OF 9 PLAT BOOK ____ PAGE ____



LINE TABLE		
LINE	LENGTH	BEARING
L194	133.34'	S81°33'56\"E
L195	62.95'	S58°43'18\"E
L196	62.95'	S39°23'10\"E
L197	63.84'	S19°54'42\"E
L198	64.81'	S00°08'52\"E
L199	64.81'	S19°45'57\"W
L200	128.32'	S56°27'10\"E
L201	128.32'	S56°27'10\"E
L202	62.23'	S46°59'03\"W
L203	64.14'	S66°17'14\"W
L204	65.11'	S86°11'55\"W
L205	73.80'	N84°03'44\"W
L230	296.59'	N71°47'20\"E
L231	7.88'	S38°25'53\"E
L232	149.25'	S48°54'18\"W
L233	29.61'	S73°36'14\"W
L234	83.64'	N06°40'56\"E
L235	27.83'	N85°35'37\"W
L236	70.37'	N77°21'50\"W
L237	81.40'	N64°28'52\"W
L238	89.09'	N45°50'44\"W
L239	48.29'	N36°13'08\"W
L240	60.04'	N09°17'59\"W
L241	22.61'	N04°23'18\"E
L242	42.33'	N13°34'44\"W
L243	88.61'	N17°28'00\"W
L244	72.13'	N03°44'27\"E
L245	117.34'	N08°28'01\"E
L246	60.60'	N76°54'01\"E
L247	30.28'	N86°50'13\"E
L248	41.00'	S89°00'31\"E
L249	4.20'	S56°23'39\"E
L250	20.90'	N06°00'07\"E
L251	227.70'	N04°55'15\"W
L252	81.71'	S83°25'03\"W
L253	61.19'	N30°12'30\"W
L317	28.49'	S81°33'56\"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57\"E	04°40'22\"
C142	1460.00'	497.34'	494.93'	S85°42'43\"E	19°31'02\"
C143	615.00'	801.54'	746.00'	N58°08'00\"W	74°40'27\"
C144	260.00'	388.48'	353.34'	S63°36'02\"E	85°36'31\"
C225	60.00'	25.18'	25.00'	N33°32'50\"E	24°02'58\"
C365	1460.00'	366.76'	365.79'	S83°08'59\"E	14°23'34\"



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
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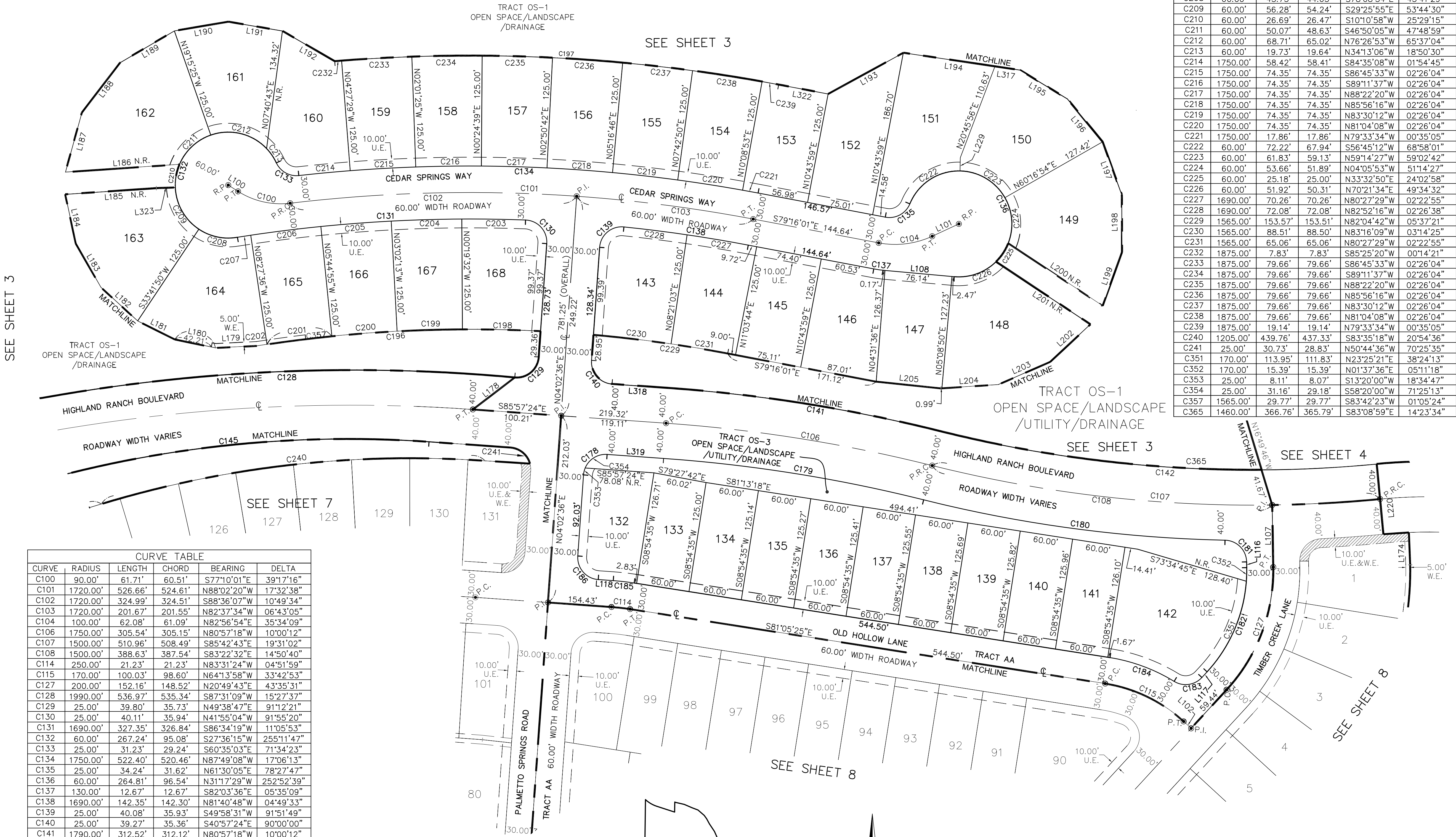
ALLEN & COMPANY
Professional Surveyors & Mappers

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

HIGHLAND RANCH THE CANYONS PHASE 6

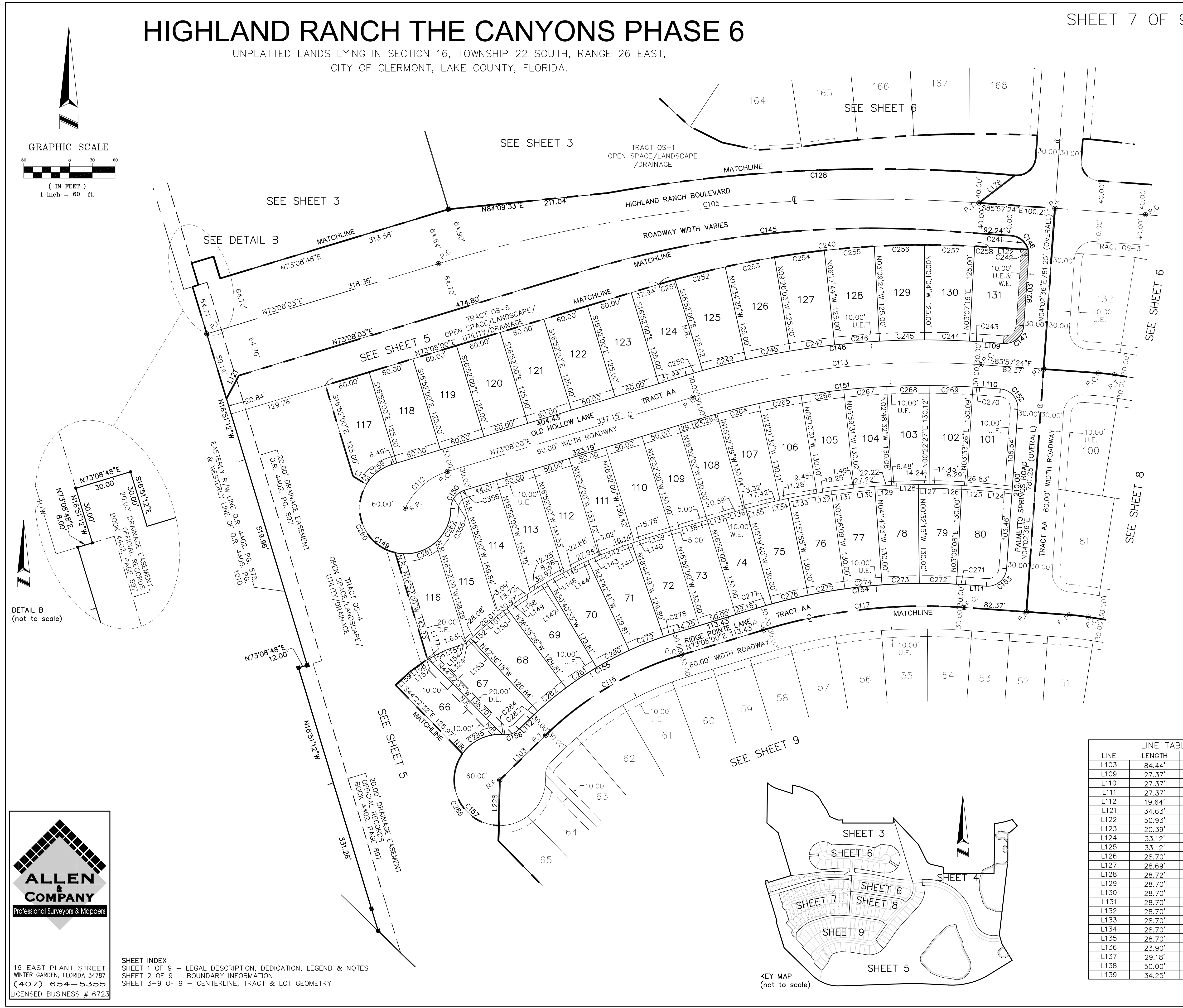
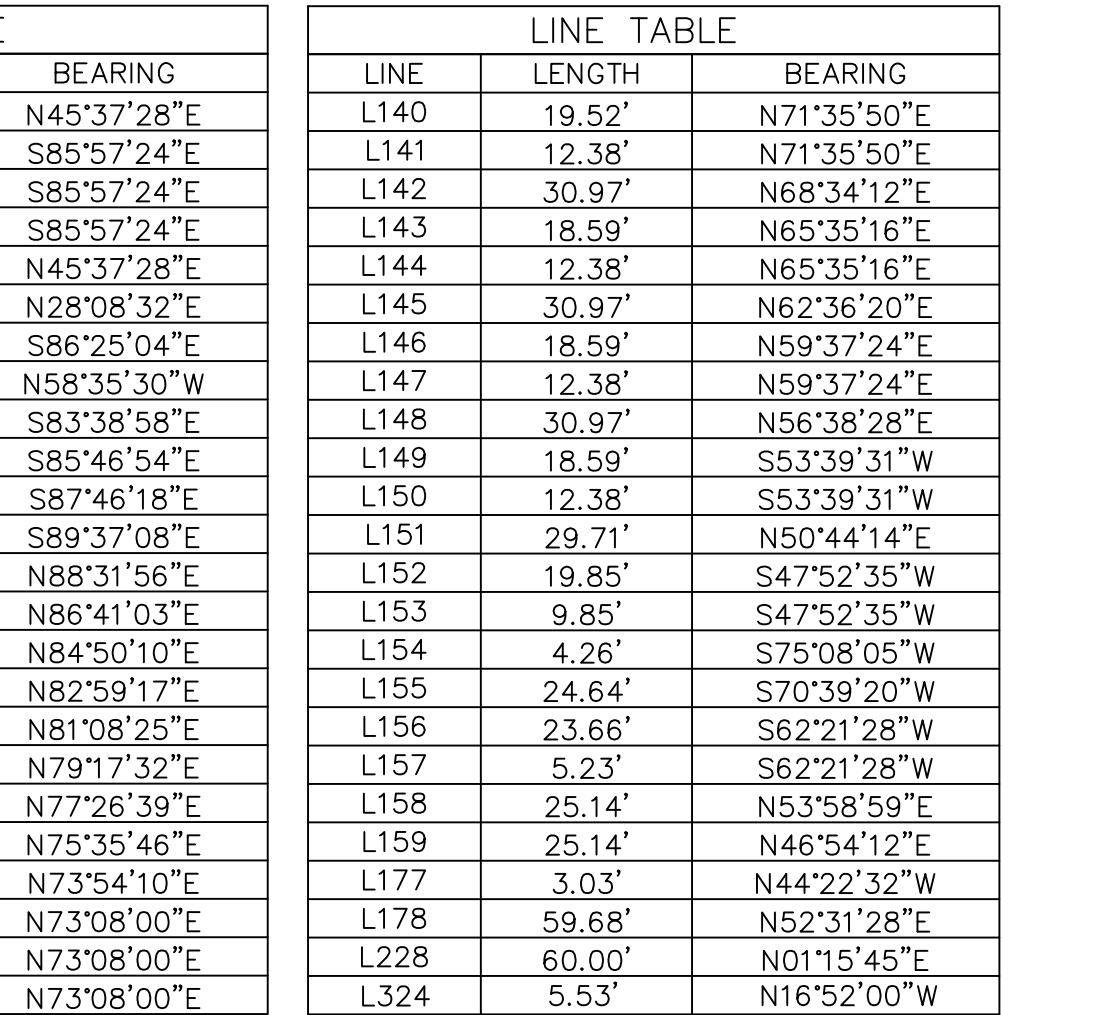
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 6 OF 9 PLAT BOOK ____ PAGE ____



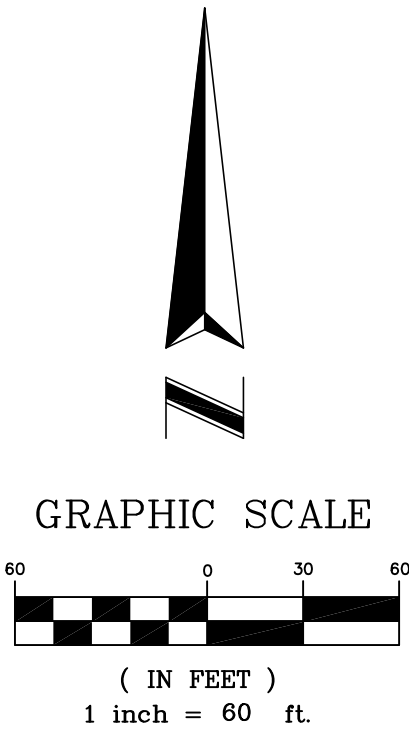
SHEET 7 OF 9 | PLAT BOOK ____ PAGE ____

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C105	1970.00'	718.92'	714.94'	S83°35'19"W	20°54'33"
C112	90.44'	75.87'	73.66'	S49°06'04"W	48°03'52"
C113	1050.00'	383.20'	381.07'	S83°35'18"W	20°54'36"
C116	435.00'	208.85'	206.85'	S59°22'44"W	27°30'32"
C117	730.00'	266.41'	264.94'	S83°35'18"W	20°54'36"
C128	1900.00'	536.97'	535.34'	S87°31°09'W	15°27'37"
C145	1300.00'	474.42'	471.79'	S83°35'18"W	20°54'33"
C146	25.00'	39.27'	35.36'	N40°57'24"W	90°00'00"
C147	25.00'	39.27'	35.36'	N49°02'36"E	90°00'00"
C148	1080.00'	394.15'	391.96'	S83°35'18"W	20°54'36"
C149	60.00'	264.83'	96.53'	S53°18'51"E	252°53'44"
C150	25.00'	31.81'	29.70'	S36°41°08'W	72°53'43"
C151	1020.00'	372.25'	370.19'	S83°35'18"W	20°54'36"
C152	25.00'	39.27'	35.36'	N40°57'24"W	90°00'00"
C153	25.00'	39.27'	35.36'	N49°02'36"E	90°00'00"
C154	760.00'	277.36'	275.83'	S83°35'18"W	20°54'36"
C155	465.00'	223.26'	221.12'	S59°22'44"W	27°30'32"
C156	25.00'	21.68'	21.00'	N70°27'52"E	49°40'47"
C157	60.00'	292.54'	77.65'	S44°22'32"E	279°21'34"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	S50°44'36"W	70°25'35"
C242	25.00'	85.54'	8.50'	N05°44'36"W	19°34'25"
C243	1080.00'	17.39'	17.39'	N86°25°04'W	00°55'20"
C244	1080.00'	59.17'	59.16'	N88°26°54'W	03°08'20"
C245	1080.00'	59.17'	59.16'	S88°24'46"W	03°08'20"
C246	1080.00'	59.17'	59.16'	S85°16'26"W	03°08'20"
C247	1080.00'	59.17'	59.16'	S82°08'06"W	03°08'20"
C248	1080.00'	59.17'	59.16'	S78°59'45"W	03°08'20"
C249	1080.00'	58.86'	58.85'	S75°51'55"W	03°07'21"
C250	1080.00'	22.06'	22.06'	S73°43'07"W	01°10'14"
C251	1205.00'	22.06'	22.06'	S73°39'28"W	01°02'57"
C252	1205.00'	68.23'	68.22'	S75°48'16"W	03°14'39"
C253	1205.00'	66.02'	66.01'	S78°59'45"W	03°08'20"
C254	1205.00'	66.02'	66.01'	S82°08'06"W	03°08'20"
C255	1205.00'	66.02'	66.01'	S85°16'26"W	03°08'20"
C256	1205.00'	66.02'	66.01'	S88°24'46"W	03°08'20"
C257	1205.00'	66.02'	66.01'	N88°26°54'W	03°08'20"
C258	1205.00'	19.40'	19.40'	N86°25°04'W	00°55'20"
C259	60.00'	43.69'	42.74'	S52°16'15"W	41°43'31"
C260	60.00'	113.74'	97.46'	S22°53'13"E	108°36'49"
C261	60.00'	57.12'	54.99'	N75°31'13"E	54°32'57"
C262	60.00'	50.27'	48.82'	N24°14'30"E	48°00'28"
C263	1020.00'	23.59'	23.59'	S73°47'45"W	01°19'31"
C264	1020.00'	56.67'	56.66'	S76°03'01"W	03°10'59"
C265	1020.00'	56.67'	56.66'	S79°14'00"W	03°10'59"
C266	1020.00'	56.67'	56.66'	S82°24'56"W	03°10'59"
C267	1020.00'	56.67'	56.66'	S85°35'58"W	03°10'59"
C268	1020.00'	56.67'	56.66'	S88°46'57"W	03°10'59"
C269	1020.00'	56.67'	56.66'	N88°02'04"W	03°10'59"
C270	1020.00'	8.66'	8.65'	N86°11'59"W	00°29'10"
C271	760.00'	11.82'	11.82'	N86°24°08'W	00°53'28"
C272	760.00'	49.03'	49.02'	N88°41'45"W	03°41'46"
C273	760.00'	49.03'	49.02'	S87°36'42"W	03°41'46"
C274	760.00'	49.03'	49.02'	S83°54'44"W	03°41'46"
C275	760.00'	49.03'	49.02'	S80°12'58"W	03°41'46"
C276	760.00'	49.03'	49.02'	S76°31'13"W	03°41'46"
C277	760.00'				



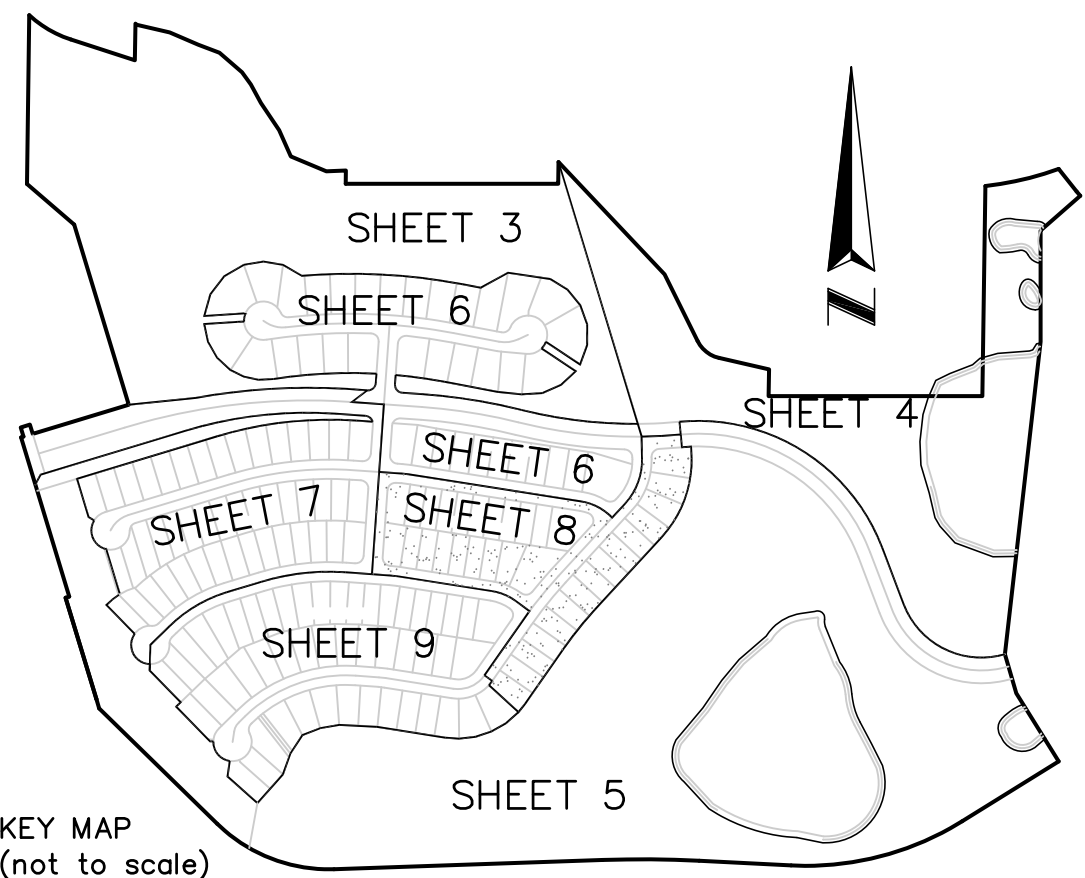
HIGHLAND RANCH THE CANYONS PHASE 6

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



LINE TABLE		
LINE	LENGTH	BEARING
L102	11.55'	S47°22'32"E
L104	53.27'	N53°38'41"W
L107	70.37'	S00°58'03"E
L115	6.18'	S00°58'03"E
L119	17.06'	S85°57'24"E
L120	1.34'	S85°57'24"E
L174	36.62'	N02°23'16"W
L219	33.26'	N38°40'14"E
L220	80.00'	S05°28'14"E
L227	30.00'	S55°04'09"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C109	1500.00'	122.33'	122.30'	N86°51'57"E
C114	250.00'	21.23'	21.23'	N83°31'24"W
C115	170.00'	100.03'	98.60'	N64°13'58"W
C118	300.00'	25.48'	25.47'	N83°31'24"W
C119	170.00'	81.43'	80.66'	N67°22'03"W
C124	1300.00'	174.57'	174.43'	S38°46'39"W
C126	1300.00'	142.24'	142.17'	S39°29'24"W
C127	200.00'	152.16'	148.52'	N20°49'43"E
C172	1270.00'	170.54'	170.41'	S38°46'39"W
C173	230.00'	174.99'	170.80'	N20°49'43"E
C174	25.00'	38.46'	34.78'	S43°06'25"W
C175	1540.00'	71.28'	71.27'	N85°51'20"E
C187	25.00'	39.27'	35.36'	S49°02'36"W
C188	220.00'	18.69'	18.68'	N83°31'24"W
C189	140.00'	28.14'	28.10'	N75°19'53"W
C190	25.00'	48.96'	41.50'	N13°28'26"W
C191	1330.00'	91.53'	91.51'	S40°39'11"W
C192	25.00'	38.19'	34.58'	N82°26'26"E
C193	200.00'	95.26'	94.36'	N67°26'44"W
C194	330.00'	28.03'	28.02'	N83°31'24"W
C195	25.00'	39.27'	35.36'	S40°57'24"E
C323	130.00'	16.97'	16.96'	N38°40'14"E
C324	1270.00'	8.11'	8.11'	S35°06'49"W
C325	1270.00'	67.09'	67.08'	S36°48'36"W
C326	1270.00'	66.25'	66.24'	S39°49'04"W
C327	1270.00'	29.09'	29.09'	S41°58'06"W
C328	230.00'	24.12'	24.11'	N39°37'11"E
C329	230.00'	55.20'	55.07'	N29°44'22"E
C330	230.00'	55.20'	55.07'	N15°59'18"E
C331	230.00'	40.47'	40.41'	N04°04'22"E
C332	535.00'	28.78'	28.78'	S86°04'15"W
C334	355.00'	270.09'	263.63'	N20°49'43"E
C335	1145.00'	153.75'	153.64'	S38°46'39"W
C336	1145.00'	8.11'	8.11'	S35°08'01"W
C337	1145.00'	59.69'	59.68'	S36°49'48"W
C338	1145.00'	59.73'	59.72'	S39°49'04"W
C339	1145.00'	26.23'	26.23'	S41°58'06"W
C340	355.00'	37.23'	37.22'	N39°37'11"E
C341	355.00'	85.20'	85.00'	N29°44'22"E
C342	355.00'	85.20'	85.00'	N15°59'19"E
C343	355.00'	62.46'	62.38'	N04°04'22"E
C348	200.00'	10.93'	10.93'	N79°31'30"W
C349	200.00'	46.37'	46.26'	N71°19'05"W
C350	200.00'	37.96'	37.91'	N59°14'19"W
C365	1460.00'	366.76'	365.79'	S83°08'59"E



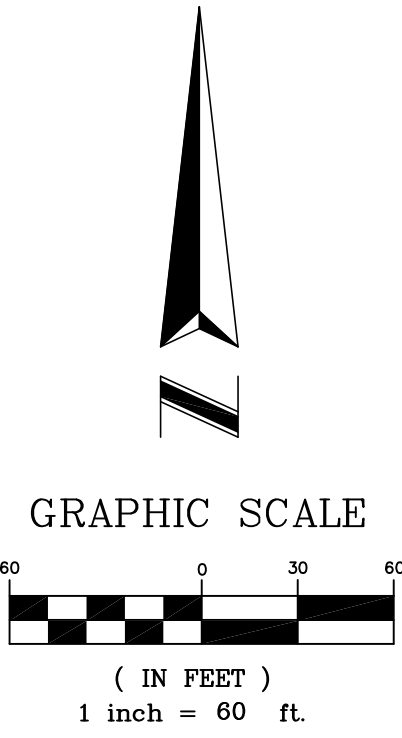
SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
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ALLEN & COMPANY
Professional Surveyors & Mappers

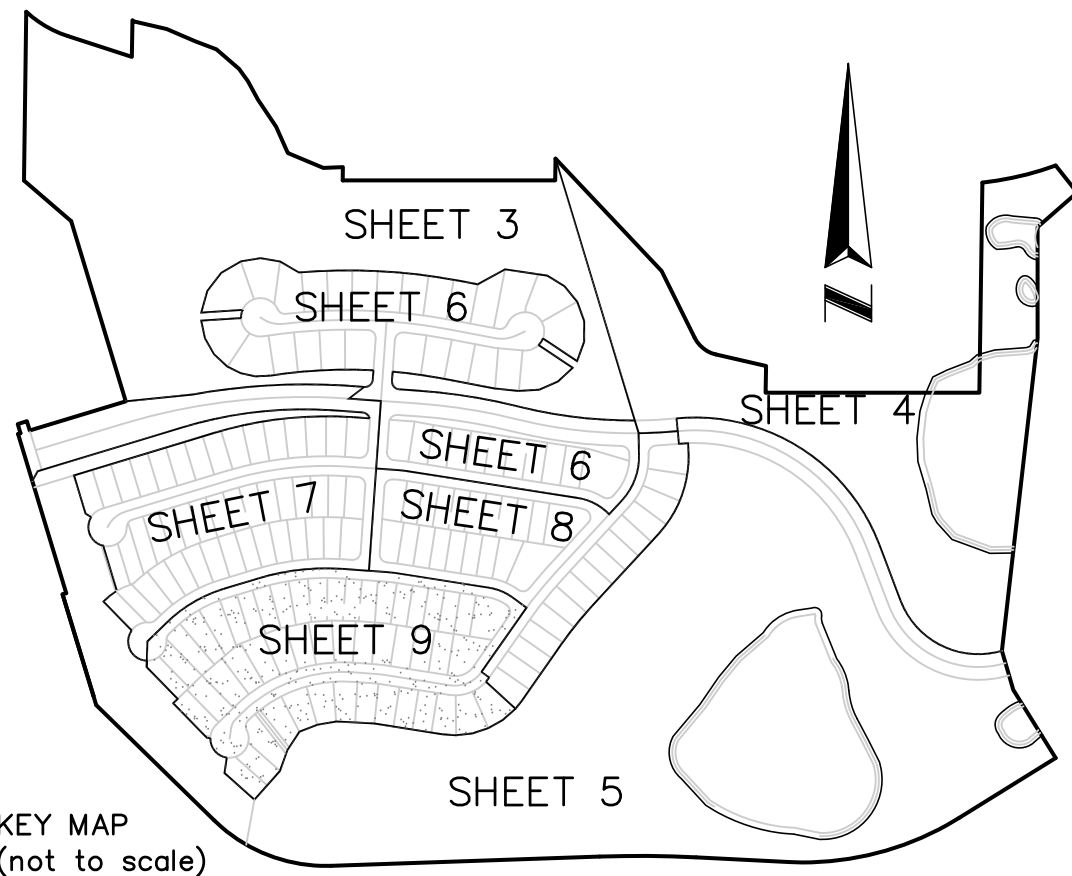
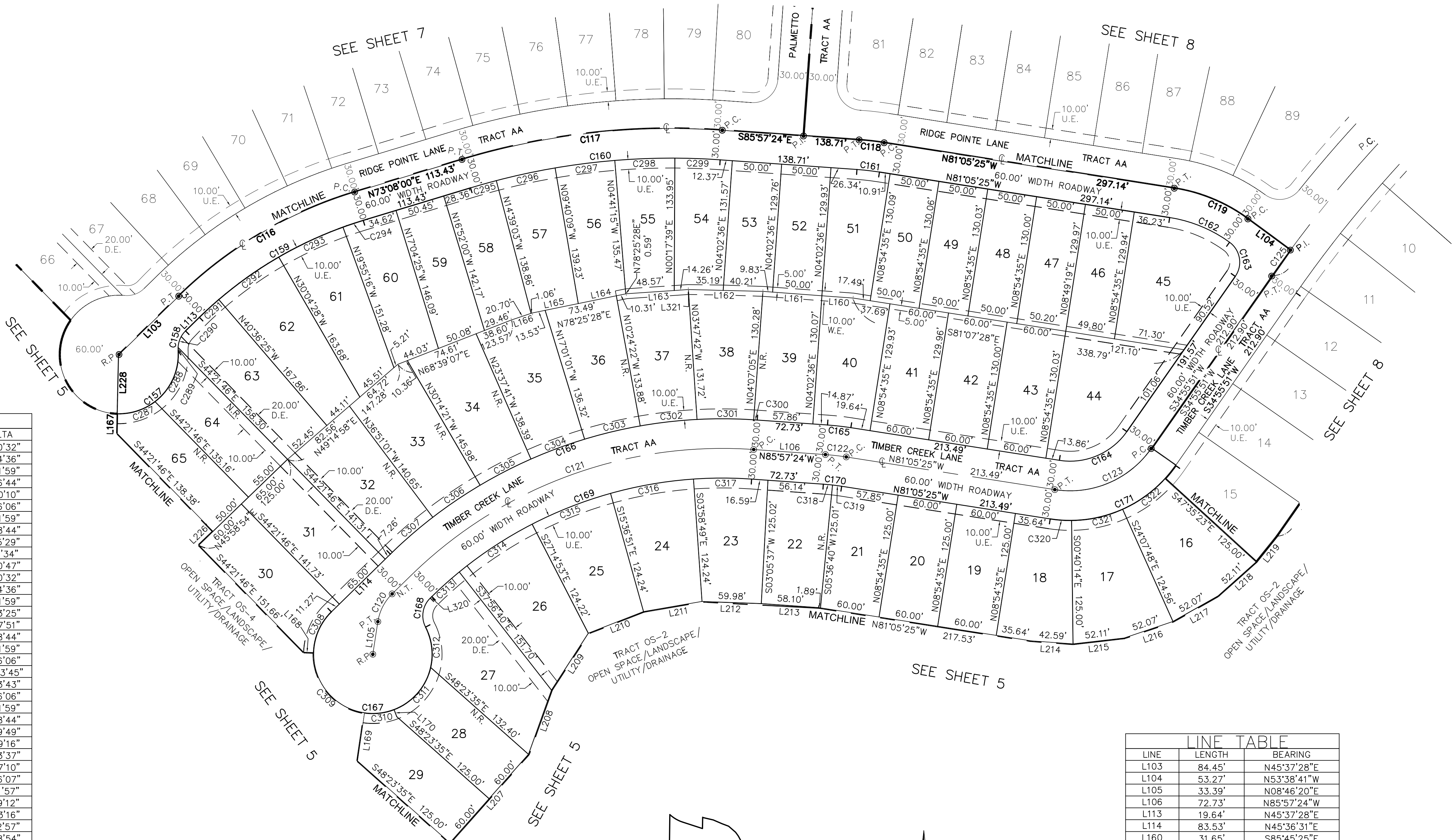
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C116	435.00'	208.85'	206.85'	S59°22'44"W	27°30'32"
C117	730.00'	266.41'	264.94'	S83°35'18"W	20°54'36"
C118	300.00'	25.48'	25.47'	N83°31'24"W	04°51'59"
C119	170.00'	81.43'	80.66'	N67°22'03"W	27°26'44"
C120	50.00'	32.15'	31.59'	S27°11'25"W	36°50'10"
C121	450.00'	380.41'	369.18'	S69°49'33"W	48°26'06"
C122	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C123	100.00'	11.66'	105.95'	N66°55'13"E	63°58'44"
C125	1300.00'	32.32'	32.32'	S35°38'35"W	01°25'29"
C157	60.00'	292.54'	77.65'	S44°22'32"E	279°21'34"
C158	25.00'	21.68'	21.00'	S20°47'05"W	49°40'47"
C159	405.00'	194.45'	192.59'	S59°22'44"W	27°30'32"
C160	700.00'	255.46'	254.05'	S83°35'18"W	20°54'36"
C161	270.00'	22.93'	22.93'	N83°31'24"W	04°51'59"
C162	140.00'	66.11'	65.50'	N67°33'43"W	27°03'25"
C163	25.00'	38.82'	35.03'	N09°33'05"W	88°57'51"
C164	70.00'	78.17'	74.17'	N66°55'13"E	63°58'44"
C165	280.00'	23.78'	23.77'	N83°31'24"W	04°51'59"
C166	480.00'	405.77'	393.79'	S69°49'33"W	48°26'06"
C167	60.00'	264.83'	96.53'	S80°50'20"E	252°53'45"
C168	25.00'	31.81'	29.70'	S09°09'39"W	72°53'43"
C169	420.00'	355.05'	344.57'	S69°49'33"W	48°26'06"
C170	220.00'	18.69'	18.68'	N83°31'24"W	04°51'59"
C171	130.00'	145.16'	137.74'	N66°55'13"E	63°58'44"
C287	60.00'	40.49'	39.72'	N71°55'51"E	38°39'49"
C288	60.00'	59.33'	56.94'	N24°16'19"E	56°39'16"
C289	25.00'	2.86'	2.86'	S00°46'31"E	06°33'37"
C290	25.00'	18.81'	18.37'	S24°03'53"W	43°07'10"
C291	405.00'	26.64'	26.63'	S47°30'32"W	03°46'07"
C292	405.00'	74.45'	74.34'	S54°39'33"W	10°31'57"
C293	405.00'	71.77'	71.68'	S65°00'08"W	10°09'12"
C294	405.00'	21.59'	21.59'	S71°36'22"W	03°03'16"
C295	700.00'	27.07'	27.07'	S74°14'29"W	02°12'57"
C296	700.00'	60.86'	60.84'	S77°50'24"W	04°58'54"
C297	700.00'	60.86'	60.84'	S82°49'18"W	04°58'54"
C298	700.00'	60.86'	60.84'	S87°48'12"W	04°58'54"
C299	700.00'	45.81'	45.80'	N87°49'52"W	03°44'57"
C300	480.00'	2.14'	2.14'	N86°05'04"W	00°15'20"
C301	480.00'	57.34'	57.31'	N89°38'04"W	06°50'40"
C302	480.00'	57.85'	57.81'	S83°29'27"W	06°54'18"
C303	480.00'	57.90'	57.86'	S76°34'58"W	06°54'40"
C304	480.00'	57.91'	57.88'	S69°40'14"W	06°54'47"
C305	480.00'	57.90'	57.86'	S62°45'32"W	06°54'39"
C306	480.00'	57.85'	57.81'	S55°51'04"W	06°54'17"
C307	480.00'	56.88'	56.85'	S49°00'13"W	06°47'24"
C308	60.00'	46.08'	44.96'	S23°36'19"W	44°00'28"
C309	60.00'	87.29'	79.79'	S40°04'29"E	83°21'08"
C310	60.00'	30.60'	30.27'	N83°38'19"E	29°13'14"
C311	60.00'	58.84'	56.51'	N40°56'01"E	56°11'22"
C312	60.00'	42.02'	41.17'	N07°13'26"W	40°07'33"
C313	420.00'	37.26'	37.25'	S48°09'00"W	05°04'58"
C314	420.00'	88.31'	88.15'	S56°42'54"W	12°02'50"
C315	420.00'	85.33'	85.18'	S68°33'31"W	11°38'25"
C316	420.00'	85.33'	85.18'	S80°11'57"W	11°38'26"
C317	420.00'	58.82'	58.77'	N89°58'07"W	08°01'26"
C318	220.00'	9.34'	9.34'	N84°44'24"W	02°25'59"
C319	220.00'	9.34'	9.34'	N82°18'25"W	02°25'59"
C320	130.00'	21.74'	21.71'	S85°52'49"E	09°34'49"
C321	130.00'	53.23'	52.86'	N77°35'59"E	23°27'34"
C322	130.00'	53.23'	52.86'	N54°08'25"E	23°27'34"



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

LINE TABLE		
LINE	LENGTH	BEARING
L103	84.45'	N45°37'28"E
L104	53.27'	N53°38'41"W
L105	33.39'	N08°46'20"E
L106	72.73'	N85°57'24"W
L113	19.64'	N45°37'28"E
L114	83.53'	N45°36'31"E
L160	31.65'	S85°45'25"E
L161	59.83'	S85°45'25"E
L162	75.40'	S88°35'24"E
L163	62.83'	N86°07'20"E
L164	49.05'	N78°25'28"E
L165	47.70'	N78°25'28"E
L166	21.76'	N71°30'08"E
L167	20.13'	S01°15'45"W
L168	10.15'	N88°23'55"W
L169	49.10'	S08°14'56"W
L170	7.58'	S20°58'18"E
L207	120.00'	N41°36'25"E
L208	68.93'	N19°41'10"E
L209	68.59'	N32°55'42"E
L210	60.00'	N68°34'08"E
L211	60.00'	N80°12'10"E
L212	59.98'	S88°00'04"E
L213	58.10'	N85°57'24"W
L214	42.59'	N85°52'50"W
L215	52.11'	S83°27'53"W
L216	52.07'	S71°15'20"W
L217	52.07'	S60°29'03"W
L218	52.11'	S48°16'31"W
L219	33.26'	N38°40'14"E
L226	20.00'	N45°58'54"E
L228	60.00'	N01°15'45"E
L320	2.29'	S45°36'31"W
L321	0.11'	N88°35'24"W

**ALLEN
&
COMPANY**
Professional Surveyors & Mappers

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Utility Construction Reimbursement (Pioneering) Amended Agreement and Budget Amendment		
Requested Action		
Recommend to approve the amendment to the Utility Construction Reimbursement (Pioneering) Agreement executed on May 8, 2012 between the City of Clermont and Clermont Motor Sales, LLC and a budget amendment in the amount of \$147,000.		
Staff Report		
A Utility Construction Reimbursement (Pioneering) Agreement was executed on May 8, 2012 between the City of Clermont and Clermont Motor Sales, LLC. which was not to exceed the amount of two hundred seventy-seven thousand five hundred and one and no cents (\$277,501). The project was for construction of a 12-inch water main connecting to the existing water main on County Road 455, along Old Highway 50, along Autoplex Lane and connecting to the existing main on State Road 50. Section 3 of this agreement is being amended to provide that in lieu of reimbursement for any new taps into the portion of the Infrastructure described in Exhibit "C" to the Agreement, the City shall pay to the Developer within fifteen (15) days of the effective date of this Amendment the sum of one hundred forty-seven thousand and no cents (\$147,000).		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$147,000.00 is not included in the current year approved budget and will require a budget amendment to the Water Impact Fund for Developer reimbursement per the First Amendment to Utility Construction Reimbursement (Pioneering) Agreement.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORIGINAL PIONEERING AGREEMENT 2012	ORIGINAL PIONEERING AGREEMENT 2012.pdf	
2. Clermont Motor Sales-Pioneering Agreement	Clermont Motor Sales-Pioneering Agreement.pdf	

**UTILITY CONSTRUCTION REIMBURSEMENT
(PIONEERING) AGREEMENT**

THIS AGREEMENT made as of the 8th day of May, 2012, between **THE CITY OF CLERMONT, FLORIDA**, hereafter referred to as the "City," and **CLERMONT MOTOR SALES, LLC**, a Florida Limited Liability Company, hereafter referred to as the "Developer,"

WITNESSETH:

THAT Developer is constructing a project on the real property described on Exhibit "A" attached (hereafter called the "Development"). The City will be providing water utility services to the Development as described more particularly below. Developer will be constructing certain infrastructure to support the provision of these utility services, as described on Exhibit "B" attached (hereafter called the "Infrastructure"). The parties have entered into this Agreement to set forth the terms and conditions under which Developer will be entitled to partial reimbursement for the cost of the Infrastructure.

NOW THEREFORE, for and in consideration of the construction of the Infrastructure, the provision of utility services to the Development by the City, and the mutual covenants and promises contained in this instrument, the parties do hereby agree as set forth below:

1. Water utility services will be provided to the Development by the City and as set forth in that certain Water and Wastewater Services Agreement between the parties dated January 25, 2011.
2. The portion of the Infrastructure for which Developer is entitled to reimbursement under this Agreement is described specifically on Exhibit "C" attached. During the term of this Agreement, any time a new user connects to the portion of the Infrastructure described on Exhibit "C," Developer will receive reimbursement as provided herein. However, Developer shall not under any circumstances be entitled to any reimbursement for new connections to any portion of any infrastructure other than that described on Exhibit "C."
3. The term of this Agreement shall be for ten (10) years from the date this Agreement is approved by the Clermont City Council (unless terminated earlier as provided below because total reimbursement to Developer has reached the maximum amount specified). Developer shall be entitled to reimbursement for any new water utility connections to the portion of the Infrastructure described on Exhibit "C" which are placed into final service within the term of this Agreement and for which City receives impact fee payments, but shall not be entitled to reimbursement for any new connection not placed into final service prior to the expiration of the term of this Agreement.
4. The amount and manner of reimbursement to Developer under this Agreement is set forth on Exhibit "D" hereto. Developer shall be reimbursed in the actual amount of the construction costs determined in the manner set forth in Exhibit "D", hereinafter referred to as

"Actual Construction Cost".. In no case shall Developer receive reimbursement which exceeds Two Hundred Seventy Seven Thousand Five Hundred One Dollars (\$277,501.00). At such time as the total of all reimbursement to Developer hereunder equals the Actual Construction Cost or the above-stated limit, this Agreement shall terminate and Developer shall not be entitled to any further reimbursements hereunder.

5. This Agreement sets forth the entire understanding of the parties with regard to its subject matter of utility construction reimbursement from new water connections. It supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written, all of which are deemed to have merged into this Agreement and to have been extinguished except to the extent specifically set forth herein. It is specifically set forth that this Agreement is supplemental to and does not supersede or extinguish the Water and Wastewater Service Agreement between the City and Clermont Motor Sales, LLC dated January 25, 2011 as such agreement may be amended or replaced. This Agreement may not be amended orally, by implication, by course of conduct, or in any other manner whatsoever than by way of a written instrument signed by both parties hereto or their lawful successors. This Agreement shall be construed in accordance with the laws of Florida and venue for any action or proceeding arising out of this Agreement shall be in Lake County, Florida. This Agreement shall be binding on the parties hereto, as well as on their lawful successors and assigns. Each party represents for the benefit of the other that it has not entered into this Agreement in reliance on, or on the basis of, any promise, negotiation, representation, undertaking or agreement of the other party, oral or written, which is not specifically set forth within this Agreement. This Agreement shall not be binding on the City until it has received approval by a majority vote of the City Council of the City of Clermont at a public meeting, where a quorum was present, at which this Agreement was duly placed on the agenda for approval. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (at trial, on appeal, or in any proceeding involving bankruptcy or insolvency) in addition to any other relief obtained.

6. If the City sells or transfers one or more of its utility operations covered by this Agreement, it may assign its rights and delegate its duties hereunder to the person or entity to which the utility operations are assigned and upon such assignment and delegation in writing the City shall be relieved of further obligations hereunder, provided that the assignee of the City's utility operations assumes such obligations in writing. Unless it first receives written permission from the City, Developer may not assign its rights or delegate its duties hereunder, either outright or as collateral or security for any loan or other obligation, except as part of a transfer of ownership of the Development other than through the sale of property and assets in the ordinary course of business.

7. If Developer becomes delinquent in payment of any amount due the City for any reason, during the term of this Agreement, the City may withhold any reimbursement due Developer under this Agreement and offset it against the past due debt owed by Developer to the City, until such debt is paid in full, together with any interest or other additional charges incurred thereon. If Developer violates any provision of the City's codes and ordinances, its approved site plans or development plans, or the conditions of any permits or approvals issued to the Developer by the City, the City may withhold payment of reimbursements due Developer

hereunder until all such violations have been abated fully.

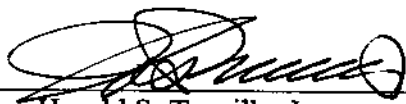
8. Approval and execution of this Agreement by the City shall not be deemed to constitute approval by the City of any aspect of the Development, nor shall it be construed as permission to proceed with any portion of the Development. Developer shall still be required to obtain all necessary permits and approvals from the City and other governmental bodies before commencement or continuation of work on the Development.

9. The City's obligation to pay reimbursement to Developer under this Agreement is contingent on the completion by Developer of construction of the Infrastructure in accordance with applicable City and other standards, the plans and specifications for the Infrastructure (which must be approved in writing by the City prior to commencement of construction), and any other applicable codes and standards imposed by any level or agency of government, upon payment in full by Developer of the costs of such construction (including but not limited to design and engineering, materials, and labor), upon acceptance of the Infrastructure by the City into its utility system for operation and maintenance as part of the overall City system and upon payment in full to City by future users of all impact fees related to the connection to the Infrastructure described in Exhibit "C". Nothing in this Agreement shall be construed to require the City to accept or approve the Infrastructure until it is in full compliance with the plans and specifications, and all applicable codes and standards.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to set their hands and seals to this Agreement.

THE CITY OF CLERMONT, FLORIDA

Attest: 
Tracy Ackroyd, CITY CLERK

BY: 
Harold S. Turville, Jr.,
MAYOR

Leslie Adams

Leslie Adams
(Type or print name of witness)

Frank W. Wilson

FRANK W. WILSON
(Type or print name of witness)

"DEVELOPER"

CLERMONT MOTOR SALES, LLC,
a Florida Limited Liability Company
d/b/a Toyota of Clermont

BY: Joseph Siviglia

Name: Joseph Siviglia

Title: Managing Member of Clermont
Motor Sales, LLC, d/b/a Toyota of
Clermont

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 28 day of May, 2012, by Joseph Siviglia as Managing Member of Clermont Motor Sales, a Florida Limited Liability Company, doing business as Toyota of Clermont. Said person (check one) ☒ is personally known to me or ☐ produced _____ as identification.



(SEAL)

Evelyn Conde
Print Name: Evelyn Conde

Notary Public, State of Florida

Commission No.: EE006647

My Commission Expires: 11/05/2014

EXHIBIT "A"

LEGAL DESCRIPTION OF PROJECT

LAKE HIGHLANDS 26-22-26 BEG AT NE COR OF SEC, RUN S 0-40-12 W 1183.47 FT TO N R/W LINE OF SR 50, N 89-09-12 W 680.32 FT, N 0-25-53 W TO N LINE OF SEC, E ALONG SAID N LINE OF SEC TO POB, BEING TRACTS 1 & 16, PART OF TRACTS 2 & 15A PB 3 PG 52 ORB 2754 PG 2314

Containing 18.48 acres, more or less

AND

LAKE HIGHLANDS 23-22-26 BEG AT SE COR OF SEC, RUN N 0-39-25 E 464.58 FT TO S'LY R/W LINE OF RR, N 66-13-46 W ALONG SAID S'LY R/W LINE OF RR A DIST OF 780.30 FT, S 0-25-53 E TO S LINE OF SEC, E ALONG SAID S LINE TO POB, BEING PART OF TRACTS 50A & 63, ALL OF TRACT 64—LESS FROM SE COR OF SECTION 23 RUN N 0-39-25 E ALONG E LINE OF SE 1/4 A DIST OF 464.58 FT TO N LINE OF TRACT 64, N 66-13-46 W ALONG SAID PROJECTION LINE & N LINE OF SAID TRACTS 64 & 50-A 780.30 FT, S 0-25-53 E 76.75 FT TO A POINT ON S LINE OF 200 FT WIDE R/W FOR ACL RR R/W & POB, RUN S 66-13-46 E R/W LINE 350.25 FT, N 89-09-48 W 319.54 FT, N 0-25-53 W 136.51 FT TO POB—PB 4 PG 11, ORB 2754 PG 2314

Containing 9.84 acres, more or less

Total: Containing 28.32 acres, more or less

Lake County Alternate Key Numbers:

1048699

3835574

EXHIBIT "B"

DESCRIPTION OF THE INFRASTRUCTURE

Water Distribution in accordance with FINAL APPROVAL LETTER from Lake County, Florida for Toyota of Clermont – Major Site Plan Amendment (Project #200710009/Application Request #1746) dated January 28, 2011

Project Description:

Construction of a 12-inch water main connecting to the existing 16-inch water main on County Road 455, along Old Highway 50, along Autoplex Lane and connecting to the existing 12-inch main on State Road 50 and as more fully described in the Toyota of Clermont Site Plans prepared by Spring Engineering, Inc., seal date February 16, 2011 and as approved by City.

EXHIBIT "C"

**DESCRIPTION OF PORTION OF INFRASTRUCTURE FOR WHICH
REIMBURSEMENT IS PAYABLE**

Scope of Work		
12" DIP @ Utility Easement	QTY	U/M
16 x 12 Tapping valve and sleeve	1	LS
12" DIP water	1,676	LF
10" Fire line	193	LF
6" Fire line (hydrant)	112	LF
Open cut and repair asphalt driveway (4 EA)	150	SY
Silt fence	1,406	LF
12" Gate valve	9	EA
10" Gate valve	2	EA
6" Gate valve	2	EA
Fire hydrant assy	2	LS
12" x 10" T	2	EA
12" x 6" T	2	EA
12" X 2" saddle	1	EA
Misc water line fittings	1	LS
Testing	1	LS
Sub Total for Utility Easement		

12" DIP @ County ROW	QTY	U/M
16 x 12 Tapping valve and sleeve	1	LS
Open cut and repair asphalt drive	25	SY
6" Directional bore (3 EA)	90	LF
10" Directional bore (4 EA)	100	LF
Silt fence	2,070	LF
Sod Restoration	2,295	SY
Fire hydrant assy.	3	EA
12" gate valve	4	EA
10" Gate valve	8	EA
12" DIP water	2,066	LF
10" PVC	125	LF
6" PVC	90	LF
Misc water line fittings	1	LS
Testing	1	LS
Sub-total drainage		

EXHIBIT "D"

FORMULA FOR REIMBURSEMENT

Reimbursement to Developer shall be based on the actual cost of construction of the Infrastructure improvements described in Exhibit "C". Upon completion of the improvements and acceptance by the City in accordance with the construction plans and applicable City codes, Developer shall submit to City an itemized list of the actual cost to construct the improvements, including any oversizing costs requested by City, which shall be certified by a Florida Professional Engineer. Upon acceptance of the certification of actual costs by City, the Reimbursable Construction Cost for purposes herein shall be determined by the following formula:

Engineer's Certification of Actual Cost of Infrastructure
less 10% (estimated use by Developer of
Capacity Created by Infrastructure)
less Engineer's Cost of Oversizing requested by City
AMOUNT OF REIMBURSABLE CONSTRUCTION COST

All reimbursements to be provided herein shall be paid by City from collected water impact fees paid by future water utility users. For each connection to the Infrastructure identified in exhibit "C" the City shall pay to Developer 50% of the collected impact fee until such time as the Reimbursable Construction Cost or \$277,501.00 is reimbursed or the Term of this Agreement expires. The City shall make all reimbursement payments quarterly based on the City's fiscal year of October 1 – September 30.

**FIRST AMENDMENT TO
UTILITY CONSTRUCTION REIMBURSEMENT
(PIONEERING) AGREEMENT**

THIS AMENDMENT is made and entered into this ____ day of _____, 2021 by and between **THE CITY OF CLERMONT, FLORIDA**, hereafter referred to as the "City," and **CLERMONT MOTOR SALES, LLC**, a Florida Limited Liability Company, hereafter referred to as the "Developer," and is to that certain Agreement between the parties dated MAY 8, 2012, hereinafter referred to as the "Agreement".

WITNESSETH:

WHEREAS, the Developer has constructed the utility infrastructure is more particularly described in Exhibit "C" to the Agreement;

WHEREAS, pursuant to the terms of the Agreement, City agreed to reimburse Developer for the actual cost to construct the above-referenced utility infrastructure up to and not exceeding \$277,501.00;

WHEREAS, the referenced reimbursement was intended to come from future connections and impact fees paid by other development utilizing the subject utility infrastructure over the ten year term of the Agreement;

WHEREAS, the anticipated connections and development did not timely materialize as anticipated and therefore, consistent with the terms of the Agreement, the reimbursement amount has not been paid to the Developer;

WHEREAS, the subject infrastructure was not required or necessary to provide service to Developer's property and therefore, the Developer has paid for infrastructure for the benefit of the future expansion of the City's utility system; and

WHEREAS, the parties agree to amend the Agreement to provide for a lump sum reimbursement to Developer of a portion of the anticipated reimbursement amount.

NOW THEREFORE, the parties, for good and valuable consideration, including the exchange of 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. Section 3 of the Agreement is amended to provide that in lieu of reimbursement for any new taps into the portion of the Infrastructure described in Exhibit "C" to the Agreement, the City shall pay to Developer within fifteen (15) days of the effective date of this Amendment the sum of **ONE HUNDRED FORTY-SEVEN THOUSAND DOLLARS AND NO CENTS (\$147,000)**.

3. It is further agreed and acknowledged by the parties that upon payment of the above-stated amount to the Developer, the Agreement shall terminate and each party's obligations, specifically including but not limited to the City's obligations to reimburse the Developer for future taps or connections to the subject Infrastructure shall be satisfied and of no further consequence or obligation to either party.

4. This Amendment shall take effect as of the date that the last signatory executes the addendum as set forth below.

5. To the extent applicable, 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 made and executed this Addendum for the purposes herein expressed on the dates set forth below.

Attest:

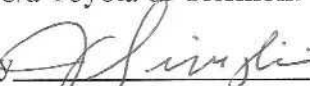
CITY OF CLERMONT

By _____
Tracy Ackroyd Howe
City Clerk

By _____
Tim Murry, Mayor
Date: _____

DEVELOPER"

CLERMONT MOTOR SALES, LLC,
a Florida Limited Liability Company
d/b/a Toyota of Clermont

By 
Joseph Siviglia
Managing Member
Date: 1-29-2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Special Event Request		
Requested Action		
Recommend approval for 10 events with a temporary structure for 2021.		
Staff Report		
The applicant, Jim Anderson with Stormy Hill Harley-Davidson, is requesting the Council's consideration in approving 10 open-air events with a temporary structure for the calendar year 2021 at the Harley-Davidson dealership located at 2480 S. Highway 27. The applicant has submitted a letter with the tentative dates and times for the proposed events. Section 122-348 (a)(2) of the land development code requires this kind of request to come before the Council since it is more than one permit per year. The applicant has previously received Council approval for multiple events the past four years. Prior to each event, a special event application must be submitted to the Fire Department. The Clermont Police Department has no records of complaints the past year regarding these events. Staff recommends approval of the request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021 Special Events Applications	2021 Special Events Applications.pdf	
2. 2021 Map	2021 Map.pdf	



January 22, 2021

City of Clermont

RE: Special Event / Open Air Sales Permit Application

We would like the City Council to consider our request for temporary structure permits for year 2021. Our schedule for events currently is 5 with the potential of additional 5 more as we get further into planning the years activities. All of these events with the exception of Leesburg Bike Best are 1 day events. Our single day events run approximately 4 ' hours long and have between 150 and 200 people in attendance per event. Separate from our 20' x 40' tent request we will have vendors utilizing 10' x 10' pop up tents during Leesburg Bike Fest and occasionally on other single day events. These events are a vital part of our business as well as reaching out to our community.

We may have two or three additional events requiring permits for events following the same format as below and request the Council grant up to 10 permits for our event schedule in 2021.

February 6th – Trike Fest & Show

February 27th – Pre Bike Week Kick Off. This event runs from 9am to 4 pm. 20' X 40' tent, band, food and vendors with 10' X 10' pop up tents

April 23 – 26th Leesburg Bike Fest – 9 am – 6 pm, Thurs, Fri. and Saturday, 10 am – 4 pm Sunday. This Event will use a 20' X 40' tent for shade and seating. Will have food, vendors, band with 10' x 10' pop up tents.

May 30 – Veterans Memorial Day Event

June 5th – Anniversary Party – Food, Vendors, Band and 20' x 40' tend

Thanks you for your time and consideration. We look forward to a positive response.



Janice Malik
Owner
Stormy Hill Harley-Davidson



CITY OF CLERMONT
Temporary Structure Permit
or Open Air Sales Permit
Application

PROJECT or BUSINESS NAME (if applicable): Stormy Hill Harley Davidson

APPLICANT & CONTACT PERSON: Jim ANDERSON
Address: 2480 S. Hwy 27
City: Clermont State: FL Zip: 34711
Phone: 352-243-7111 Fax: 352-243-7610
E-Mail: J-ANDERSON@STORMYHILLHARLEY.COM

OWNER: JANICE MALIK
Address: 2480 S. Hwy 27
City: Clermont State: FL Zip: 34711
Phone: 352-243-7111 Fax: 352-243-7610

Type of Structure & Size (tent, etc): See Attached Document

Proposed location of structure, Event or Open Air Sale (attached site plan, map, aerial, etc. as needed to demonstrate proposal): See Attached Document

Description of operation or event (attach additional information as necessary):
SEE ATTACHED DOCUMENT

Date(s) for which permit is requested: See Attached Document

Hours of operation: See Attached Document

I /we, the undersigned property owner / applicant, do hereby state that I /we have ready the City of Clermont's regulations for Temporary Structure Permits and will abide by these regulations. By signing below said property owner understands that should the temporary structure not be erected and removed by the dated specified above, subsequent requests for a Temporary Structure Permit may be denied.

Jim Anderson
Applicant Name (print)

X Jim Anderson
Applicant Name (signature)

JANICE MALIK
Owner Name (print)

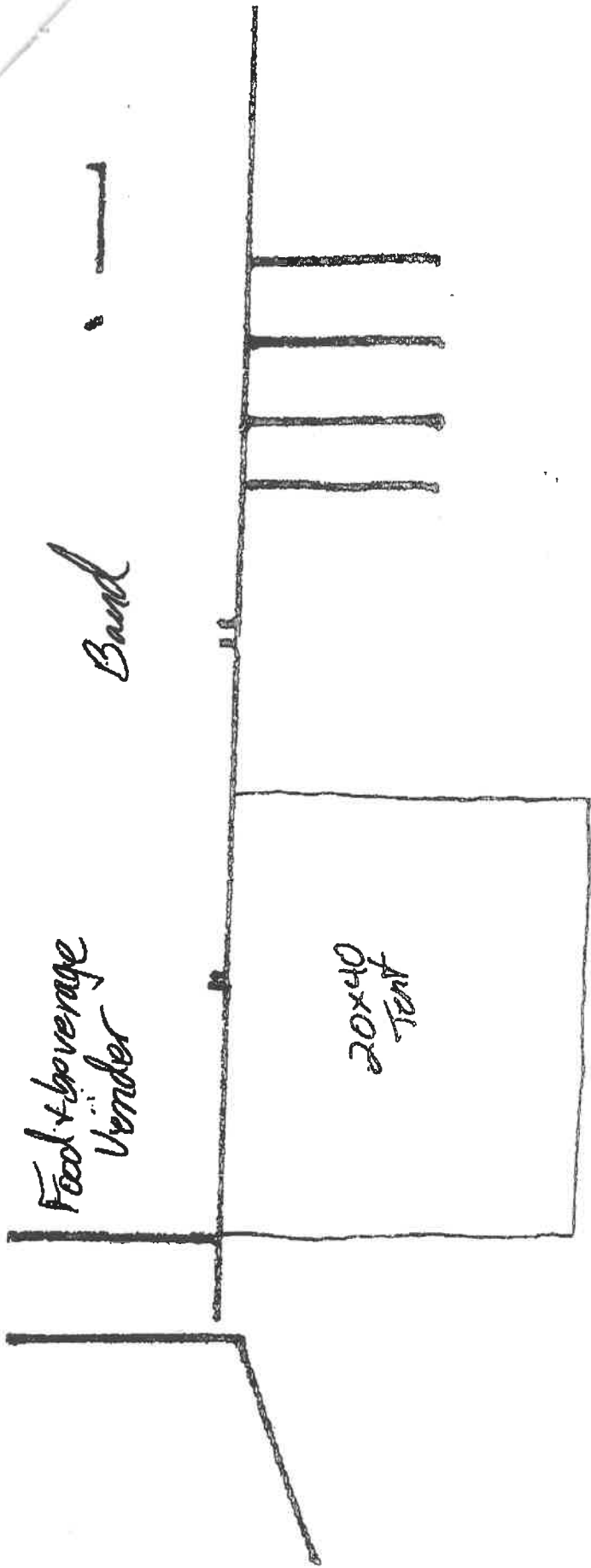
X Janice Malik
Owner Name (signature)

NOTE: The desired dates requested for the Temporary Structure or Event Permit must extend from the date the structure is proposed to be erected through the date the structure is proposed to be removed. Temporary Structure Permits for more than 10 days or for more than one (1) time/year, must be scheduled on the agenda and requested of the Clermont City Council, and shall be considered at a public meeting.

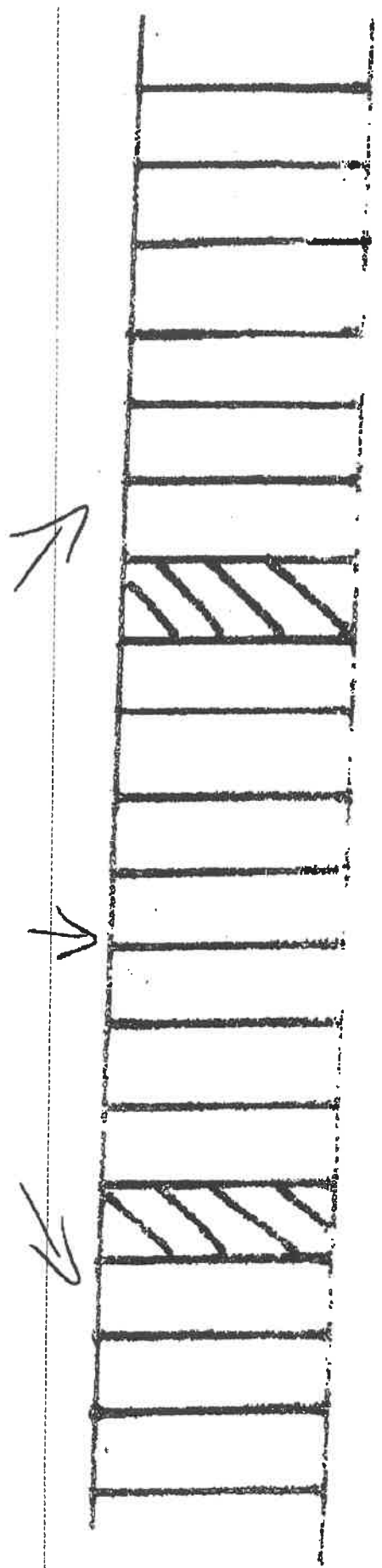
Approved by the City of Clermont

Date

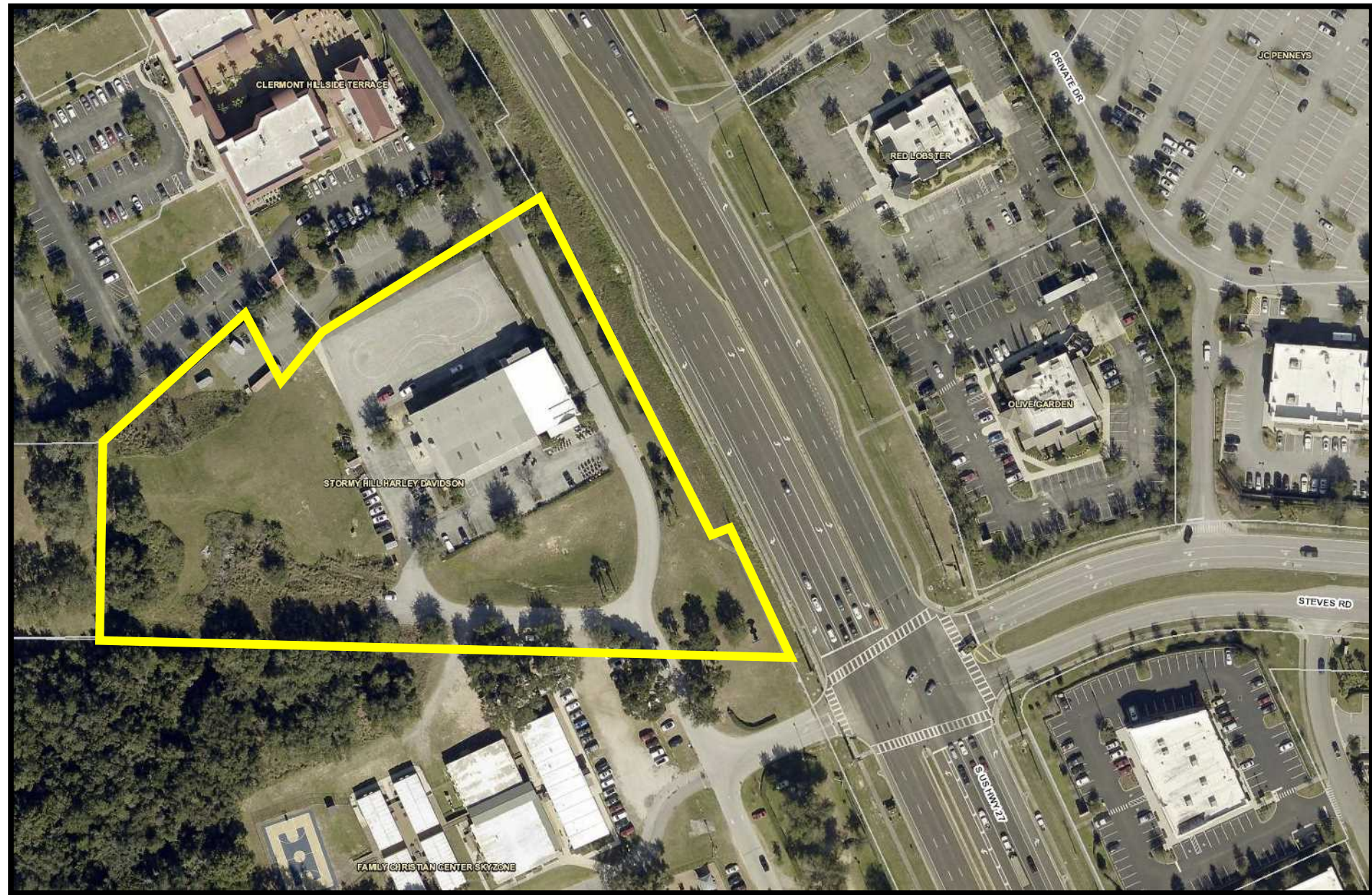
Notes: _____



10 x 10 Vender locations



Stormy Hill Harley-Davidson





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																																																											
Tuesday, February 9, 2021																																																											
Agenda Item Name																																																											
Special Events Review																																																											
Requested Action																																																											
Recommend approval of special events and Clermont Downtown Partnership's ("CDP") requests																																																											
Staff Report																																																											
The Council is required to approve special events held on City property that require road closures, alcohol waivers and those events that have over 500 attendees. The Council requested to review previously approved Special Events during the December 8 Council meeting and will continue to review on a rolling basis. The City Council has previously approved the following upcoming "Festival" events: <table border="1"> <thead> <tr> <th>Event</th> <th>Organizer</th> <th>Attendance</th> </tr> </thead> <tbody> <tr> <td>2/27 Home and Garden Show</td> <td>CDP</td> <td>Estimated Attendance 3000</td> </tr> <tr> <td>3/5 First Friday</td> <td>CDP</td> <td>Estimated Attendance 1000</td> </tr> <tr> <td>3/12 Irish Fest</td> <td>Suncreek Brewery</td> <td>Estimated Attendance 500</td> </tr> <tr> <td>3/13 Irish Fest</td> <td>Suncreek Brewery</td> <td>Estimated Attendance 500</td> </tr> <tr> <td>3/13 Great Clermont Triathlon</td> <td>Sommer Sports</td> <td>Estimated Attendance 800</td> </tr> <tr> <td>3/27 Lake Minneola Half Marathon</td> <td>Sommer Sports</td> <td>Estimated Attendance 900</td> </tr> <tr> <td>4/2 First Friday</td> <td>CDP</td> <td>Estimated Attendance 1000</td> </tr> <tr> <td>4/17 Earth Day 5 Miler & 2 Miler</td> <td>Sommer Sports</td> <td>Estimated Attendance 800</td> </tr> <tr> <td>4/24 Lake Minneola Sunset Tri</td> <td>Sommer Sports</td> <td>Estimated Attendance 800</td> </tr> <tr> <td>5/7 First Friday</td> <td>CDP</td> <td>Estimated Attendance 1000</td> </tr> <tr> <td>5/8 Girlz On Fire 5k & Tri</td> <td>Sommer Sports</td> <td>Estimated Attendance 800</td> </tr> </tbody> </table> Upcoming Events That Do Not Require City Council Approval <table border="1"> <thead> <tr> <th>Event</th> <th>Organizer</th> <th>Attendance</th> </tr> </thead> <tbody> <tr> <td>3/6 Great Clermont Campout</td> <td>City Run Event</td> <td>Estimated Attendance 200</td> </tr> <tr> <td>3/19 Movies Under The Stars</td> <td>City Run Event</td> <td>Estimated Attendance 100</td> </tr> <tr> <td>4/10 Becoming A Better You 5K</td> <td>Becoming A Better You , Inc.</td> <td>Estimated Attendance 75</td> </tr> <tr> <td>4/24 City of Clermont Earth Day</td> <td>City Run Event</td> <td>Estimated Attendance 100</td> </tr> <tr> <td>4/30 Movies Under The Stars</td> <td>City Run Event</td> <td>Estimated Attendance 100</td> </tr> <tr> <td>5/21 Movies Under The Stars</td> <td>City Run Event</td> <td>Estimated Attendance 100</td> </tr> </tbody> </table> The Clermont Downtown Partnership ("CDP") has requested to have live music return to their events, and to add three (3) additional food trucks and craft vendors to their First Friday Food Trucks events.			Event	Organizer	Attendance	2/27 Home and Garden Show	CDP	Estimated Attendance 3000	3/5 First Friday	CDP	Estimated Attendance 1000	3/12 Irish Fest	Suncreek Brewery	Estimated Attendance 500	3/13 Irish Fest	Suncreek Brewery	Estimated Attendance 500	3/13 Great Clermont Triathlon	Sommer Sports	Estimated Attendance 800	3/27 Lake Minneola Half Marathon	Sommer Sports	Estimated Attendance 900	4/2 First Friday	CDP	Estimated Attendance 1000	4/17 Earth Day 5 Miler & 2 Miler	Sommer Sports	Estimated Attendance 800	4/24 Lake Minneola Sunset Tri	Sommer Sports	Estimated Attendance 800	5/7 First Friday	CDP	Estimated Attendance 1000	5/8 Girlz On Fire 5k & Tri	Sommer Sports	Estimated Attendance 800	Event	Organizer	Attendance	3/6 Great Clermont Campout	City Run Event	Estimated Attendance 200	3/19 Movies Under The Stars	City Run Event	Estimated Attendance 100	4/10 Becoming A Better You 5K	Becoming A Better You , Inc.	Estimated Attendance 75	4/24 City of Clermont Earth Day	City Run Event	Estimated Attendance 100	4/30 Movies Under The Stars	City Run Event	Estimated Attendance 100	5/21 Movies Under The Stars	City Run Event	Estimated Attendance 100
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Fiscal Impact Summary																																																											
Fiscal Impact	Fund Number and Description	Available Budget Amount																																																									



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend approval of the event and road closure request for "Freedom 5K" on July 4, 2021.		
Staff Report		
FloDash Events is requesting a road closure, for the Freedom 5K, on Sunday, July 4, 2021 from 7:00 a.m. through 8:30 a.m. throughout Downtown Clermont. Road Closure requests are to include: - 4th Avenue between the entrance of Waterfront Park and Osceola Avenue. - Osceola Avenue between 4th Street and 7th Street (Please see attached map) FloDash Events has agreed to comply with all personnel requirements from the City of Clermont. The following are the Clermont Police Department required posts: -West at W. Osceola -8th and W. Osceola -7th and W. Minneola -Lake Ave and W. Osceola -5th and W. Osceola -4th and W. Osceola -4th and Carroll St. -Monitor traffic flow dead end of 4th The Clermont Downtown Partnership ("CDP") has cancelled the Farmer's Market on this date.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Freedom 5k 2021 v2 Special Events Application v. 12 15 20 NEW	Freedom 5k 2021 v2 Special Events Application v. 12 15 20 NEW.pdf	
2. 4th of July route	4th of July route.pdf	
3. 2021 Freedom 5K Letter to Residents	2021 Freedom 5K Letter to Residents.pdf	



SPECIAL EVENT PERMIT APPLICATION

APPLICATION PROCESS

GENERAL EVENTS - COMMERCIAL AND/OR NON-PROFIT

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

- *The City cannot accept incomplete Special Event Permit Applications. Only current applications forms will be accepted.*
- *Special Event Permit Applications may be submitted a maximum of 12-months in advance and a minimum of 60-calendar days in advance.*
- *Submitting a Special Event Permit Application does not guarantee the space requested is available.*
- *Applicant is not permitted to advertise for the event until a special event permit has been approved.*
- *The Applicant shall pay all estimated fees 30-days prior to the event.*
- *The City of Clermont reserves the right to cancel any events/rentals in any City-owned facility or park.*
- *The approval of your event is subject to public health, safety and welfare conditions that may develop or occur after the approval and prior to the event. In addition, your permit may be withdrawn prior to the day of the event if public health, safety and welfare conditions warrant withdrawal.*

NON-PROFIT REQUIREMENTS

Those events requesting non-profit status must:

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

CITY STAFFING REQUIREMENTS

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

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

SPECIAL EVENT REQUIREMENTS IF HELD ON CITY PROPERTY

Deposits

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

Payments

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

Insurance

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

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

Vendors

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

South Lake Trail

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

FOOD SERVICE REQUIREMENTS

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

ALCOHOLIC BEVERAGE SERVICE REQUIREMENTS IF HELD ON CITY PROPERTY

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

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

SECURITY REQUIREMENTS

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

NOISE LEVEL

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

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

PERFORMERS

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

ROAD CLOSURE NOTIFICATION

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

TRASH AND DUMPSTERS

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

GREASE RECEPTACLES

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

TOILET FACILITIES

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

EVENT CLEANUP – IF HELD ON CITY PROPERTY

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

FIRE SAFETY/EMS COVERAGE

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

POLICE DEPARTMENT COVERAGE

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

SITE PLANS

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

PERMITS AND LICENSES

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

ELECTRICAL POWER

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

LAKE COUNTY PERMIT

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

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION “FLDEP”

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

TENTS

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

TENT PERMIT

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

SIGNS

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

PARKING

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

WIFI

WiFi is not guaranteed during event times.

MARKETING

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

MEETING

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

CHANGES

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

COMMUNICATION

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

REFUNDS AND CANCELLATIONS

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

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

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

SPECIAL EVENT PERMIT APPLICATION GUIDELINES

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

DOCUMENTS TO BE INCLUDED WITH SIGNED / COMPLETED APPLICATION

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

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

The Following Items Must be Noted on Your Site Plan

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

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

MAP 1



MAP 2



MAP 3





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 12/20/2020
Name of Event Freedom 5k & 1 Mile
Date(s) of Event 7/4/2021 Estimated Attendance: 500
Event Start Time: 7:00 AM Event End Time: 9:00 AM
Before Event Setup Time: 4:00 AM After Event Cleanup Time: 10:00 AM
Name of Organization/Applicant FloDash Events, LLC

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 83-3456877

Event Contact Kimberly Grogan Email flodashevents@gmail.com

Day Phone 352-394-7434 Cell Phone 407-230-8756

Address 741 W Montrose St City Clermont State FL Zip 34711

Secondary Contact Amalie Skorman Phone # 407-230-8756

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

Briefly Describe Event: 5k and 1 mile foot race on July 4th

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

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

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

Electrical Use: ☒ Yes ☐ No Describe the need: For sound systems

Additional permits may be required based on use

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

Gas Fueled Equipment: ☒ Yes ☐ No Describe Use: for sound equipment

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☒ Yes ☐ No

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

Describe: 175W sound system at the start and a DJ at the finish

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

Banners or Attention Getting Devices: ☒ Yes ☐ No

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

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

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

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

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

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

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT:	Freedom 5k & 1 Mile		
DATE OF EVENT:	7/4/202		
EVENT CONTACT:	Kimberly Grogan		
REFUND MAILING ADDRESS:	741 W Montrose St		
	Street Address		
	Clermont	FL	34711
	City	ST	Zip
CELL PHONE:	352-2179291		

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

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

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

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

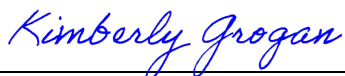
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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



Applicant's Signature

Kimberly Grogan

Printed Name

President

Title

12/20/2020

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

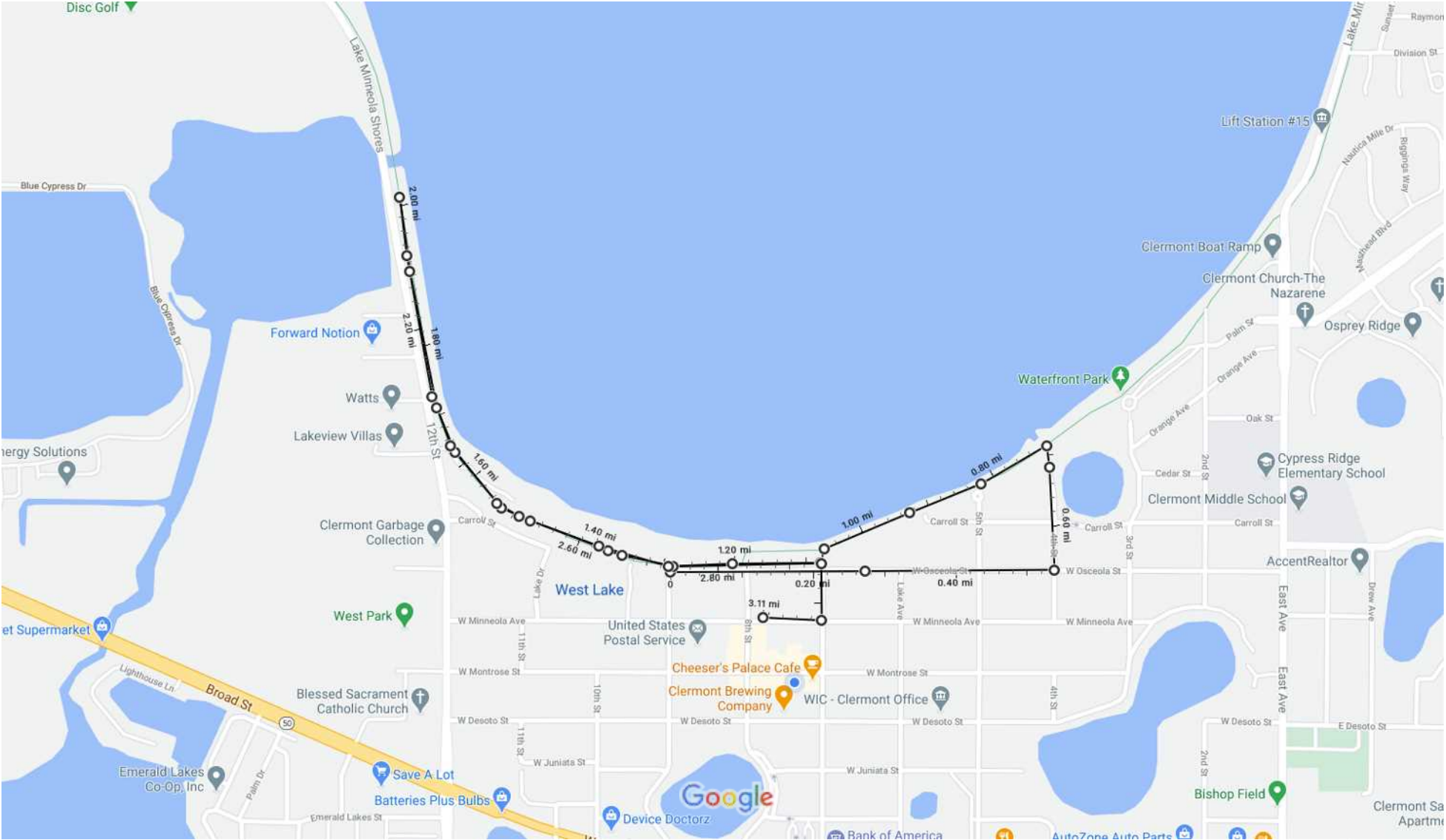
b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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



Measure distance
Total distance: 3.11 mi (5.00 km)



Notice to Area Residents and Businesses
Clermont July 4th Freedom 5K 2021
Presented by FloDash Events

Dear resident/business owner,

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

On July 4th, 2021, your neighbors at Dash Sports and FloDash Events are bringing the second Annual Freedom 5K to Downtown Clermont. Celebrating Independence Day with a morning race, will not only attract our local families of walkers and runners, but it will bring participants from outside Lake County adding awareness to our beautiful growing Downtown area and all that it has to offer.

You are receiving this letter because your home or business is on the race route. Below is some key information about the event and what to expect:

- Saturday afternoon, July 3rd. Finish line setup in front of SunCreek Brewery. Flags will be delivered to all those residences and businesses on the route. Cars parked on the route will be left a reminder of road closure the following morning.
- July 4th. 7:30AM 5K starts.
- Street closure will be between 7:00AM - 8:30AM. As soon as the last participant is on their way, we will start reopening the roads behind them.

For any questions or more information on the event, please contact Amalie Skorman at flodashevents@gmail.com. You may also contact us if your business or club would like to be a sponsor or be involved in any way. We ask that you please take this event into consideration when planning your 4th of July morning.

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

FloDash Events & Dash Sports



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, February 9, 2021	
Agenda Item Name	
Ordinance No. 2020-30 <i>Final</i> <i>Encompass Health PUD</i>	
Requested Action	
Recommend approval of Ordinance 2020-30.	
Staff Report	
<i>This item was tabled from November 10, 2020 to December 8, 2020, tabled from December 8, 2020 to January 26, 2021, tabled from January 26, 2021 to February 9, 2021.</i> <i>The applicant has provided additional information, which has been reflected in the packet, regarding the traffic impacts from the proposed project. The material has been reviewed by staff and staff's transportation consultant. Following is updated comments: The original study used a trip generation rate based on the medical clinic land use. The proposed facility provides inpatient services rather than the outpatient services, which should result in a lower trip generation rate than the medical clinic land use. The applicant revised their trip generation estimates using a blended rate from the hospital, clinic, and nursing home land uses, which more-accurately reflects the anticipated operation of the proposed rehabilitation facility. The resulting trip generation is over 40% less than what was originally presented. With the lower trip generation in this initial phase, staff's main concern will be the traffic impacts from the development of Phase 2, which is the C-2 General Commercial use and when the connection to Hook Street shall be in place. A revised traffic study will be required when Phase 2 is considered for development and transportation improvements identified.</i> 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
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Exhibits Attached (copies of original agreements)

1.	Encompass Additional ITE Info 1-27-21	Encompass Additional ITE Info 1-27-21.pdf
2.	Encompass Health Continuance Feb 9	Encompass Health Continuance Feb 9.pdf
3.	Ord 2020-30 Encompass Health PUD (02.02.2021 V11)	Ord 2020-30 Encompass Health PUD (02.02.2021 V11).pdf
4.	Encompass Health Maps	Encompass Health Maps.pdf
5.	PUD 2020-10-15_EHC Clermont Conceptual Site Plan	PUD 2020-10-15_EHC Clermont Conceptual Site Plan.pdf
6.	2020-07-15_EHC Clermont Cut Fill Exhibit	2020-07-15_EHC Clermont Cut Fill Exhibit.pdf
7.	A300_CLERMONT_2020_07_15(1)	A300_CLERMONT_2020_07_15(1).pdf
8.	Revised Application	Revised Application.pdf
9.	ORDINANCE 2020-30 UPDATED LEGAL AD	ORDINANCE 2020-30 UPDATED LEGAL AD.pdf

John E. Kruse

From: Taylor, James <James.Taylor@kimley-horn.com>
Sent: Wednesday, January 27, 2021 2:57 PM
To: John E. Kruse; sshealey@kittelton.com
Cc: ANGIE LANGLEY; Spahr, Vincent
Subject: FW: Encompass Health TIA Review
Attachments: 2020-09-22_Encompass Clermont TIA Review.pdf; RE: Encompass Health TIA Review

John,

Thank you for your time this AM. As discussed, we are providing additional trip generation information for the site after hearing the Board's initial concerns regarding the quantity of project volumes at SR 50. The Applicant is requesting your review of the following ahead the upcoming hearing, and consideration of any revision/amendment to the staff report you see fit:

- The traffic study conducted for the project utilizes ITE's "Clinic" land use trip rates to conservatively account for project impacts. "Clinic" data is conservative for the rehab facility trip generation as it has shorter and more frequent visitor durations and no overnight stays.
- The City's consultant acknowledged the use of "Clinic" would be conservative in the attached review comments and suggested use of a blended rate with ITE's "Nursing Home" data to account for the overnight stays. However, given that FDOT was also a review party for driveway permitting, the traffic study maintained the use of "Clinic" trip rates for consistency of submittals and to be conservative with best available ITE data. COVID-19 did not allow for conducting trip generation data collection at similar sites due to visitor restrictions in place.
- Below is a comparison of available ITE rates comparable to the rehab facility and an average rate of the "Clinic" and "Nursing Home" uses. It shows that the PM peak hour trips estimated for the site using the average rate, is +/-40% less than with use of the "Clinic" rate.

ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM
					Total	In	Out	Total
610	Hospital	100	Beds	4,328	214	154	60	104
620	Nursing Home	100	Beds	306	17	12	5	22
630	Clinic	153	Emp	1,436	171	132	39	128
**	Average, Nursing Home & Clinic	--	--	872	94	72	22	75

Note: Trip generation rates based on the ITE *Trip Generation Manual*, 10th Edition

- Applying the average rate to the traffic study would reduce the 53 PM peak hour eastbound U-turns at Emil Jahna to 31 U-turns (approximately 1 vehicle every 2 minutes during the highest hour of the day).
- As shown in the attached correspondence, FDOT reviewed the traffic study and accepted the findings for driveway permitting at SR 50 based on the conservative "Clinic" trip rate.

We appreciate your additional review regarding the conservative trip generation used in the TIA (potentially +/-40% high on trip generation based on the average rate above), the minimal impact the project has on non-FDOT facilities in the area, and that in coordination with FDOT all concerns were addressed on SR 50 with regards to project impacts and operations.

Thank you and please let me know if you have any questions.

James M. Taylor, P.E.

Kimley-Horn | 189 S. Orange Avenue, Suite 1000, Orlando, FL 32801
Direct: 407 409 7006 | Mobile: 813 994 9198 | www.kimley-horn.com

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

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

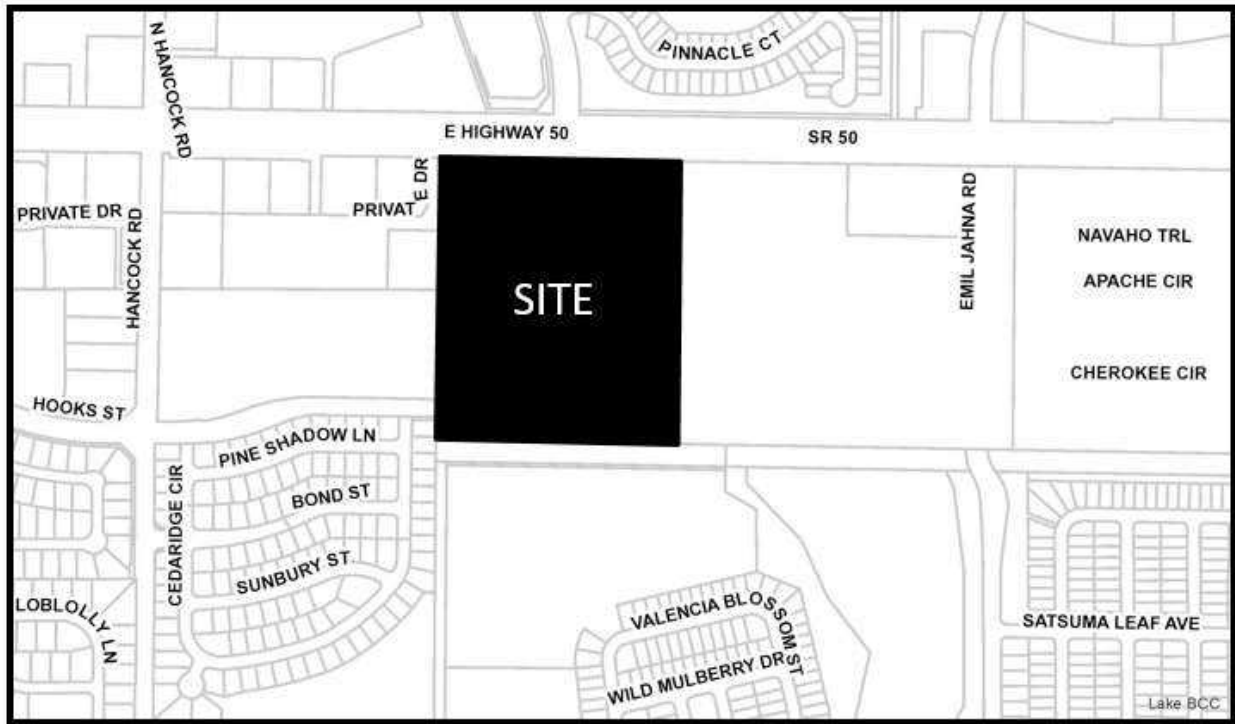
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

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 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

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

Exhibit C – Cut/Fill – Phase 1

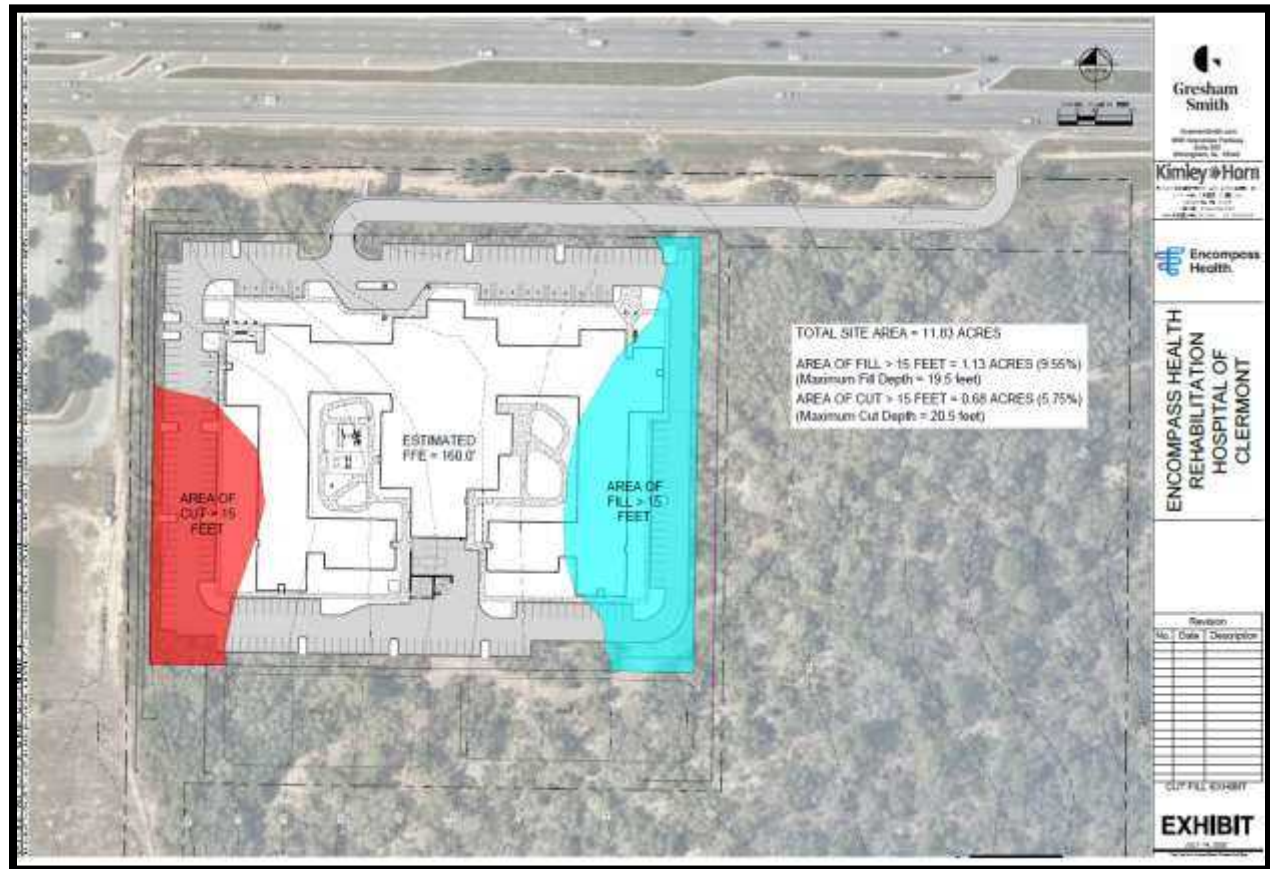


Exhibit - Location Map – Encompass Health

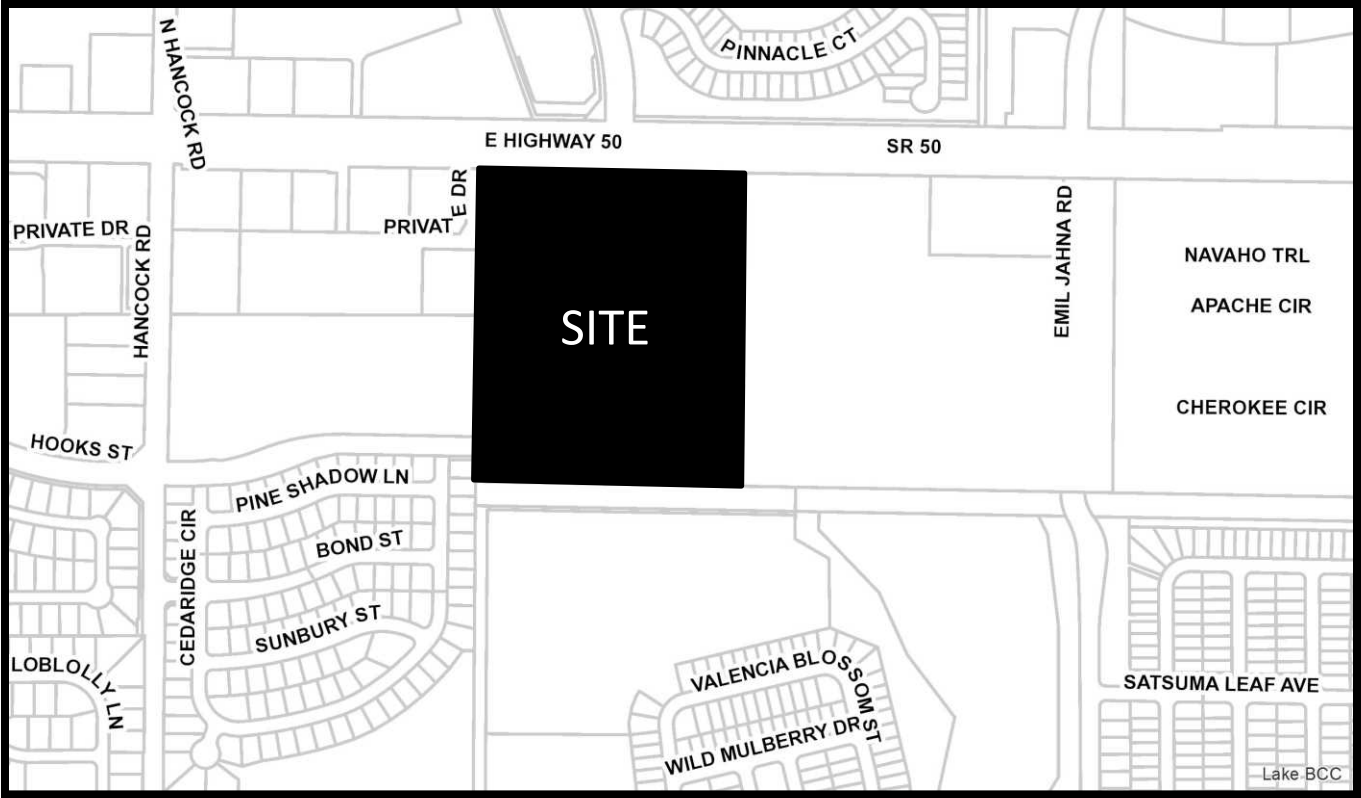
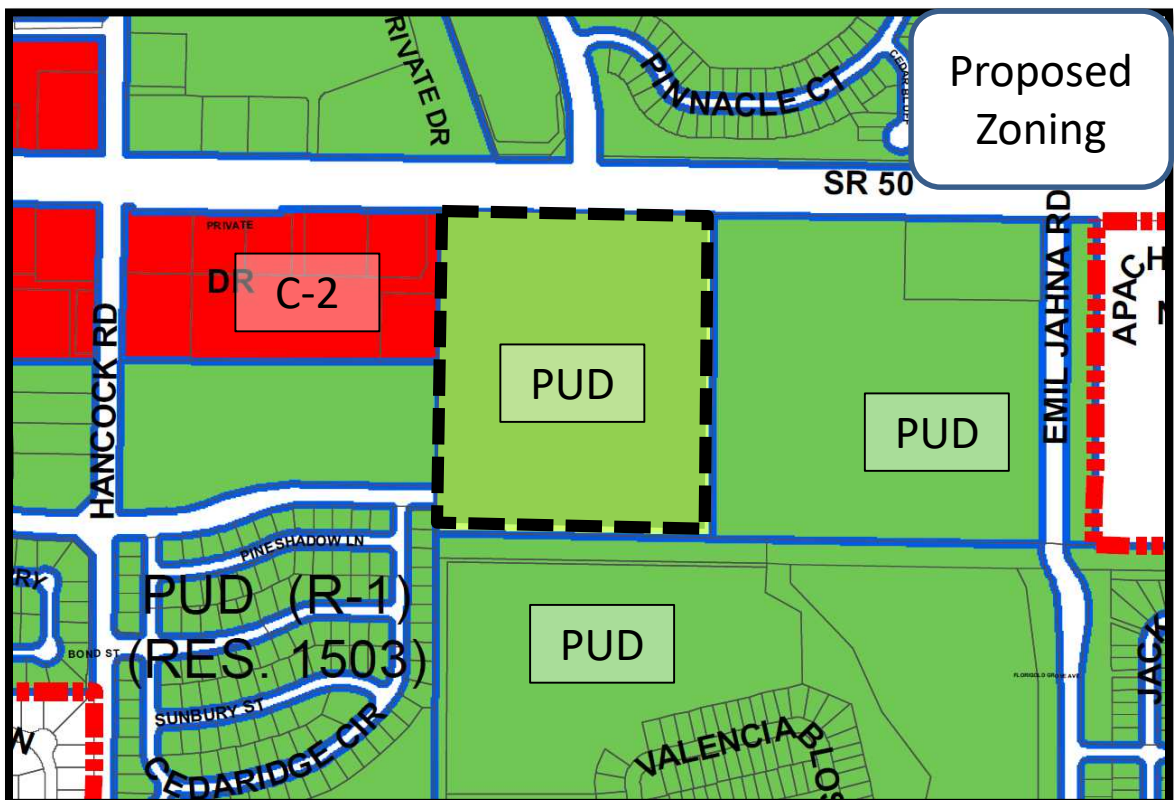
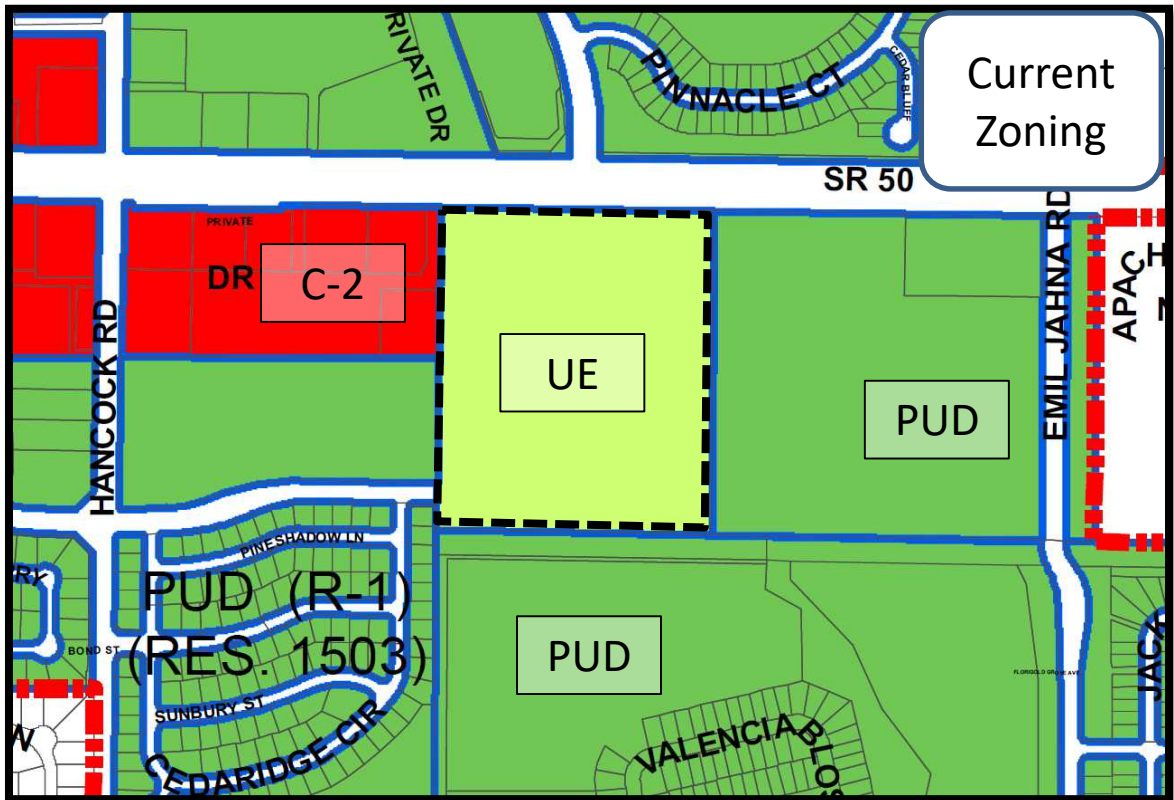


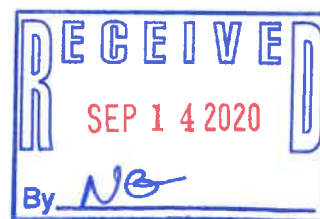
Exhibit – Zoning – Encompass Health



This Line is 3 Inches When Printed Full Size



CITY OF CLERMONT
REZONING
APPLICATION



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

NORTHWEST PARCEL

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

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

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

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

SOUTHEAST PARCEL

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

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

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

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



CITY OF CLERMONT REZONING APPLICATION

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

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

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

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

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

City of Clermont

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

5/22/2020

PROPERTY RECORD CARD

General Information

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

Land Data

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

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.

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

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

Exemptions Information

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

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

Exemption Savings ⓘ

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

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

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

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

Assessment Reduction Savings ⓘ

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

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

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



CITY OF CLERMONT

REZONING APPLICATION

Page 2

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

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

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

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

Applicant Name (signature)

Owner Name (print)

Owner Name (signature)

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: June 18, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Encompass Health PUD

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

CONTACT PERSON: Jimmy D. Crawford, Esq.

Address: 702 West Montrose Street

City: Clermont State: Florida Zip: 34711

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

E-Mail: jcrawford@cmhlawyers.com

OWNER: Bosserman Richard E Trustee & Charles E Bosserman III

Address: 1701 Spring Lake Drive

City: Orlando State: Florida Zip: 32804

Phone: _____ Fax: _____

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

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

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

PGS 108 110 112 ORB 2596 PGS 555 & 557 |

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

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

Advertising Receipt

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

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

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

Ad Classification: LEGAL NOTICES

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

LEGAL NOTICE

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

ORDINANCE NO. 2020-30

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

LOCATION:

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Ordinance No. 2021-003 <i>Final</i> <i>Victory Village & Market PUD</i>		
Requested Action		
Recommend approval 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 0.18, 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 evaluation is included in the attached Staff Analysis 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 V3	Staff Report Attachment 1 V3.docx	
2. Victory Village Concept Plan 01-25-2021 FINAL	Victory Village Concept Plan 01-25-2021 FINAL.pdf	

3.	Victory Village Maps	Victory Village Maps.pdf
4.	Exhibit B - Elevations	Exhibit B - Elevations.pdf
5.	Ord 2021-003 Victory Village PUD (V4) 01.27.2021 - RF BL	Ord 2021-003 Victory Village PUD (V4) 01.27.2021 - RF BL.pdf
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

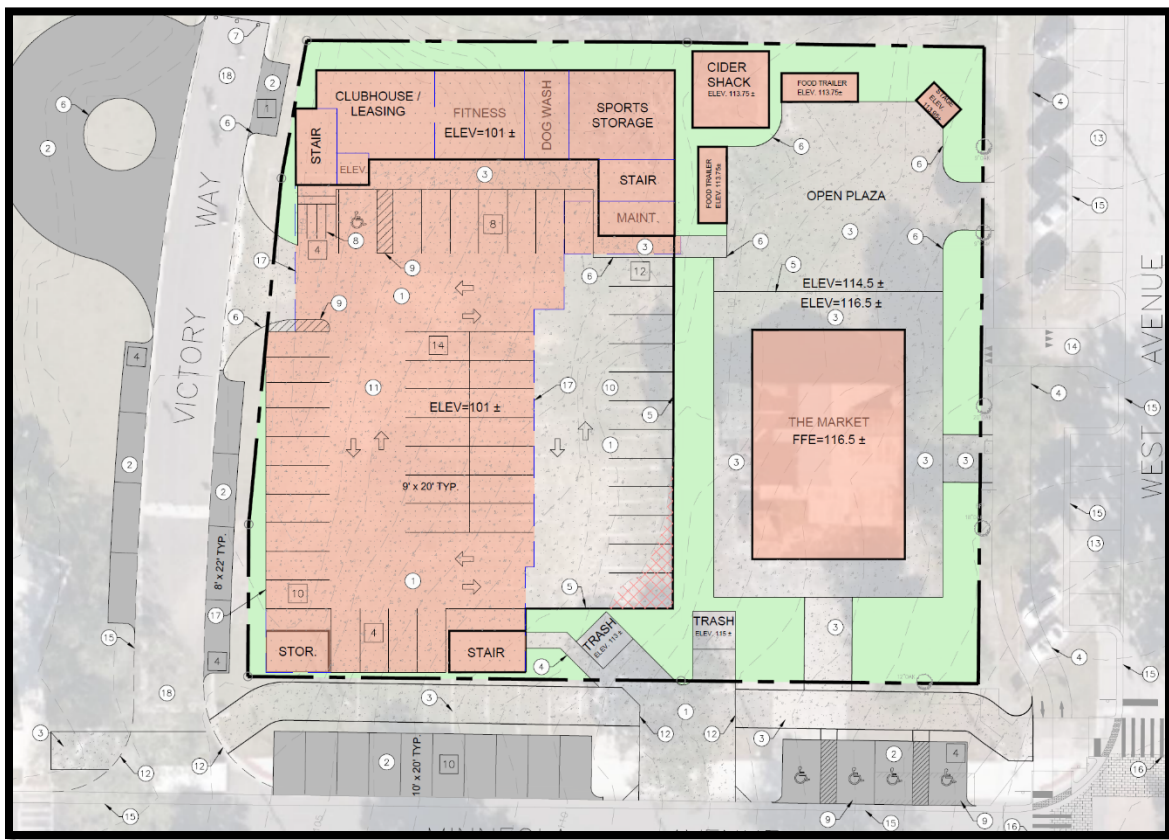
ANALYSIS:

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 0.18, 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. The applicant is offering to construct 23 spaces within the City's right-of-way for public use.

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 supports this request.

The applicant is requesting the ability to construct 23 off-site parking spaces along Minneola Avenue and Victory Way to accommodate the deficiency of spaces on the project, which is 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

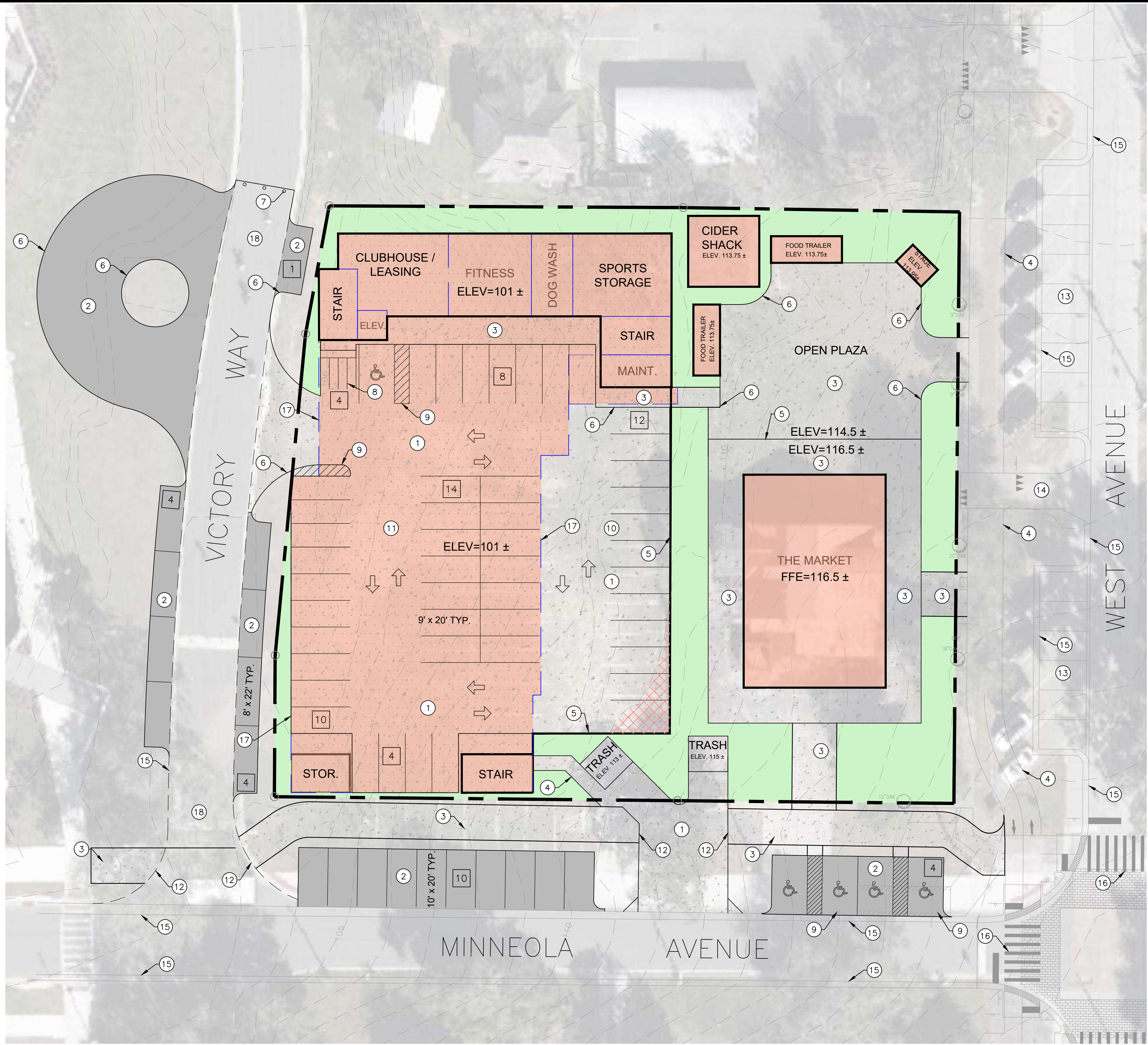
PARKING PROPOSED:
GROUND FLOOR PARKING GARAGE: 48 SPACES
ON-STREET PARKING: 19 SPACES
ON-STREET ADA SPACES RESERVED FOR RETAIL: 4 SPACES

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.

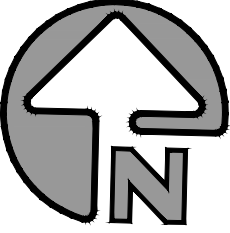
AND

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

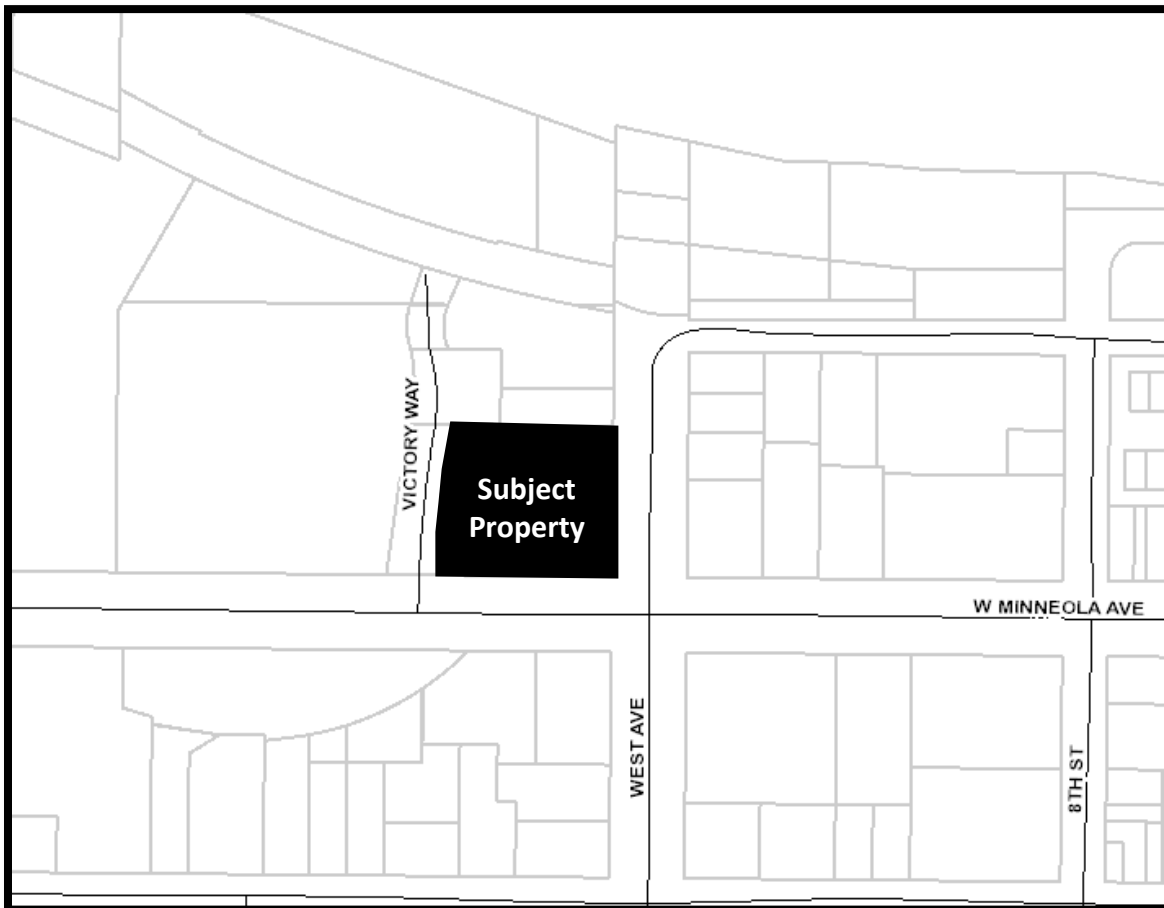


JOB No.: DWJ-002
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.B./J.K.
APPROVED BY: J.B.
DATE: 1-25-2021
SHEET: 1 OF 1

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

DATE:

Maps - The Residences of Victory Village & The Market



Maps - The Residences of Victory Village & The Market

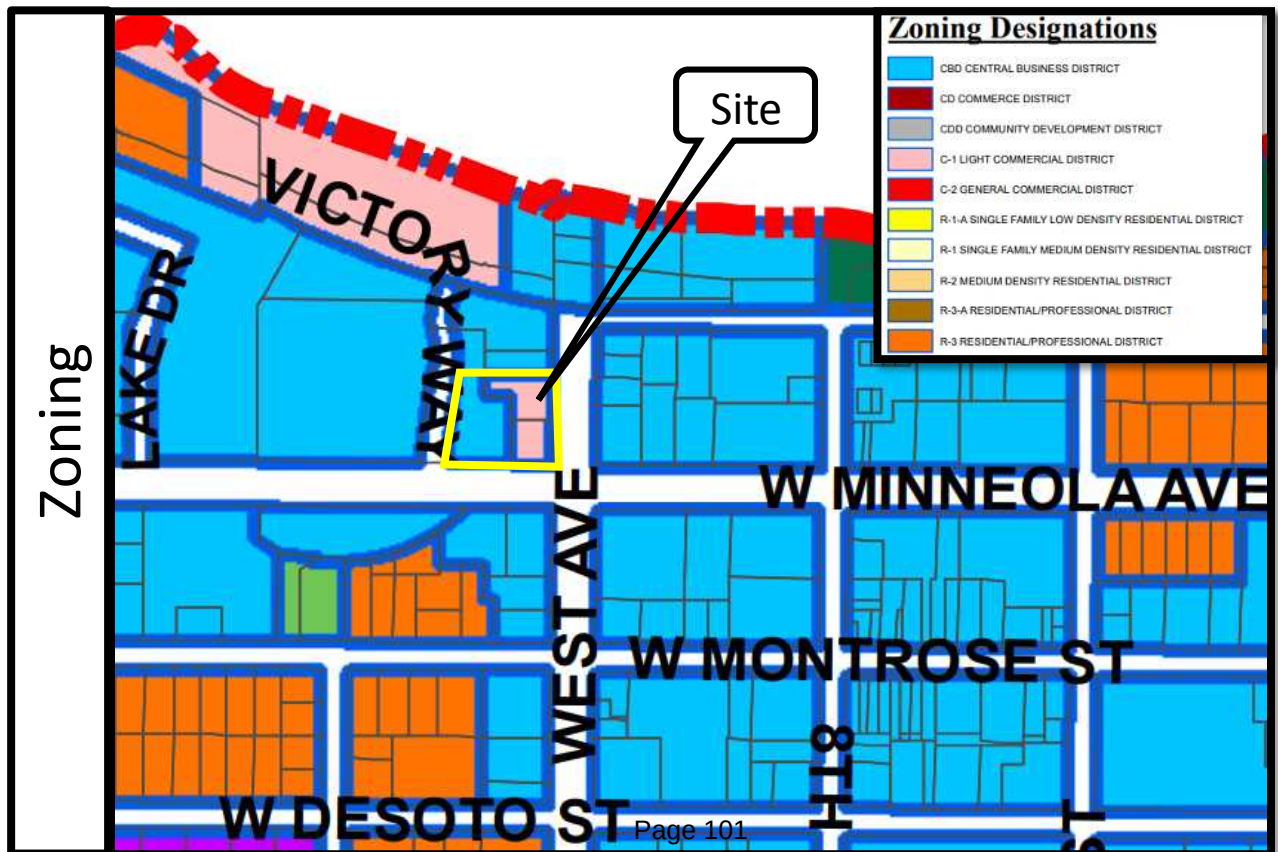
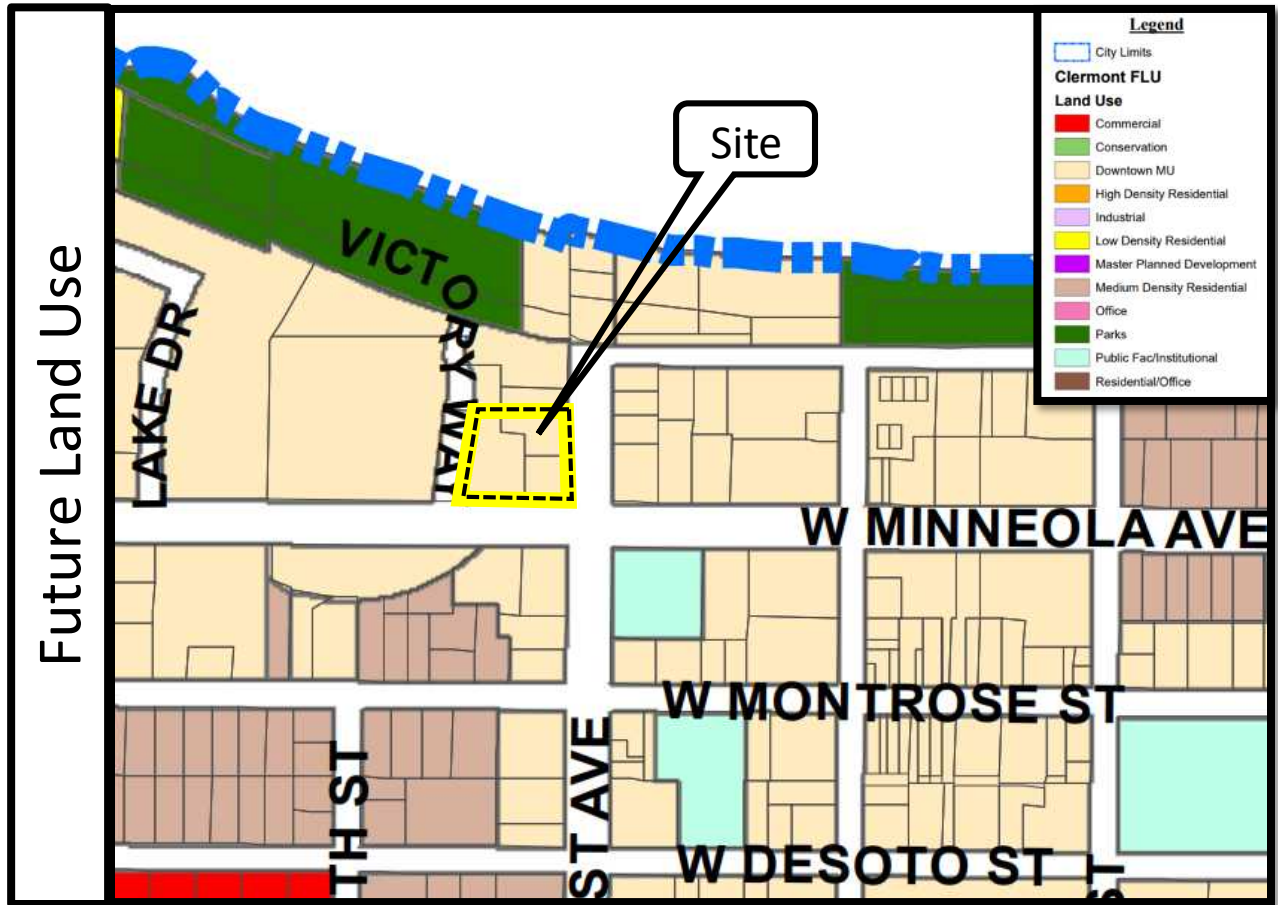


Exhibit B – Elevations
The Residences of Victory Village & The Market



Exhibit B – Elevations
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, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

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

SECTION 1

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

LEGAL DESCRIPTION

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 WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF



CITY OF CLERMONT
ORDINANCE NO. 2021-003

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
Alt. Key 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 1-25-2021. 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



CITY OF CLERMONT
ORDINANCE NO. 2021-003

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.
10. School concurrency shall be met before final site plan approval in accordance with the



CITY OF CLERMONT
ORDINANCE NO. 2021-003

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

CITY OF CLERMONT
ORDINANCE NO. 2021-003

Exhibit B – Elevations



CITY OF CLERMONT
ORDINANCE NO. 2021-003

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'

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

LEGEND:

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

es easement for driveway purposes per ORB 176, PG 395, and ORB 181, PG 243, and ORB 314, PG 619, and corrected in ORB 333, PG 589

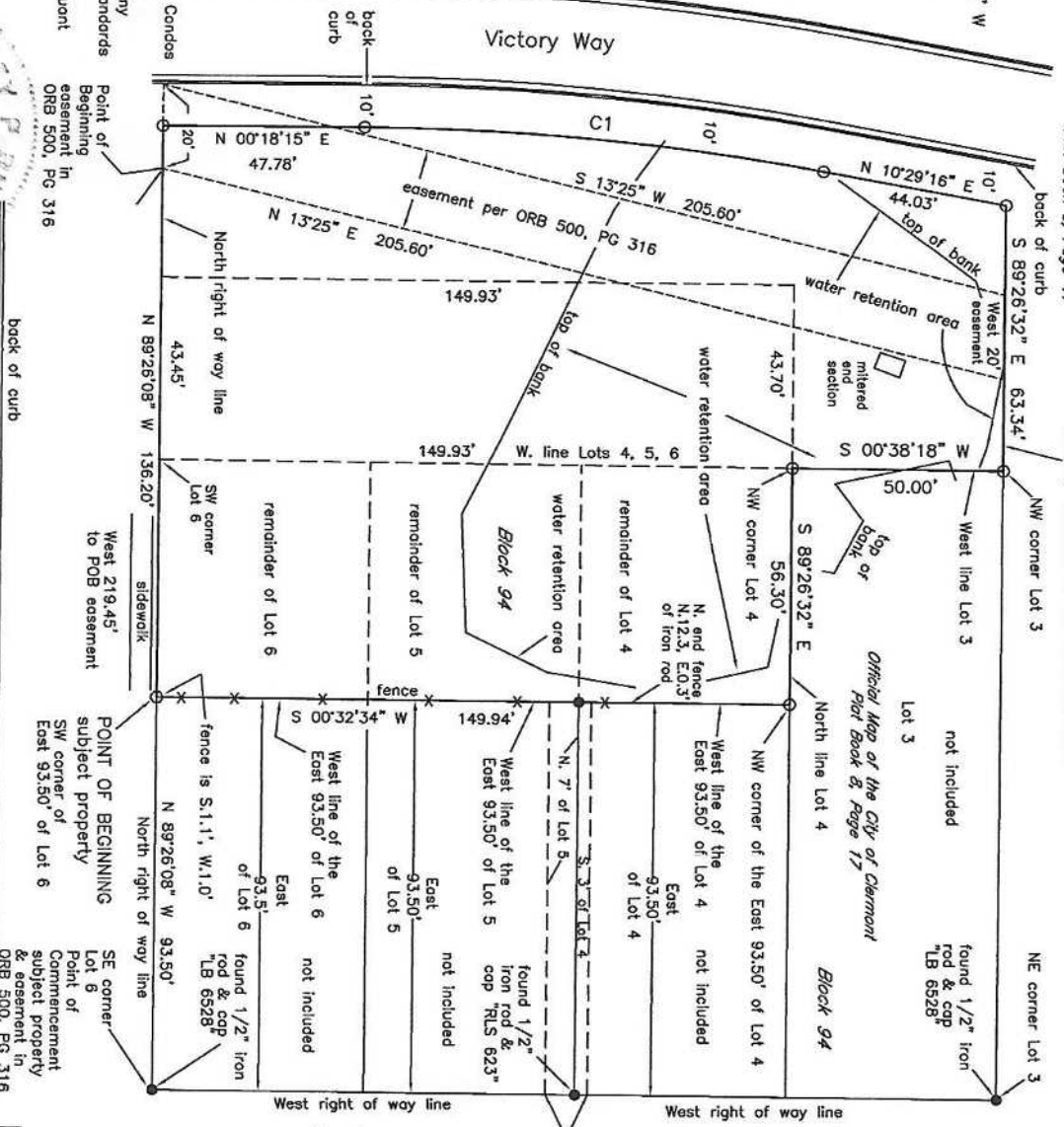
Notes:
-Bearings based on the North right of way line of Minneola Ave. as being N 89°26'08" W, on assumed meridian.
-Legal description written by Rhoden Land Surveying, Company # 498977 dated 09/18/17 was provided for this Survey.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 23,562 square feet, or 0.541 acres, more or less.

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

Drawn by: JPR
Scale: 1"=30'
Rhoden Land Surveying, Inc.
LB #6980
420 E. Minneola Ave.
Clermont, FL 34711
352-394-6255

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

Westly extension of the North line Lot 3



Description:
Commence at the Southeast corner of Lot 8, Block 94, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plot 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 Northeastly 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 Westly 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 Westly 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 Groff 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 Su-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN
PSN #5322
10/06/17

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.

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

Minneola Avenue

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.

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.

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.

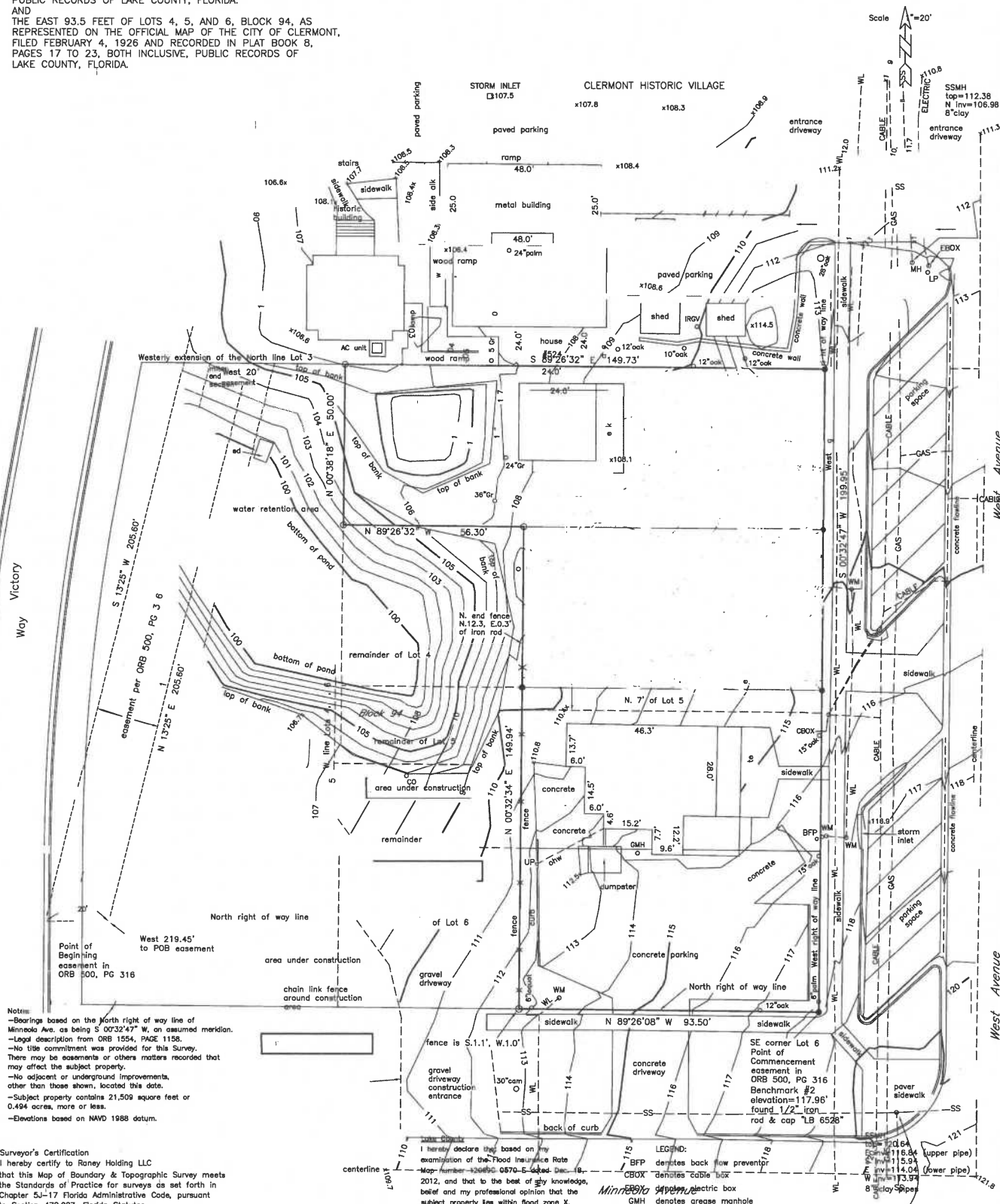


CURVE	RADIUS	ARC LENGTH	CH
C1	615.00'	109.31'	1C

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
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 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-8255	
Scale: 1"=20'		

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 1

AGENDA ITEM

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Variance Request 1249 Shorecrest Circle		
Requested Action		
Recommend denial of the variance requests.		
Staff Report		
The applicant is requesting two (2) setback variances in order to allow the construction of an in-ground swimming pool and deck at 1249 Shorecrest Circle. The zoning, R-1-A Single Family Low Density, requires a nine foot side setback and a nine foot rear setback for an in-ground pool. The applicant is requesting a five foot side and rear setback for the pool and deck. A review of the submitted survey shows the current home has an existing rear entry garage with associated concrete driveway. The home was constructed to meet the setbacks. With the garage entry location and driveway, it limits the area of placement for an in-ground swimming pool in the rear yard.		
		
A review for variance setbacks in the Indian Shores Subdivision revealed that starting in 1999, several lots were granted setback variances, such as reduced front yard, reduced side yard, and reduced rear yard. In looking at properties with existing pools in the subdivision, a few had reduced front yard setbacks from thirty-five feet to twenty-five feet, which allowed a greater rear yard area for placement of an in-ground swimming pool. Staff understands the applicant is seeking reasonable use of the property and has very limited options for placement due to the existing conditions. For a more thorough analysis, see the Staff Analysis Report.		
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 not meet a positive finding on all of the five criteria. Therefore, staff recommends <u>denial</u> of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis 1249 Shorecrest	Staff Analysis 1249 Shorecrest.docx	
2. Maps and Photos	Maps and Photos.pdf	
3. Boundary Survey	Boundary Survey.pdf	
4. Pool Render	Pool Render.pdf	

5.	Section 86-174 Review Criteria-1249 Shorecrest Circle	Section 86-174 Review Criteria-1249 Shorecrest Circle.docx
6.	1247 Shorecrest support email	1247 Shorecrest support email.pdf
7.	1251 Shorecrest support email	1251 Shorecrest support email.pdf
8.	Application	Application.pdf
9.	Property Record Card	Property Record Card.pdf
10.	1249 SHORECREST VARIANCE REQUEST Legal Ad Proof	1249 SHORECREST VARIANCE REQUEST Legal Ad Proof.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Kevin & Eliza Lee

APPLICANT: Thompson Pools

PROJECT NAME: 1249 Shorecrest Circle Setback Variance

REQUESTED ACTION: Consider a request for the following variances: (1) to allow for a side yard setback of 5 feet instead of 9 feet as required by the Land Development Code, Section 122-105 – Yards, (2) to allow for a rear yard setback of 5 feet instead of 9 feet, as required by the Land Development Code, Section 122-342

SIZE OF PARCEL: 10,700 SF lot

LOCATION: 1249 Shorecrest Circle – Indian Shores Subdivision

EXISTING ZONING: R-1-A, Single Family Low Density Residential District

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Low Density Residential

ANALYSIS:

The applicant is requesting two (2) setback variances in order to allow the construction of an in-ground swimming pool and deck at 1249 Shorecrest Circle. The zoning, R-1-A Single Family Low Density, requires a nine foot side setback and a nine foot rear setback for an in-ground pool. The applicant is requesting a five foot side and rear setback for the pool and deck. A review of the submitted survey shows the current home has an existing rear entry garage with associated concrete driveway. The home was constructed to meet the setbacks. With the garage entry location and driveway, it limits the area of placement for an in-ground swimming pool in the rear yard. With the proposed swimming pool and deck, the impervious surface ratio (ISR) is calculated at 45%, which is less than the requirement of 55% for the lot. The applicant could reduce the size of the pool, 24 feet by 27 feet, and deck, 30 feet by 38 feet, to meet the setbacks, but their desire is to build a pool and paver deck to be fully functional for their needs.

A review for variance setbacks in the Indian Shores Subdivision revealed that starting in 1999, several lots were granted setback variances, such as reduced front yard, reduced side yard, and reduced rear yard. This was requested by owners and builders seeking to construct larger homes in the subdivision with different floorplan configurations as a

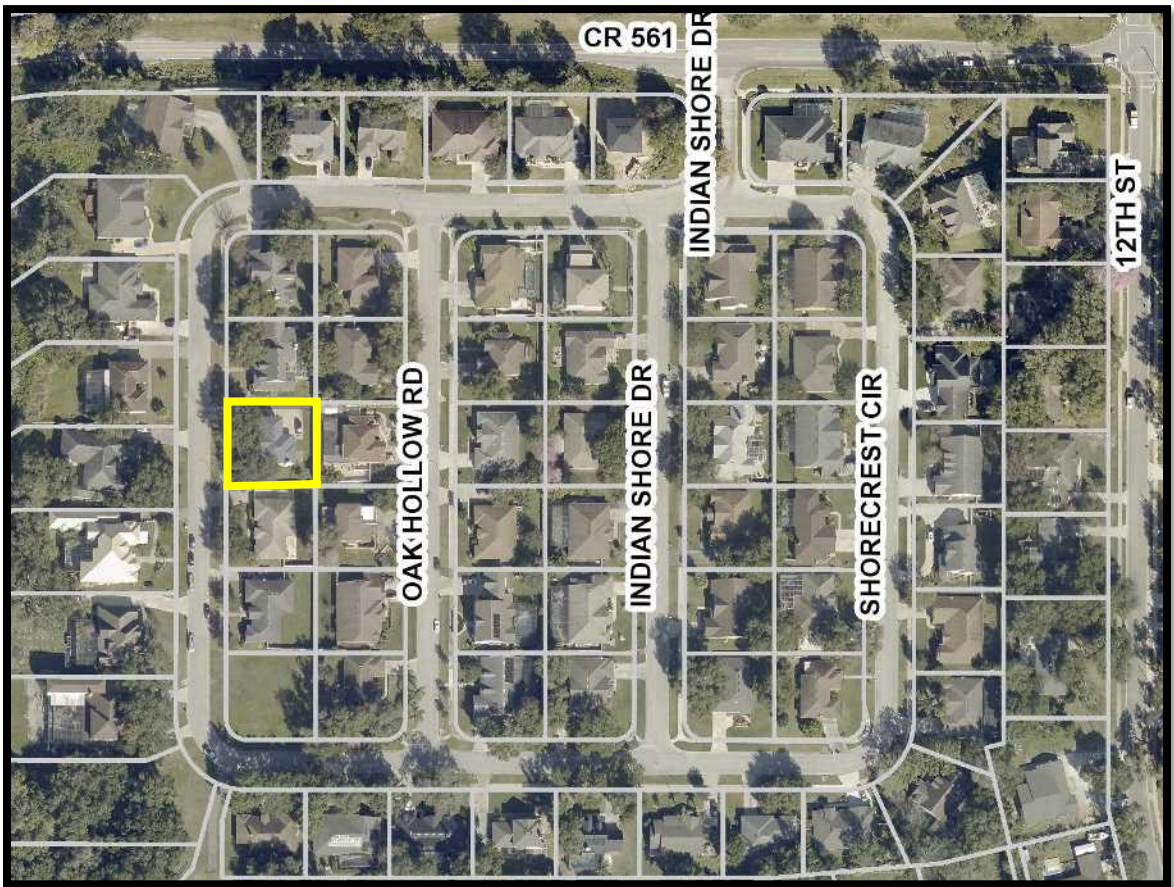
result of consumer demand. In looking at properties with existing pools in the subdivision, a few had reduced front yard setbacks from thirty-five feet to twenty-five feet, which allowed a greater rear yard area for placement of an in-ground swimming pool. This is the case with the home directly behind the applicant with a swimming pool. However, the adjoining property to the north with a swimming pool did not receive any variance requests and meets the required setbacks of nine feet for the rear and side yard.

Staff recognizes that the variance would be inconsistent with the surrounding area and may have a negative impact on the adjoining property owners, especially the property owners where the five foot setback would be applied. Staff understands the applicant is seeking reasonable use of the property and has very limited options for placement due to the existing conditions.

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 not meet a positive finding on all of the five criteria. Therefore, staff recommends denial of the variance request.

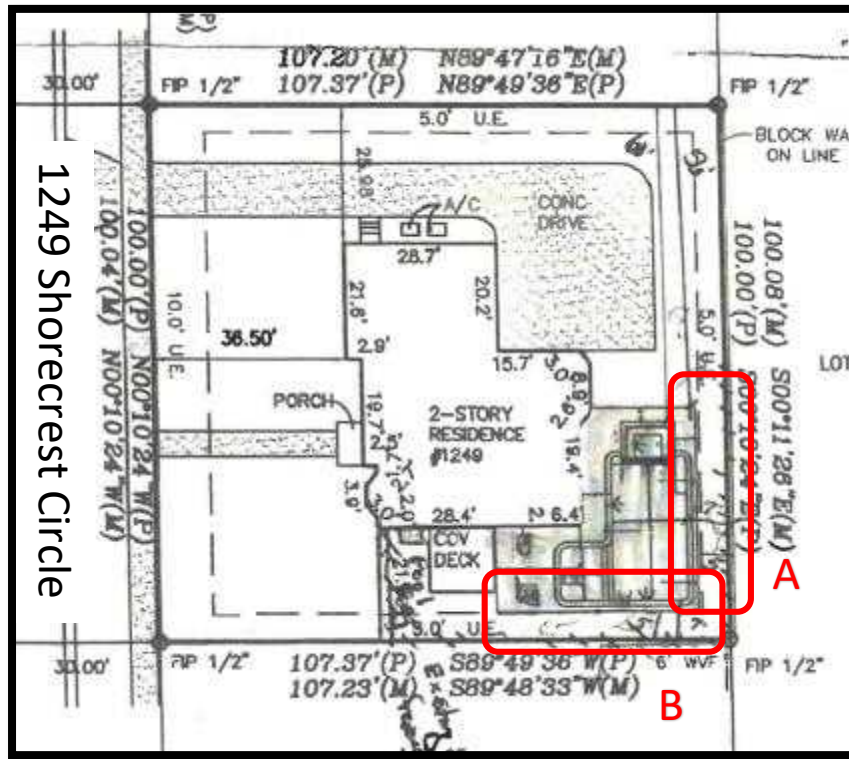
1249 Shorecrest – Variance Request



1249 Shorecrest – Variance Request



1249 Shorecrest – Variance Request



- A – rear yard setback of 5 feet instead of 9 feet
- B – side yard setback of 5 feet instead of 9 feet

All excavated dirt to be removed



LEGAL DESCRIPTION

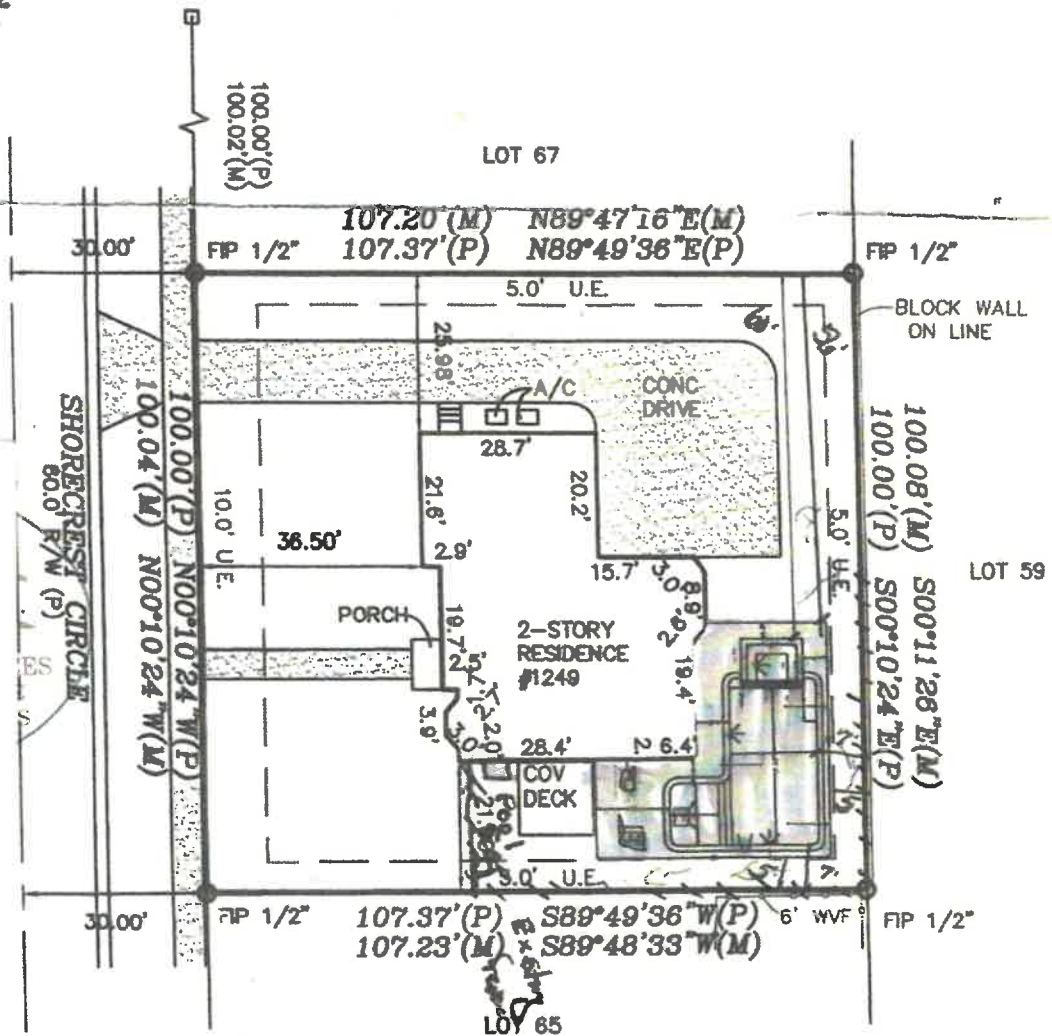
LOT 66,
INDIAN SHORES,
AS RECORDED IN PLAT BOOK 36, PAGES 71-72,
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



0 15 30
1 inch = 30 ft.

Lot 10, 700 SF
SFR 1 898
DW 1050
Porch/patio 184
Pool 462 231 1/2
deck 597
3970

38% Impervious



PROPERTY ADDRESS:
1249 Shorecrest Circle
Clermont, Florida 34711

kw CLASSIC REALTY
KELLERWILLIAMS
Chris Bossette
PH. - 407-445-7080

prominence
title and escrow
PROMINENCE
TITLE & ESCROW
PH. - 407-545-4940
www.prominencetitle.com

Stefanie Merillo
PH. - 407-268-4447

BOUNDARY SURVEY CERTIFIED TO:
Gateway Mortgage Group, LLC, BRADDAVITA
Kevin Lee and Ellen Lee
Prominence Title & Escrow, LLC
Old Republic National Title Insurance Company

LEGEND & ABBREVIATIONS
FIR = FOUND IRON ROD

SURVEYOR'S NOTES:
1. BASIS OF BEARING - THE WESTERLY LINE OF LOT 66, INDIAN SHORES, AS

I HEREBY CERTIFY THAT THIS SURVEY

Perimeter: 101' 9" Area: 482.51 sq'
 Envelope: 27' x 24'
 Depth: 3-6'
 Drains: 2
 Lights: 2
 Sides: 1
 P.C.:
 Dig Type: full
 Spillover Length(s):
 Coping Material:
 Interior Finish:
 Notes:

Spa Specs

Perimeter: 28' Area: 48 sq'
 Jets: 6 Height: 12"
 Lights: 1 RTNS: 1
 Drains: 2 Spillover Length(s): 12'
 Coping Material:
 Interior Finish: Pool Interiors
 Notes:

Tile Specs

Raised Beams:

Spa Tile Material:
 Notes:

Deck Specs

Perimeter: 174' 10" Area: 597.57 sq'
 Coping Area: 0 sq'
 Coping Material:
 Surface Material:
 Turn Down:
 Riser:

NOTES:

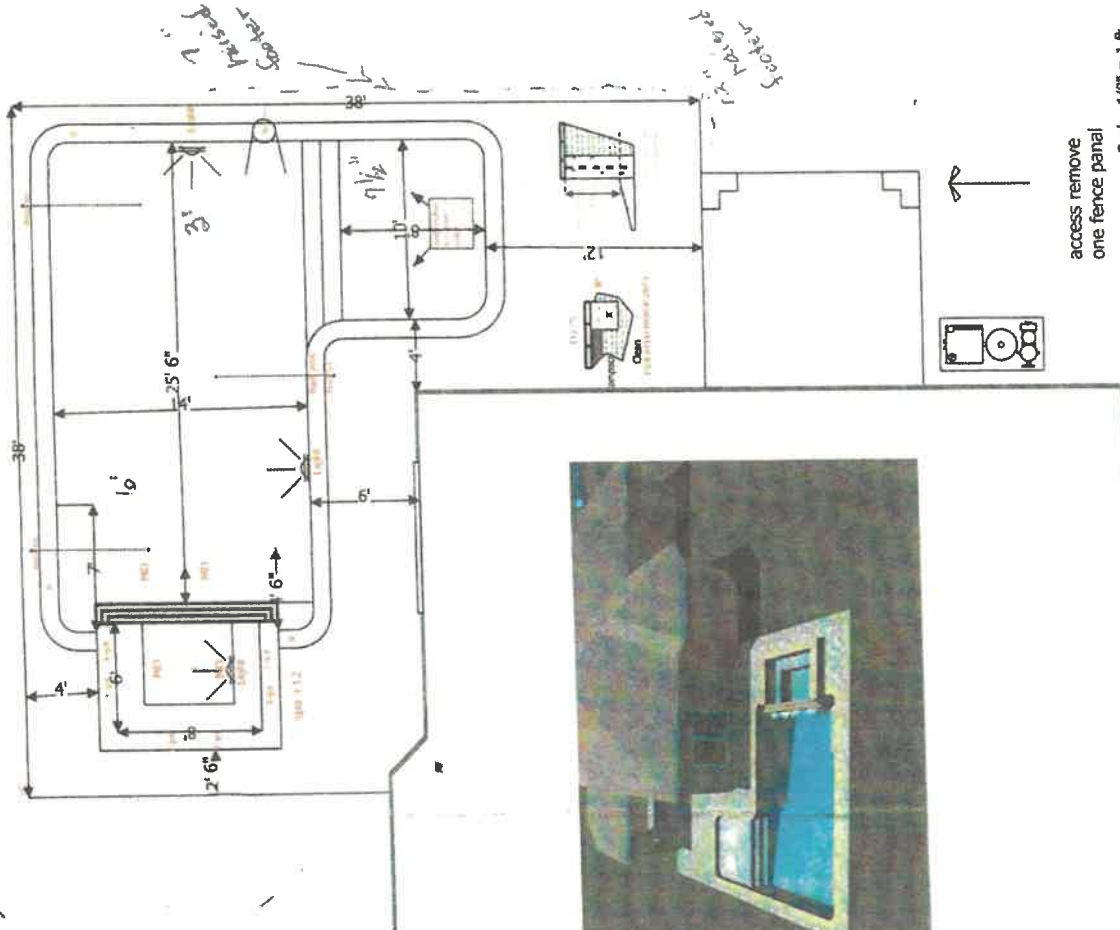
Equipment

Chlor Pump: Veho270x2a Control Panel: D804-PS
 Filter: e2300 Remode: ph200
 Heater: JE3000TR Sanitizer: TRUCLEAR11K
 (HeatExchanger) Blower: 1-10-1000
 Mesh drains: 1-10-1000
 Other:
 Pool Light: JLUAC12W100 Cleaner:
 Spa Light: JLUAC12W100
 NOTES: Aqua Ins RS4 POOL SPA COMBO

Approval

I/we (the undersigned) have reviewed this plan and approve it as correct within reasonable tolerance. I/we understand that any changes made to a shape or to a location may delay the project and/or result in additional cost, and any owners responsibility no verbal arguments will be honored. Everything needs to be in writing.

X



Pool Depth Profile

Scale: 1/8" = 1 ft



Block:
 Subdivision:
 Lot #:
 PG:
 Notes:

Gate Code:
 PB:

Project Name: eliza lee
 Client Name: eliza lee
 Client Email: elizalee@gmail.com
 Client Phone: 404-448-4484
 Address: 1249 stonecreek dr
 City: dallas
 State/Province: TX
 Zip/Postal Code: 75211
 Designer Name: James Eochard

1249 Shorecrest Circle – Lee 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: On the survey that we received when purchasing our home, we had listed a 5 foot set back from the rear of our property line. This was our understanding of our zoning and what we thought we would be bound to abide by.

Staff comments: The subject property is located within the Indian Shores Subdivision, which is zoned R-1-A Single Family Low Density. The subdivision consists of many different configuration of large homes and meeting the setbacks under the R-1-A has been somewhat difficult over the years. The applicant would like to install a 24 feet by 27 feet in-ground pool with a 30 feet by 38 feet paver deck. The adjoining property to the south, 1247 Shorecrest Circle, would be impacted the most by the variance approval. There is an existing vinyl privacy fence between the applicant and 1247 Shorecrest Circle. The adjoining property behind, 1606 Oak Hollow Road, is elevated and is separated by an existing vinyl privacy fence as well. Staff has received no documentation to determine if the variance is granted, the adjoining neighbors would not be impacted.

Negative 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: Because of the current layout of the house, windows, and doors, the pool needs to be placed in this area.

Staff comments: Staff is in agreement that the rear entry garage and driveway does force the desired in-ground pool to be placed in this area of the property. Majority of in-ground pools are placed in the rear yard, unless space is very limited, and then they are placed on the side. In this case, the applicant appears to have chosen this area that allows reasonable use of the property.

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: Without the approval of this variance, I am not sure that we can add a pool due to the limited space we have around our home because the pool needs to be at least 4 feet away from our house.

Staff comments: There is no evidence that granting the variance would impede the City’s objective in this situation.

Positive finding

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

Applicant response: N/A

Staff comments: Granting of the requested variance is consistent with the City's Comprehensive Plan.

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure 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: We do consider the addition of a pool to our home a below-grade improvement adding value to our home.

Staff comments: The variance request will make reasonable use of the land. However, it is unknown the extent of impacts this would have on the adjoining property owners. If the adjoining property owners were not in opposition to this request, then granting the variance would outweigh the benefits under this criteria over if the variance was denied.

Negative finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on Review Criteria and Findings in order to grant a variance, and staff believes that three of the five meet a positive finding. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

John E. Kruse

From: eliza lee <elizalee6@gmail.com>
Sent: Thursday, January 28, 2021 8:03 PM
To: John E. Kruse
Subject: Fwd: Pool

Hi John!

Please see below for the letter from our neighbor on the right.

Thank you!

Sent from my iPhone

Begin forwarded message:

From: Kevin Lee <qfkev182@gmail.com>
Date: January 28, 2021 at 8:01:12 PM EST
To: Eliza Lee <elizalee6@gmail.com>
Subject: Fwd: Pool

Sent from my iPhone

Begin forwarded message:

From: Paul Tempesta <ptempesta69@gmail.com>
Date: January 28, 2021 at 5:51:26 PM EST
To: qfkev182@gmail.com
Subject: Pool

Hi Kevin and Eliza,

Please feel free to forward this email to whomever. Seriously, we have NO ISSUES WHATSOEVER with you guys installing a swimming pool! Let me know if this is what you need or if you need more specific info.

I, Paul T. Tempesta Jr, at the address listed below, coincidentally "next door" to Mr. and Mrs. Kevin Lee, have no issue with a variance that may allow installation of a swimming pool in the backyard of the aforementioned Mr. and Mrs. Kevin Lee's address at 124+ Shorecrest Cir. Clermont, FL 34711.

Paul T Tempesta Jr.
1247 Shorecrest Circle

Clermont, FL 34711
(352) 434-1185

John E. Kruse

From: eliza lee <elizalee6@gmail.com>
Sent: Friday, January 29, 2021 6:37 PM
To: John E. Kruse
Subject: Fwd: Recommendation

Hi John,

Here is an email from our neighbors on the left.

Thank you!

Sent from my iPhone

Begin forwarded message:

From: Kevin Lee <qfkev182@gmail.com>
Date: January 29, 2021 at 5:42:32 PM EST
To: Eliza Lee <elizalee6@gmail.com>
Subject: Fwd: Recommendation

Sent from my iPhone

Begin forwarded message:

From: William Burroughs <boone21369@yahoo.com>
Date: January 29, 2021 at 9:24:42 AM EST
To: qfkev182@gmail.com
Subject: Recommendation

To whom it may concern:

Kevin and his wife Eliza are great neighbors and great people! We have been neighbors for 3 years. I believe they should be allowed to install a swimming pool in there back yard. It will increase property value of his home as well as others in the neighborhood.

Sincerely

Boone Burroughs
1251 Shorecrest Circle
Clermont Fl. 34711



CITY OF CLERMONT
VARIANCE
Application

DATE: _____

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): Lee

APPLICANT: _____

CONTACT PERSON: Carolyn Conner / Thompson Pools

Address: 618 Tubb St

City: Oakland State: Fl Zip: 34760

Phone: 407.504.9017 Fax: _____

E-Mail: tom loco@embargo@mail.com

OWNER: Kevin & Eliza Lee

Address: 1249 Shorecrest Circle

City: Clermont State: Fla Zip: 34711

Phone: 407-446-4484 Fax: _____

Address of Subject Property: 1249 Shorecrest Circle

General Location: Indian Shores lot 66

Legal Description (include copy of survey): lot 66 Indian Shores

P.B. 36 Pgs 71-72

AK # 3673201

Land Use (City verification required): Low Density Residential

Zoning (City verification required): R-1A

Dear Clermont City Council,

We are requesting a variance for our back yard zoning restrictions. On the survey that we received when purchasing our home, we had listed a 5 foot set back from the rear of our property line. This was our understanding of our zoning, and what we thought we would be bound to abide by. Upon submitting permits to create a pool in our backyard, we learned that there is instead a 9 foot set back.

I do appreciate and understand the need for such zoning restrictions, but in our case, this greatly hinders, or inhibits us to be able to put any regular size pool at our home. We do consider the addition of a pool to our home a below-grade improvement adding value to our home. Without the approval of this variance, I'm not sure that we can add a pool due to the limited space we have around our home; Because of the windows and doors, the pool needs to be at least 4ft away from our house.

Please know that we do consider this our forever home and will be here for all the foreseeable years to come.

I greatly appreciate your consideration of this request.

Thank you,

Eliza Lee

**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:

122 - 342

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

Install 24'x27' swimming pool with 30'x38' paver deck
surrounding pool

How does the Code create a hardship?

5' rear set back shown on survey does not hold
true in this subdivision. As it turns out a 9' set back is
required.

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

Variance requested – subject and code section: 122 - 342

Sec. 86-174. Review criteria and findings.

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

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

(2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

CITY OF CLERMONT

VARIANCE

Application

Page 3

3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

(7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and

(8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

**CITY OF CLERMONT
VARIANCE**

Application

Page 4

Marlene Cover
Applicant Name (print)

Eliza Lee
Owner Name (print)

X Marlene Cover
Applicant Name (signature)

X Eliza Lee
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. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

PROPERTY RECORD CARD

General Information

Name: LEE KEVIN & ELIZA
Mailing Address: 1249 SHORECREST CIR CLERMONT, FL 34711
[Update Mailing Address](#)
Parcel Number: 26-22-25-0350-000-06600
Millage Group and City: 000C (CLERMONT)
2019 Total Certified Millage Rate: 17.9211
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 1249 SHORECREST CIR CLERMONT FL 34711
[Update Property Location](#)
Property Name: [Submit Property Name](#)
[School Locator & Bus Stop Map](#)
School Information: [School Boundary Maps](#)
Property Description: CLERMONT, INDIAN SHORES REPLAT SUB LOT 66 PB 36 PG 71-72
 ORB 4873 PG 2495 |

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1	LT		\$0.00	\$49,500.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$237,061.00

Summary

Year Built: 2000	Total Living Area: 3204	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 1	Fireplaces: 1

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	2	1328	N	0%	0%	
2	GARAGE FINISHED STONE (GCF)	Stucco/Brick (003)	1	588	N	0%	0%	
3	FINISHED AREA UPPER STORY (FUS)	Wood (001)	1	548	N	0%	0%	
4	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	40	N	0%	0%	
5	CANOPY (CAN)	No Wall Type (000)	1	182	N	0%	0%	
6	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	40	N	0%	0%	

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: 10100555
Phone: (352) 241-7331
Date: 01/26/21
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	02/02/2021	02/02/2021	\$110.98

LEGAL NOTICE

Ad No: 10100555
February 02, 2021

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances for the installation of an in-ground pool and deck: (1) to allow for a side yard setback of 5 feet instead of 9 feet as required by the Land Development Code, Section 122-105 - Yards, (2) to allow for a rear yard setback of 5 feet instead of 9 feet, as required by the Land Development Code, Section 122-342 at the following location:

LOCATION:

1249 Shorecrest Circle
(Alternate Key 3673701)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, February 9, 2021 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$110.98
Tax	\$0.00
Sub Total	\$110.98
Prepaid Amount	\$0.00
Balance Due	\$110.98



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Ordinance No. 2021-001 <i>Introduction Hooks Street/Skorman Multi-family PUD</i>		
Requested Action		
Recommend introduction of Ordinance 2021-001.		
Staff Report		
The applicant is requesting to rezone the property from Urban Estate to Planned Unit Development (PUD) for a 204-unit apartment complex. The 17 +/- acre property is located southwest of the Hooks Street and Excalibur Road intersection, adjacent to East Ridge Middle School. The future land use is Residential/Office, which permits up to 12 dwellings units per acre. The project can be served by City services. A traffic impact analysis has been conducted and showed no new roadway deficiencies because of the project. The applicant is requesting one waiver, cut/fill, up to a maximum of 13 feet over 10% of the site. Since this is a multi-family project, the maximum cut/full is limited to 10 feet. The applicant revised the conceptual plan and has reduced the volume and depth of the original cut/fill request and the request for retaining wall heights greater than six feet has been removed. 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 multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. An in-depth evaluation is included in the attached Staff Analysis Report. Staff is able to support the request and recommends approval of Ordinance 2021-001.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021-001 Hooks St Skorman (V3) 01.27.2021 - RF BL (002)	2021-001 Hooks St Skorman (V3) 01.27.2021 - RF BL (002).pdf	
2. Ord 2021-001 Skorman Legal Ad Feb 2021	Ord 2021-001 Skorman Legal Ad Feb 2021.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-001

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.

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

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



CITY OF CLERMONT
ORDINANCE NO. 2021-001

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.

CONTAINING 17.03 ACRES OF LAND, MORE OR LESS.

LOCATION

Vacant property southwest of Excalibur Road and Hooks Street Intersection
Alt. Key 1103908, 3801505, 3815507

From: Urban Estate Low Density
To: Planned Unit Development for a 204-unit apartment complex

SECTION 2. General Conditions

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the PUD Plan, prepared by BESH Halff dated October 2020, Skorman Apartments. 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's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. 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.

SECTION 3. Land Uses and Specific Conditions

1. A total of up to 204 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.



CITY OF CLERMONT
ORDINANCE NO. 2021-001

3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill exhibit – Grading Plan Variance prepared by BESH Halff, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5 foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of Clermont's Architectural Standards.
9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on September, 2020 by Kimley-Horn.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.
11. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
12. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
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 UE Urban Estate Zoning Designation.



CITY OF CLERMONT
ORDINANCE NO. 2021-001

15. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
16. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.

SECTION 4: CONFLICT

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

SECTION 5: RECORDING

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

SECTION 6: SEVERABILITY

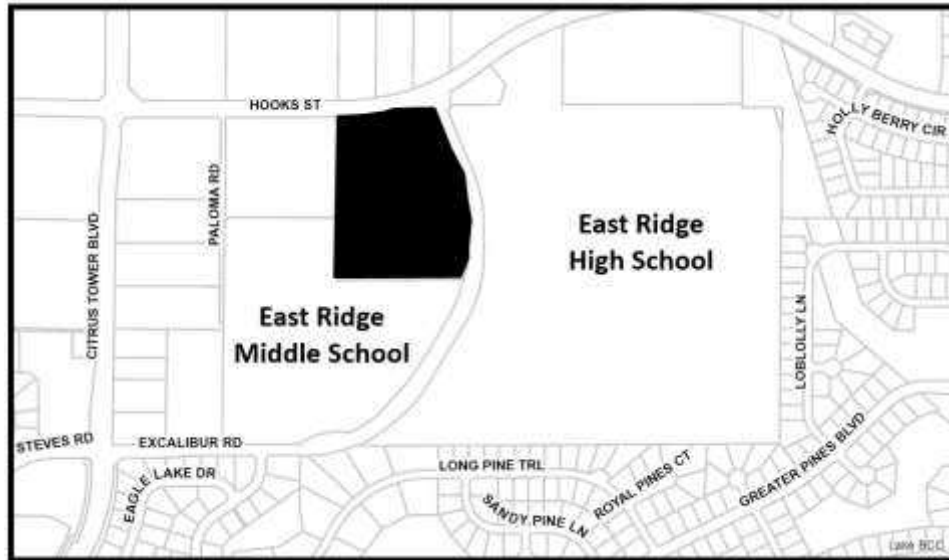
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 7: PUBLICATION AND AN EFFECTIVE DATE

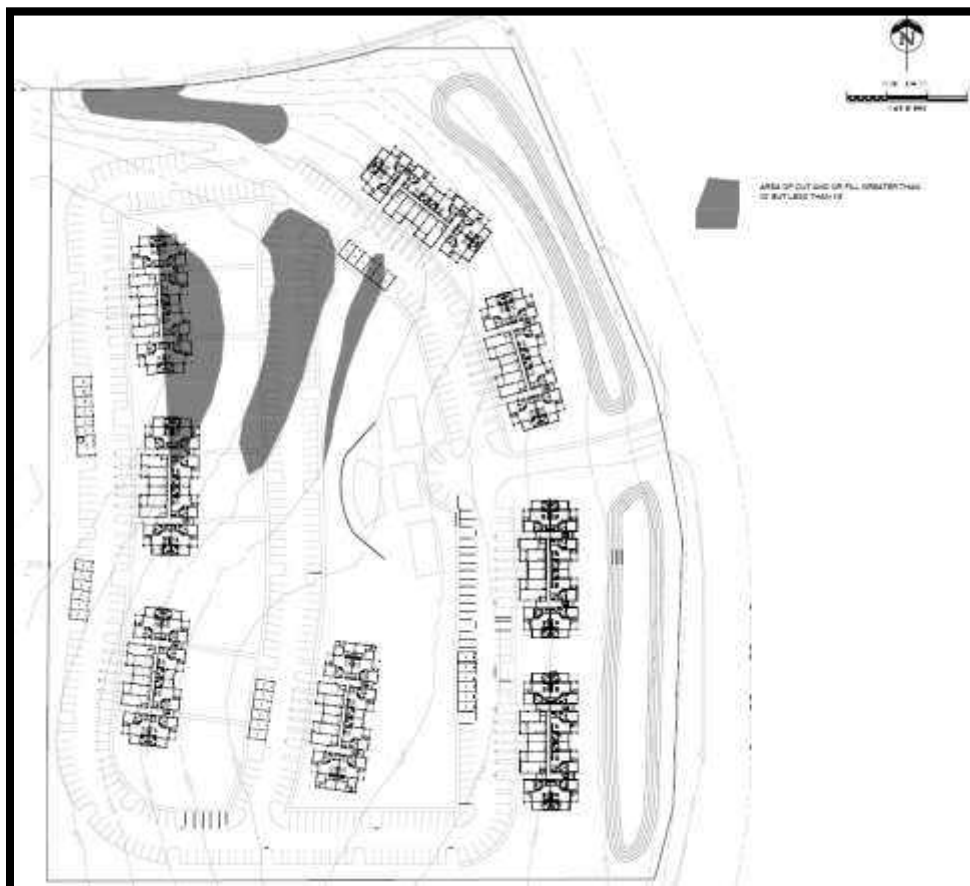
This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

CITY OF CLERMONT
ORDINANCE NO. 2021-001

Location map:



Cut/Fill Exhibit:



Sample Elevations:





CITY OF CLERMONT
ORDINANCE NO. 2021-001

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd 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

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. 2021-001

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.

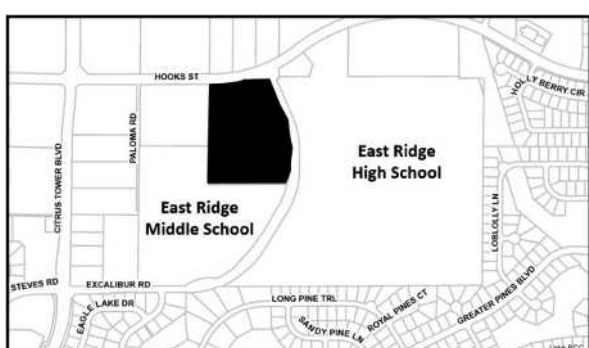
LOCATION:

Vacant property 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:

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FROM: Urban Estate

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

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 23, 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Ordinance No. 2021-002 <i>Introduction Ford of Clermont</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-002.		
Staff Report		
The applicant is requesting to rezone the property from C-2 General Commercial to Planned Unit Development (PUD) to allow for a remodel and expansion to the existing automobile sales and service dealership. The future land use is Commercial. The PUD zoning category is being requested to allow some development flexibility that includes waivers/variances request to the Land Development Code, without a separate public hearing process. The proposed remodel and expansion as designed will require five (5) waivers to the Land Development Code. Staff can support the request for PUD rezoning to allow development flexibility; however, Staff cannot support four of the five requested waivers to the Land Development Code. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The Ford of Clermont automotive dealership use is existing at this location and because the applicant is requesting to remodel and expand the existing use; the code requires either a Conditional Use Permit and Variance process or a PUD to allow the expansion. The property has access to major road networks and the City's water and sewer services has capacity to accommodate the expansion. Staff can support the Planned Unit Development (PUD) rezoning to allow flexible development standards for redevelopment of the site. The project conceptual plan design as submitted, with the requested waivers to the code will allow the site development intensity of up to 84 percent impervious surface ratio (ISR), The National Pollutant Discharge Elimination System (NPDES) Stormwater Program indicates stormwater runoff is generated from rain events that flow over land and impervious surfaces, and does not soak into the ground. The runoff picks up pollutants, trash, chemicals and oils that can harm our natural water bodies. To protect these resources, municipalities have adopted performance standards to regulate and limit the maximum impervious surface permitted, known as Best Management Practices (BMP), to manage and control development runoff. The project could be designed in a less intense manner to meet impervious surface requirement for site development. The existing use of automobile sales allows outside storage and display of vehicles, which requires screening from public view and streets. The required landscape buffers and interior landscape islands will help improve the aesthetic appearance of the site and preserve natural resources that provides a visual pleasing screen to enhance the commercial corridor. Staff recommends approval of Ordinance No. 2021-002 as amended to approve a waiver request to allow a parking space size reduction to 10'x18' feet for inventory only parking spaces. Staff recommends denial of all other requested waivers to the Land Development Codes.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Ford of Clermont CUP Staff Report	Ford of Clermont CUP Staff Report.pdf
2. Ord 2021-002 - Ford of Clermont (V1)	Ord 2021-002 - Ford of Clermont (V1).pdf
3. Location Map	Location Map.pdf
4. Conceptial Site Plan	Conceptial Site Plan.pdf
5. Site Plan - Renovations	Site Plan - Renovations.pdf
6. Preliminary Design	Preliminary Design.pdf
7. Application	Application.pdf
8. Legal AD	Legal AD.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: Pablo River Clermont, LLC.

APPLICANT: Jimmy Crawford, Esq. – Crawford, Modica & Holt

PROJECT NAME: Ford of Clermont

REQUESTED ACTION: A rezoning to a Planned Unit Development (PUD).

SIZE OF PARCEL: 13 +/-

LOCATION/ADDRESS: 1101 East Highway 50 and 1075 State Road 50
Alternate Keys #1648343 and 1103924

EXISTING ZONING: C-2 - General Commercial District

EXISTING LAND USE: Ford of Clermont Automobile Sales and Services

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting to rezone the property from C-2 General Commercial to Planned Unit Development (PUD) to allow for a remodel and expansion to the existing automobile sales and services dealership. The future land use is Commercial. The PUD zoning category is being requested to allow some development flexibility that includes waivers/variances request to the Land Development Code, without a separate public hearing process.

The proposed remodel and expansion as designed will required five (5) waivers to the Land Development Code. Staff can support the request for PUD rezoning to allow development flexibility; however, Staff cannot support four of the five requested waivers to the Land Development Code.

WAIVERS/VARIANCES:

The applicant, as part of the proposed project, is requesting five waivers/variances to the Land Development Code. The requested waivers are listed below in more detail with the provisions of the code.

(1) The applicant is requesting a waiver to allow landscape islands to be less than the 300 square feet required by the Land Development Code, Section 118-38. The Code requires a minimum 300 square feet landscape island with one Canopy Tree for vehicular interior parking areas.

Staff comments, the purpose of landscape parking areas is to enhance the aesthetics of a property with landscaping to break up the expanse of paving and reduce impervious surface through environmental design concepts. The requested waiver is inconsistent with other similar uses and because of the large automobile inventory and storage on site, the landscape islands and buffers are needed to provide sufficient screening and be complementary to adjacent properties.

Staff cannot support this waiver to the Land Development Code.

(2) The applicant is requesting twenty five (25) continuous parking spaces without a landscape island break instead of the maximum 10 (ten) continuous parking spaces allowed by the Code, Section 118-38. The proposed 25 continuous parking spaces will be for employee parking and inventory parking areas.

Staff comments, the purpose for landscape islands is to provide a visual screen to compensate for massive impervious surface and onsite storage of inventory. Similar automobile dealerships have been allowed up to 15 continuous parking spaces without a landscape break for inventory only areas. The employee and customer parking areas should be limited to the code requirements of ten (10) continuous parking spaces on site.

Staff cannot support this waiver to the Land Development Code.

(3) The applicant is requesting a waiver to allow a reduced landscape buffer width of 10 feet instead of the 20 feet width along State Road 50 as required for the code, Section 118-37.

Staff comments, the proposed 10-foot landscape buffer width adjacent to State Road 50, would be inconsistent with other properties along the commercial corridor. The redevelopment of the site requires code compliance to the land development regulation for existing sites that are nonconforming to allow for an expansion. A sufficient perimeter landscaping screening provides an attractive display at the property line.

Staff cannot support this waiver to the Land Development Code.

(4) A waiver request to allow a decrease of the parking space size to 10'x18' feet for inventory only parking spaces instead of 10' x 20' as required by code, Section 98-6.

Staff comments, this request is consistent with other similar permitted uses and shall only be used for inventory and storage of vehicles and not for public parking.

Staff can support this waiver to the Code.

(5) A waiver request to exceed the maximum 80% percent impervious surface ratio (ISR) permitted for commercial development; this request would allow up to 84% percent (ISR). The Land Development Code, Section 122-225 allows a maximum impervious surface coverage of 80% percent.

Staff comments, the impervious surface ratio is a performance standard used to measure the site development intensity. The environmental and site benefits of not exceeding the permitted ISR of 80% is to reduce pollution; water that runs over impervious surfaces carries pollutants such as litter and vehicle waste fluids to rivers and streams. Impervious surface limits is an environmental effort encouraged by state and federal agencies to help minimize runoff from these impervious surfaces. Staff cannot support this wavier to the Land Development Code.

STAFF RECOMMENDATIONS:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The Ford of Clermont use is existing at this location and because the applicant is requesting to remodel and expand the existing use; the code requires either a Conditional Use Permit and Variance process or a PUD to allow the expansion. The property has access to major road networks and the City's water and sewer services has capacity to accommodate the expansion. Staff can support the Planned Unit Development (PUD) rezoning to allow flexible development standards for redevelopment of the site.

The project conceptual plan design as submitted, with the requested waivers to the code will allow the site development intensity of up to 84 percent impervious surface ratio (ISR). The National Pollutant Discharge Elimination System (NPDES) Stormwater Program indicates stormwater runoff is generated from rain events that flow over land and impervious surfaces, and does not soak into the ground. The runoff picks up pollutants, trash, chemicals and oils that can harm our natural water bodies. To protect these resources, municipalities have adopted performance standards to regulate and limit the maximum impervious surface permitted, known as Best Management Practices (BMP), to manage and control development runoff. The project could be designed in a less intense manner to meet impervious surface requirement for site development.

The existing use of automobile sales allows outside storage and display of vehicles, which requires screening from public view and streets. The required landscape buffers and interior landscape islands will help improve the aesthetic appearance of the site and preserve natural resources that provides a visual pleasing screen to enhance the community.

Staff recommends approval of Ordinance No. 2021-002 as amended to approve a waiver request to allow a parking space size reduction to 10'x18' feet for inventory only parking spaces. Staff recommends denial of all other requested waivers to the Land Development Codes.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

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, AND ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND 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

Parcel 1:

ADJACENT TRACT:

Tract 23 and the East ½ of Tract 26, Section 29, Township 22 South, Range 26 East, according to the Plat of Property of Lake Highlands Company, recorded in Plat Book 2, Page 25, of the Public Records of Lake County, Florida

Less that part:

Lying Northerly of a line being described as follows for road purposes: Commence at a point on the West line of Section 29, Township 22 South, Range 26 East, said point being 1431.29 feet N 00°43'12" E of the SW corner of the NW ¼ of said Section 29, said point being on a curve concave Northerly and having a radius of 8,594.37 feet; thence from a tangent bearing of S 81°38'39" E run Easterly along the arc of said curve through a central angle of 01°24'49" a distance of 212.03 feet; thence from a tangent bearing of S 83°03'28" E run S 06°56'32" W a distance of 75 feet to the existing Right-of-Way of line of State Road 50; thence continue to run S 06°56'32" W a distance of 14.75 feet to the Point of Beginning; thence run S 83°03'28" E a distance of 942.61 feet; thence run S 00°44'50" W a distance of 99.24 feet; thence run S 89°15'10" E a distance of 200 feet to the end of this described line.

LESS AND EXCEPT:

That part of Tracts 23 and 26, Section 29, Township 22 South, Range 26 East, Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, described as follows:

Begin at the intersection of the East line of Lot 23, Section 29, Township 22 South, Range 26 East,



CITY OF CLERMONT
ORDINANCE NO. 2021-002

Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, with the Southerly Right-of-Way line of State Road 50, thence N 89°41'37" W, a distance of 181.92 feet to the point of curvature, said curve being concave Northerly, and having a radius of 8,669.41 feet; thence Northwesterly, along the arc of said curve, through a central angle of 01°10'37", a distance of 178.08 feet; thence departing said Right-of-Way line, S 01°12'53" W, a distance of 636.88 feet to the Southerly line of said Lot 23; thence S 88°42'01" E, along said Southerly line a distance of 30.34 feet to the NW corner of the East 1/2 of Tract 26; thence S 00°11'06" W along the West line of the East 1/2, of said Tract 26, a distance of 661.84 feet to the SW corner of the East 1/2 of said Tract 26; thence S 88°38'24" E, 330.73 feet to the SE corner of said Tract 26; thence N 00°11'19" E along the East line of said Tract 26 and 23, a distance of 1,303.31 feet to the Point of Beginning.

Less that part:

Lying Northerly of a line being described as follows for road purposes:

Commence at a point on the West line of Section 29, Township 22 South, Range 26 East, said point being 1431.29 feet, N 00°43'12" E of the SW corner of the NW 1/4 of said Section 29, said point being on a curve concave Northerly and having a radius of 8,594.37 feet; thence from a tangent bearing of S 81°38'39" E run Easterly along the arc of said curve through a central angle of 01°24'49", a distance of 212.03 feet; thence from a tangent bearing of S 83°03'28" E run S 06°56'32" W, a distance of 75 feet to the existing Right-of-Way line of State Road 50; thence continue to run S 06°56'32" W, a distance of 14.75 feet to the Point of Beginning; thence run S 83°03'28" E, a distance of 942.61 feet; thence run S 00°44'50" W, a distance of 99.24 feet; thence run S 89°15'10" E, a distance of 200 feet to the end of this described line.

Parcel 2:

That part of Tracts 23 and 26, Section 29, Township 22 South, Range 26 East, Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, described as follows:

Begin at the intersection of the East line of Lot 23, Section 29, Township 22 South, Range 26 East, Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, with the Southerly Right-of-Way line of State Road 50, thence N 89°41'37" W, a distance of 181.92 feet to the point of curvature, said curve being concave Northerly, and having a radius of 8,669.41 feet; thence Northwesterly, along the arc of said curve, through a central angle of 01°10'37", a distance of 178.08 feet; thence departing said Right-of-Way line, S 01°12'53" W, a distance of 636.88 feet to the Southerly line of said Lot 23, thence S 88°42'01" E, along said Southerly line a distance of 30.34 feet to the NW corner of the East 1/2 of Tract 26; thence S 00°11'06" W along the West line of the East 1/2 of said Tract 26, a distance of 661.84 feet to the SW corner of said Tract 26; thence S 88°38'24" E, 330.73 feet to the SE corner of said Tract 26; thence N 00°11'19" E along the East line of said Tract 26 and 23, a distance of 1303.31 feet to the Point of Beginning.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

Less that part:

Lying Northerly of a line being described as follows for road purposes: Commence at a point on the West line of Section 29, Township 22 South, Range 26 East, said point being 1431.29 feet, N 00°43'12" E of the SW corner of the NW 1/4 of said Section 29, said point being on a curve concave Northerly and having a radius of 8,594.37 feet; thence from a tangent bearing of S 81°38'39" E run Easterly along the arc of said curve through a central angle of 01°24'49", a distance of 212.03 feet; thence from a tangent bearing of S 83°03'28" E run S 06°56'32" W, a distance of 75 feet to the existing Right-of-Way line of State Road 50; thence continue to run S 06°56'32" W, a distance of 14.75 feet to the Point of Beginning; thence run S 83°03'28" E, a distance of 942.61 feet; thence run S 00°44'50" West, a distance of 99.24 feet; thence run S 89°15'10" E, a distance of 200 feet to the end of this described line.

LESS AND EXCEPT

A parcel of land lying in the NW 1/4 of Section 29, Township 22 South, Range 26 East, Lake County, Florida being more particularly described as follows: Commence at the SW corner of the NW 1/4 of said Section 29; thence S 88°26'37" E, 992.18 feet along the South line of said NW 1/4 of Section 29; thence N 00°24'51" E, 15.00 feet to the North Right-of-Way line of Hooks Street and the intersection with the West line of those lands described in Official Record Book 3298, Page 946, Public Records of said county and the Point of Beginning; thence N 00°24'51" E, 35.00 feet along said West line; thence S 88°26'37" E, 273.26 feet; thence N 56°04'25" E, 51.37 feet; thence S 89°36'59" E, 15.00 feet to the East line of said lands recorded in Official Record Book 3298, Page 946; thence S 00°23'01" W, 65.15 feet along said East line to the North line of Hooks Street; thence N 88°26'37" W, 330.72 feet along said North line of Hooks Street to the Point of Beginning.

LOCATION
Ford of Clermont
1101 East Highway 50 and 1075 State Road 50
Alternate Keys #1648343 & 1103924

From: General Commercial (C-2)
To: Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow an automobile and truck sales dealership with a Collision and Service Center 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.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

2. 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The property may be developed to allow an automotive and truck sales dealership with a Collision and Service Center. The property may also be used for any other permitted uses allowed in the C-2 General Commercial zoning district.
2. All buildings shall be designed and constructed to comply with the Clermont Architectural Design Standards.
3. The development shall comply with all applicable Clermont Land Development Regulations, fire safety codes and fire access requirements; and building codes which includes all American Disabilities Act (ADA) standards and regulations.
4. The automobile dealership's vehicular use area may be developed to allow landscape islands to be less than 300 square feet.
5. The automobile dealership vehicular use area may be designed to increase the number of parking spaces between the designated islands landscape breaks. . The parking areas designated for customer parking and employee parking shall be designed to provide a landscape island for every 10 parking spaces. The inventory parking areas may be designed to allow up to a maximum number of 25 spaces between the designated landscape island breaks.
6. The automobile dealership may be developed to allow a minimum 10 feet landscape buffer width along State Road 50 (Front) of subject prcel.
7. The project may be allowed a minimum parking spaces size of (10'width x 20'depth) for customer parking and employee parking for the development. The parking spaces for inventory only areas may be a minimum size of (10'width x 18' depth).
8. The project may allow up to a maximum Impervious Surface Ratio (ISR) of 84% percent instead of the code requirements of 80% percent for any commercial development.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

9. The existing pole sign must be removed and can be replaced with a monument sign that meets city code. All other signs must comply with the Land Development Regulations, Chapter 102-Signs.
10. The property shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

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

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2021-002

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of February 2021.

CITY OF CLERMONT

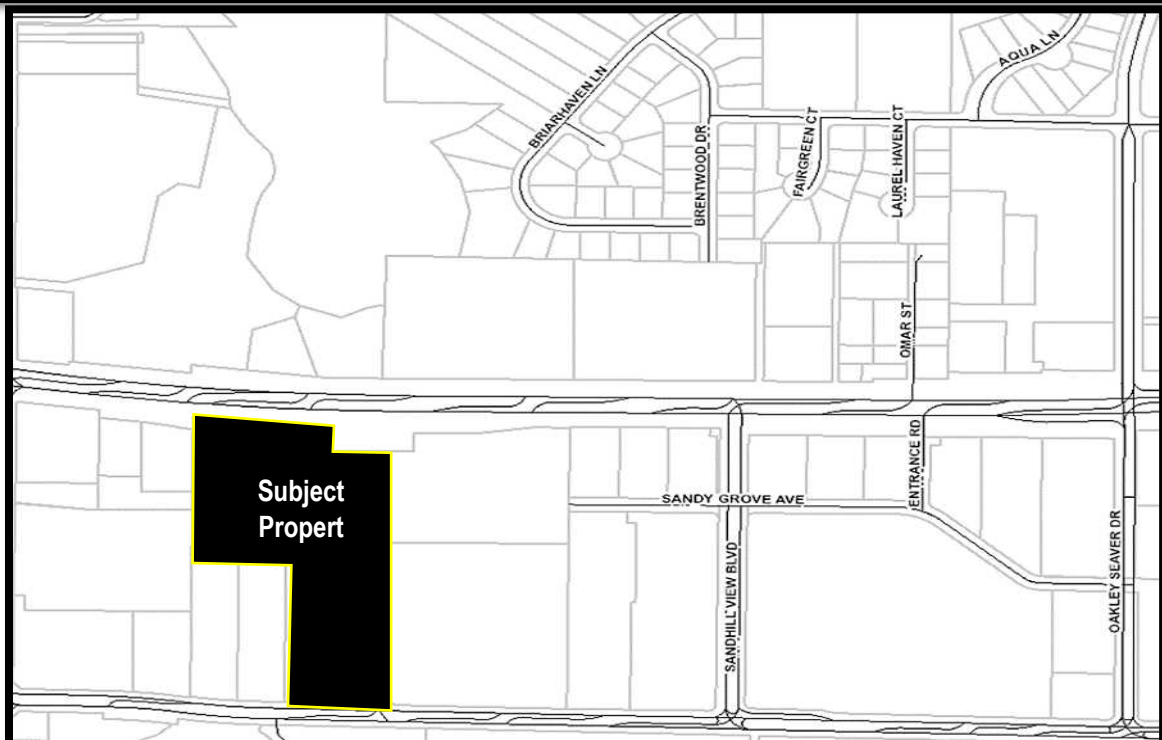
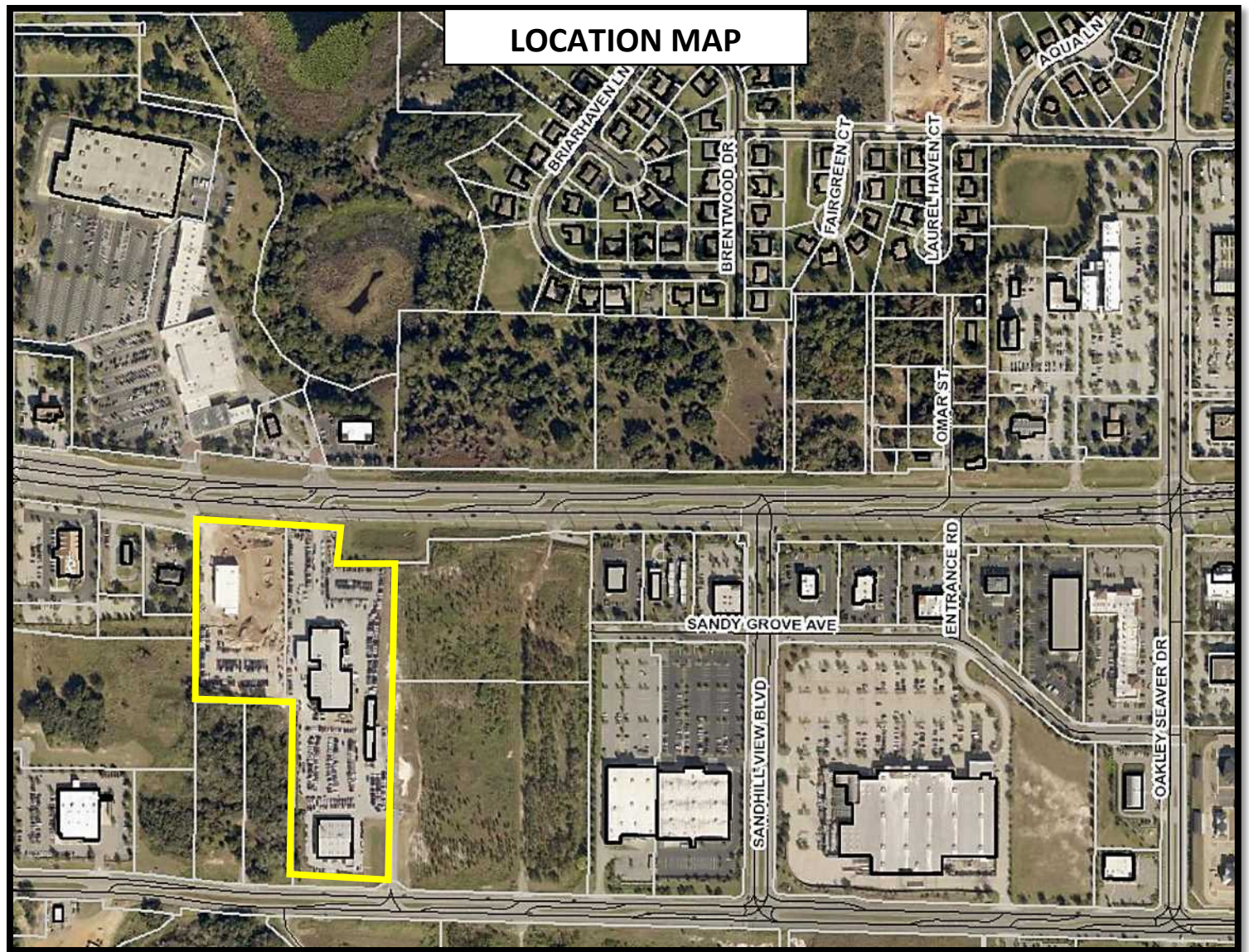
Tim Murry, Mayor

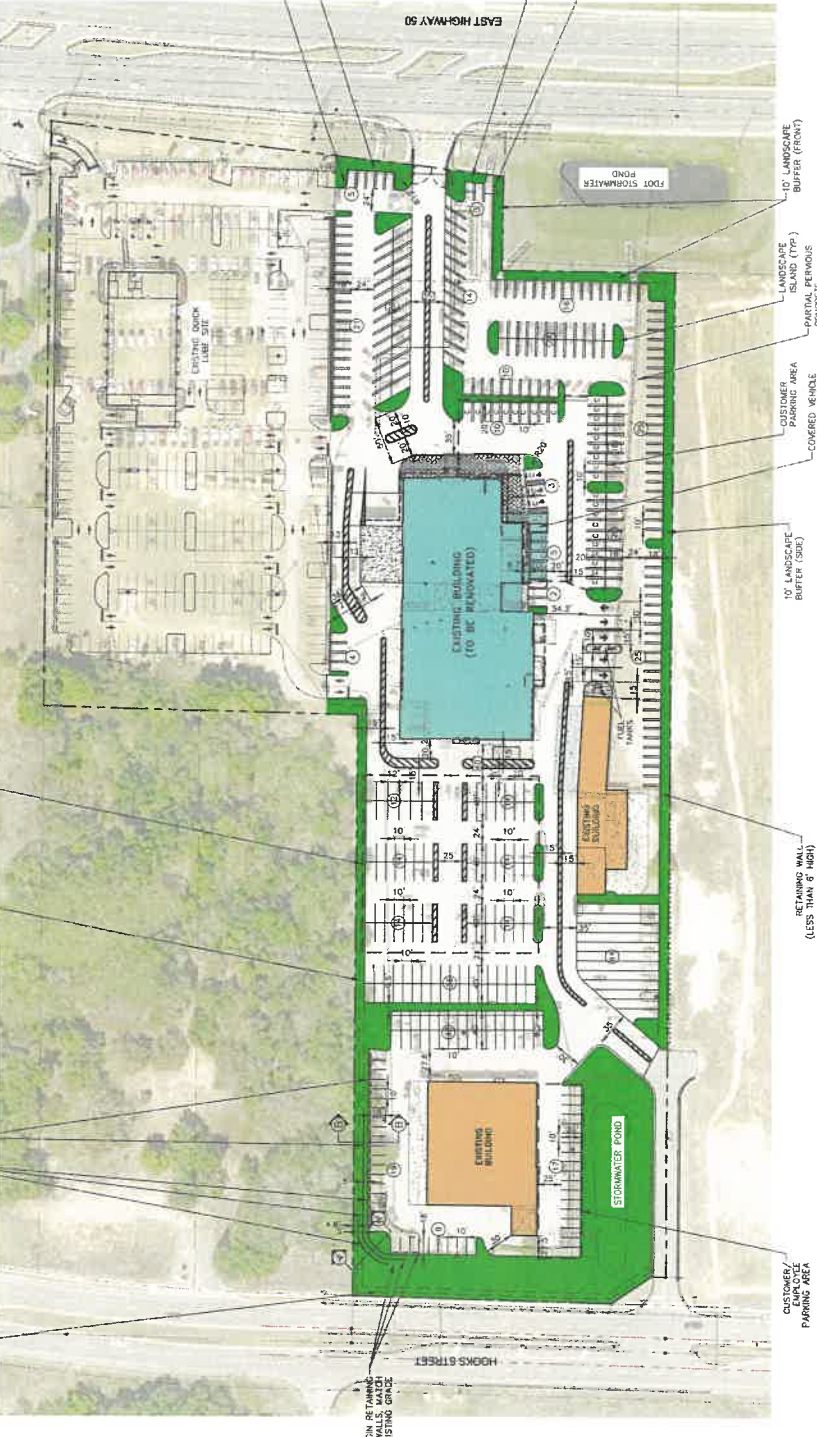
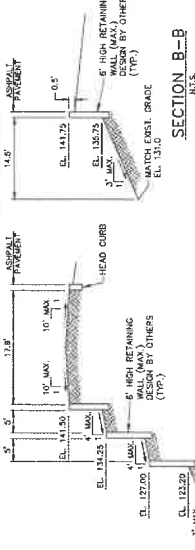
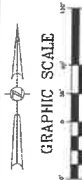
ATTEST:

Tracy Ackroyd Howe, City Clerk

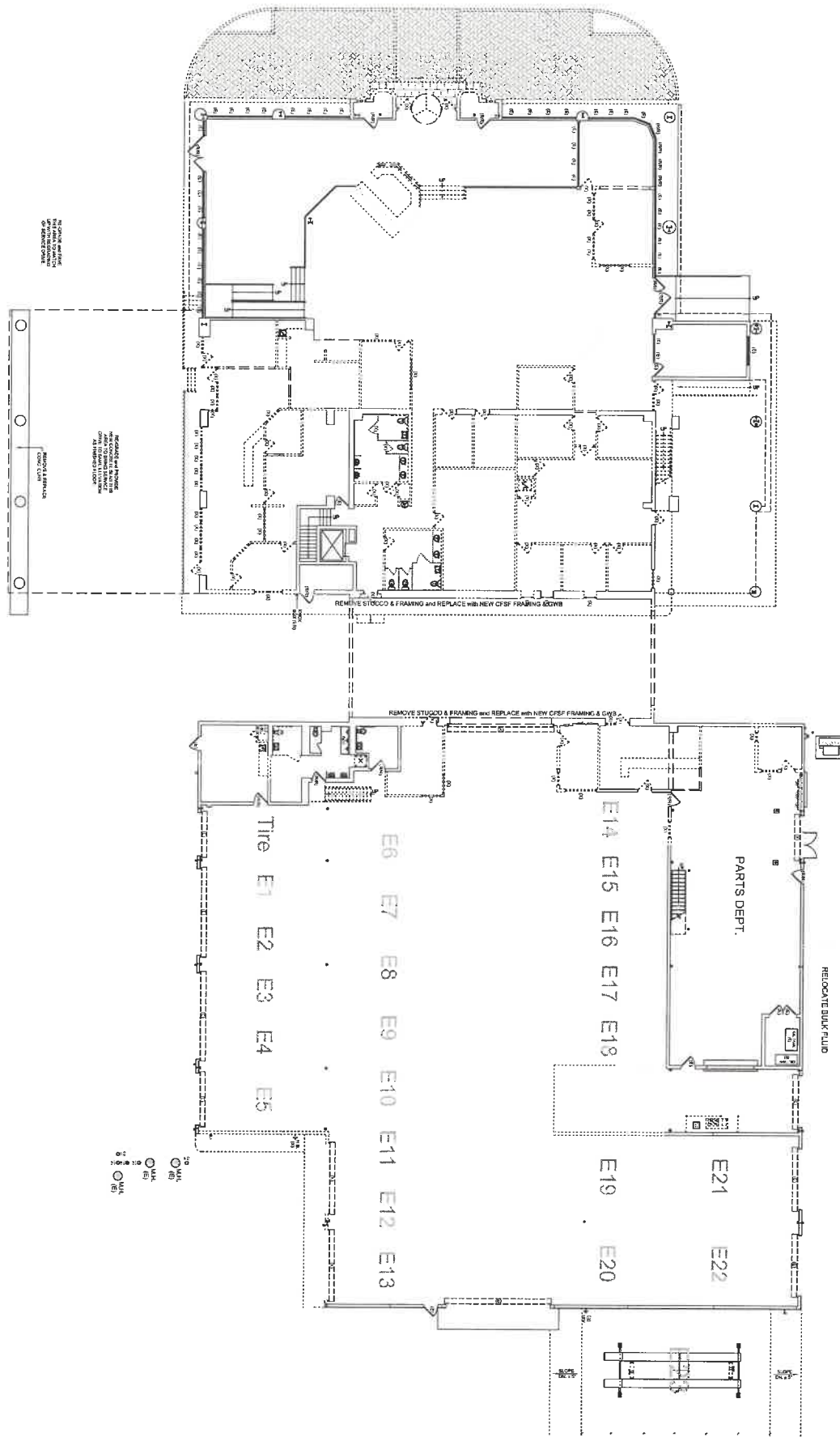
APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney





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① EXIST'G/DEMO PLAN
 SCALE: 1/8" = 1'-0" @ 1/8" = 1'-0"
 PLAN NORTH

THE DRAWING AND INFORMATION CONTAINED HEREON IS CONFIDENTIAL AND MAY NOT BE USED, AND/OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY FURNISHED.

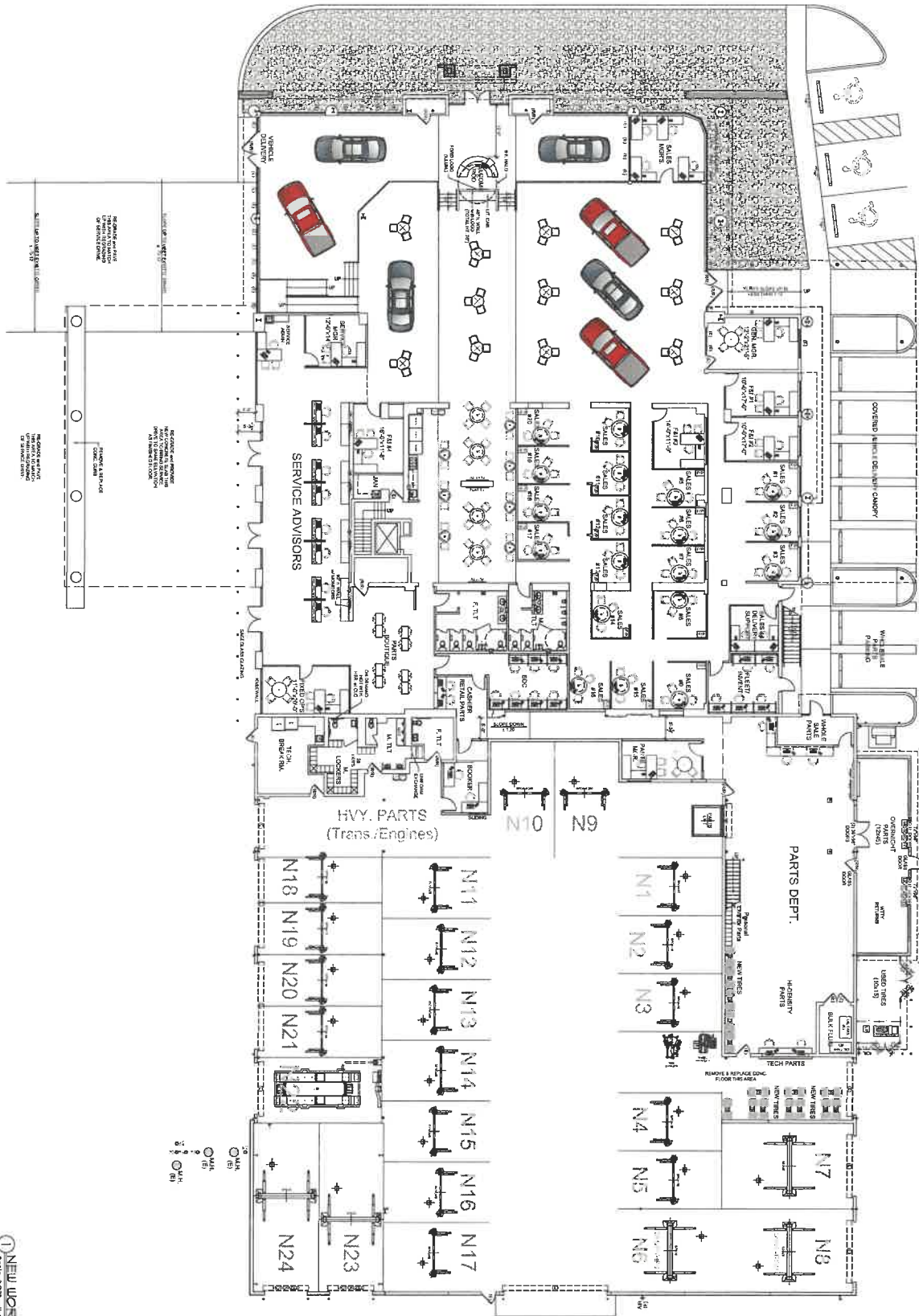
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SHEET TITLE
 1st FLOOR PLAN
 EXIST'G. / DEMO.
 DO NOT SCALE DRAWING - USE DIMENSIONS ONLY

FORD of CLERMONT
MISCELLANEOUS RENVOATIONS
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711

DRAWN	RCW	REVISIONS
CHECKED	RCW	DATE
DATE	11/01/19	REMARKS
PROJECT NO.	1684.00	CONDITIONAL USE PERMIT

Professional Seal
 R. W. WILSON
 Architect P.A.
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711
 (813) 239-1101



NEW WORK PLAN
 1/16" = 1'-0" AT 1/8" = 1'-0"

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A0-2	SHEET TITLE
	1st FLOOR PLAN NEW WORK
	DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY

FORD of CLERMONT
MISCELLANEOUS RENOVATIONS
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711



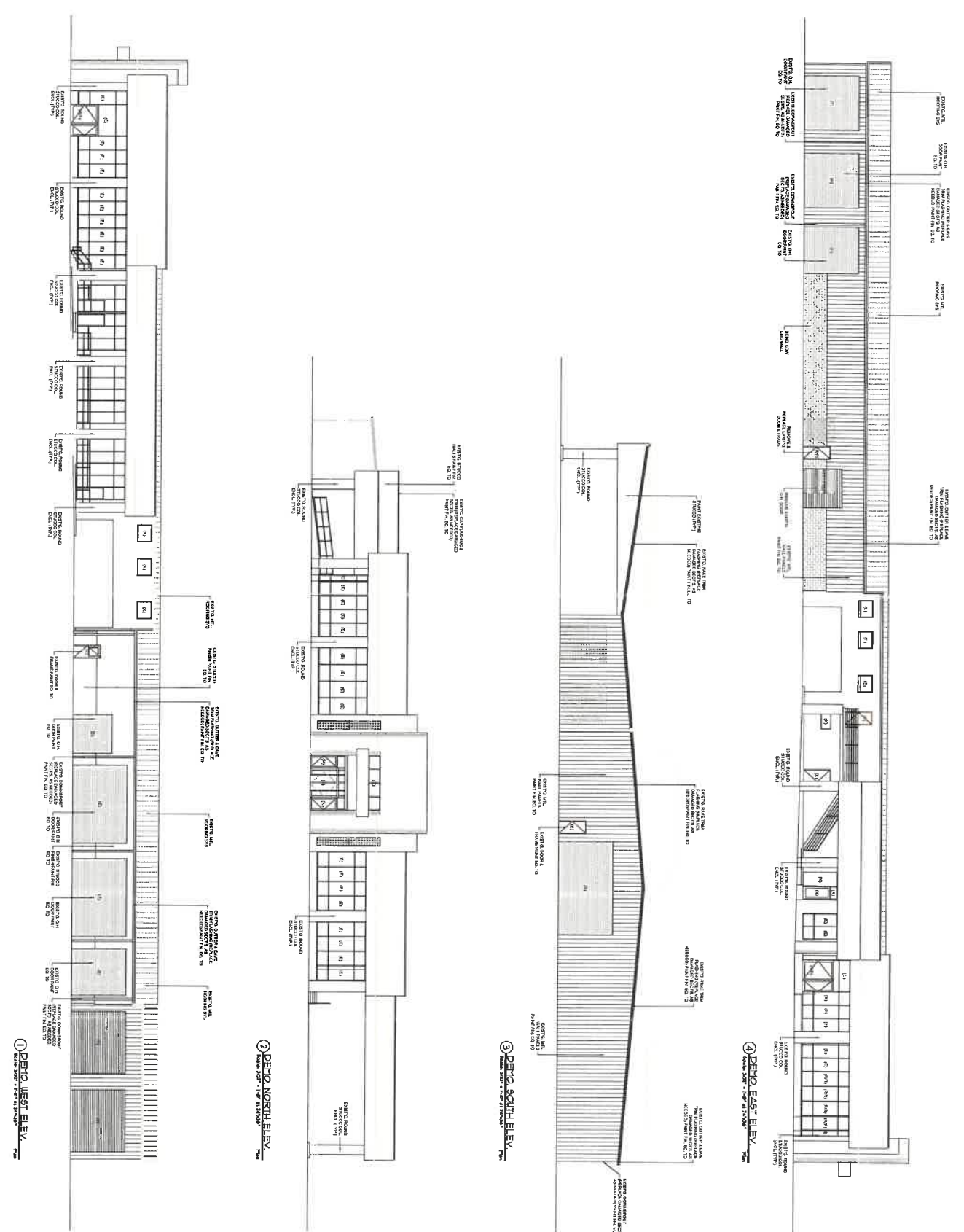
DRAWN	RCW
CHECKED	RCW
DATE	11/10/19
PROJECT NO.	1684.00

REVISIONS	REMARKS
DATE	07/02/20
CONDITIONAL USE PERMIT	



R. Walther
 Architect PA





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FORD of CLERMONT
MISCELLANEOUS RENOVATIONS
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711

REVISIONS

NO.	DATE	REMARKS
1	07/24/20	CONCRETE USE PERMIT

PROJECT NO. 1684.00

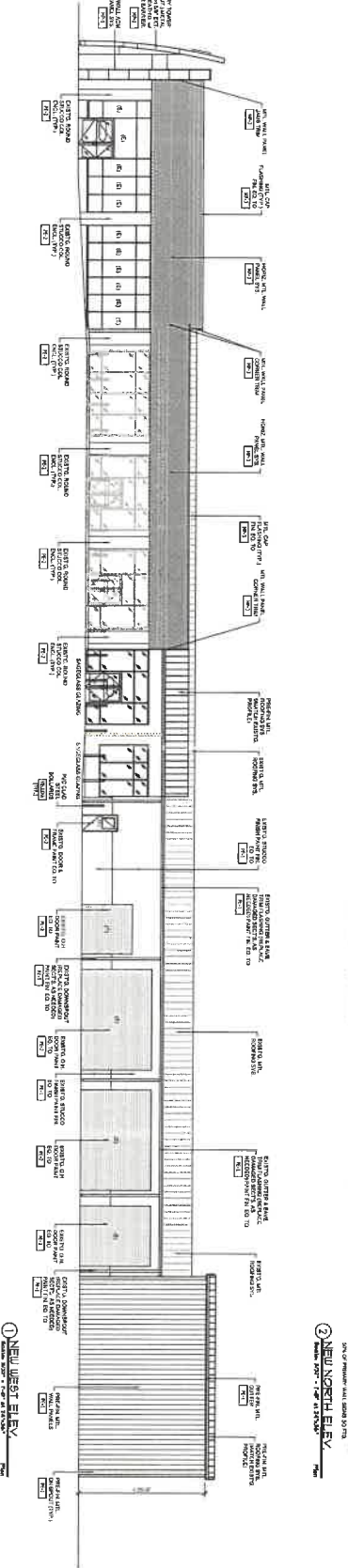
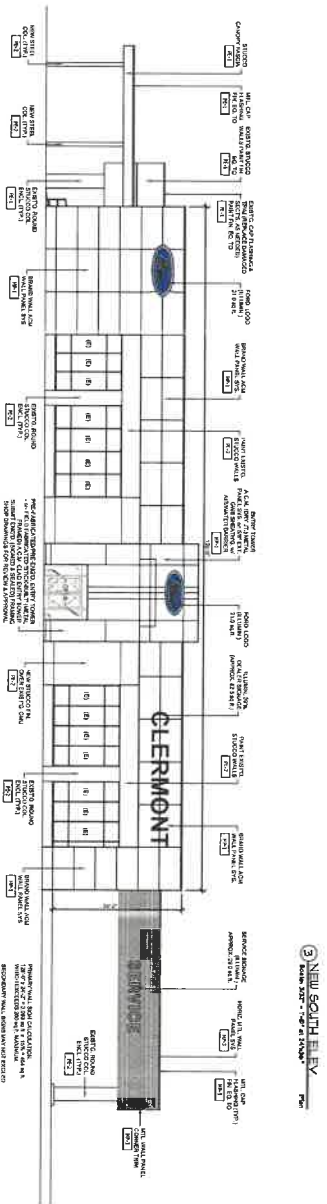
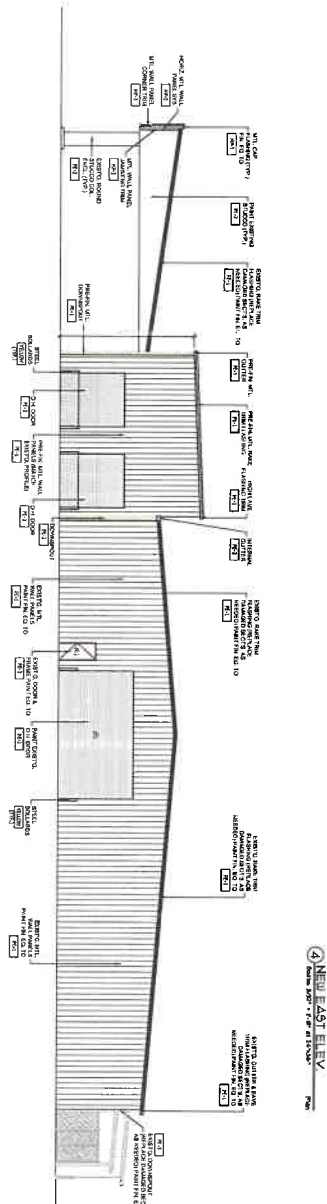
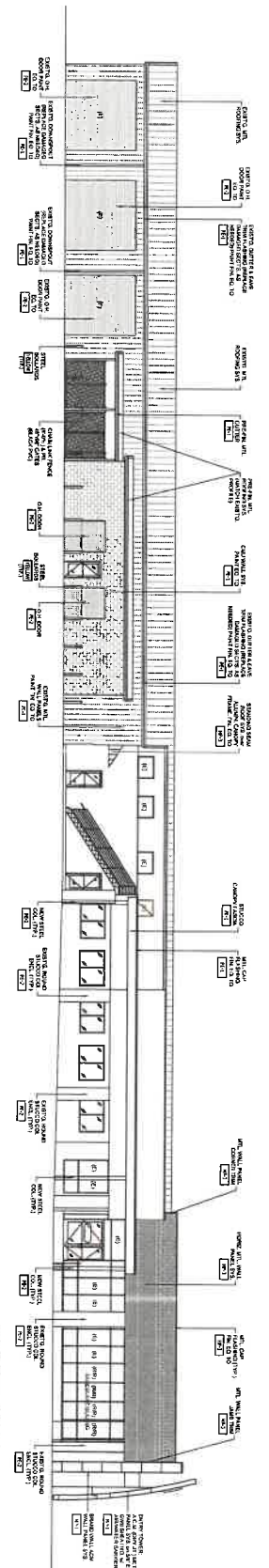
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SHEET TITLE

EXTERIOR ELEVATIONS (EXIST'G./DEMO.)

DON'T SCALE DRAWINGS - USE DIMENSIONS ONLY

Architect P.A.
R. Wubben
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711
 (407) 344-1101
 www.fordofclermont.com





SHEET TITLE

FINISHES LEGEND
(EXTERIOR)

DO NOT SCALE DRAWING - USE DIMENSIONS ONLY



DRAWN	RCW	REVISIONS	
CHECKED	RCW	DATE	REMARKS
© Robert Wilshire Architect, P.A. DATE 11/01/19 PROJECT NO. 1601-00		07/31/20	CONDITIONAL USE PERM



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 11/10/20

FEE: \$542.00
+ cost of advertisement

PROJECT NAME (if applicable): Ford of Clermont

APPLICANT: Jimmy D. Crawford, Esq.

CONTACT PERSON: Jimmy Crawford, Esq. or Jennifer Cotch

Address: 702 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-432-8644 Fax: 352-432-8699

E-Mail: jcrawford@cmhlawyers.com and jcotch@cmhlawyers.com

OWNER: Pablo River Clermont, LLC

Address: 1 Independent Drive, Suite 1600

City: Jacksonville State: Florida Zip: 32202

Phone: _____ Fax: _____

Address of Subject Property: 1101 E Hwy 50

Legal Description (include copy of survey): Please see attached.

Acreage: 13 +/- acres Land Use: Commercial
(City verification required)

Present Zoning: C-2 Proposed Zoning: PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

Please see attached Statement of Justification.

Jimmy D. Crawford, Esq.

Applicant Name (print)

X

[Signature]
Applicant Name (signature)

PABLO RIVER CLERMONT, LLC dba
FORD OF CLERMONT

Owner Name (print)

X

[Signature]
Owner Name (signature)

CHARLES B. TOWN
CHAIRMAN & CEO

**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**

Statement of Justification and Support for Ford of Clermont

To rezone from General Commercial to Planned Unit Development

The proposed project is to upgrade the existing improvements for the Clermont Ford auto sales and service dealership located at 1101 E. Highway 50 in Clermont, Florida. The auto dealership has been at this location and operated continuously as an auto dealership since 1976. Even though the site has been operated as an auto sales and service dealership for over 40 years, the current City of Clermont Code requires that auto dealerships obtain Conditional Use Permit approval by the City Council to operate within the City limits of Clermont. This site is appropriate for an auto dealership use since, as mentioned, it has been operated continuously as an auto dealership at this same location for over 40 years.

The proposed improvements for the property will be for the existing auto sales and services dealership and collision facilities and does not include the recently constructed Quick Lane improvements located on the western portion of the overall dealership property. The proposed improvements will include renovating the existing sales and service building; upgrading the parking lot areas for the expansion of the parking lot on the eastern portion of the property, adding landscape islands and buffer areas, reworking existing parking areas to improve functionality of the site for the auto dealership, expanding parking and access around the collision center facility on the southern portion of the site, including fuel tanks for use by the employees only; and improving traffic circulation around the property. The overall site will generally remain the same, but is proposed to be renovated to improve it as described above.

As part of the site plan revisions, there are several areas of improvement that are not able to comply with requirements of the current Land Development Code due to the site being an existing developed project that was constructed prior to many of the current regulations being implemented. In addition, over time, the site has been impacted by the taking of right-of-way by Lake County and the Florida Department of Transportation (FDOT) for Hooks Street and State Road 50, respectively. However, the proposed site improvements have incorporated the requirements of the current code where possible and provided for as much of other code requirements to meet their intent where possible. Below is a list of several of the code requirements with which the proposed improvements are not able to fully comply and the owner is requesting a variance for them from the City. The items are:

1. Landscape islands containing less than 300 square feet. There are several landscape islands that are existing or being added that will comply with this code requirement, but in other areas, the full 300 square feet of landscape area could not be provided. However, in the areas that cannot provide the full 300 square feet, the landscape area was shown to provide as much as possible without impacting the parking or overall circulation patterns of the site.
2. Increase the number of parking spaces between landscape islands. The parking areas designated for customer parking have been designed to provide a landscape island for every 10 parking spaces or less. For the employee parking and inventory parking areas, the number of parking spaces between the landscape islands is greater with a maximum number of 25 parking spaces between the landscape islands.

3. Landscape buffers less than code minimum. The east, south, and west property lines have the required landscape buffer widths per the City code. However, the landscape buffer along State Road 50 is reduced in width compared to the code requirements. The code requires the landscape buffer width to be a minimum 20 feet, but due to the existing parking uses on the site and the recent taking of additional right-of-way by FDOT for the State Road 50 improvements and stormwater pond, the landscape buffer width is reduced to 10 feet.

4. Parking spaces less than 10'x20'. The parking spaces proposed for the customer and employee parking areas will be 10'x20' to comply with the City code. The parking spaces shown for inventory parking are proposed to be 10'x18' since parking in these areas will be controlled by employees and not the customer.

5. Wall heights greater than 6 feet in height. As part of the parking expansion along the east, south, and west property lines, retaining walls will be required for the grading in those areas. The retaining wall along the east property line will vary in height, but it will not exceed six (6) feet. The retaining walls along the south and west property lines will vary in height, but a portion of the wall will exceed six (6) feet.

6. Request to exceed 80% Impervious Area. As part of the overall renovation of the site, the proposed impervious area will exceed the maximum allowable Impervious Area Ratio (ISR) of 80%. The proposed plan reflects an impervious area of 83.8%.

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. 2021-002

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:

Ford of Clermont
1101 East Highway 50 and 1075 State Road 50
AK 1648343 and 1103924

LEGAL DESCRIPTION

Parcels 1 and 2: Ford of Clermont,

PARCEL 1:

ADJACENT TRACT:

TRACT 23 AND THE EAST ½ OF TRACT 26, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF PROPERTY OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LESS THAT PART:

LYING NORTHERLY OF A LINE BEING DESCRIBED AS FOLLOWS FOR ROAD PURPOSES: COMMENCE AT A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING 1431.29 FEET N 00°43'12" E OF THE SW CORNER OF THE NW ¼ OF SAID SECTION 29, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8,594.37 FEET; THENCE FROM A TANGENT BEARING OF S 81°38'39" E RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'49" A DISTANCE OF 212.03 FEET; THENCE FROM A TANGENT BEARING OF S 83°03'28" E RUN S 06°56'32" W A DISTANCE OF 75 FEET TO THE EXISTING RIGHT-OF-WAY OF LINE OF STATE ROAD 50; THENCE CONTINUE TO RUN S 06°56'32" W A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S 83°03'28" E A DISTANCE OF 942.61 FEET; THENCE RUN S 00°44'50" W A DISTANCE OF 99.24 FEET; THENCE RUN S 89°15'10" E A DISTANCE OF 200 FEET TO THE END OF THIS DESCRIBED LINE.

LESS AND EXCEPT:

THAT PART OF TRACTS 23 AND 26, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF LOT 23, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, THENCE N 89°41'37" W, A DISTANCE OF 181.92 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 8,669.41 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'37", A DISTANCE OF 178.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S 01°12'53" W, A DISTANCE OF 636.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 23; THENCE S 88°42'01" E, ALONG SAID SOUTHERLY LINE A DISTANCE OF 30.34 FEET TO THE NW CORNER OF THE EAST 1/2 OF TRACT 26; THENCE S 00°11'06" W ALONG THE WEST LINE OF THE EAST 1/2, OF SAID TRACT 26, A DISTANCE OF 661.84 FEET TO THE SW CORNER OF THE EAST 1/2 OF SAID TRACT 26; THENCE S 88°38'24" E, 330.73 FEET TO THE SE CORNER OF SAID TRACT 26; THENCE N 00°11'19" E ALONG THE EAST LINE OF SAID TRACT 26 AND 23, A DISTANCE OF 1,303.31 FEET TO THE POINT OF BEGINNING.

LESS THAT PART:

LYING NORTHERLY OF A LINE BEING DESCRIBED AS FOLLOWS FOR ROAD PURPOSES:

COMMENCE AT A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING 1431.29 FEET, N 00°43'12" E OF THE SW CORNER OF THE NW 1/4 OF SAID SECTION 29, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8,594.37 FEET; THENCE FROM A TANGENT BEARING OF S 81°38'39" E RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'49", A DISTANCE OF 212.03 FEET; THENCE FROM A TANGENT BEARING OF S 83°03'28" E RUN S 06°56'32" W, A DISTANCE OF 75 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE CONTINUE TO RUN S 06°56'32" W, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S 83°03'28" E, A DISTANCE OF 942.61 FEET; THENCE RUN S 00°44'50" W, A DISTANCE OF 99.24 FEET; THENCE RUN S 89°15'10" E, A DISTANCE OF 200 FEET TO THE END OF THIS DESCRIBED LINE.

PARCEL 2:

THAT PART OF TRACTS 23 AND 26, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF LOT 23, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, THENCE N 89°41'37" W, A DISTANCE OF 181.92 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 8,669.41 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'37", A DISTANCE OF 178.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S 01°12'53" W, A DISTANCE OF 636.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 23, THENCE S 88°42'01" E, ALONG SAID SOUTHERLY LINE A DISTANCE OF 30.34 FEET TO THE NW CORNER OF THE EAST 1/2 OF TRACT 26; THENCE S 00°11'06" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 26, A DISTANCE OF 661.84 FEET TO THE SW CORNER OF SAID TRACT 26; THENCE S 88°38'24" E, 330.73 FEET TO THE SE CORNER OF SAID TRACT 26; THENCE N 00°11'19" E ALONG THE EAST LINE OF SAID TRACT 26 AND 23, A DISTANCE OF 1303.31 FEET TO THE POINT OF BEGINNING.

LESS THAT PART:

LYING NORTHERLY OF A LINE BEING DESCRIBED AS FOLLOWS FOR ROAD PURPOSES:

COMMENCE AT A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING 1431.29 FEET, N 00°43'12" E OF THE SW CORNER OF THE NW 1/4 OF SAID SECTION 29, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8,594.37 FEET; THENCE FROM A TANGENT BEARING OF S 81°38'39" E RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'49", A DISTANCE OF 212.03 FEET; THENCE FROM A TANGENT BEARING OF S 83°03'28" E RUN S 06°56'32" W, A DISTANCE OF 75 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE CONTINUE TO RUN S 06°56'32" W, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S 83°03'28" E, A DISTANCE OF 942.61 FEET; THENCE RUN S 00°44'50" WEST, A DISTANCE OF 99.24 FEET; THENCE RUN S 89°15'10" E, A DISTANCE OF 200 FEET TO THE END OF THIS DESCRIBED LINE.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 29; THENCE S 88°26'37" E, 992.18 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 29; THENCE N 00°24'51" E, 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HOOKS STREET AND THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3298, PAGE 946, PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE N 00°24'51" E, 35.00 FEET ALONG SAID WEST LINE; THENCE S 88°26'37" E, 273.26 FEET; THENCE N 56°04'25" E, 51.37 FEET; THENCE S 89°36'59" E, 15.00 FEET TO THE EAST LINE OF SAID LANDS RECORDED IN OFFICIAL RECORD BOOK 3298, PAGE 946; THENCE S 00°23'01" W, 65.15 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF HOOKS STREET; THENCE N 88°26'37" W, 330.72 FEET ALONG SAID NORTH LINE OF HOOKS STREET TO THE POINT OF BEGINNING.



FROM: C-2 General Commercial

TO: Planned Unit Development (PUD)

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 the request will be held before the Clermont City Council on Tuesday, February 23, 2021 at 6:30 P.M. for final enactment.

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2021		
Agenda Item Name		
Ordinance No. 2021-008 <i>Introduction Municipal Service Taxing Unit (MSTU)</i>		
Requested Action		
Request Introduction of Ordinance No. 2020-18.		
Staff Report		
In 2000, Lake County began providing emergency and ambulance services in Lake County and created a Municipal Service Taxing Unit (MSTU) to fund the services. The City of Clermont may be included within the service boundary by adopting an ordinance. The County has requested that this be a five (5) year agreement. Traditionally, the City of Clermont has adopted the MSTU on a year-to-year basis. The term of the ordinance is for one year though the County has requested a longer term agreement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2021-008 - MSTU - R&F BL	Ord 2021-008 - MSTU - R&F BL.pdf	
2. ORDINANCE NO 2021-008 (002)	ORDINANCE NO 2021-008 (002).pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-008

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

WHEREAS, Lake County has taken action to create a non-profit corporation to provide ambulance services in Lake County effective September 30, 2000; and

WHEREAS, Lake County has determined that the best mechanism to secure the necessary funding to provide said ambulance services is to create a countywide municipal service taxing unit authorizing the County to levy ad valorem taxes therein for the provision of ambulance and emergency medical services, and has enacted an emergency ordinance creating that municipal service taxing unit; and

WHEREAS, Section 125.01(l)(q), Florida Statutes, provides that the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipal consents, by ordinance, to be included therein; and

WHEREAS, the City Council of the City of Clermont has determined that it is in the best interest of and serves the health, safety and general welfare of the residents of Clermont to include the City of Clermont within the Lake County municipal service taxing unit for ambulance and emergency services; and

WHEREAS, Lake County's emergency ordinance expressed its intent to include the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services," subject to the adoption of an approving ordinance by the City Council of the City of Clermont;

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

SECTION 1.

The City Council of the City of Clermont consents to the inclusion of the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services."



CITY OF CLERMONT
ORDINANCE NO. 2021-008

SECTION 2.

This consent shall be for a term of one (1) year.

SECTION 3.

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

SECTION 4.

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

SECTION 5.

This Ordinance shall take effect immediately upon final adoption by the City Council of the City of Clermont, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2021-008

PASSED AND ADOPTED BY the City Council of the City of Clermont,
Lake County, Florida on this 23rd day of February, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, 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: 10100670
Phone: (352) 241-7331
Date: 02/02/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider t	02/09/2021	02/09/2021	\$129.68

LEGAL NOTICE

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

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.

ORDINANCE NO. 2021-008

Tracy Ackroyd Howe, MMC
City Clerk

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND PUBLICATION.

Ad No: 10100670
February 09, 2021

This ordinance will be considered by the City Council on Tuesday, February 23, 2021 at 6:30 P.M. for final enactment.

All meetings will be held in the City Council Chamber inside Clermont City Hall, located at 685 West Montrose Street, Clermont, FL 34711.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this

Payment Info	
Ad Price	\$129.68
Tax	\$0.00
Sub Total	\$129.68
Prepaid Amount	\$0.00
Balance Due	\$129.68