



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY CENTER
AGENDA
6:30 PM, Tuesday, February 23, 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 extended by the Mayor or by majority vote of the Council. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Chaplain Oath of Office

PROCLAMATIONS

World Hearing Day

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 meetings of January 26, 2021 and February 9, 2021; and February 3, 2021 Ethics Training.

Item No. 2 - Piggyback Purchase and Budget Amendment

Consider request to piggyback the Florida Sheriffs Association contract with Garber Chrysler Dodge Jeep, Inc. to purchase seven (7) police rated vehicles in the total amount of \$196,950.85 and a budget amendment from Police Impact Fees in the amount of \$181,500.00 to cover the total costs for three (3) of these vehicles.

Item No. 3 - Piggyback Agreement

Consider request to piggyback Seminole County contract with R&M Service Solutions, LLC to provide Hydrant and Valve Maintenance, Repair and Flushing Services in the annual estimated budgeted amount of \$162,000.

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UNFINISHED BUSINESS

Item No. 4 - Ordinance No. 2019-14 *Final*
Wise Annexation **WITHDRAWN**

The applicant has requested the project be withdrawn.

Item No. 5 - Ordinance No. 2019-15 *Final*
Wise Large-Scale CPA **WITHDRAWN**

The applicant has requested the project be withdrawn.

Item No. 6 - Ordinance No. 2020-16 *Final*
TABLE
Hartwood Marsh Assisted Living Facility CPA

The applicant has requested to table this item to date certain.

Item No. 7 - Ordinance No. 2020-17 *Final*
TABLE
Hartwood Marsh Assisted Living Facility

The applicant has requested to table this item to date certain.

Item No. 8 - Ordinance No. 2021-001 *Final*
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. 9 - Ordinance No. 2021-002 *Final*
Ford of Clermont

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

Item No. 10 - Ordinance No. 2021-008 *Final*
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

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.

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

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

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

PROCLAMATION

Whereas, hearing loss in the United States has reached record numbers, especially during the Covid-19 pandemic; and

Whereas, in 2007, the World Health Organization designated March 3 as World Hearing Health Day in order to raise awareness to the growing numbers of those suffering from hearing loss and the importance of hearing health care; and

Whereas, in 2020 the WHO stated that approximately 466 million people worldwide have disabling hearing loss – 34 million of these are children; and

Whereas, as the baby boomer population ages, more Americans are forced to face hearing health challenges; and

Whereas, hearing loss is a growing health problem that is often unrecognized in United States adults, adolescents and children and it leads to a long list of problems including depression, isolation, academic delays, impaired communication and cognitive decline.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Third of March, Two Thousand and Twenty One as:

World Hearing Day

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 23rd Day of February in the year Two Thousand and Twenty One.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

City of Clermont
MINUTES
CITY COUNCIL ETHICS TRAINING
February 3, 2021

The City Council met in a noticed training on Tuesday, February 3, 2021 via Zoom. City Attorney Mantzaris called the meeting to order at 4:00pm with the following Council Members present: Council Members Pines, Purvis, Entsuah, Bates and Mayor Murry.

Other City officials present were City Attorney Mantzaris, Interim City Manager Dauderis, IT Director Dennis, and Deputy City Clerk Lueth.

1. PRESENTATION

City Attorney Mantzaris introduced the presentation and gave a background as to why the elected officials needed to attend including an overview of state statute. The presentation was given via PowerPoint, and covered the following topics:

- The Federal Honest Services Doctrine
- Clermont Charter
- Resolution 2021-003R: Council Rules of Conduct
- Florida Statutes Standards for Ethics and Conduct
- Voting Conflicts
- Financial Disclosures
- Sanctions and Penalties for Violations
- State Commission on Ethics: Purpose and Process

Councilmember Entsuah asked about examples of violations. City Attorney Mantzaris replied that he has seen cases regarding taking illegal tickets to games, touching inappropriately and putting excessive pressure on City Managers to act a certain way.

Councilmember Purvis asked about sitting on a Board of Directors of a business or a non-profit charities as an elected official. City Attorney Mantzaris said that the prohibition by the state is more geared towards a for-profit entity. The general position is that there is not anything wrong about serving on a non-profit board; however, it gets difficult when the non-profit board comes before the City asking for something and whether or not they as an elected official can take action to benefit the organization financially of the board they are a director of.

Councilmember Purvis made general comments on the importance of submitting Financial Disclosures on time and encouraged others to make sure they track the package, if sent by mail.

Due to technical issues the presentation was halted at 5:26pm. The presentation resumed at 5:28pm.

Councilmember Purvis asked if the City Attorney was aware of a council that has ever filed a countersuit against a false ethics claim. City Attorney Mantzaris stated that he is unaware of a situation where that has occurred. He explained that public officials by nature of their positions have to be open to some criticism.

Mayor Murry asked about his positions on certain boards and how they have contracts with the City or take grant funds from the City. City Attorney Mantzaris said that if the Mayor receives any compensation with regard to the relationships to the City then it is a conflict; this would include reimbursements received from the organization. City Attorney Mantzaris continued that there needs to be consideration as to if it is a large organization or a local organization. City Attorney Mantzaris cautioned the Mayor regarding his relationships with the hyperlocal organizations where he sits on the Board of Directors. He advised that the

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Mayor needs to be very open and disclose his relationships to the Council if those organizations come before the Council.

City Attorney Mantzaris informed the Council that if they feel they have a conflict prior to voting they need to contact the Clerk's office preferably prior to the meeting to complete the correct form.

The Council thanked City Attorney Mantzaris for the presentation.

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With no further comments or questions, the seminar ended at 5:52pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
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REGULAR COUNCIL MEETING
February 9, 2021

The City Council in a Regular Meeting on Tuesday, February 9, 2021 in the Clermont City Center. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Bates, Purvis, Entsuah and Pines. Other officials present were Interim City Manager Dauderis, City Attorney Mantzaris and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

A moment of silence followed by the Pledge of Allegiance.

PROCLAMATION

A proclamation to name the Shuffleboard Courts at Kehlors Park the Marvin “Jake” Jacobson Shuffleboard Courts was presented to his wife Jean Swope and family. The proclamation was read into record by City Clerk Howe.

PUBLIC COMMENTS

Former Mayor Gail Ash thanked the citizens, staff, and organizations of Clermont for the outpouring of well wishes and cards wishing her the best on her retirement and for keeping her in their thoughts and prayers.

James Nussbaumer, President of South Lake Electric. 111013 SR 33, Groveland – informed the city that a permit was issued for 793 W. Montrose Street under his name and license. He detailed that his company had not done any work on this address and made a demand the City to recognize and remove his name and business on any permits issued for this property. He also stated, Patrick Bianchi pulled and signed the permit without his permission.

Patrick Bianchi, 752 W. Montrose Street – Stated that the permit error for 793 W. Montrose Street was recently brought to his attention and, in fact, that no work was done by South Lake Electric on the Montrose Market. The contractor of record is Metro Electrical Services. He is currently working with Building Services to remove South Lake Electric from all associated permits and release any liability on this project.

Vincent Niemic, 4569 Barrister Drive – Presented photos from the intersection of Hartwood Marsh Road and Hancock Road showing traffic issues and lack of correct signalization patterns.

Jane McAllister, 2151 Winsley Street – Addressed comments from last Council Meeting. Indicated that Clermont is a strong and diverse city and that statements otherwise are counterproductive.

Steve Smith, 1323 Briarhaven Lane – Stated that the homeless population in South Lake County is camping and creating fires in the woods and causing a nuisance. He furthermore spoke about the low-income housing issue in Lake County and applying for Federal funds to help with the rent/utilities for the upcoming evictions once the rent moratorium is lifted due to COVID-19.

Dani Page, Inside Clermont – Advised Council that the Mayor violated the City’s Resolution No. 2021-003R during the January 26, 2021 Council Meeting and requested sanctions.

Linda Charlton, 9101 CR 561 – Spoke of her displeasure that the city rejected the Citizen’s Advisory Committee. Also, that Clermont has come a long way in race relations, but the committee would allow an extra layer of protection to the citizens.

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Charlene Forth, 939 W. Desoto Street – Introduced Clermont resident, Delphany, and detailed to the Council that he was unjustly arrested in the past and wanted to clear his name.

Paula Hoisington, 564 E Desoto Street. – Voiced displeasure that City Council rejected the Citizen's Advisory Committee. Asked Council to be proactive and let the citizens have a voice and a platform with the Police Department.

Dimitrius Boan, 749 E. Minneola Avenue – Grew up in Clermont and seen a lot of great changes in last 20 years and would like to see the city grow.

REPORTS

Interim City Manager Dauderis reported the next Workshop will be on February 16, 2021 at 6:30pm in the Clermont City Center. The second part of the Ethics training will be on February 17, 2021 from 4:00pm to 6:00pm.

Interim City Manager Dauderis brought up a question that was asked by Council whether they could withhold money relating to The Arts District. The City is currently holding a payment. Another question was asked to see if the City can pull the Conditional Use Permit (CUP) for The Arts District. Mrs. Dauderis stated that VP Development has met all the requirements of the CUP, so they are up to date. The Certificate of Occupancy is on hold for The Arts District pending rear entry and storm water concerns. Furthermore, she mentioned the murals approved for The Art District.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No Report

CITY COUNCIL REPORT

Council Member Bates – Lake Legislative days have been cancelled this year.

Council Member Purvis – Read a statement condemning the Mayor for calling the Clermont Police Department racist and asked for a public apology for his remarks.

Council Member Entsua – No Report

Council Member Pine – No Report

Mayor Murry – Feels he did not disparage the Police Department and will not back down on facts. Discussion ensued between Council Member Purvis and Mayor Murry. Mayor Murry expressed his utmost respect for Police Chief Broadway and apologized for what was believed to be unfavorable remarks against the Police Department.

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 please come forward at this time.

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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.

Mayor Murry opened the floor for comments from the public.

MOTION TO APPROVE the Consent Agenda of February 09, 2021 made by Council Member Bates, seconded by Council Member Purvis. Passed unanimously with all members voicing aye.

UNFINISHED BUSINESS

Item No. 7 Ordinance No. 2020-30 Final

City Clerk Howe read the Ordinance by title only.

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

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Planning and Development Services Director Henschel presented the Encompass Health Planned Unit Development. Staff recommends approval and Planning and Development approved the project as well.

Jimmy Crawford, 702 W Montrose – Stated he is the attorney representing Encompass Health.

Tracy Garcia, Director of Elevate Lake – Spoke about the Economic Impact of Encompass Health. Both Indirect and Induced Impacts. The economic impact of this project will be \$35 Million and will employ 227 once the Rehabilitation Hospital is built.

Mayor Murry opened the public hearing – No comments.

Discussion ensued on traffic issues and concerns.

MOTION TO APPROVE Ordinance 2020-30 made by Council Member Bates, seconded by Council Member Pines. Passed unanimously with all members voicing aye.

Item No. 8 Ordinance No. 2021-003 Final

City Clerk Howe read the Ordinance by title only

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

Planning and Zoning Services Director Henschel presented the Victory Village and Market Planned Unit Development. He stated staff has analyzed the project and found no conflict with the city's comprehensive plan. Also, the structures will not exceed 50 feet in height. Applicant has requested 4 waivers. 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.,

Discussion ensued.

Mayor Murry opened to public comments - A handful of residents came forward to support the project.

Councilmember Purvis requested that the developer to explore diagonal parking street side.

Councilmember Entsuaah wanted assurances that the market would be ran by a single vendor.

MOTION TO APPROVE AS AMENDED Ordinance 2021-003 made by Councilmember Entsuaah with the stipulation of a single vendor, seconded by Councilmember Purvis. Passed unanimously with all members voicing aye.

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NEW BUSINESS

Item No. 9 Variance Request – 1249 Shorecrest Circle

Planning and Zoning Coordinator Gonzalez presented the variance request for two setbacks for construction of a pool and deck. The zoning R1A requires a 9 foot side and rear setback for a pool. The homeowner is requesting a 5 foot side and rear setback for a pool and deck. The home was constructed to meet the required setbacks. Staff recommended denial.

Mayor Murry opened to public comments. There were no comments. Mayor Murry closed the public hearing.

Council Member Purvis presented a compromise of 7 foot side and rear setback.

The City Council was in agreement with the proposal made by Council Member Purvis.

MOTION TO APPROVE AS AMENDED made by Council Member Bates with the stipulation of a 7 foot setback on the rear and side, seconded by Council Member Purvis. Passed unanimously with all members voicing aye.

Item No. 10 Ordinance No. 2021-001 Introduction

City Clerk Howe read the ordinance by title only.

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

MOTION TO INTRODUCE Ordinance 2021-001 made by Council Member Bates, seconded by Council Member Entsuhah. Passed unanimously with all members voicing aye.

Item No. 11 Ordinance No. 2021-002 Introduction

City Clerk Howe read the ordinance by title only.

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

MOTION TO INTRODUCE Ordinance 2021-002 made by Council Member Bates, seconded by Council Member Purvis. Passed unanimously with all members voicing aye.

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Item No. 12 Ordinance No. 2021-008 Introduction

City Clerk Howe read the ordinance by title only.

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(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.

MOTION TO INTRODUCE Ordinance 2021-008 made by Council Member Bates, seconded by Council Member Purvis. Passed unanimously with all members voicing aye.

ADJOURN: With no further comments, this meeting adjourned at 8:37pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
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REGULAR COUNCIL MEETING
JANUARY 26, 2021

The City Council met in a regular meeting on Tuesday, January 26, 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

Pastor Carlos Aviles of Calvary Chapel Church, gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Sea Cadet Program Update

Commanding Officer Gary Schindele provided an update on the Sea Cadet program in the last year. The Sea Cadet program is a navy youth development program. The presentation was made via PowerPoint. He expressed his appreciation of support from the City.

Police Department Awards

Police Chief Broadway recognized exemplary efforts of officers during the year 2019. Outstanding Citizen of the Year – Chet Wells; Civilian of the Year – Robert Lederhandler; Meritorious Service - Debbie Arroyo, Sergeant Chris Martin, Corporal Philip Pollen, and Sergeant Melissa France; Life Saving Award - Sergeant. Mark Marshall; Supervisor of the Year - Lieutenant Nicholas Bloom; Police Officer of the Year - Corporal Justin Lattimore; Captains Award – John Gracyzk and Brent Joyner.

Police Department Reaccreditation

Police Chief Broadway provided an update on the reaccreditation process. He announced that every three (3) years the department is visited by a commission to evaluate the department against certain standards. The Clermont Police Department received its reaccreditation. Chief Broadway introduced Shane Strickland and Desiree Cicco as the department's accreditation team that ensures ongoing compliance and maintaining the accreditation standards.

PUBLIC COMMENTS

Vincent Niemic, 4569 Barrister Drive, Clermont – presented listed priority projects approved by the Metropolitan Planning Organization.

Dani Page, Tuscany Ridge, Clermont – informed the Council that The Art Walk project had 30 days to remove the Count Trillion logo and it was not removed.

Charlene Forth, 939 Desoto Street, Clermont – thanked the community, police department, and others for assisting when a family was in need at Christmas.

REPORTS

INTERIM CITY MANAGER REPORT

Interim City Manager Dauderis began her report by presenting agenda changes to the Council for action.

Following the agenda changes, Interim City Manager Dauderis recognized Sanitation Foreman Jose Nazario who returned a wallet to its rightful owner. The City presented him with a certificate of appreciation.

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Interim City Manager Dauderis provided the Council with an update on the City Manager recruitment process. She also provided an update on the Council Chambers upgrades and that she is recommending that the Council wait until the end of February before considering returning to the chambers in City Hall.

Interim City Manager Dauderis provided an update on the art district/VP Development situation. She informed the Council that the City has entered into public/private partnership as part of the master plan downtown. She informed the Council that there have been significant road blocks and including the challenge regarding neighboring property owner. The City has worked for a mutually beneficial solution for all parties, but has not been successful.

City Attorney Mantzaris restated that staff has worked hard to resolve this issue. He provided background that under the prior City Manager it was anticipated that these issues could be worked through, but that has not been the case. There is ongoing litigation between the two parties which the City is not a party to. The City has provided a tri-party agreement, but is still awaiting final comments. At this point, the City is unsure if one party wants to even continue, and staff is trying to get an answer to that question. The City cannot make the parties agree. The City has done as much as possible to get the parties to agree voluntarily.

Council Member Purvis stated that he has tried to play the role of mediator to no avail. He emphasized that this is not a reflection on staff as he knows staff has made a sincere, strong effort towards resolution. He requested that staff report back to him in two weeks regarding the following issues: 1) Can the substantial payment be put on hold until a future date, 2) He recommends the temporary withdrawal of any CUP granted to either of the parties, 3) Recommends the City issue a cease and desist order to a business operating in nonconformance concerning with City ordinances regarding approvals.

Mayor Murry concurred with Council Member Purvis.

City Attorney Mantzaris asked for clarification on Council Member Purvis's third request and whether it was in regard to the mural approvals. Council Member Purvis confirmed that was what he was referencing.

The rest of the Council expressed similar statements.

City Attorney Mantzaris asked the Council to exercise prudence regarding this situation. He reminded them that there is ongoing legislation and while the City is not a party there are areas where the City will be involved.

CITY ATTORNEY REPORT

City Attorney Mantzaris informed the Council that required ethics training will be made available in a digital format broken into two 2 hours sessions. It will be recorded so that those need to watch on their own time will have the ability to do so.

CITY COUNCIL REPORT

Council Member Bates – No report.

Council Member Purvis –

- Thanked Police Department for stepping up for Pastor Brenda's family at Christmas.

Council Member Entsua –

- Attended 75th VFW dinner. Humbled by the veterans.

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Council Member Pines –

- Thanked Police Department for providing exemplary service.

Mayor Murry –

- Enjoyed ribbon-cutting ceremonies for new businesses in the city. Encouraged to see so many businesses during the pandemic.
- Volunteered at the Covid-19 vaccination location.
- Attended VFW 75th Anniversary dinner.

COUNTY COMMISSION REPORT

This section was heard out of order and was heard prior to Item No. 8.

County Commission Chairman Parks –

Mayor Murry invited County Chairman Parks to the podium. Chairman Parks introduced Commissioner Doug Shields to the Council and then made himself available for questions. The Council did not have any questions for the Chairman. Chairman Parks provided the Council with an update on Covid-19 and the vaccination process.

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 please come forward at this time.

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| Item No. 1 – Change Order & Budget Amendment | Consider change order 2 for the Victory Pointe and Highlander Pavilion audio systems contract with Infinity Corporation of Central Florida, Inc. to replace existing mixes and add Creston controls in the amount of \$9,822 along with a budget amendment in the Recreation Impact Fee Fund. |
| Item No. 2 – Second Amendment to Banking Services Agreement | Consider contract amendment between the City of Clermont and Fifth Third Bank. |
| Item No. 3 – Resolution No. 2021-003R | Consider establishing rules of conduct for City Council, board and committee meetings, and their memberships |

Member of the public, Charlene Forth, requested that Item No. 3 be pulled for further consideration.

MOTION TO APPROVE consent agenda Items 1 and 2 made by Council Member Bates, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

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Mayor Murry invited Ms. Forth to the podium to speak to Item No. 3.

Charlene Forth, 939 W. Desoto, Clermont – requested the Council adjust language regarding the process.

Council Member Purvis asked that staff be given an opportunity to explain what they drafted. He stated that he originally had some concerns, but after talking with the Interim City Manager, they were put to rest.

Mayor Murry stated in response to Ms. Forth that the public and the Council are both addressed in the drafted language and he believes that it is clear.

City Attorney Mantzaris explained to the Council that first and foremost when drafting the language, they paid special attention to the form of government which is Council-Manager. He further explained that as the body closest to the public they are able to place items on the agenda on behalf of residents; any one of the five can request an item. The presumption is that a resident would approach a city Council Member with their requests.

City Attorney Mantzaris reminded the Council that the City Manager serves at the pleasure of the Council and if they are unhappy with how the manager is handling an issue, they have recourse with which to address the issue. City Attorney Mantzaris continued that the most important thing that is understood in the proposed language is that City Council meetings are business meetings and the agenda should only address items the Council has authority over. He informed them that their authority is limited to setting policy and that it is the authority of the City Manager to dictate day-to-day decisions. This explains why the City Manager is in charge of the agenda. They have the ability to determine if an issue can be handled through administrative channels instead of going to the Council.

Council Member Purvis stated for clarification purposes that if the City Manager says no to a request and the resident goes to a Council Member and the Council Member makes the request, the item goes on the agenda. City Attorney Mantzaris confirmed that was the correct interpretation.

Interim City Manager Dauderis added that the resolution also cleans up some housekeeping items such as the Mayor Pro Tem will attend events in place of the Mayor, and that travel by Council Member spouses shall not be reimbursed. Based on Council discussion, she also suggested language allowing the Council to override the Mayor on the time clock if he opposes extending time. The Council consented to the additional language.

Mayor Murry suggested moving the Public Comments section to after Reports. Council Member Purvis countered that there should be a second Public Comments section at the end of the meeting. City Attorney Mantzaris cautioned against both proposals, but stated that as a resolution, the Council can more easily change the rules if they decide to do so. Council Member Bates opposed any change. It was decided to leave the Order as is.

MOTION TO APPROVE AS AMENDED the rules of conduct contained in Resolution 2021-003R made by Council Member Bates, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

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UNFINISHED BUSINESS

Item No. 4 – Variance Request – 210 Crystal Lake Drive

This item was heard out of order and was considered under the Interim City Managers Report.

MOTION TO TABLE the variance request for 210 Crystal Lake Drive until March 9, 2021 made by Council Member Bates, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 5 – Ordinance No. 2020-16 –Final –Hartwood Marsh Assisted Living Facility CPA

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

This item was heard out of order and was considered under the Interim City Managers Report.

City Clerk Howe read the ordinance title into the record.

MOTION TO TABLE the public hearing of Ordinance No. 2020-16 until February 23, 2021 made by Council Member Bates, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 6 – Ordinance No. 2020-17 – Final – Hartwood Marsh Assisted Living Facility PUD

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

This item was heard out of order and was considered under the Interim City Managers Report.

City Clerk Howe read the ordinance title into the record.

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MOTION TO TABLE the public hearing of Ordinance No. 2020-17 until February 23, 2021 made by Council Member Bates, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

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

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

This item was heard out of order and was considered under the Interim City Managers Report.

City Clerk Howe read the ordinance title into the record.

MOTION TO TABLE the public hearing of Ordinance No. 2020-17 until February 9, 2021 made by Council Member Pines, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

NEW BUSINESS

Item No. 8 – Hooks Street Alternative Corridor Evaluation Study

Lake County Commissioner Parks introduced Duane Dunbar and Fred Schneider.

Mr. Dunbar introduced himself as the principal planner for the project. The project is an extension of Hooks Street eastward. It will intersect with Emil Jahna Road and conclude at Hartle Road. The project has been done in collaboration with Lake County staff. Mr. Dunbar presented his presentation via PowerPoint. The presentation highlighted the different opportunities for the expansion. It also looked at arterial roads and connections and their possible expansion; an example being taking Hancock from two lanes to four lanes. Mr. Dunbar also presented the options of round-a-bouts instead of lighted intersections. The request tonight is for the Council to approve one of the options and the alignment as they are moving into the design phase.

Mayor Murry opened the floor for comments from the public.

Vincent Niemiec, 4569 Barrister Drive, Regency Hills, Clermont - Concerned about roundabout. He expressed curiosity as to how Hooks Street is moving forward as a Level C road when Hancock and Hartwood Marsh are Level Fs.

Samii Taylor, 4480 Powderhorn Place Road, Clermont – Does not support a round-a-bout. Supports four lane roads.

Lee Shirah, unknown address – supports four lane roads. Owns property off of Hancock.

Randy Everdeen, 2430 Woodward Hill Court – opposes the round-a-bout due to traffic backup.

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Harvey Clemens, Waterbrook Community – supports four lane roads. Asked designers to also consider noise walls.

Seeing no further comments, Mayor Murry closed the public hearing.

Council Member Purvis stated that he is no fan of round-a-bouts and supports making this a reliever road. He is opposed to spending money on making it a parkway.

The Council Members concurred with Council Member Purvis.

Council Member Entsuh express concerns about notice to the public. Mr. Dunbar stated that they went 300 feet from the centerline of the proposed roadway and notified those residents.

MOTION TO RECOMMEND to the Board of County Commissioners the four (4) lane option with a traffic light instead of a round-a-bout made by Council Member Bates, **Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.**

Item No. 9 – Variance Request – 833 Scott Street

Planning and Development Coordinator Nick Gonzalez presented the variance request at 833 Scott Street. The property is located on the northeast corner, and it is zoned medium density residential. The application is requesting a reduction of the variance from 25ft to 6ft from the property lone. Upon review, City staff recognizes the limitations of the lot. Staff recommends approval of the variance request.

Ken Costello, Winter Garden – *Applicant*. Available for questions.

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

Council Member Bates inquired as to the property to the south. Mr. Gonzalez responded that the property is City owned right-of-way and is very large.

Development Services Director Curt Henschel stated the home would require a long driveway. Mr. Gonzalez informed the Council the driveway would be coming from Juniata Street.

Mayor Murry indicated that he will not support the variance request. He stated that there is another house there, and the proposed house is not consistent with anything in the community. He feels it is unsafe and would be too close to the street.

Council Member Pines asked if there are other homes of the same size and asked what the proposed square footage is. Mr. Costello responded that the proposed home is 1,400 sq ft. Director Henschel stated that there are a lot of homes that are the same size.

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

Item No. 10 – Variance Request – Advent Health Park

Development Services Director Henschel presented the variance request. The applicant is requesting two (2) variances to the sign code for the Advent Health Master Sign Plan.

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The first is to exceed the maximum number of signs located on a site, and the second is to allow for a wall sign greater than the allowance of the code. The City Council has previously approved the rezoning for the Advent Health Emergency Medical Park. Upon completed review, staff recommended approval of the variance request.

Ken Soddy, 134 Detmore Drive, Winter Park – *Applicant Representative*. Informed the Council he was available for questions.

Mayor Murry opened the floor for comments from the public.

Dani Page, Tuscany Ridge, Clermont – expressed concern that this could set precedence for others.

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

Council Member Purvis expressed concern that this project is going to be more than just a medical facility. He expressed support for proper signage.

The Council discussed whether both emergency signs are needed.

Council Member Entsuaeh expressed concern with the plan and stated that he feels the City needs to follow the rules in place.

MOTION TO APPROVE the variance request with the condition that the applicant reduce the square footage of either the ER sign or the Emergency sign on the side of the building made by Council Member Purvis. Seconded by Council Member Bates. *No vote was taken.*

Prior to the vote, Council Member Bates offered a friendly amendment to the motion on the floor to completely remove the ER sign located on the side of the building. Council Member Purvis accepted the friendly amendment to his original motion.

MOTION TO APPROVE both of the variance requests with the condition that the applicant remove the ER sign located on the side of the building made by Council Member Purvis. Seconded by Council Member Bates. Passed 4-1 with Councilmember Entsuaeh opposing.

Item No. 11 – Lien Reduction Request – 1312 Disston Avenue

Development Services Director Henschel presented the lien reduction request. The property was in violation. Owner was not present at that meeting. Brought into compliance with outstanding lien amount. Requesting lien reduction from \$33,000 to \$8,500.

Mayor Murry opened the floor for comments from the public.

Dani Page, Tuscany Ridge, Clermont - expressed support.

Charlene Forth, 939 W. Desoto, Clermont - expressed support.

Seeing no one else come forth, Mayor Murry closed the floor from further comments.

Council Member Purvis asked how the \$8,500 figure was arrived at.

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City Attorney Mantzaris explained that under the previous City Manager a formula was created based on an internal policy. Furthermore, he added that significant negotiations have occurred between the applicant and staff to arrive at this figure.

MOTION TO APPROVE the lien reduction request from \$33,000 to \$8,500 payable within 30 days made by Council Member Bates. Seconded by Council Member Pines. Passed unanimously with all members voicing aye.

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

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

Police Chief Broadway presented the staff analysis for the resolution. He provided background that the idea had developed in response to the protest this past summer. A decision was made to place the idea on an agenda last fall, but was postponed until a full Council was seated. He explained that the committee's purpose is for transparency; it does not have decision making authority and only makes recommendations to the Chief of Police. The committee will also receive feedback from the community, reevaluate services and seek ways to better protect services. Chief Broadway did inform the Council that the Police Department already has platforms in place that provide these ideas.

Mayor Murry opened the floor for comments from the public.

Vincent Niemiec, 4569 Barrister Drive, Clermont – opposed the committee. He asked the Council to ask the Chief if he wants the committee for the Police Department.

Chief Broadway responded that the City has community policing platforms in place that encourage dialogue and building positive relationships that have consistently brought community and police together to enhance the quality of life. With those factors in place, he does not see that there is a need for an advisory committee.

John Coffrin, 1431 5th Street, Clermont – opposed the committee. Reminded the Council that the Police Department is accredited and is already held to a higher standard.

Linda Beebe, 431 W. Minnehaha Avenue, Clermont – opposed the committee. Stated that the Police Department is receptive to residents. She attended the Citizens Academy.

Cindy Davis, 10302 Lake Minneola Shores – opposed to the committee.

Shantel Coffrin, 1431 5th Street, Clermont – opposed to the committee.

Dani Page, Tuscany Ridge, Clermont – opposed to the committee.

Carlos Solis, 143 W. Montrose Street, Clermont – opposed to the committee.

Paula Hoisington 564 E. Desoto Street, Clermont – supports the committee. Believes that the committee is just a tool in the tool box for better law enforcement.

Charlene Forth, 939 W. Desoto Street, Clermont – supports the committee.

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Linda Charlton, 91021 County Rd 561 - supports the committee.

Seeing no one else come forth, the Mayor closed the floor from further public comment.

Council Member Bates stated he is opposed to the committee as the Police Department is already transparent.

Council Member Pines stated that she is opposed to the committee. She reviewed Chief Broadway's accolades and asked the chief how many complaints have been received with regards to staff assignments, deadly force, excessive force, etc.

Chief Broadway responded that he was appointed in December 2012 and had a shooting that evening where the office fired a round. The investigation was conducted by the State of Florida and the officer received discipline. There has been one complaint for excessive force and the officer was exonerated.

Council Member Pines asked Chief Broadway about training of officers. Chief Broadway stated that officers train ten (10) times out of the year on a range of topics including but not limited to: Crisis Intervention, Active Threats, Best Policies and Procedures.

Council Member Entsuh asked if there is anything the Police Department needs. Chief Broadway stated that he is very content, blessed, and enjoys coming to work in Clermont. He is thankful for the Council and the City Manager who provides support so that the Police Department can provide exceptional services to protect the committee.

Mayor Murry agreed with Council statements that Clermont has an excellent Police Department. He wanted to clarify that he did not bring this issue to the City, but he strongly supports the idea. He expressed several examples from his personal past interactions with the Police Department where he has not been treated fairly because of the color of his skin. He also stated that he still receives phone calls, as recently as a few weeks ago, from residents who are being pulled over without doing anything wrong. When he receives comments from the community, he contacts Chief Broadway.

MOTION TO DENY the passage of Resolution 2021-009R creating a Citizens Advisory Committee for the Clermont Police Department made by Council Member Bates. Seconded by Council Member Purvis. Passed 4-1 with Mayor Murry opposing the denial.

Item No. 13 – Ordinance No. 2021-001 – *Final – Skorman/Hooks Street Multifamily*

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

This item was heard out of order and was considered under the Interim City Managers Report.

City Clerk Howe read the ordinance title into the record.

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MOTION TO TABLE the public hearing of Ordinance No. 2021-001 until February 23, 2021 made by Council Member Bates, Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

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

City Clerk Howe read the ordinance title into the record.

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

MOTION TO INTRODUCE for future consideration Ordinance No. 2021-003 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

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ADJOURN: With no further comments, this meeting adjourned at 10:24 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 23, 2021		
Agenda Item Name		
Piggyback Purchase and Budget Amendment		
Requested Action		
Recommend to approve purchase from the Florida Sheriffs Association contract number FSA20-VEL28.0 with Garber Fleet Sales to purchase seven (7) police rated vehicles and approval of a budget amendment from Police Impact Fees in the amount of \$181,500.00 to cover the total costs for three (3) of these vehicles.		
Staff Report		
The Procurement Services Department and the Police Department recommend approval of the above action. At the request of the Police Department, the Procurement Services Department sought a contract from the Florida Sheriffs Association number FSA20-VEL28.0 , to purchase police rated vehicles. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2102-001 and 2102-003 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. Based on this, staff recommends that Council approve to piggyback the Florida Sheriffs Association contract number FSA20-VEL28.0 . The Florida Sheriffs Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy and Procedures.		
Additional Analysis		
Fiscal Impact Summary		
The total fiscal impact of \$196,950.85 is covered with funds in the current year approved budget and approval of a budget amendment in the Police Impact Fund for three (3) vehicles for new officers. Three Dodge Chargers + One Ford Interceptor = \$116,534.20 Account Code: 12521-66400 Three Dodge Chargers = \$80,416.65 Account Code: 15521-66400		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021 Dodge Charger Quote	2021 Dodge Charger Quote.pdf	
2. 2021 Ford Interceptor Quote	2021 Ford Interceptor Quote.pdf	
3. RFI 2102-001	RFI 2102-001.pdf	
4. RFI 2102-003	RFI 2102-003.pdf	



Clermont Police Dept

Specification # 251

Unit Description Dodge Charger V8 Police RWD

Prepared for:

Prepared by:

2/1/2021

Clermont Police Dept

Attn: Capt Michael McMaster

mmcmaster@clermontfl.org

352.394.5588

Garber Chrysler-Dodge Truck Inc

Todd Brandt

(904) 264-2442 ext.2348 FAX: (904) 284-0054

3408 Highway 17 Green Cove Springs FL, 32043

tbrandt@garberautomall.com



**Florida Sheriffs
Association**

Prices are published by the Florida Sheriffs Association.
(https://www.flsheriffs.org/our_program/purchasing_programs/cooperative-fleet-bid-awards/).
Purchasing contract number is FSA20-VEL 28.0, expiring September 30th, 2021 for – Police Rated
Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote please
call!

Base Price

LDDE48

2021 Dodge Charger V8 Police Rated Sedan RWD, LDDE48

\$25,496.00

Codes	Optional Equipment	Unit Price	Net Price
26A	QUICK ORDER PURSUIT PACKAGE	Included	\$0.00
EZH	5.7L V8 HEMI ENGINE	Included	\$0.00
DFK	8-SPEED AUTOMATIC TRANSMISSION	Included	\$0.00
PW7	SOLID EXTERIOR PAINT: BRIGHT WHITE OR OTHER COLOR	Included	\$0.00
C8X9	HD CLOTH BUCKETS W/REAR CLOTH BENCH SEAT: BLACK	-60	(\$60.00)
LNK	DRIVERS LED SPOT LAMP	Included	\$0.00
GXQ	ADDITIONAL KEYS/FOBS	Included	\$0.00
TYL	TIRES: 245/55R18 BSW PERFORMANCE	178	\$178.00
AWC	ELEMENT, BLIND SPOT AND CROSS PATH DETECTION	348	\$348.00
GUK	POWER HEATED MIRRORS W/MAN F/AWAY	59	\$59.00
MSY	DELETE BADGE	0	\$0.00
CBT	STEEL SEAT BACK PANEL INSERTS	133	\$133.00
CW6	DEACTIVATE REAR DOORS/WINDOWS	74	\$74.00
	PULSE THIRD BRAKE LIGHT	215	\$215.00
TINT	TINT DARK AS LEGAL	246	\$246.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW TAG	116.55	\$116.55
DEL	DELIVERY	0	\$0.00

TOTAL PURCHASE AMOUNT PER VEHICLE

\$ 26,805.55

x 6

\$ 160,833.30



CLERMONT POLICE DEPT

Specification # 255

Unit Description FORD UTILITY INTERCEPTOF GAS

Prepared for:

Prepared by:

2/5/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
352.273.1358
MMCMASTER@CLERMONT.ORG

Garber Ford Inc

Todd Brandt
(904) 264-2442 ext.2348 FAX: (904) 284-0054
3380 Highway 17 Green Cove Springs FL, 32043
tbrandt@garberautomall.com



Prices are published by the Florida Sheriffs Association.
(https://www.flsheriffs.org/our_program/purchasing_programs/cooperative-fleet-bid-awards/).
Purchasing contract number is FSA20-VEL 28.0, expiring September 30th, 2021 for – Police Rated Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote please call!

Base Price

K8A 2021 FORD INTERCEPTOR UTILITY AWD 3.3L GAS, K8A \$ 32,684.00

Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE	Included	\$0.00
99B	3.3L V6 FLEX FUEL GAS ENGINE	Included	\$0.00
44U	10-SPEED AUTOMATIC TRANSMISSION	Included	\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK	Included	\$0.00
96	CLOTH FRONT BUCKET W/REAR VINYL BENCH: CHARCOAL BLACK	Included	\$0.00
55F	KEYLESS ENTRY W/TWO ADDITIONAL KEYS AND FOBS: STANDARD	0	\$0.00
17T	DOME LAMP RED/WHITE IN CARGO AREA	49	\$49.00
86T	PREDRILLED HOLES IN TAILLIGHTS	59	\$59.00
16D	DELETE BADGING	0	\$0.00
51T	WHELEN DRIVERS SIDE LED HEADLAMP	419	\$419.00
68G	REAR DOOR CONTROLS INOP	74	\$74.00
52P	HIDDEN DOOR LOCK PLUNGERS AND REAR CONTROLS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST	144	\$144.00
43D	DARK CAR	24	\$24.00
55B	BLIS SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
2-TONE	TWO TONE PAINT: PAINT ONLY DOORS WHITE	925	\$925.00
TINT	TINT ALL WINDOWS DARK AS LEGAL	246	\$246.00
	REAR VIEW CAMERA IN CENTER STACK IS STANDARD	0	\$0.00
YTAG	CITY TAG	116.55	\$116.55
DEL	DELIVERY		

TOTAL PURCHASE AMOUNT PER VEHICLE

\$ 36,117.55



REQUEST FOR INFORMATION

Intent to Utilize the FL Sheriff's Association Contract to Purchase Vehicles

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2102-001	ISSUED DATE: February 5, 2021
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: February 15, 2021 @ 2:00 P.M. (EST) DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

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

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Police Department

(b) Company Information: Garber Chrysler-Dodge Truck Inc

(c) Contract Number and Title: FSA20-VEL28.0 Pursuit, Administrative, and Other Vehicles

(d) Length of Contract: 1 year, ending on September 30, 2022

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

Six (6) 2021 2021 Dodge Charger V8 Police Rated Sedan RWD, LDDE48

2 – ACTION TO BE TAKEN

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

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



REQUEST FOR INFORMATION

Intent to Utilize the FL Sheriff's Association Contract to Purchase Vehicle

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2102-003	ISSUED DATE: February 8, 2021
NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: February 16, 2021 @ 2:00 P.M. (EST) DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>		

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

Responses may be submitted electronically to the Procurement Services Director by email.
Hardcopy responses may be delivered to: City of Clermont Procurement Services Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

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

1 – PIGGYBACK CONTRACT INFORMATION

- (a) Department: Police Department
- (b) Company Information: Garber Ford Inc
- (c) Contract Number and Title: FSA20-VEL28.0 Pursuit, Administrative, and Other Vehicles
- (d) Length of Contract: 1 year, ending on September 30, 2022
- (e) Product or Service Provided: Purchase of the following vehicle:

One (1) 2021 Ford Interceptor Utility AWD 3.3L GAS, K8A

2 – ACTION TO BE TAKEN

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

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



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, February 23, 2021		
Agenda Item Name		
Piggyback Agreement		
Requested Action		
Recommend to approve a piggyback contract number IFB-603974-CAR from Seminole County with R&M Service Solutions, LLC to provide Hydrant and Valve Maintenance, Repair and Flushing Services.		
Staff Report		
The Procurement Services Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Procurement Services Department sought a contract from Seminole County number IFB-603974-CAR, to obtain the services of Hydrant and Valve Maintenance, Repair and Flushing Services. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2102-006 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. Based on this, staff recommends that Council approve to piggyback the Seminole County contract number IFB-603974-CAR. The Seminole County contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The award includes an initial 3 year term with 2 additional 1-year renewals at the option of the city.		
Additional Analysis		
Fiscal Impact Summary		
The annual estimated amount of this contract is \$162,000 and is included in the current year approved budget. Department Account Codes: 41533-54612 and 42535-54612		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2102-006	RFI 2102-006.pdf	
2. IFB-603974-20 pt (1)	IFB-603974-20 pt (1).pdf	



REQUEST FOR INFORMATION

Intent to Utilize Seminole County Contract for Hydrant and Valve Maintenance, Repair and Flushing Services

CONTACT INFORMATION:

Freddy L. Suarez, MPA, CPPB

Procurement Services Director

EMAIL: fsuarez@clermontfl.org

Phone: (352) 241-7350

RFI No. **2102-006**

ISSUED DATE: February 9, 2021

NOTICE OF INTENT TO PIGGYBACK A CONTRACT

NOTICE END DATE: February 17, 2021 at 2:00 P.M. (EST)

DEADLINE FOR WRITTEN QUESTIONS: Not Applicable

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

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

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Environmental Services

(b) Company Information: R&M Service Solutions, LLC

(c) Contract Number and Title: IFB-603974-CAR / Hydrant and Valve Maintenance, Repair and Flushing Services

(d) Length of Contract: 3 Year(s) w/2 optional 1-year renewals.

(e) Product or Service Provided: Hydrant and Valve Maintenance, Repair and Flushing Services

(f) Annual Expenditure: \$162,000.00

2 – ACTION TO BE TAKEN

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

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

B.C.C. - SEMINOLE COUNTY, FL TABULATION SHEET

IFB NUMBER: IFB-603974-20/CAR
IFB TITLE: Term Contract for Hydrant and Valve
Maintenance, Repair and Flushing Services
DATE: October 14, 2020 @ 2:00 P.M.

ALL SUBMITTALS ACCEPTED BY SEMINOLE COUNTY ARE SUBJECT TO THE COUNTY'S TERMS AND CONDITIONS AND ANY AND ALL ADDITIONAL TERMS AND CONDITIONS SUBMITTED BY THE PROPOSERS ARE REJECTED AND SHALL HAVE NO FORCE AND EFFECT. RFP DOCUMENTS FROM THE PROPOSERS LISTED HEREIN ARE THE ONLY SUBMITTALS RECEIVED TIMELY AS OF THE ABOVE DUE DATE AND TIME. ALL OTHER RFP DOCUMENTS SUBMITTED IN RESPONSE TO THIS SOLICITATION, IF ANY, ARE HEREBY REJECTED AS LATE.

EA Tapping Services, LLC 626 Cooper Industrial Pkwy Apopka, FL 32703 407-880-6786 – Phone 407-880-6781 – Fax Paul Hogrere – Managing Member Jason@eatapping.com	Florida Flow Control, Inc. 3180 Fairlane Farms Rd., Suite 1 Wellington, FL 33414 561-793-3344 – Phone 561-333-5363 – Fax Mary Jane Czajkowski – President Jodi@floridaflowcontrol.com
Hydromax USA 2007 Wood Court, Suite 3 Plant City, FL 33563 877-389-2227 – Phone 812-925-3911 – Fax Jon Smith – Chief Executive Officer Jon.smith@hydromaxusa.com	R&M Service Solutions, LLC 7256 Westport Place Suite. A West Palm Beach, FL 33413 904-386-4483 – Phone 561-290-0693 – Fax Samuel Wick – Sales Director Swick@rmservicessolutions.com

Tabulated by: C. Reyes, Sr. Procurement Analyst (Posted 10/14/2020 @ 3:00 PM) (10/23/20 11:15am)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 23, 2021		
Agenda Item Name		
Ordinance No. 2019-14 <i>Final</i> <i>Wise Annexation</i> WITHDRAWN		
Requested Action		
Staff Report		
The applicant has requested the project to be withdrawn from consideration.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Wise-Withdrawal_12_22_2020_GB	Wise-Withdrawal_12_22_2020_GB.pdf	



December 22nd, 2020

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

RE: Daniel Z. Wise, Trustee of the Zelig O. Wise Living Trust (#1579/2)
Withdrawal of Annexation, Rezoning, and Comp Plan Amendment

Dear Mr. Kruse:

On behalf of our client, Daniel Z. Wise, Trustee of the Zelig O. Wise Living Trust, we would like to respectfully request withdrawal of the applications dated November 29th 2018 submitted for annexation, rezoning, and large scale comprehensive plan amendment, which city staff heretofore supported. The City recommended this withdrawal (see attached) due to the new mayor and City Council wanting more than the 70' right of way that our client was willing to donate. Now we are informed that the City wants a 120' right of way, a 20' utility easement and a significant amount of acreage for a stormwater pond. This new request greatly reduces the number of possible multi-family units and is below the number of multi-family units necessary for a feasible apartment community

Should you have any questions, contact our office.

Sincerely,

Greg A. Beliveau, AICP

A handwritten signature in blue ink, appearing to read 'D. Z. Wise', is written over a large, faint, grey watermark that says 'DRAFT'.

CC: Daniel Z Wise
File



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 23, 2021		
Agenda Item Name		
Ordinance No. 2019-15 <i>Final</i> <i>Wise Large-Scale CPA</i> WITHDRAWN		
Requested Action		
Staff Report		
The applicant has requested the project be withdrawn.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Wise-Withdrawal_12_22_2020_GB	Wise-Withdrawal_12_22_2020_GB.pdf	



December 22nd, 2020

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

RE: Daniel Z. Wise, Trustee of the Zelig O. Wise Living Trust (#1579/2)
Withdrawal of Annexation, Rezoning, and Comp Plan Amendment

Dear Mr. Kruse:

On behalf of our client, Daniel Z. Wise, Trustee of the Zelig O. Wise Living Trust, we would like to respectfully request withdrawal of the applications dated November 29th 2018 submitted for annexation, rezoning, and large scale comprehensive plan amendment, which city staff heretofore supported. The City recommended this withdrawal (see attached) due to the new mayor and City Council wanting more than the 70' right of way that our client was willing to donate. Now we are informed that the City wants a 120' right of way, a 20' utility easement and a significant amount of acreage for a stormwater pond. This new request greatly reduces the number of possible multi-family units and is below the number of multi-family units necessary for a feasible apartment community

Should you have any questions, contact our office.

Sincerely,

Greg A. Beliveau, AICP

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CC: Daniel Z Wise
File

AGENDA ITEM

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

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

Section 86-226, Review criteria requires consistency with the comprehensive plan goals, objectives and policies and specific requirements of the land development code are met to ensure adequate compatibility with adjoining properties as required by the comprehensive plan. Staff has reviewed the application; and finds the application can meet the provision of the code. The Comprehensive Plan allows less intense commercial uses and other uses may be permitted that provides some critical services and low impact transitional uses that are consistent with the general character of the adjacent residential uses.

Staff recommends approval of Ordinance No. 2020-16.

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

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Cecelia Bonifay - Applicant Request Email	Cecelia Bonifay - Applicant Request Email.pdf	
2. Ord 2020-16 Hartwood Marsh Senior Living CPA (02.15.2021 V2) - R&F BL	Ord 2020-16 Hartwood Marsh Senior Living CPA (02.15.2021 V2) - R&F BL.pdf	
3. Legal AD- Ordinance 2020-16	Legal AD-2020-16.pdf	

Brian Lueth

Subject: FW: Continuance for Assisted Living Facility

Importance: High

From: lisa.jefferson@akerman.com <lisa.jefferson@akerman.com> **On Behalf Of** cecilia.bonifay@akerman.com
Sent: Wednesday, February 17, 2021 2:07 PM
To: Curt Henschel <CHenschel@clermontfl.org>
Cc: Curt Henschel <CHenschel@clermontfl.org>; pastorbenbond@gmail.com; rbloom@firstbaptistclermont.com
Subject: Continuance for Assisted Living Facility
Importance: High

Good afternoon,

I am writing on behalf of the First Baptist Church and the application currently to be heard on February 23, 2021. We were just informed that the City of Winter Garden has passed a Resolution which is intended to force the traffic leaving the Center Sand Mine on Hartwood Marsh Road to no longer travel on Hartwood Marsh into Orange County, but to exit the mine and travel on Hartwood Marsh to the intersection with US 27 and then to use SR 50 or other highways to gain access into Orange County. Given the fact that we commissioned a new traffic study based on the current traffic patterns in the surrounding area, we must now evaluate what impact this action by the City of Winter Garden will have on the roadway network. Clearly, the analysis cannot be done by next Tuesday.

We would request at least a 30 day continuance, but will have to consult with our traffic expert on the timing of his analysis.

Your assistance and cooperation in this matter is appreciated.

Regards,
Cecelia

Cecelia Bonifay

Chair, Land Use and Development Practice
Akerman LLP | 420 South Orange Avenue, Suite 1200 | Orlando, FL 32801
D: 407 419 8540 | C: 407 758 0192 | F: 407 254 4230
cecilia.bonifay@akerman.com

[vCard](#) | [Profile](#)



700+ | LAWYERS



CITY OF CLERMONT
ORDINANCE NO. 2020-16

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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



CITY OF CLERMONT
ORDINANCE NO. 2020-16

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

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

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LOW DENSITY RESIDENTIAL
TO: HIGH DENSITY RESIDENTIAL

SECTION 2.

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

SECTION 3.

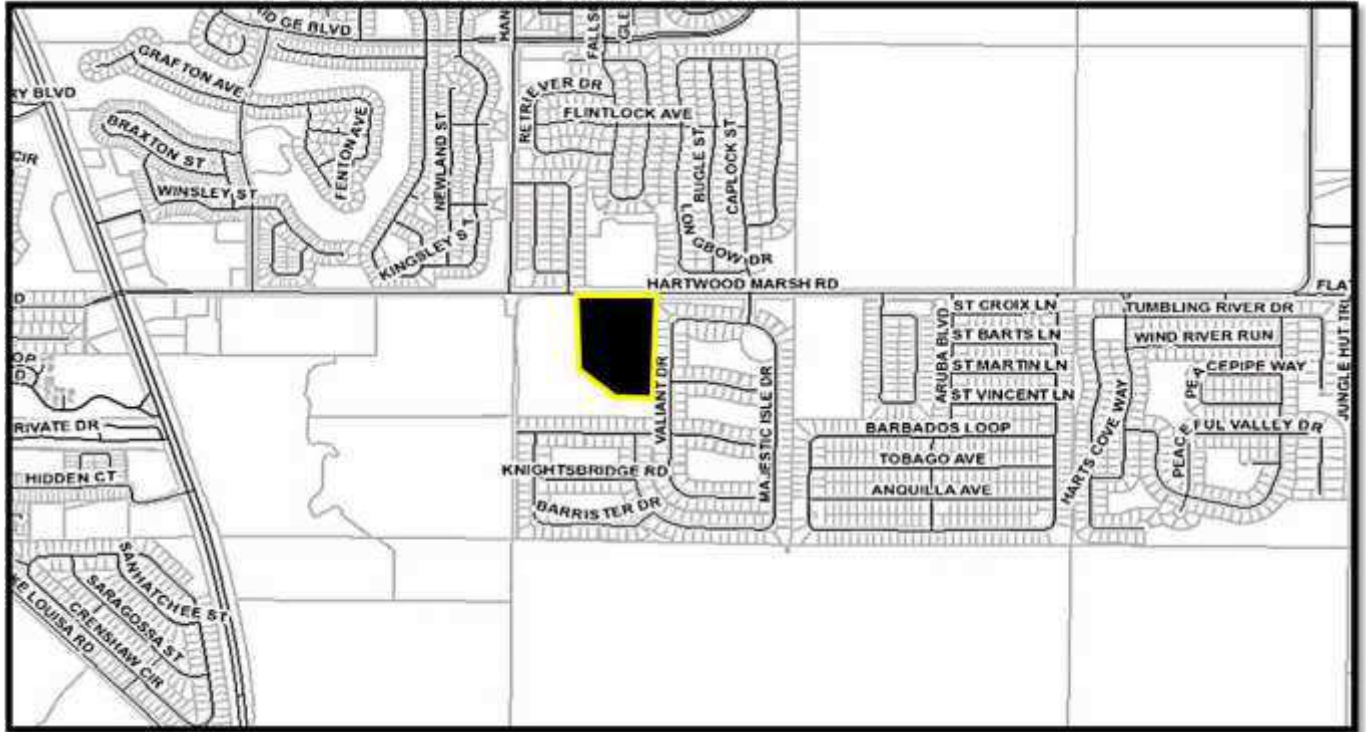
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 4.

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

CITY OF CLERMONT
ORDINANCE NO. 2020-16

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-16

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

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

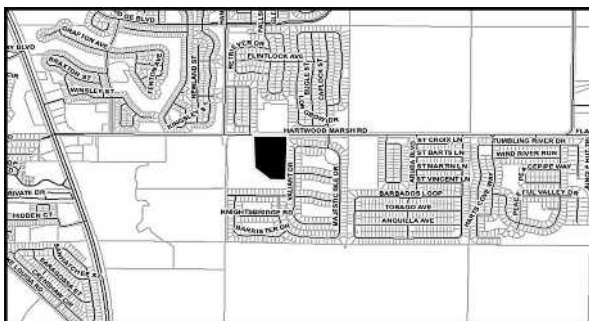
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2020-16

The Clermont City Council will hold a public hearing on Tuesday, February 23, 2021 at 6:30 P.M. for the (final reading of the adoption ordinance) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.056 +/--acre parcel below from Clermont Low Density Residential to Clermont High Density Residential. Eastern part of Alternate Key 1593905.



Location:

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

ORDINANCE NO. 2020-16

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearing will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711 and are open to public comment. Please call (352) 241-7305 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (located on the first floor of City Hall) between the hours of 8 A.M. and 5 P.M. Monday through Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, February 23, 2021	
Agenda Item Name	
Ordinance No. 2020-17 <i>Final</i> TABLE <i>Hartwood Marsh Assisted Living Facility</i>	
Requested Action	
Recommend approval of Ordinance No 2020-17.	
Staff Report	
The owner, First Baptist Church, is requesting to rezone approximately six (6) acres of the 38 acre master parcel to a Planned Unit Development (PUD) to allow for development of an Assisted Living Facility. The current zoning of the property is R-1 Single Family Medium Density Residential, which allows a church use with a Conditional Use Permit. The City Council approved on February 27, 2018 a CUP with Resolution No. 2018-03 to allow a Master Planned Church Facility with ancillary uses to support the church ministry. The Master Development Plan included a Concept Plan with different uses such as a school, recreation field, multi-purpose buildings and parking garage that was to be used in conjunction with the church ministry. The plan also included an Assisted Living Facility, which required a separate approval process. The Assisted Living Facility is not a permitted use in the R-1 zoning district and not allowed by the Comprehensive Plan for Low Density Residential Land Use. The applicant is also requesting a land use change from Low Density Residential to High Density Residential.	
	
The applicant has provided a conceptual site plan, prepared by Germana Engineering, showing the proposed layout of the Assisted Living Facility and access points for the development. The Assisted Living Facility is not part of the church and will be developed and operated by a company. The applicant, in 2019 presented a similar project layout for a three story Assisted Living Facility building, for up to 100 residents and a one story Memory Care building/wing for up to 32 residents and a single story Amenity building for the residents. After consideration of the impacts to the surrounding neighborhoods, the proposed development layout has been changed and reconfigured to allow the three-story building be located interior to the project and away from the residential neighborhoods. The total maximum building area shall not exceed 62,000 square feet. The applicant is not requesting any waivers to the Land Development Code. The applicant will be required to provide a Traffic Impact Analysis (TIA) for the proposed project and any recommended traffic insufficiencies will require mitigated at the owner's expense. The applicant has also dedicated land for rights-of way to Lake County for future road improvements to Hartwood Marsh Road and the Hancock Road extension, to help alleviate and minimize future traffic congestion.	

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

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

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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- | | | |
|----|---|---|
| 1. | Cecelia Bonifay - Applicant Request Email | Cecelia Bonifay - Applicant Request Email.pdf |
| 2. | Ord. 2020-17 Hartwood Marsh Senior Living Facility PUD (02.15.2021 V2) - R&F BL | Ord. 2020-17 Hartwood Marsh Senior Living Facility PUD (02.15.2021 V2) - R&F BL.pdf |
| 3. | Legal AD-Ordinance 2020-17 | Legal AD-Ordinance 2020-17.pdf |

Brian Lueth

Subject: FW: Continuance for Assisted Living Facility

Importance: High

From: lisa.jefferson@akerman.com <lisa.jefferson@akerman.com> **On Behalf Of** cecilia.bonifay@akerman.com
Sent: Wednesday, February 17, 2021 2:07 PM
To: Curt Henschel <CHenschel@clermontfl.org>
Cc: Curt Henschel <CHenschel@clermontfl.org>; pastorbenbond@gmail.com; rbloom@firstbaptistclermont.com
Subject: Continuance for Assisted Living Facility
Importance: High

Good afternoon,

I am writing on behalf of the First Baptist Church and the application currently to be heard on February 23, 2021. We were just informed that the City of Winter Garden has passed a Resolution which is intended to force the traffic leaving the Center Sand Mine on Hartwood Marsh Road to no longer travel on Hartwood Marsh into Orange County, but to exit the mine and travel on Hartwood Marsh to the intersection with US 27 and then to use SR 50 or other highways to gain access into Orange County. Given the fact that we commissioned a new traffic study based on the current traffic patterns in the surrounding area, we must now evaluate what impact this action by the City of Winter Garden will have on the roadway network. Clearly, the analysis cannot be done by next Tuesday.

We would request at least a 30 day continuance, but will have to consult with our traffic expert on the timing of his analysis.

Your assistance and cooperation in this matter is appreciated.

Regards,
Cecelia

Cecelia Bonifay

Chair, Land Use and Development Practice
Akerman LLP | 420 South Orange Avenue, Suite 1200 | Orlando, FL 32801
D: 407 419 8540 | C: 407 758 0192 | F: 407 254 4230
cecilia.bonifay@akerman.com

[vCard](#) | [Profile](#)



700+ | LAWYERS



CITY OF CLERMONT
ORDINANCE NO. 2020-17

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

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

SECTION 1.

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

LEGAL DESCRIPTION

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

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

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

LOCATION

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

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



CITY OF CLERMONT
ORDINANCE NO. 2020-17

SECTION 2. General Conditions

This application for a Planned Unit Development (PUD) to allow for a three (3) story Assisted Living Facility, with up to 100 residents and a one (1) story Memory Care building/wing for up to 32 residents and a one (1) story Commons/Amenity building/wing for the residents. The total maximum building area shall not exceed 62,000 square feet, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A - Planned Unit Development (PUD) Conceptual Development Plan prepared by Germana Engineering, LLC. Formal construction plans incorporating all conditions stated in this Ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or any other development and building permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

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

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

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



CITY OF CLERMONT
ORDINANCE NO. 2020-17

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

Exhibit A – Conceptual Plan



Exhibit B:





CITY OF CLERMONT
ORDINANCE NO. 2020-17

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 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. 2020-17

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

LOCATION:

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

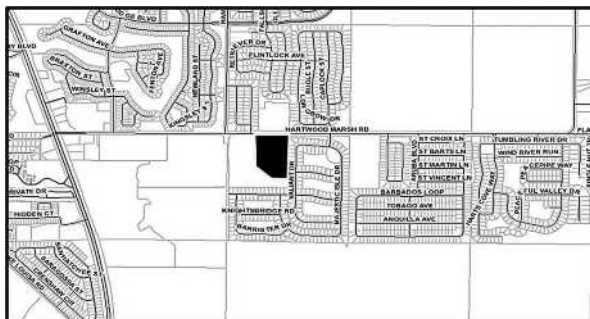
LEGAL DESCRIPTION

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

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

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

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



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 Adoption of this Ordinance.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 23, 2021		
Agenda Item Name		
Ordinance No. 2021-001 <i>Final</i> <i>Hooks Street/Skorman Multi-family PUD</i>		
Requested Action		
Recommend approval 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. Hooks St Skorman Staff Analysis V2	Hooks St Skorman Staff Analysis V2.pdf	
2. Skorman MF Maps	Skorman MF Maps.pdf	
3. SkormanApartmentsCOLOR RENDERING	SkormanApartmentsCOLOR RENDERING.pdf	
4. SKORMAN PUD revised-PUD Plan	SKORMAN PUD revised-PUD Plan.pdf	
5. SKORMAN PUD revised-Grading Waiver	SKORMAN PUD revised-Grading Waiver.pdf	
6. Elevations	Elevations.pdf	
7. 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	
8. Application and Property Record Cards	Application and Property Record Cards.pdf	
9. HooksStreet_APFLtrUpdate_10162020.doc	HooksStreet_APFLtrUpdate_10162020.doc.pdf	
10. Ord 2021-001 Skorman Legal Ad Feb 2021	Ord 2021-001 Skorman Legal Ad Feb 2021.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: Richard E Bosserman Trustee & Gladys T Bosserman Trustee

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

PROJECT NAME: Hooks Street Multi-Family/Skorman Project

REQUESTED ACTION: A rezoning to a Planned Unit Development (PUD) to allow up to 204 apartment units.

SIZE OF PARCEL: 17 acres +/-

LOCATION: Property is southwest of the Excalibur Road and Hooks Street intersection

EXISTING ZONING: UE, Urban Estate Low Density Residential District

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Residential/Office

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting to rezone the property from Urban Estate to Planned Unit Development (PUD) for a 204-unit apartment complex. The future land use, Residential/Office, allows up to 12 dwelling units per acre with a conditional use permit or through a planned unit development (PUD). The PUD zoning category is being requested since it allows the flexibility necessary, through waivers to the Land Development Code, to develop the site and at the density necessary to construct the multi-family project. The property is located within the City of Clermont and will be served by the City's water and sewer systems.

The property is located adjacent to East Ridge Middle School and across from East Ridge High School. The project is proposing two (2) full access points, one access on Hooks Street and another access on Excalibur Road. A traffic impact analysis has been performed. The study did not identify any new roadway deficiencies as a result of the project. The study did identified a failing level of service (LOS) and delay during the AM peak hour due to existing school traffic at the full access driveway on Excalibur Road. The applicant's consultant indicated that during peak times of school traffic, it is more likely that most of the apartment complex will use the Hooks Street full access point and

avoid the access point on Excalibur Road. Lake County Public Works will have final jurisdiction of where the access points and number of access points will be developed on the site.



WAIVERS:

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

The applicant has requested a waiver for cut/fill over the project site that exceeds the Land Development Code, which is 10 feet for residential projects. A grading plan variance exhibit has been provided that shows the area on the site that will have more than 10 feet of cut/fill. The maximum cut/fill will be up to 13 feet. The area is approximately 10% of the site. The applicant has revised the site plan to reduce the cut/fill from the original 30 feet to 13 feet. Since the applicant has revised the site plan to incorporate the current topography into the site, through the construction of split level buildings, staff's concern over the amount and extent of cut/fill on the project site has been reduced and staff can support this waiver.

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 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 City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the revised conceptual plan, does preserve the natural topography of the site as much as possible. Staff is able to support the request and recommends approval of Ordinance 2021-001.

Exhibit - Location Map – Hooks St. Multi-Family/Skorman

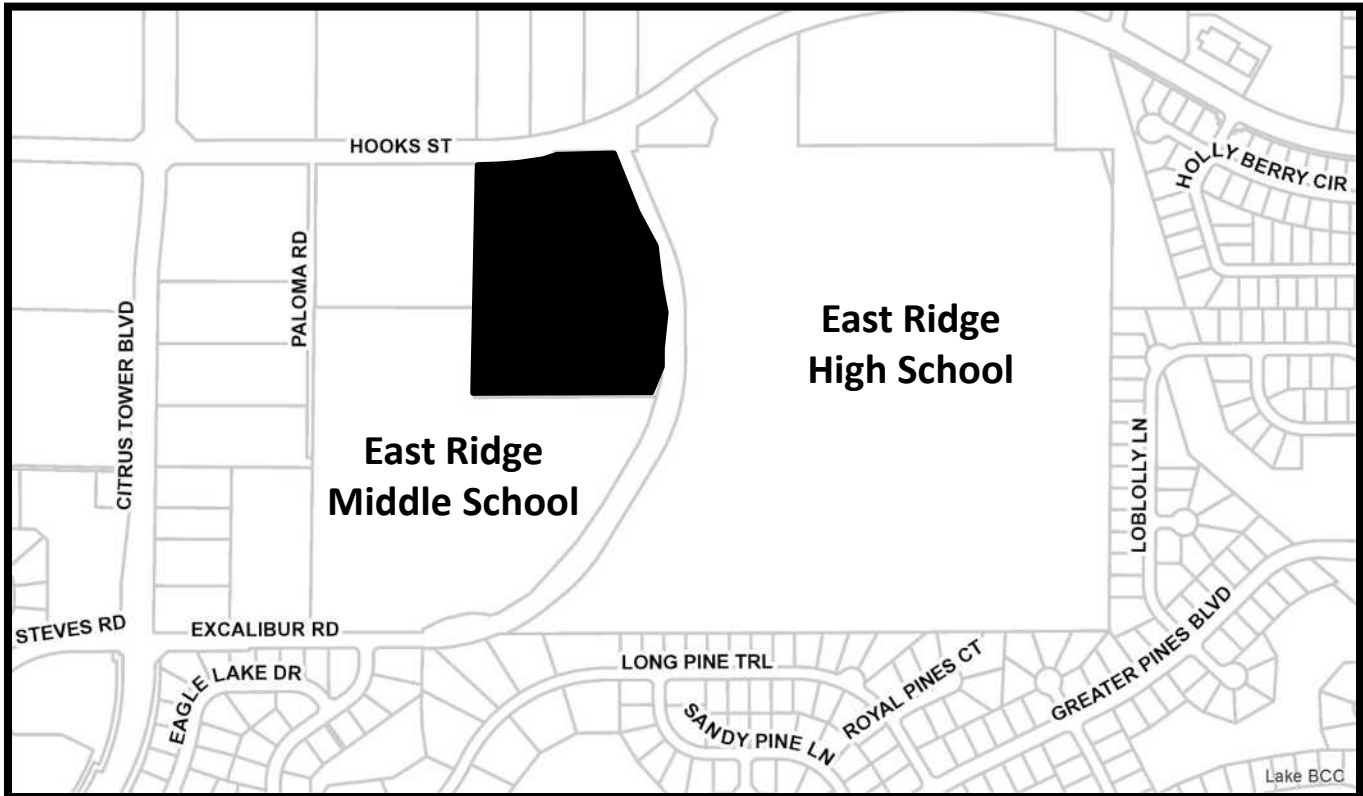
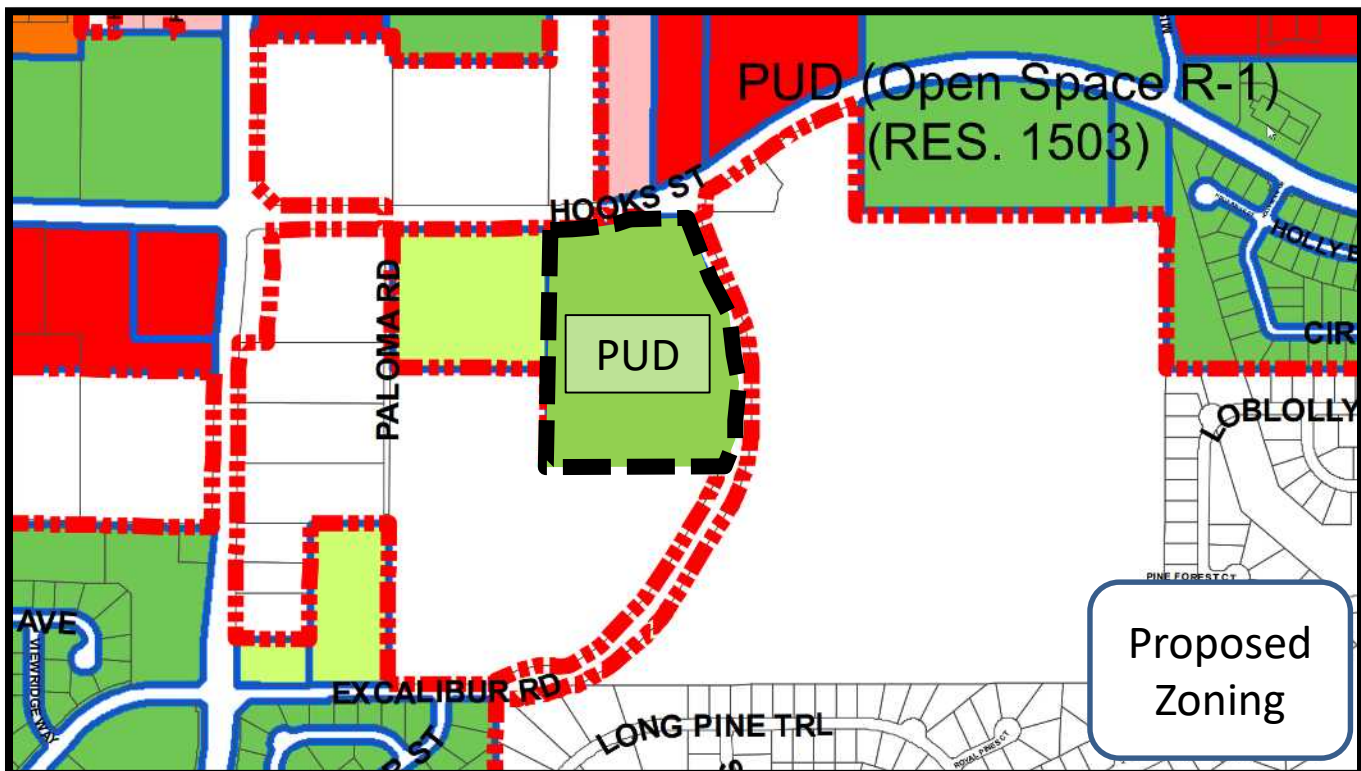
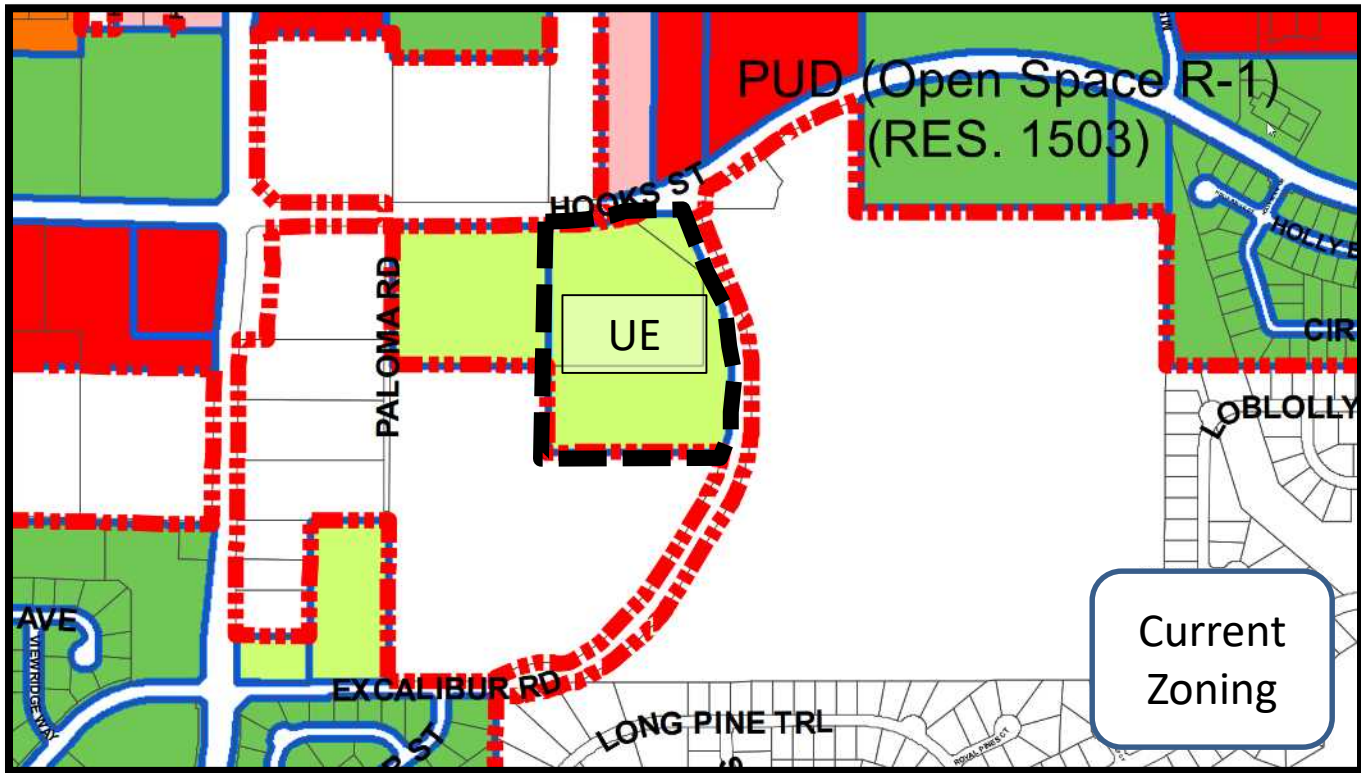
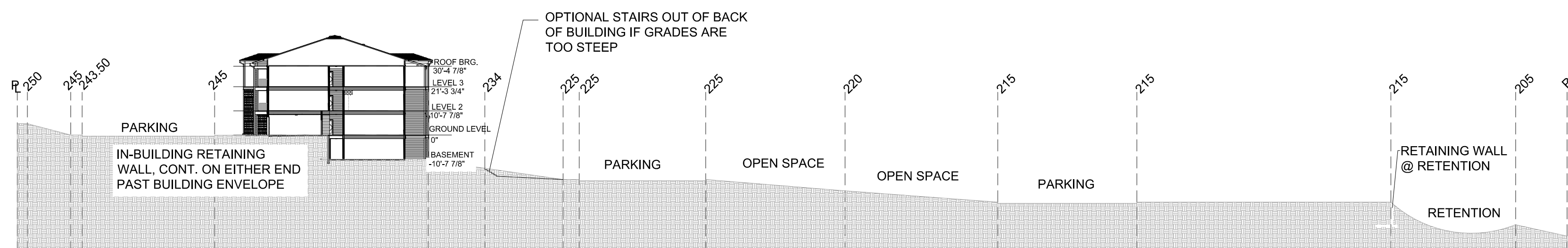


Exhibit – Zoning – Hooks St. Multi-Family/Skorman

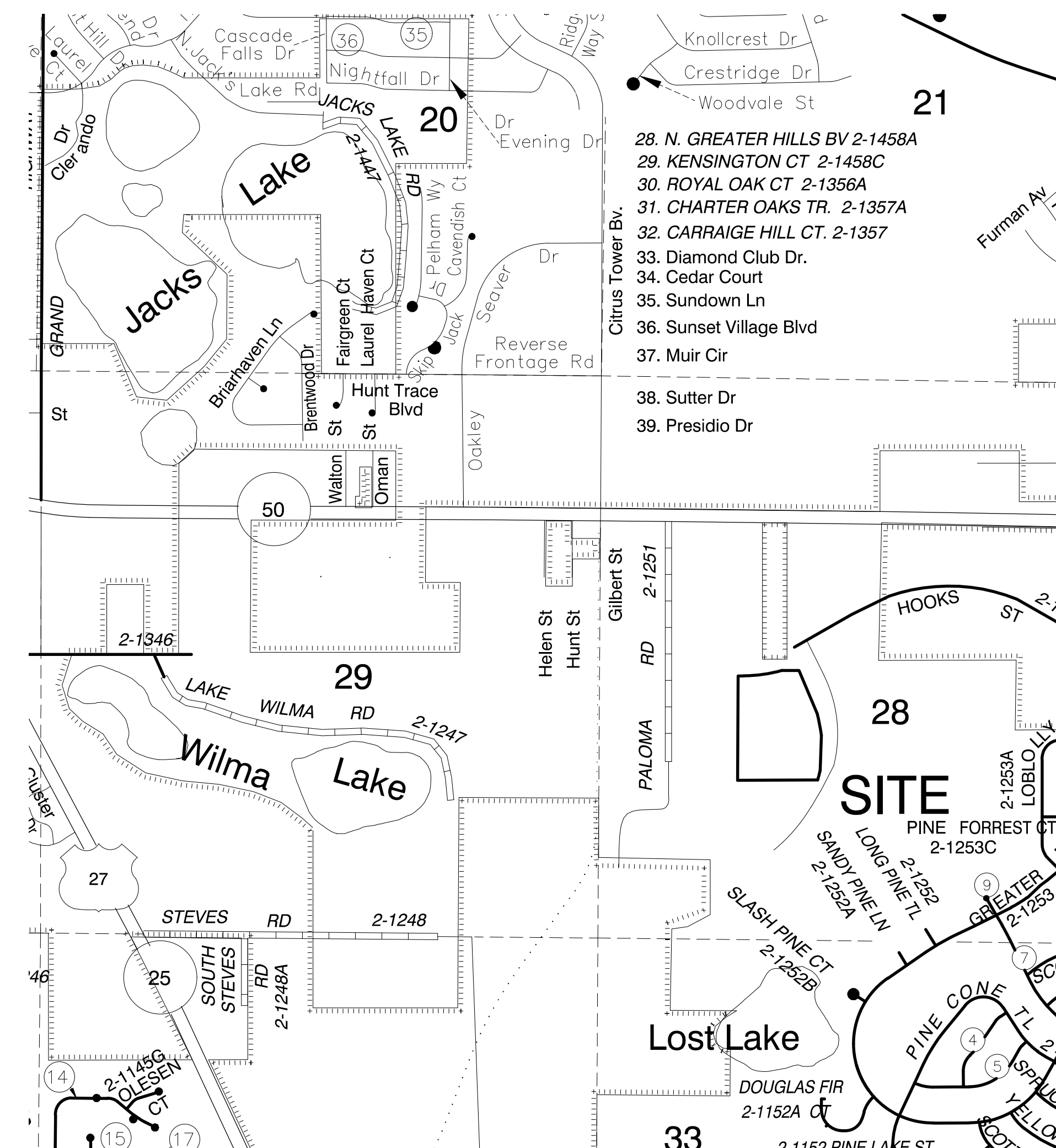
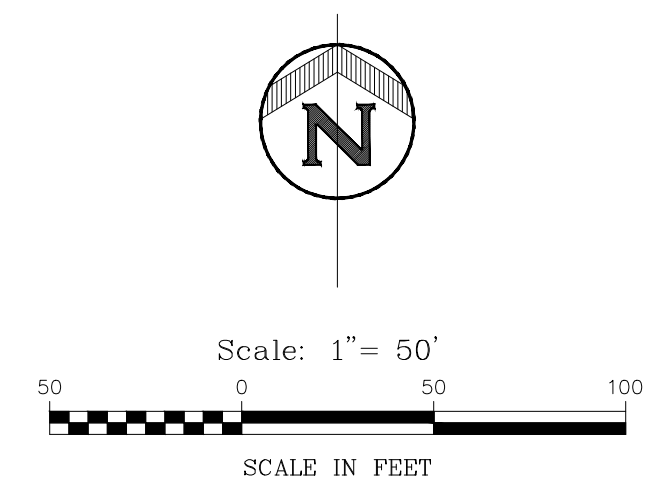






Scale: 1" = 40'

SCALE IN FEET



DATE	REVISION
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	2
	3
	4
	5
	6
	7
	8

PU

SKORMA



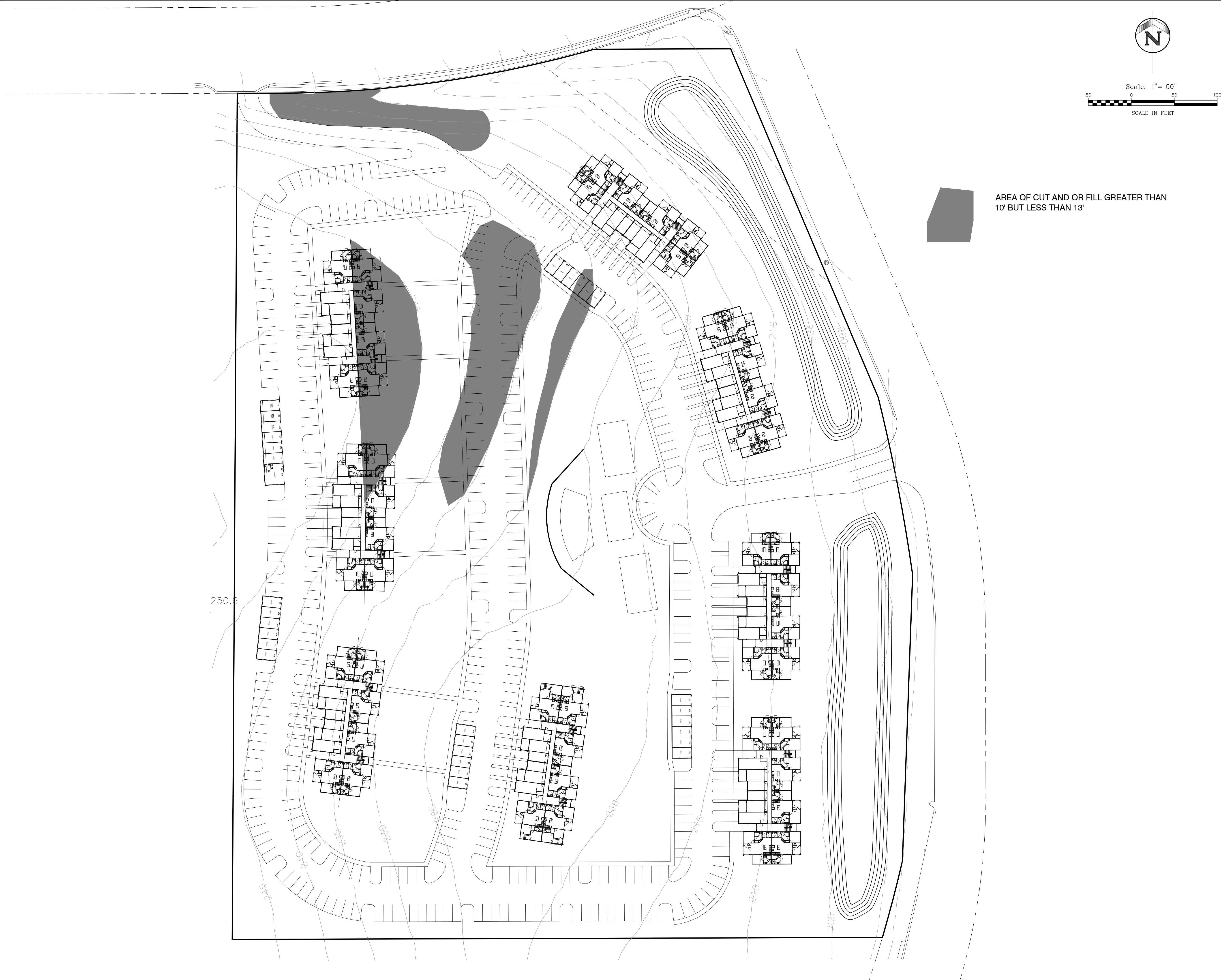
Fax: 35
Office: 35

Cer

907 North

DATE:	OCTOBER 2020
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	201053.0001
FILE NAME:	PUD PLAN
Sheet 1	

BEHRENS BERGHAEDER LLP, P.C.
PROFESSIONAL ENGINEER NO. 60890



REVISION	1	2	3	4	5	6	7	8
DATE								

SKORMA



DATE:	OCTOBER 2020
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	201053.0001
FILE NAME:	PUD PLAN
Sheet 1	

PROFESSIONAL ENGINEER NO. 00090



BUILDING TYPE 1 & 2 - REAR ELEVATION (EXCALIBUR RD.)



FUGLEBERG KOCH

© 2020 FUGLEBERG KOCH

2555 TEMPLE TRAIL

WINTER PARK, FLORIDA 32789

TEL: 407-629-0595

FAX: 407-628-1057

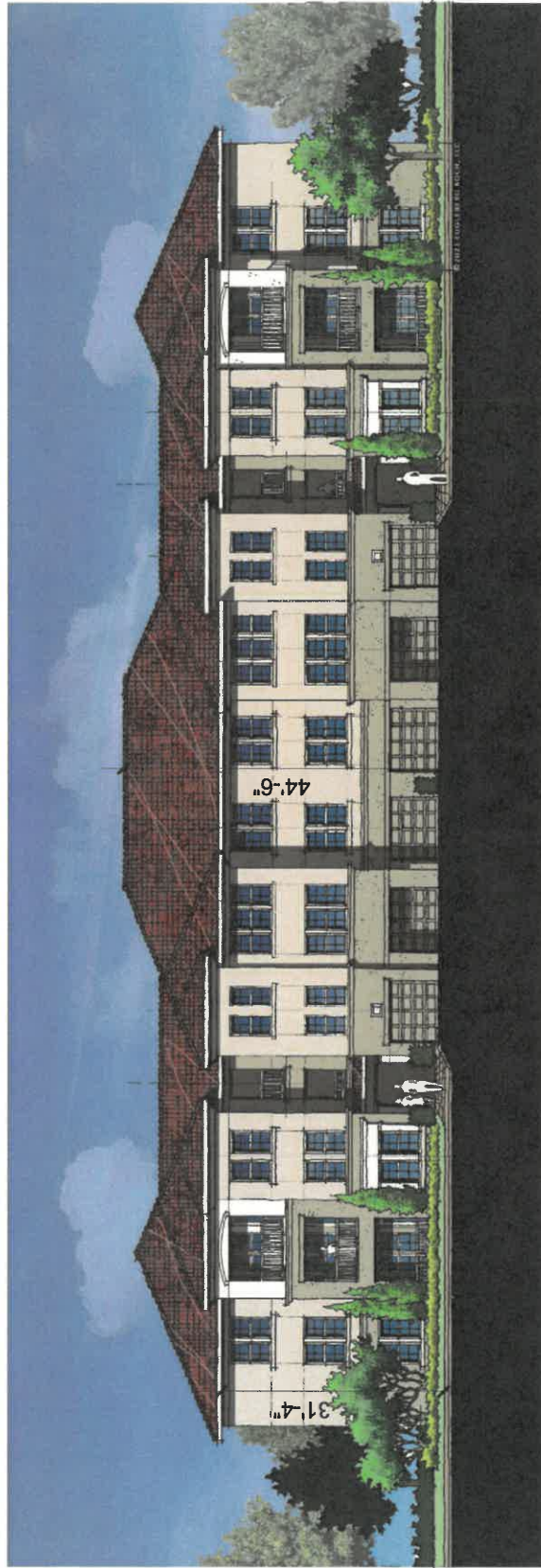
AA26002103

WWW.FUGLEBERGKCOCH.COM

EXTERIOR ELEVATIONS | SKORMAN APARTMENTS

CLERMONT, FLORIDA

PROJECT No: XXXX-01/13/2021



BUILDING TYPE 1, 2, & 3 - GARAGE ELEVATION



FUGLEBERG KOCH

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2555 TEMPLE TRAIL

WINTER PARK, FLORIDA 32789

TEL: 407-629-0595

FAX: 407-628-1057

AA26002103

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EXTERIOR ELEVATIONS | SKORMAN APARTMENTS

PROJECT No: XXXX - 01/13/2021
CLERMONT, FLORIDA



BUILDING TYPE 3 - REAR ELEVATION



FUGLEBERG KOCH

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EXTERIOR ELEVATIONS | SKORMAN APARTMENTS

PROJECT No: XXXX-01/13/2021
CLERMONT, FLORIDA

2555 TEMPLE TRAIL

WINTER PARK, FLORIDA 32789

TEL: 407-629-0593

FAX: 407-628-1057

AA26002103

WWW.FUGLEBERGKCOCH.COM



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

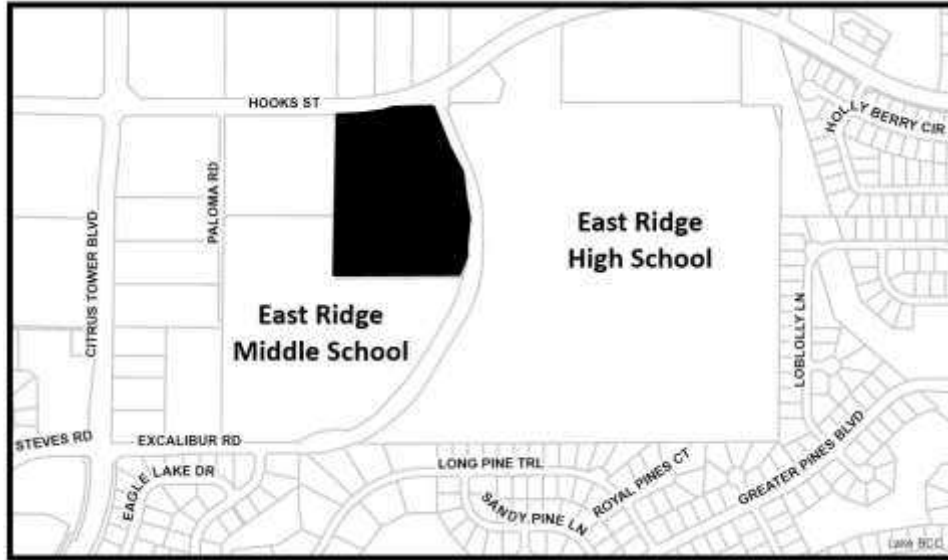
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 7: PUBLICATION AND AN EFFECTIVE DATE

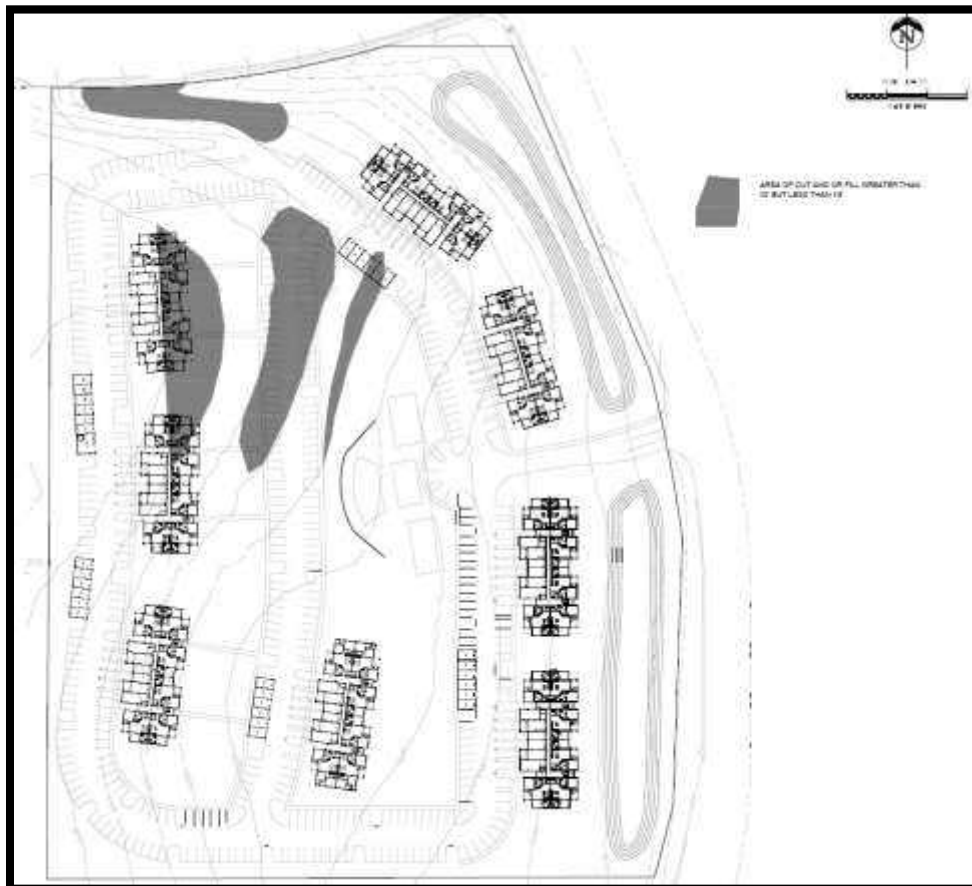
This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

CITY OF CLERMONT
ORDINANCE NO. 2021-001

Location map:



Cut/Fill Exhibit:



CITY OF CLERMONT
ORDINANCE NO. 2021-001

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



CITY OF CLERMONT REZONING APPLICATION

DATE 8-31-20		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable)			
Applicant Jimmy Crawford, Esq.			
Contact Person Jimmy Crawford or Jennifer Cotch			
Address 702 W Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrowford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name Richard E. Bosserman & Gladys T. Bosserman, as Co-Trustees of the William Kendal Boss			
Owner Address 125-A East Marks Street	City Orlando	State FL	Zip 32803
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property Hooks Steet and Excalibur Rd (SW corner)	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached survey AK #s 3815507, 1103908, 3801505			
Acreage 17+/-	Land Use (City verification required) Residential/Office		
Present Zoning (City verification required) UE	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?

Multi-family residential community. Requires CUP for over 8 du/acre in current FLUC.

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

Applicant Name (print)

Owner Name (print)

x

Applicant Name (signature)

x

Owner Name (signature)

See other
Signature
page.

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



**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?

Multifamily housing.

Jimmy D. Crawford
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Richard E. Bosserman Trustee
Owner Name (print)

X Richard E. Bosserman
Owner Name (signature)

08/27/2020 11:06 AM
EDT

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Statement of Justification and Support for Multi-family Housing at intersection of Hooks Street and Excalibur Road

To rezone from Urban Estates to Planned Unit Development

The Applicant is requesting to rezone approximately 17 acres located at the southwest corner of Hooks Street and Excalibur Road (the "Property"). The Property is located north of East Ridge Middle School and west of East Ridge High School.

The Property has a mixed-use land use designation of Residential/Office that allows up to 12 dwelling units to the acre, however a conditional use permit is required for projects that propose density over 8 dwelling units per acre. It is the applicant's intent to construct a multi-family community at a density of 12 dwelling units per acre and therefore is requesting the PUD zoning in order to condition the ordinance and increase the density authorized in the current UE zoning district. The PUD zoning category allows the flexibility necessary to develop the site at the density necessary to construct multi-family uses while adding conditions to ensure a successful development for both the Applicant and the City. It is the Applicant's understanding that the PUD can be used to satisfy the CUP requirement.

The Property will be provided central water and sewer services by the City. All applicable levels of service are within acceptable levels and will not be adversely impacted, with the potential exception of public schools, which if not within capacities, will require a Concurrency Mitigation Agreement which will cure any deficiencies. Furthermore, the requested rezoning will not fiscally burden city services, in fact, the applicant believes the taxes and impact fees to be paid will offset or exceed any fiscal burden. A traffic study has been ordered and copy will be provided to the City as soon as possible.

The Property does not contain any wetlands or protected upland communities. Prior to site plan issuance, the applicant will supply an Environmental Assessment of the property to ensure there are no negative impacts on natural resources. The applicant has no reason to believe there are any historical or cultural resources on the site. If any are discovered through the development process, all local, state and federal laws and regulations regarding such shall be complied with.

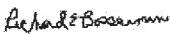
Due to the elevation of the site, the project engineer is analyzing the necessity of a waiver to the grading provision. This analysis is still being completed and the Applicant will update the City as soon as possible.

Certificate of Authenticity

Session Information

Signing Session ID:	af2476b3-b5d9-4eb2-9f39-50e4a36c8f59	Status:	Completed
Transaction Name:	Hook St 16.5 Ac Clermont FL - Bosserman to Skorman	Created On:	08/27/2020 8:58:02 AM EDT
Session Title:	Rezoning Application - Hook St - Skorman	Last Modified:	08/27/2020 11:06:19 AM EDT
Documents:	1	Owner:	Marvin Puryear
Signers:	1	Company:	Saunders Ralston Dantzler Real

Signer Information

Signature Events	Signature	Timestamp
Richard E. Bosserman, Trustee rebosserman@gmail.com		Sent: 08/27/2020 9:00:06 AM EDT Viewed: 08/27/2020 11:05:27 AM EDT
Signer Security: Email	IP Address: 108.188.113.169 ID: 994428cb-ad70-4e9e-9922-d79b10b956e5	Disclosure: 08/27/2020 11:05:27 AM EDT Signed: 08/27/2020 11:06:17 AM EDT

Session Documents

Document	Signatures	Initials	Dates	FormFields	Dropdown	Checkbox	RadioButton
RezoningApplication2020.pdf	1	0	1	0	0	0	0

Session Activity

Timestamp	IP Address	Activity
08/27/2020 11:06:19 AM EDT	108.188.113.169	Session completed and closed by Marvin Puryear
08/27/2020 11:06:17 AM EDT	108.188.113.169	Signing Completed by Richard E. Bosserman, Trustee (rebosserman@gmail.com)
08/27/2020 11:05:27 AM EDT	108.188.113.169	Signature created and disclosure approved by Richard E. Bosserman, Trustee (rebosserman@gmail.com)
08/27/2020 9:00:06 AM EDT	72.189.178.115	Invitation sent to Richard E. Bosserman, Trustee(rebosserman@gmail.com) by Marvin Puryear
08/27/2020 9:00:06 AM EDT	72.189.178.115	eSignOnline Session Created by Marvin Puryear
08/27/2020 8:59:58 AM EDT	72.189.178.115	Document has been marked up by Marvin Puryear

Disclosure

Consumer Disclosure

Please read the information below regarding the terms and conditions of receiving documents, contracts, and disclosures electronically through the eSign Online electronic signature system. If this information is to your satisfaction and you agree to the terms and conditions, please confirm your acceptance and agreement by checking the box 'I Agree to the above Consumer Disclosure' and selecting the 'Create

and Approve Signature button’.

Electronic distribution of documents and contracts

Saunders Ralston Dantzler Real (We, us, or the Company) acknowledges your agreement to receive required documents, contracts, notices, disclosures, authorizations, and other documents electronically through the eSign Online electronic signature system. We appreciate and thank you for doing your part to go paperless and save our environment. Through the eSign Online electronic signature system, we are able to save time and process a transaction faster. We do not have to print and mail paper copies, wait for signatures that could take days or weeks, and there are no delays associated with waiting for you to mail it back to us. Unless you tell us otherwise in accordance with the procedures described herein this disclosure, we will provide documents through this electronic method during the course of our relationship with you. If you do not agree with this process and method, please let us know as described below.

Saunders Ralston Dantzler Real outsources personal information to a third party processing and storage service provider which is located in the USA. The Buyer and Seller hereby acknowledge that personal information processed and stored by a US third party service provider is subject to the laws of that country and that information may be made available to the US government or its agencies under a lawful order made in that country.

Paper copies

During the signing process on eSign Online, you will have the opportunity to download and print your copies of the documents before and after signing. At any time, you may contact us to obtain paper copies of documents that have been provided to you electronically. To request paper copies, you must send an email to mpuryear@srdcommercial.com and in the body of the email state your full name, address, telephone number, and the name of the document or transaction that you would like a paper copy for. If any fees apply, we will notify you.

Withdrawing your consent to sign electronically

Once you have decided and agreed to the following disclosure to sign documents electronically, you may at any time thereafter decide to withdraw your consent and receive required documents only in paper format. There are several ways to inform us that you no longer wish to received documents and sign electronically:

- a) During the electronic signing process, you may elect to ‘decline’ and indicate your reasons for declining and withdrawing your consent.
- b) Send an email to mpuryear@srdcommercial.com and in the body of the email indicate your full name, address, telephone number and that you no longer wish to sign electronically and instead would like to receive paper copies

Please be aware that withdrawing your consent to sign electronically may result in delays and/or more time to complete a transaction. We will then have to print and mail paper copies to you, wait for you to receive and sign documents, then wait for you to mail it back and follow the same procedure with other parties to the transaction.

How to contact Saunders Ralston Dantzler Real

At any time, you may contact us to change your email and contact information, request paper copies, or to indicate your change in consent to sign electronically hereafter.

Contact Name : Marvin Puryear
Email Address : mpuryear@srdcommercial.com
Phone Number :

Hardware and Software Requirements

The following are minimum hardware and software requirements to use the eSign Online electronic signature system.

Operating Systems: Windows® 10, Windows® 8, Windows® 7, Windows Vista®, Mac OS® X 10.6 and higher.

Browsers: Google Chrome® 36 and higher, Internet Explorer® 9.0 and higher, Mozilla Firefox® 31.0 and higher, Safari® 5.1.7 and higher.

Screen Resolution: 800 x 600 minimum

Security Settings: Allow per session cookies

PDF Reader: Acrobat® or similar software to view and print PDF files

Your Acknowledgment and Consent to use electronic signatures

To confirm to us that you can access this information electronically, which will be similar to other electronic documents that we will provide to you, please verify that you were able to read this electronic consumer disclosure and that you also were able to print on paper or electronically save this page for your future reference and access. Further, you consent to receiving notices and disclosures in electronic format on the terms and conditions described herein this consumer disclosure, please let us know by checking the ‘I agree with the above

Consumer Disclosure' box below.

By checking the 'I agree with the above Consumer Disclosure' box, I confirm that I can access and read this electronic consumer disclosure to consent to receipt of electronic documents, I can print on paper if I so choose, the disclosure and/or save to a place where I can print it for future reference and access, and until I notify Saunders Ralston Dantzler Real otherwise, I consent to receive from Saunders Ralston Dantzler Real electronic documents that are required to be provided or made available to me by Saunders Ralston Dantzler Real during the course of my relationship with Saunders Ralston Dantzler Real.

PROPERTY RECORD CARD

General Information

Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	1103908
Mailing Address:	GLADYS T BOSSERMAN TRUSTEE 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	09-22-26-1205-038-00000
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	HOOKS ST CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT, LAKE HIGHLANDS 28-22-26 THAT PART OF TRACT 38 SW OF FOLLOWING DESCRIBED LINE: FROM NW COR OF GREATER PINES PH 1 PB 34 PG 27-28, RUN S 0-27-55 W 1324.89 FT, S 89-38-58 W 1321 FT, S 89-51-48 W 1157.05 FT, N 40-21-04 E 1016.09 FT, N 0-08-56 W 682.94 FT TO POB, N 22-56-53 W 285.05 FT, N 52-52-41 W 448.74 FT TO N LINE OF S 1/2 OF SEC 28 & END OF DESCRIBED LINE--LESS R/W--PB 2 PG 28 ORB 1049 PG 2186 ORB 3057 PG 1898 ORB 3713 PG 54		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		9	AC	\$0.00	\$270,000.00

[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
3713 / 54	10/29/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00
3057 / 1898	1/4/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1050 / 213	3/1/1990	Warranty Deed	Qualified	Vacant	\$65,000.00
863 / 10	12/1/1985	Warranty Deed	Qualified	Vacant	\$32,500.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 CERTIFIED 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	\$270,000	\$270,000	\$270,000	5.07340	\$1,369.82
LAKE COUNTY MSTU AMBULANCE	\$270,000	\$270,000	\$270,000	0.46290	\$124.98
SCHOOL BOARD STATE	\$270,000	\$270,000	\$270,000	3.88500	\$1,048.95
SCHOOL BOARD LOCAL	\$270,000	\$270,000	\$270,000	2.99800	\$809.46
CITY OF CLERMONT	\$270,000	\$270,000	\$270,000	4.20610	\$1,135.65
ST JOHNS RIVER FL WATER MGMT DIST	\$270,000	\$270,000	\$270,000	0.24140	\$65.18
LAKE COUNTY VOTED DEBT SERVICE	\$270,000	\$270,000	\$270,000	0.11000	\$29.70
LAKE COUNTY WATER AUTHORITY	\$270,000	\$270,000	\$270,000	0.35570	\$96.04
SOUTH LAKE HOSPITAL DIST	\$270,000	\$270,000	\$270,000	0.00000	\$0.00
			Total:	17.3325	Total: \$4,679.78

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](#).

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Property data last updated on July 26, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	3801505
Mailing Address:	GLADYS T BOSSERMAN TRUSTEE 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	28-22-26-0003-000-00400
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	EXCALIBUR RD CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM NW COR OF GREATER PINES PH 1 PB 34 PG 27-28, RUN S 00DEG 27MIN 55SEC W 1324.89 FT, S 89DEG 38MIN 58SEC W 1321 FT, S 89DEG 51MIN 48SEC W 1157.05 FT, N 40DEG 21MIN 04SEC E 1016.09 FT, N 00DEG 08MIN 56SEC W 682.94 FT, N 22DEG 56MIN 53SEC W 139.12 FT FOR POB, CONT N 22DEG 56MIN 53SEC W 145.93 FT, N 52DEG 52MIN 41SEC W TO A PT ON E LINE OF TRACT 38 LAKE HIGHLANDS SUB IN SEC 28, S TO SE COR OF SAID TRACT 38, W ALONG S LINE OF TRACT 38 TO SW COR OF SAID TRACT 38, S 0-20-02 W 370.92 FT, N 89-40-40 E 756.46 FT TO W'LY R/W LINE OF STEVE'S RD, NW'LY ALONG SAID W'LY R/W LINE TO POB ORB 1049 PG 2186 ORB 3713 PG 54 ORB 3790 PG 1211		

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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		7.5	AC	\$0.00	\$225,000.00

[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
3790 / 1211	6/24/2009	Warranty Deed	Multi-Parcel	Vacant	\$100.00
3713 / 54	10/29/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00

2775 / 806 2/25/2005 Quit Claim Deed Unqualified Vacant \$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)**Values and Estimated Ad Valorem Taxes****Values shown below are 2020 CERTIFIED 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	\$225,000	\$196,181	\$196,181	5.07340	\$995.30
LAKE COUNTY MSTU AMBULANCE	\$225,000	\$196,181	\$196,181	0.46290	\$90.81
SCHOOL BOARD STATE	\$225,000	\$225,000	\$225,000	3.88500	\$874.13
SCHOOL BOARD LOCAL	\$225,000	\$225,000	\$225,000	2.99800	\$674.55
CITY OF CLERMONT	\$225,000	\$196,181	\$196,181	4.20610	\$825.16
ST JOHNS RIVER FL WATER MGMT DIST	\$225,000	\$196,181	\$196,181	0.24140	\$47.36
LAKE COUNTY VOTED DEBT SERVICE	\$225,000	\$196,181	\$196,181	0.11000	\$21.58
LAKE COUNTY WATER AUTHORITY	\$225,000	\$196,181	\$196,181	0.35570	\$69.78
SOUTH LAKE HOSPITAL DIST	\$225,000	\$196,181	\$196,181	0.00000	\$0.00
				Total:	Total:
				17.3325	\$3,598.67

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: **\$301.14**

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](#).

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Property data last updated on July 26, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	3815507
Mailing Address:	GLADYS T BOSSERMAN TRUSTEE 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	28-22-26-0003-000-00600
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	HOOKS ST CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM SE COR OF TRACT 51 OF SAID LAKE HIGHLANDS 28-22-26 NOW VACATED RUN N 00DEG 27MIN 55SEC E 1987.33 FT TO NE COR OF SAID TRACT 35 NOW VACATED, S 89DEG 48MIN 50SEC W 2064.20 FT FOR POB, CONT S 89DEG 48MIN 50SEC W 242.81 FT, S 52DEG 52MIN 41SEC E 448.74 FT, N 22DEG 56MIN 53SEC W 294.95 FT TO POB ORB 3057 PG 1898 ORB 3713 PG 54		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		0.79	AC	\$0.00	\$23,700.00

[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
3713 / 54	10/29/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00
3057 / 1898	1/4/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
2236 / 2376	11/18/2002	Warranty Deed	Qualified	Vacant	\$12,700.00

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

Values and Estimated Ad Valorem Taxes

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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	\$23,700	\$6,159	\$6,159	5.07340	\$31.25
LAKE COUNTY MSTU AMBULANCE	\$23,700	\$6,159	\$6,159	0.46290	\$2.85
SCHOOL BOARD STATE	\$23,700	\$23,700	\$23,700	3.88500	\$92.07
SCHOOL BOARD LOCAL	\$23,700	\$23,700	\$23,700	2.99800	\$71.05
CITY OF CLERMONT	\$23,700	\$6,159	\$6,159	4.20610	\$25.91
ST JOHNS RIVER FL WATER MGMT DIST	\$23,700	\$6,159	\$6,159	0.24140	\$1.49
LAKE COUNTY VOTED DEBT SERVICE	\$23,700	\$6,159	\$6,159	0.11000	\$0.68
LAKE COUNTY WATER AUTHORITY	\$23,700	\$6,159	\$6,159	0.35570	\$2.19
SOUTH LAKE HOSPITAL DIST	\$23,700	\$6,159	\$6,159	0.00000	\$0.00
				Total:	Total:
				17.3325	\$227.49

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: **\$183.29**

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](#).

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Property data last updated on July 26, 2020.

Site Notice



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

October 16, 2020

Mr. John Kruse, Planning Mgr.
City of Clermont
682 W. Montrose Street
Clermont, Florida 34712

Via Email

RE: Hooks Street Multi-Family – City of Clermont (Updated)
Adequate Public Facilities Determination (LCS APF33-2019)

Dear Mr. Kruse:

The School District has performed a second review of the above referenced development proposing an increase in the multifamily dwellings for a total of 204 units on approximately seventeen (17) acres. The subject property is located at the southwest corner of Hooks Street and Excalibur Road. This project is in close proximity to East Ridge Middle and High Schools.

The proposed development has the potential to generate approximately fifty-eight (58) students for the Lake County School system. Based on current school attendance zones, the schools impacted by the proposed residential project and their projected 5th year capacities are as follows:

- | | |
|--------------------------------------|----------------------|
| • Lost Lake Elementary School | 106% Capacity |
| • East Ridge Middle School | 66% Capacity |
| • East Ridge High School | 107% Capacity |

This project does exceed the level of service standards for the elementary and high school levels. Lake Point Academy, which is under construction, will provide relief at the elementary level. Additionally, the school district approved a south county boundary adjustment that may provide some relief at the elementary schools. The district continues to monitor the growth in South County to address high school capacities.

Please be aware that school concurrency review is required prior to final development order approval. Proportionate share mitigation may be required at that time.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Analysis



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools	
PROJECT NAME/CASE#	LCS APF33-2019 Revised	Hooks Street Multi-family
ITEM DESCRIPTION	Proposed 204 multi-family units/17+/- acres	
LOCATION	SWC Hooks Street and Excalibur Road	
AK's	3815507, 1103908, 3801505	

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
NEW DU IMPACT					204
STUDENT GENERATION	0.350	0.282	0.185	0	58
Elementary School	0.157	0.153	0.095	0	31
Middle School	0.079	0.061	0.044	0	12
High School	0.114	0.068	0.046	0	14

*Students generated may differ from distribution percentages due to rounding

CSA #10

Assigned Schools:

Lost Lake Elementary
East Ridge Middle
East Ridge High

Enrollment 2024-2025	Concurrency Capacity*	Projected Five Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
1,149	1,112	103%	1,180	106%	Yes
1,041	1,590	65%	1,053	66%	No
2,757	2,648	104%	2,771	105%	No

*Lake County School District Five-Year Plan, Fiscal Year 2020-2025

Please note that this is NOT a School Concurrency capacity reservation.

Please be aware that at time of school concurrency review that proportionate share mitigation may be required.
This review does not include already reserved capacities.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept.

Issue Date:

10/16/2020

LEGAL NOTICE

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

ORDINANCE NO. 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.

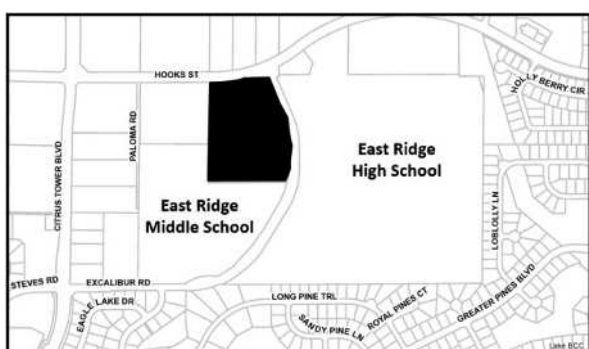
LOCATION:

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:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.



FROM: Urban Estate

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

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 23, 2021	
Agenda Item Name	
Ordinance No. 2021-002 <i>Final</i> <i>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 four (4) waivers to the Land Development Code. Staff can support the request for the PUD rezoning to allow development flexibility; however, staff cannot support three of the four 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), and the code allows a maximum impervious surface ratio up to 80 percent for commercial development. The National Pollutant Discharge Elimination System (NPDES) Stormwater Program indicates stormwater runoff is generated from rain that flows over land and impervious surfaces and does not soak into the ground, this 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 well-landscaped and attractive buffer 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. <i>The Planning and Zoning Commission voted 5-2 to recommend approval of Ordinance No. 2021-002.</i>	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Final Ford of Clermont PUD Staff Report	Final Ford of Clermont PUD 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 from C-2 General Commercial to Planned Unit Development (PUD).

SIZE OF PARCEL: 13 +/- acres

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 service dealership. The future land use is Commercial. The PUD zoning category is being requested to provide some development flexibility, which allows the ability to request waivers/variances to the Land Development Code, without a separate public hearing process.

The proposed remodel and expansion as designed will require four (4) waivers to the Land Development Code. Staff can support the request for PUD rezoning to allow development flexibility; however, Staff cannot support three of the four requested waivers to the Land Development Code.

WAIVERS/VARIANCES:

The applicant, as part of the proposed project, is requesting four 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) 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 be used for inventory and storage of vehicles and not for public parking.

Staff can support this waiver to the Code.

(4) 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 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 code allows a maximum 80% for commercial development. The National Pollutant Discharge Elimination System (NPDES) Stormwater Program indicates stormwater runoff generated from rain events that flow over land and impervious surfaces; and does not soak into the ground, 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 may be designed in a less intense manner to comply with 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 well-landscaped and attractive buffer 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.



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 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).
7. 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

8. 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.
9. 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

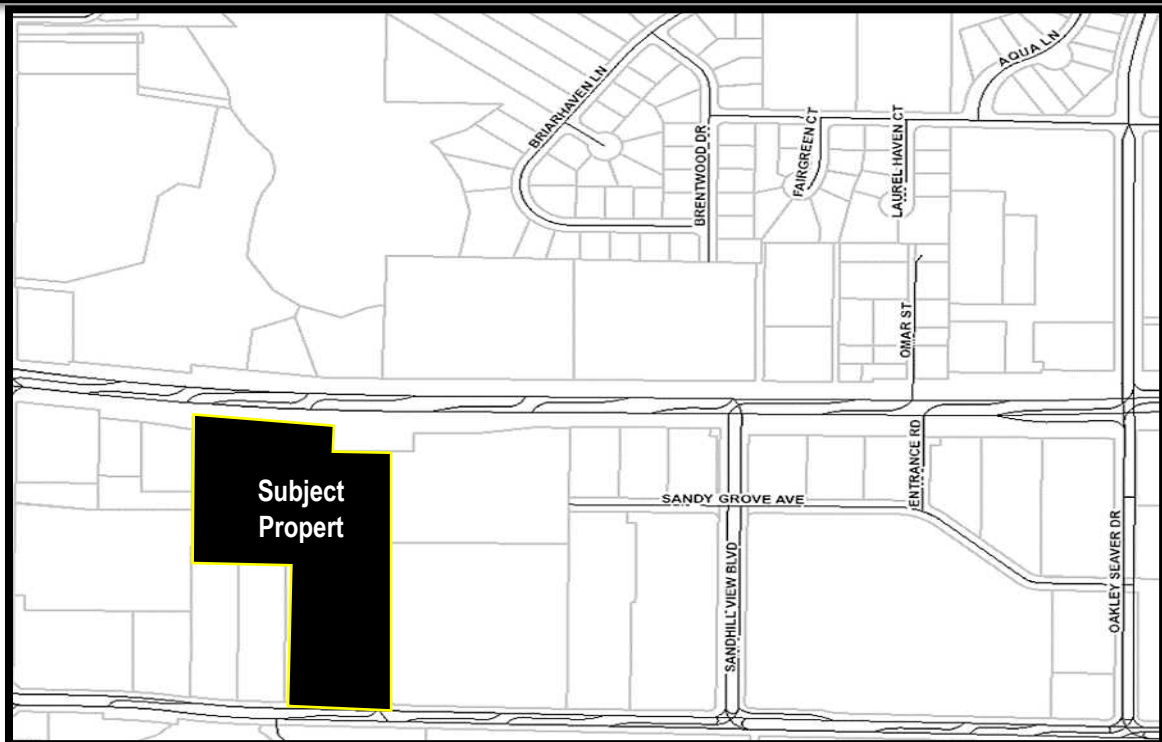
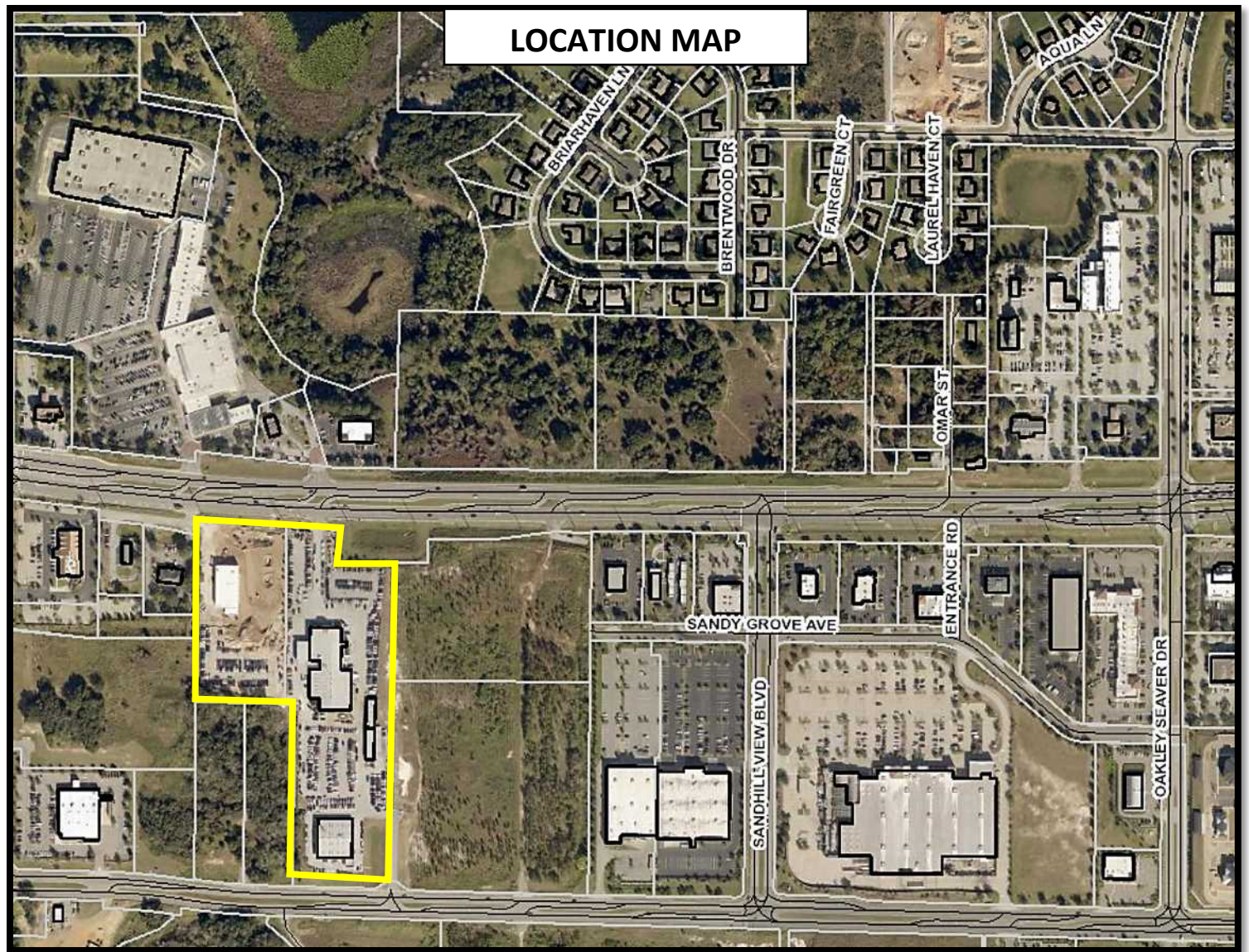
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney





Parcel 1:
ADJACENT TRACT:
Tract 23 and the East ½ of Tract 20, Section 30, Township 32 South, Range 26 East, according to the Plat of Property of Lake Superior Company, recorded in Plat Book 2, page 22, of the Public Records of Lake County, Florida.
Less that part:

[illegible]

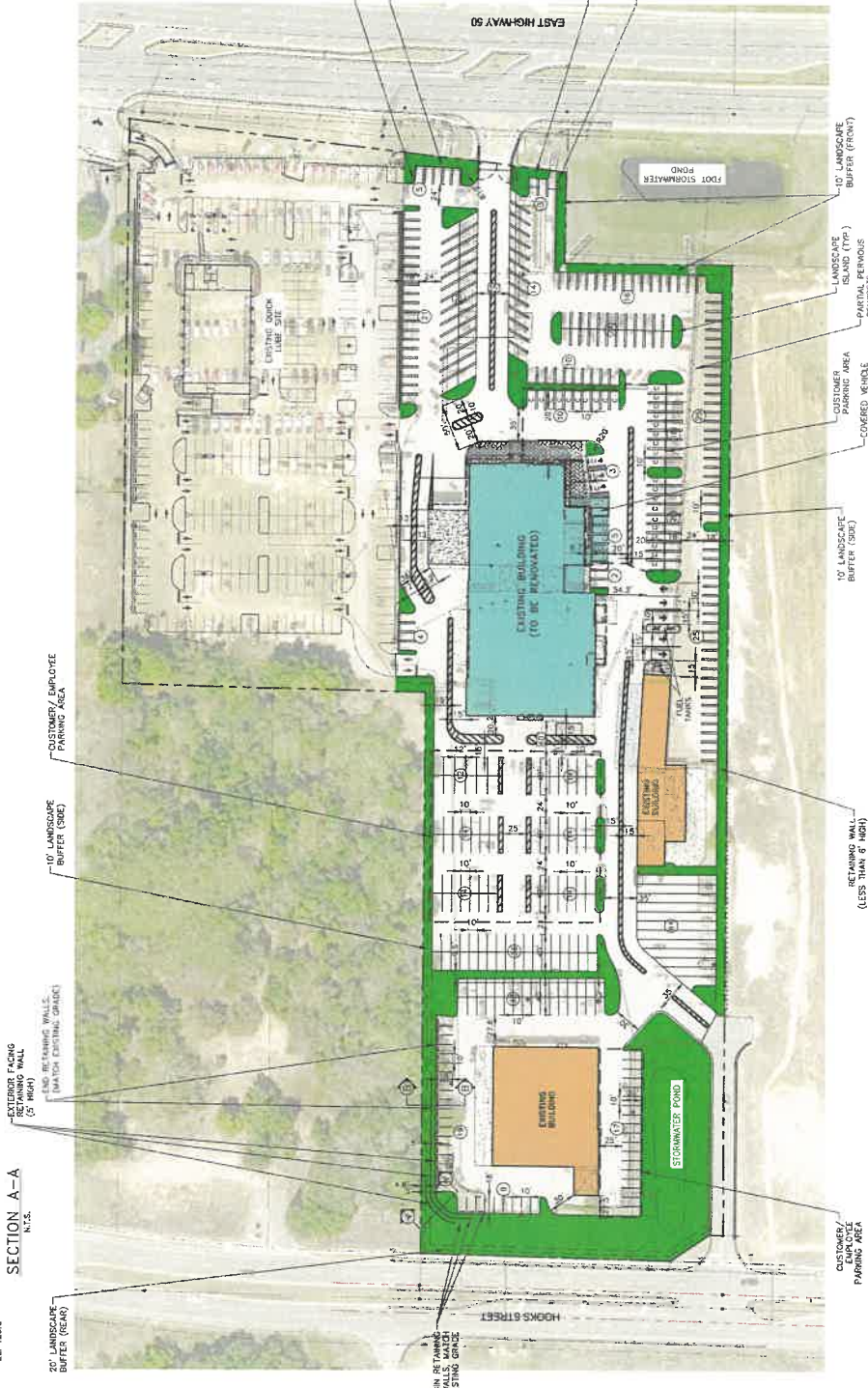
LESS AND EXCEPT:
 Lots and Sections 22 and 26, Section 27, Township 27 South, Range 26 East, Property at Loma Segadora
 Community as conveyed to Pinal Del Norte, Page 25, Public Records of Loma County, Fresno, California on Release
 of Title.

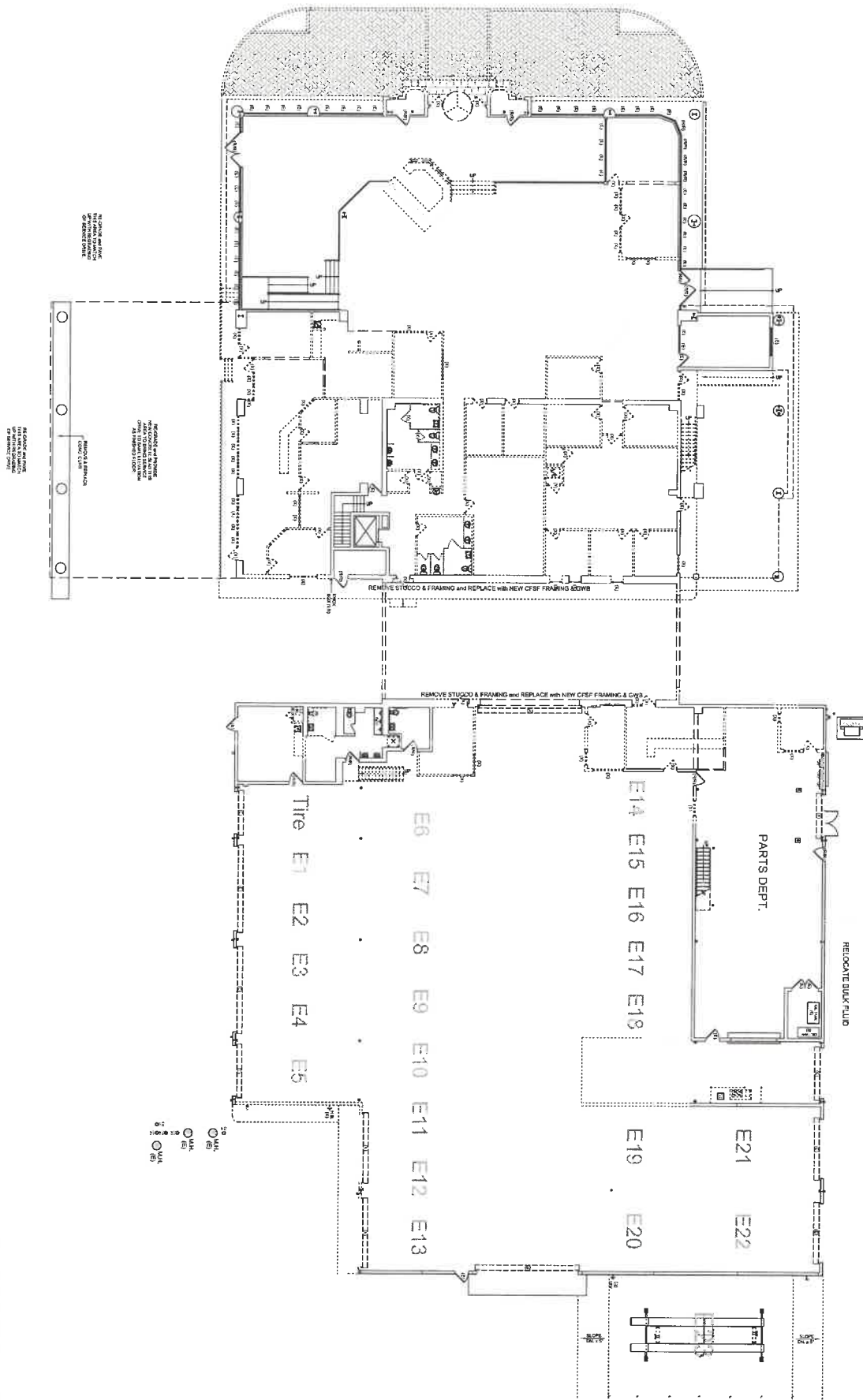
[illegible]

LEGAL DESCRIPTION CONTINUED:

[illegible]

Lyden: Monticello, Va.

[illegible][illegible][illegible]



1 EXIST'G/DEMO PLAN
 1/2" = 1'-0" AT 1/8" SCALE
 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.

1. All work shall be done in accordance with the specifications and standards of the building department. 2. All work shall be done in accordance with the specifications and standards of the building department. 3. All work shall be done in accordance with the specifications and standards of the building department.

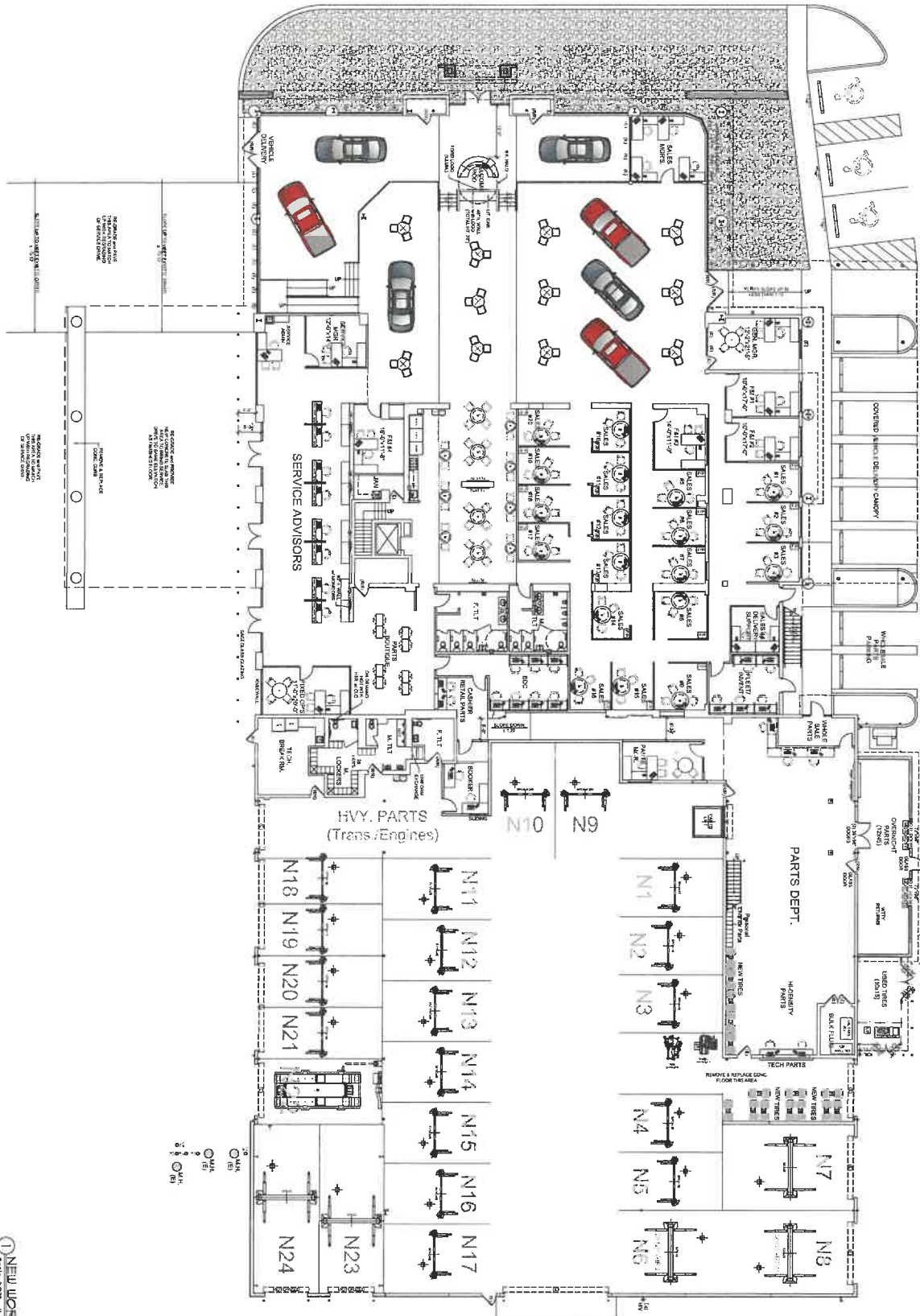
AO-1	SHEET TITLE
	1st FLOOR PLAN EXIST'G. / DEMO.
	DO NOT SCALE DRAWING - USE DIMENSIONS ONLY

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



DRAWN	RCR	REVISIONS
CHECKED	RCR	REMARKS
DATE	DATE	CONDITIONAL USE PERMIT
PROJECT NO.	1684.00	





NEW WORK PLAN
 1:12" = 1'-0" AT 17'-0"

THE DRAWINGS 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.

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



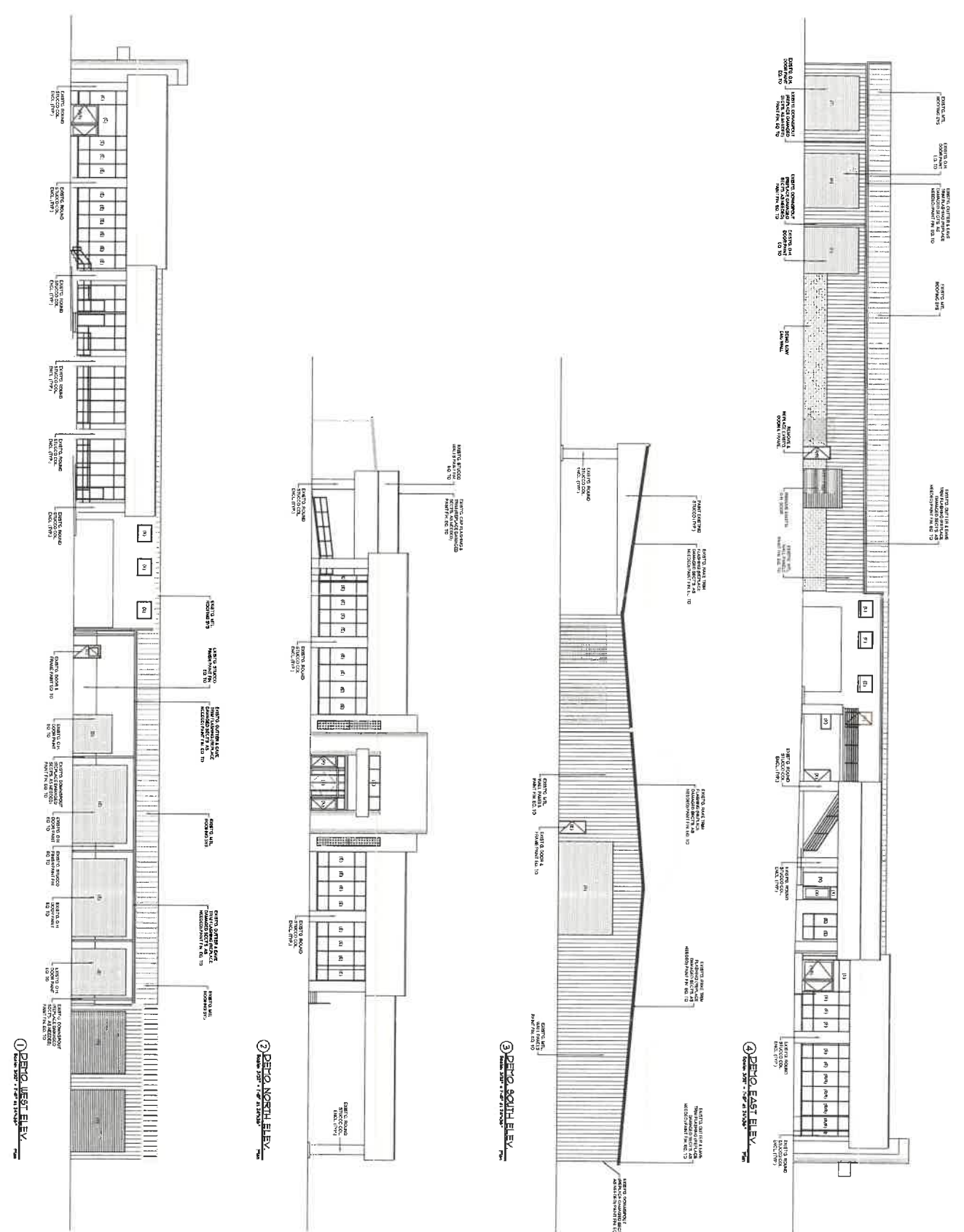
DRAWN	RCW
CHECKED	DATE
DATE	11/10/19
PROJECT NO.	1684.00

REVISIONS	REMARKS
DATE	07/02/20
CONDITIONAL USE PERMIT	



R. Walther
 Architect, P.A.





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.

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

Architect P.A.
 R. Wubben
 1101 State Road 50, East
 Clermont, Florida 34711
 Phone: 352-255-1101
 Fax: 352-255-1102
 Email: r.wubben@fordofclermont.com

A0-3

SHEET TITLE
 EXTERIOR ELEVATIONS
 (EXIST'G./DEMO.)

DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY

DRAWN		CHECKED		DATE		REVISIONS	
BY	DATE	BY	DATE	NO.	DATE	DESCRIPTION	REMARKS
RCW	07/24/20	RCW	07/24/20	1		CONCRETE USE PERMIT	
DATE	07/24/20	DATE	07/24/20				

PROJECT NO. 1684.00

Ford of Clermont

Architect P.A.

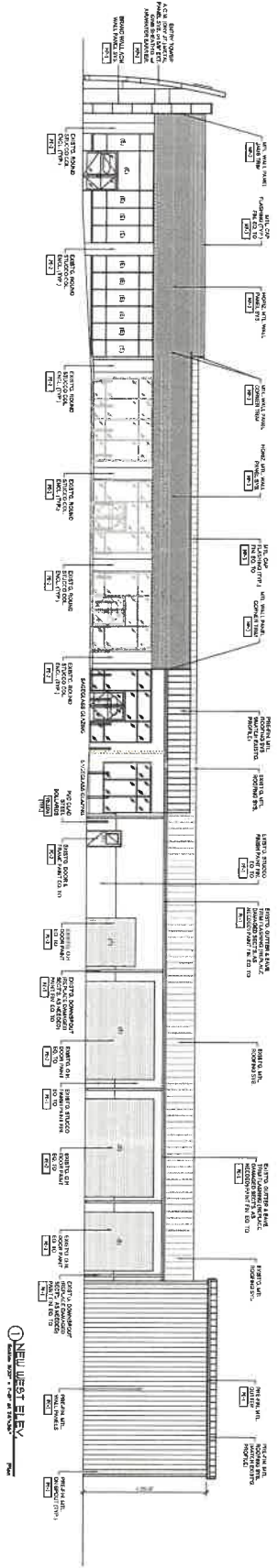
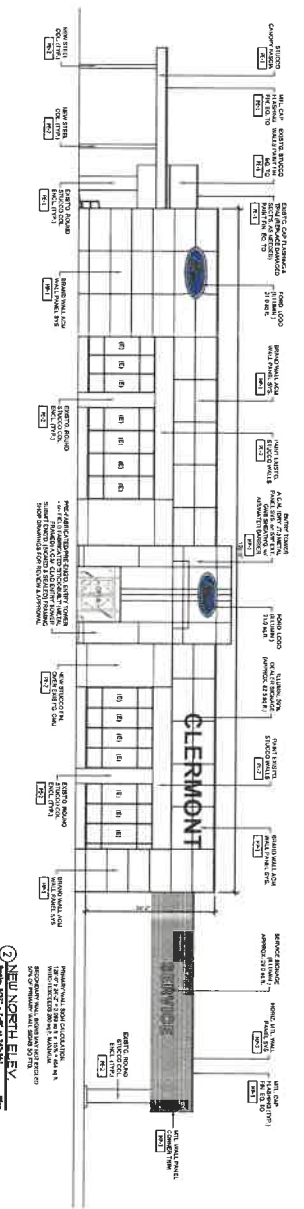
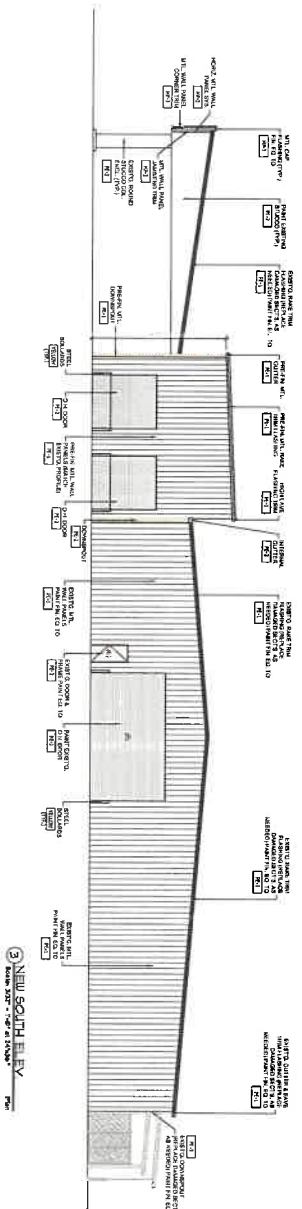
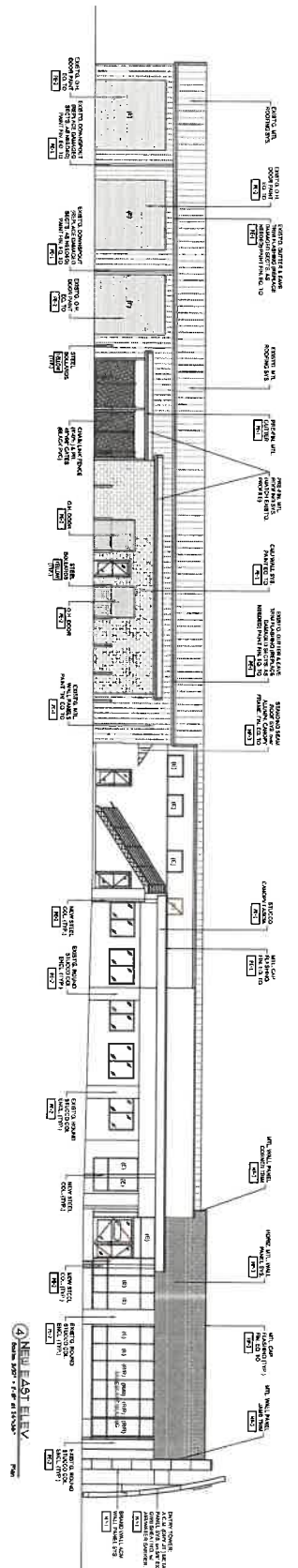
1101 State Road 50, East

Clermont, Florida 34711

Phone: 352-255-1101

Fax: 352-255-1102

Email: r.wubben@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 PERMIT



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 23, 2021		
Agenda Item Name		
Ordinance No. 2021-008 <i>Final</i> <i>Municipal Service Taxing Unit (MSTU)</i>		
Requested Action		
Request adoption of Ordinance No. 2021-008.		
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

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: 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