



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, April 13, 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

Chris Carmody - Legislative Update

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 for the minutes of the March 13, 2021 Workshop and the March 23, 2021 City Council Meeting.

Item No. 2 - Surplus Request

Consider declaring end of life inventory as surplus from Parks and Recreation, Fire, Police, Information Technology, and Public Services and dispose of in accordance with the Purchasing Policy.

Item No. 3 - Bid Award and Budget Amendment

Consider award to Johnson-Laux Construction, LLC. to provide construction of a new Public Works Operations Facility in the lump sum price of \$10,515,667. Consider approval of contingency fund in the amount of \$229,335. Consider Budget Amendment to the Water Impact Fund, Sanitation Fund, Infrastructure Fund and Capital Projects Fund in the amount of \$1,083,104.

Item No. 4 - Event and Open Container Request
Toucan Lake Days Customer Appreciation Event

Consider allowing Sea's Your Day Events LLC to have an open container area for their "Toucan Lake Days Customer Appreciation Event" event on May 22, 2021 at Waterfront Park.

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| Item No. 5 - Event and Open Container Request
<i>4th of July Red, White, & Boom</i> | Consider City event request and open container area at Waterfront Park between 3rd Street and 4th Street on July 4, 2021 from 5:00 PM to 9:30 PM. |
| Item No. 6 - Event and Road Closure Request
<i>Mega Food Truck</i> | Consider the Mega Food Truck Event with road closures June 19, 2021 from 2:00 p.m. to 11:00 p.m. |
| Item No. 7 - Event and Road Closure Request
<i>Clermont Harvest Festival</i> | Consider Clermont Downtown Partnership request to host annual "Harvest Festival" on October 30, 2021. |
| Item No. 8 - Event and Road Closure Request
<i>Candy Cane Lane and Gift Show</i> | Consider Clermont Downtown Partnership request to host the "Candy Cane Lane Craft and Gift Show" on November 13, 2021. |
| Item No. 9 - Special Events Review | City Council review of upcoming special events in April, May, June and July due to Covid-19. |
| Item No. 10 - Resolution No. 2021-022R | Consider adoption of the Lake County Multi-Jurisdictional Local Hazard Mitigation Strategy. |

UNFINISHED BUSINESS

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| Item No. 11 - Ordinance No. 2020-16 Table
<i>Hartwood Marsh Assisted Living Facility CPA</i> | The applicant has requested to table this item to April 27, 2021. |
| Item No. 12 - Ordinance No. 2020-17 Table
<i>Hartwood Marsh Assisted Living Facility</i> | The applicant has requested to table this item to April 27, 2021. |

NEW BUSINESS

- | | |
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| Item No. 13 - Variance Request
<i>13552 Pitanga Street</i> | Consider a rear yard setback that is less than the minimum requirements for the Planned Unit Development. |
| Item No. 14 - Variance Request
<i>1605 Oak Hollow Road</i> | Consider a rear yard setback less than the minimum requirements for the special accessory structures setbacks. |
| Item No. 15 - Variance Request
<i>2534 Stargrass Circle</i> | Consider a reduced rear yard setback of 16 feet instead of 20 feet for the installation of an insulated solid roof over an existing patio in the Highland Ranch Esplanade 55+ Subdivision. |

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| Item No. 16 - Selection of Executive Search Firm | Consider contract approval to assist with the selection of a new City Manager. |
| Item No. 17 - Ordinance No. 2021-010
<i>Introduction</i>
<i>Graff Building Rezoning</i> | Consider rezoning from Central Business District (CBD) to Planned Unit Development (PUD) for a Mixed-use Residential and Office project located at 872 West Minneola Avenue. |
| Item No. 18 - Ordinance No. 2021-013
<i>Introduction</i>
<i>Disston Duplexes PUD Rezoning</i> | Consider rezoning from R-3 Residential, C-1 Light Commercial and C-2 General Commercial to a Planned Unit Development (PUD) for vacant parcels located at the corner of Disston Avenue and Almond Street. |

ADJOURN

Public Notice

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

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

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

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

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

City of Clermont
MINUTES
COUNCIL WORKSHOP
March 16, 2021

The Clermont City Council met at a workshop on Tuesday, March 16, 2021, in the Clermont Community Center. Mayor Murry opened the workshop at 6:30pm with the following Council Members present: Pines, Entsuah, Purvis, and Bates.

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

OPENING STATEMENTS

Interim City Manager Dauderis stated that there was a change to the agenda and a revised agenda had been provided to the Council and the Public. The discussion on multi-family housing was being tabled until a later date.

1. Wellness Way

Sean Parks, Lake County BOCC Chair – Chairman Parks provided encouraging and positive sentiments for the Council as they are addressing growth management which is a difficult process to manager. He said that approach taken for Wellness Way veers away from the current development pattern in Clermont and Central Florida. He feels that the current development plan is unsustainable as developers will take the path of least resistance and carve out little pieces of land at a time. This method is dangerous because twenty (20) years from now all of the little pieces will result in a big problem. Wellness Way is planned in such a way as to garner the most value per acre. It is being designed for Gen Z and Millennials where it will be based on experience and interactivity.

He continued that Wellness Way will have a density cap of 16,000 to 18,000 units. The development will have a high standard with regards to design, walkability, landscaping and other things. He informed the Council that developers will be required to pay for all the roads.

Chairman Parks admitted that the plan is not perfect and the County is always open to suggestion.

Brandon Matulka, Agency for Economic Prosperity, Lake County – Mr. Matulka presented a PowerPoint presentation. The Wellness Way area is 15,500 acres in size with 12,000 net buildable acres and 3,000 acres of Conserv II acres. Mr. Matulka highlighted the background and need for Wellness Way. He gave an overview of the goals and objectives such as:

- Coordinated development
- Job generation
- Environmental protection
- Balancing land owner rights with planned growth strategies
- Recreational opportunities

Mr. Matulka stated that the City of Clermont and Lake County developed an agreement for a cost shared consultant which is Levey Consulting, LLC.

Richard Levey, Levey Consulting, LLC – Presented the Wellness Way Implementation Plan via PowerPoint presentation. Mr. Levey gave a review of the process used to develop the plan thus far including:

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1. Stakeholder Process
2. Deliverables: Implementation, Design Guidelines, Comprehensive Plan Amendment
3. Next Steps

Regarding implementation, Mr. Levey highlighted the following areas:

1. Schools – The area will have at least two schools. The planning team has worked with the school district to deliver schools in a timely fashion. This means that the schools will be developed not after things are built, but while things are being built.
2. Water/Wastewater and Reclaimed Water Utility Extensions.
3. Public Safety Framework – Opportunities exist to partner with the County based on a site in the Olympus development.
4. Technology/Telecom – the ability to deliver high speed consistent internet will make or break this plan.
5. Economic Development Strategy – development needs to focus on home based employment. The demand for office space in the suburban space is changing rapidly. A lot of jobs that used to require onsite attendance, are not the same anymore.
6. Transportation – the Lake/Orange connector is an important key to the success of the development plan. Brokers who attended sessions with the plan creators stated that if Wellness Way can deliver the interchange at the time of the expressway opening, it will be the premium destination hub for logistics in Florida.

Regarding design standards, Mr. Levey highlighted the following points:

1. Form and Design
2. Connectivity
3. Lot Development Standards
4. Road Networks – Local government cannot push traffic out to US27 to travel. People living in the Wellness Way area need a way to get east and west.
5. Robust Trail Network – Embedded in the neighborhoods will be paths. They are working from a philosophical ideal that the trails need to start at the garage, inside the neighborhood.
6. Preservation of the Clay Road.
7. Open Space and Parks – No changes to adopted open space standards, but substantial increase to parks design and standards. These would be Community Development District or Home Owner Association parks.
8. Landscape and Natural Resources – No changes.
9. Public Facilities and Utilities – No changes.

Regarding a comprehensive plan amendment, Mr. Levey highlighted the following points:

1. Asking that the county plan amendment be revised for the City so that there will be parallel land use guidelines.

Council Member Bates thanked Mr. Levey for his work. He asked what the time frame for the County was for adoption. Mr. Levey said that the County Planning & Zoning Board would be hearing it for approval in about 60 to 90 days.

Council Member Purvis asked about annexation to the south. Mr. Levey said that there is an ISBA agreement in place to allow for non-contiguous annexation.

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City Attorney Mantzaris reminded the Council that any annexation is tied to ability to serve an area with utilities. Council Member Purvis is concerned about an entity moving in like Utilities Inc. did in the Legends area.

Council Member Entsuaah thanked Mr. Levey. He stated that he is impressed with the presentation, and that it is a mammoth of a project. He is cautiously optimistic.

2. Parking

Interim City Manager Dauderis informed Council this item is being brought forward to talk about the parking garage future project and also the more immediate needs for parking downtown.

James Maiworm, Public Services Assistant Director – Mr. Maiworm gave an update on the parking garage project based on the direction received from the Council over time, especially from the prior month workshop. He provided an overview of their post-workshop progress. They contacted a consulting firm to create a hypothetical site plan, garage layout and to provide construction estimates. He reviewed the prospective locations including the post office. He concluded by asking the Council for direction about which site the Council would like to see studied.

Council Member Purvis asked about the number of spots at the old Elks Lodge. Mr. Maiworm said that area has about 100 spots. Council Member Purvis suggested the City should not look at a property that yields less than 100 spots. Mr. Maiworm informed the Council that it would cost about \$8,000 per site to do a review.

Council Member Bates asked if Mr. Maiworm had spoken to other municipalities that have garages. Mr. Maiworm said he came from a community where he oversaw five (5) parking garages and has a lot of experience in this area. Mr. Maiworm informed the Council that each garage is unique with their own management, challenges and conditions.

Interim City Manager Dauderis asked if the Council is still looking at the four (4) sites and the post office. Council Member Purvis said that staff should have conversations with the post office after the property changes hands.

Mayor Murry asked about the residential parcel adjoining the post office. Mr. Maiworm said that staff always envisioned the two parcels working in tandem.

Interim City Manager Dauderis restated that the cost is \$8,000 per site, so this is the time for the Council to narrow their selections, if they so desire. Council Member Purvis stated that he feels that they should only spend the money on the post office site, if the whole block is available. The Council concurred.

The Council discussed the possibility of studying City Hall. Council Members Pines and Entsuaah supported studying the City Hall site. Council Members Purvis and Mayor Murry were opposed.

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Development Services Director Curt Henschel informed Council that the space where the old library was located could be used for the garage at City Hall.

Councilmember Bates asked what the scope of work for the consultant would be. Mr. Maiworm said that for the \$8,000 review, the consultant would design and analyze each site. They would then provide estimated construction costs and a spot yield study to the Council.

The Mayor opened the floor to the public.

Lee Harvey, 790 W. Minneola, Clermont – Representing Sun creek Brewery. Encouraged more parking downtown. Recommended temporary improvements to Dehoyas property.

Angie Langley, PO Box 12544, Clermont – Asked which three properties the Council was considering. Recommend keeping the City Hall site on the review list.

Vincent Niemiec, Regency Hills, Clermont – Asked questions about the City Hall site.

Council Member Purvis asked about the dimensions of the garage on the City Hall site. Mr. Maiworm stated the site is 2.5 acres, but City Hall is part of that. It would have to be a more narrow building, but that is why the City can have the consultant examine the site.

Seeing no further comments, the floor was closed.

The Council reconfirmed that it would like the consultant to review the following site locations: 7th and Minneola, 7th and Osceola, 8th and Minneola and City Hall.

Switching topics, the Mr. Maiworm talked about the City's proposed actions due to the 7th & Minneola parking lot lease termination which will be effective April 26. The restoration cost is \$3,500. To make up the parking, there is an opportunity to enhance the parking at 7th & Osceola. The estimated cost is \$40,000 - \$80,000 for the temporary improvements.

Council Member Pines asked if the property owner is willing to allow improvements. Mr. Maiworm was unsure, but the owner had been okay with some minor improvements in the past.

Interim City Manager Dauderis informed the Council that the lease contract specifies that the City is allowed to make adjustments to comply with the Americans with Disability Act (ADA).

City Attorney Mantzaris reminded the Council that there is only a 180 termination provision, so he cautioned them about contributing resources to a property the City could lose after only six (6) months.

Interim City Manager Dauderis informed the Council that a late afternoon conversation that day with the owner of the 7th & Minneola may present an opportunity where the lease agreement is not terminated.

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Mayor Murry said he spent all day Saturday downtown and said that the parking lot at 7th and Osceola had a few cars, but the 7th and Minneola was packed.

Mr. Maiworm told the Council that an opportunity had come up to sign an agreement for space at 8th and Minneola. Councilmember Pines felt that the City should also move forward with pursuing a lease agreement at 8th and Minneola.

The Council opened the floor for Jayson Stringfellow to address the Council.

Jayson Stringfellow, West Lakeshore Drive – Mr. Stringfellow stated that a dialog was started late that day, but there are some significant things that need to be discussed. There a lot of unanswered questions.

The Council closed the floor.

Councilmember Bates asked how long the shutdown for streetscaping would affect the parking. Mr. Maiworm stated that there is another option to open the 7th and Minneola parking lot, if the termination is delayed.

The Council asked Interim City Manager Dauderis to work with Jayson Stringfellow for 7th and Minneola solution.

The Council asked Interim City Manager Dauderis to work to acquire a lease agreement for 8th and Minneola.

Council asked staff to look at further improving the Dehoyas property, especially concerning signage.

Council Member Purvis asked if they should look at authorizing the \$40,000 - \$80,000. City Attorney Mantzaris reminded the Council that the agreement is only a six (6) month lease. Mr. Maiworm said that that cost estimate is a bigger picture, and Public Works could do some piece meal items that would cost less.

Council Member Purvis asked if the City made improvements, would that activate ADA requirements. Mr. Maiworm said it could and that the issue would need to be researched.

3. Other

Lake Minneola Waterfront Property

Barbara Hollerand, City Business Liaison, presented the staff analysis via a PowerPoint presentation on acquiring the lakefront property. She highlighted reasons why it is important to purchase additional properties along the lake shore. Ms. Hollerand explained that grants could be used to offset the cost.

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The Council discussed that it was important to not offer more than appraised value, but it is important to acquire property along the lake shore.

City Attorney Mantzaris added that paying more than appraised value could jeopardize a grant application.

VP Development

City Attorney Mantzaris provided an update on the issue with VP Development. He informed the Council that the City is moving forward with an agreement that would preserve the status quo for six (6) months with a possible extension. The City will allow VP Development to use the building as they are, and VP Development would in turn hold the City harmless, if something was to occur. He added that the City is still participating in discussions that would allow for an agreement with all parties involved.

The Council thanked staff for their work on this issue, but stated that at the end of the six (6) months they would like this to come to the Council for a decision.

Follow-up Barbed Wire

Interim City Manager Dauderis provided additional information to the Council on a public comment received at the last City Council meeting.

Council Member Entsuaah stated that he feels the code needs to be clarified overall in order for better understanding.

Council Member Pines asked if the Council is willing to change the code for every individual. She believes that it should not be done. She does not believe this is a code issue, but more a law enforcement issue. Council Member Purvis and Mayor Murry agreed.

Council gave a consensus that this does not need to come up at a workshop. Council Member Entsuaah restated that he wants to see a workshop on recodification of the entire code.

Closing Comments

Mayor Murry got a complaint about trash along 561 over by 12th Street and graffiti under the bridge. There is also complaints of underage drinking.

He also received a complaint about trash on US27 by Kings Ridge, but when he drove by he could not find any.

Mayor Murry asked that the City Manager investigate the placement of a fountain on East Lake.

Council Member Purvis asked to reactivate the charter committee to address term limits. Council also discussed districts, but most members were against it. City Attorney Mantzaris clarified that the Council can change the charter without a charter committee.

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Adjourn: The workshop concluded at 8:00 pm with no further comments.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

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The City Council met in a regular meeting on Tuesday, March 23, 2021 in the Clermont Community Center. 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 Deputy City Clerk Lueth.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Chris Walker, Clermont Cathedral, gave the invocation followed by the Pledge of Allegience.

PROCLAMATIONS

Florida Bicycle Month

Deputy City Clerk read the proclamation aloud. Fred Sommer of Sommer Sports accepted the proclamation. Mayor Murry informed the public the City had received an award from the FDOT for bicycles as well.

PUBLIC COMMENTS

Vincent Niemiec, 2569 Barrister Drive, Clermont – Asked if a request to table has ever been denied. At the direction of the Council, City Attorney Mantzaris replied that he does not recall one happening, but it is possible that a Council could deny a request to table.

Randy Everdeen, Woodward Court, Clermont – Sommer Sports Event. Asked the Council to continue to supporting athletics in Clermont. Congratulated the City on the success of the triathlon that past weekend.

REPORTS

INTERIM CITY MANAGER REPORT

Interim City Manager Dauderis informed the Council about a changes to the agenda. She also informed the Council that the City had made an offer on the Campbell property.

Interim City Manager Dauderis asked the Council for discussion on the City Council's meeting location. The current capacity of the City Center is 285 with 100 chairs. The Council Chambers has a capacity of 131 with 55 chairs. She provided attendance counts from recent meetings.

Council Member Bates stated his desire to return to the Chambers. The rest of the Council concurred.

Hearing the desire of the Council, Interim City Manager Dauderis stated the next meeting would be in the City Council Chambers, and shields would be installed between the Council Members to ensure social distancing.

Interim City Manager Dauderis provided an update on parking downtown. The City is working to extend the lease for the lot at 7th and Minneola until May 25th with some conditions. Regarding the 8th and Minneola lot, city staff is expecting an agreement to be forthcoming. Also, City staff is working on the plan to improve the 7th and Osceola lot by adding a staircase by Suncreek Brewery for approximately \$10,000.

Council Member Purvis asked if the staircase would be ADA compliant. Interim City Manager Dauderis replied that the staircase would not be ADA compliant, but added that the City is not required to be ADA compliant on temporary structures.

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Finally, Interim City Manager Dauderis informed Council the City is moving forward with the parking studies. Council Member Purvis asked how the studies were being funded. Interim City Manager Dauderis said the Community Redevelopment Agency (CRA) dollars could be used to fund the studies.

CITY ATTORNEY REPORT

City Attorney Mantzaris

- House Bill 266 Update. Language is being added to the bill to clarify home based businesses. This will allow for a partial exemption to the state. However, the bill sponsor added the language back in via a late filed amendment. Under the current language, the City would still be allowed to regulate some types of business.
- House Bill 219 Update. The short term rental bill was not voted on at the last committee. The bill is not moving currently.
- City Manager Search Update. The City's Procurement put out a bid and responses were received. Upon staff review, there was a concern that certain players did not submit proposals. The decision was to ask permission of the Council to engage in direct negotiation which is allowed under the City's Procurement Policy. The proposal is that two (2) weeks from tonight there will be a Council Workshop. Applicants can give short presentations on their proposals that would be heard directly by the City Council.

Regarding the City Manager Search. The Council consented to entering into direct negotiation and a workshop was scheduled for April 6, 2021 at 6:30PM.

CITY COUNCIL REPORT

Council Member Bates

- Winter Garden Update. Attended the Winter Garden Commission meeting. The ordinance was tabled for two (2) weeks. If negotiations are progressing they will consider tabling for another two (2) weeks.

Council Member Purvis

- Thanked the Clermont Paramedics, Fire and Public Safety as well as the County level staff for all the work done on vaccinations.

Council Member Entsuah

- Happy to join the Tourism Development Council.
- Asked that the Hanks family be in the community mind.

Council Member Pines

- Thanked Council Member Bates for his work on the Winter Garden issue.

Mayor Murry

- Signed letters of opposition for the three legislative bills presented by the City Attorney.
- Congratulated Sommer Sports on a good event.
- Easter baskets will be available at Clermont Elementary 10:00-12:00 on Saturday at 4pm.
- Food Drop-off at Family Christian Center on Saturday at 10:00am.

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LAKE COUNTY UPDATE

The following report was heard out of order and was heard after Public Comments.

Sean Parks, Lake County Board Chairman – Chairman Parks presented an update on recent actions of the of the Board of County Commissioners. He announced that the Lake County BOCC accepted the appointment of Council Member Entsuah to the Tourism Development Council, and that the Roadway Funding agreement for Wellness Way and the alignment was approved by the County Commission; the extension of Hancock South was also approved.

Hancock Road north of Hartwood Marsh is currently being studied. The study is being done primarily internally by county staff. The study will examine the feasibility of widening the road. Council Member Purvis asked when the study would be made available. Chairman Parks said he did not know, but would make it available to the Council when it is made available to him.

Chairman Parks told the Council that the Winter Garden road issue is being pushed out, but talks seem to be positive and moving in the right direction.

Mayor Murry asked about Hooks Street east of Hancock. Chairman Parks said there is nothing new, but it is on an upcoming agenda. He asked that a representative of the Council attend the Commission meeting.

Mayor Murry asked about vaccinations and if Lake County has dropped the age limit. Chairman Parks said that the Governor sets the age limit. He informed the Council that Lake County is one of the highest vaccinated and has one of the lowest contaminated populations. Compared to Orange County, Lake County is able to equal their output with far less resources.

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.

Item No. 1 – Minutes Approval

Consider approval of the minutes from February 23, 2021 and March 9, 2021 regular City Council meetings.

Item No. 2 – Event Request

PIG ON THE POND

Consider event to be held October 15, 16, and 17 for open container in approved area, fee waiver, signage, fireworks, staff assistance, and trail and boat ramp closure.

Item No. 3 – Event & Open Container Request

TASTE OF SOUTH LAKE

Consider allowing the South Lake Chamber of Commerce to have an open container event on November 4, 2021 at Waterfront Park.

Item No. 4 – Utility Agreement

Consider agreement request for 600 gallons of water per day for a self-storage facility located in unincorporated Lake County and within the City's JPA area.

Item No. 5 – Resolution No. 2021-016R

Consider Fiscal Year 2021 Budget Amendment

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Item No. 6 – Resolution No. 2021-017R

Consider Resolution to amend, restate, and readopt the Employment Policies Manual.

MOTION TO APPROVE the consent agenda for March 23, 2021 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously will all members present voicing aye.

UNFINISHED BUSINESS

Item No. 7 – Ordinance No. 2021-004 *FINAL – Hooks Street Offices Annexation*

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

Deputy City Clerk Lueth read Ordinance 2021-004, 005, 006 into the record. City Planner John Kruse presented all in one presentation.

Regarding the annexation, Planner Kruse showed a map of the boundaries and showed how it was contiguous to current boundaries.

Regarding the CPA, Planner Kruse said that the applicant is asking for a change from Lake County Commercial to Clermont Commercial. Staff supports the change since it meets the requirements, and does not conflict with the current comprehensive plan. The Planning & Zoning Board voted 5-2 for approval.

Regarding the rezoning, Planner Kruse said the applicant is asking for a zoning assignment of C2 for commercial development. The applicant has not asked for any variances for construction of the project. The surrounding properties are zoned C2 General Commercial. Planner Kruse also showed a conceptual plan of the site with two one story buildings. Staff has reviewed the application and has determined that the proposed use is consistent with the planning for the surrounding area. Staff recommends approval. The Planning & Zoning Board voted 5-2 for approval.

Christopher Germana, Germana and Associates – *Applicant Representative*. The applicant does not want to do residential. The project is currently zoned Lake County R6. The developer would like to do a medical office site. No variance requests are anticipated as they are going to work with the topography as is with the cut and fill.

Mayor Murry opened the floor for comments from the public.

Dani Page, Tuscany Ridge – Concerns about vacant offices currently available on Hooks. Does not want more empty buildings on Hooks Street.

Vincent Niemiec, 4569 Barrister Drive, Clermont – Concerns about differences in stories received from the applicant at the Planning & Zoning Board.

Seeing no further comments, Mayor Murry closed the floor.

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Amit Pandey, Orlando - *Applicant*. Mr. Amit stated he was available for questions.

Council Member Entsuh asked if both offices were going to be medical. Mr. Pandey said that they are a family practice and one building would be medical and the other one is unknown at this time. They are currently renting, but would like to own.

Council Member Purvis asked if the applicant could tell their history of developing spaces. Mr. Pandey said they have about 7,000 square feet in Davenport with the rest occupied by labs. They have several thousand feet in Poinciana. They are working on a space in Winter Garden which is already full either of themselves or specialists. They have 15,000 sq. ft. in Four Corners.

Council Member Purvis asked if the non-applicant occupied space is leased up. Mr. Pandey said yes. Council Member Purvis has concerns about a saturation of the local market with medical purposes. He asked the City Attorney if there was a way the Council could control development so that there were less empty spaces. City Attorney Mantzaris stated that for the case before them there is no way for the Council to act as they are not coming in as a PUD nor are they seeking any variances.

Council Member Bates said that this is an ideal project, but he understands Council Member Purvis's concern. Mayor Murry agreed.

Council Member Pines said that this applicant should not be penalized for the inaction of another developer.

MOTION TO APPROVE and adopt Ordinance No. 2021-004 annexing the property into the City of Clermont made by Council Member Bates. Seconded by Council Member Pines. Passed 5-0 on roll call vote will all members present voting aye.

Item No. 8 – Ordinance No. 2021-005 *FINAL – Hooks Street Offices CPA*

AN ORDINANCE 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 FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

MOTION TO APPROVE and adopt Ordinance No. 2021-005 granting the comprehensive plan amendment made by Council Member Bates. Seconded by Council Member Entsuh. Passed 5-0 on roll call vote will all members present voting aye.

City of Clermont
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Item No. 9 – Ordinance No. 2021-006 *FINAL – Hooks Street Offices Rezoning*

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

MOTION TO APPROVE and adopt Ordinance No. 2021-005 granting the comprehensive plan amendment made by Council Member Bates. Seconded by Council Member Entsuaah. Passed 5-0 on roll call vote with all members present voting aye.

Item No. 10 – Ordinance No. 2021-007 *FINAL - WITHDRAWN*

Item No. 11 – Ordinance No. 2021-009 *FINAL – Victory Pointe CPA*

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

Deputy City Clerk Lueth read the legal title for Ordinances 2021-009 and 2021-011 into the record.

Development Services Director Henschel made a short staff presentation. He explained that this is an applicant initiated request with the City being the applicant. The intent of this ordinance is to clean up the map.

Regarding both the Comprehensive Plan Amendment and Rezoning, staff recommends approval, and the Planning & Zoning Board P&Z recommends approval.

Mayor Murry opened the floor for comments from the public; seeing no public come forth the floor was again closed.

Council Member Bates asked if the part south of Minneola Ave was included. Director Henschel said yes. Council Member Bates asked if the Sprinkles property was included. Director Henschel said no.

Council Member Entsuaah asked what cleaning up the map means. Director Henschel explained that the parcels had a mixture of zoning designations including commercial. He also added that by designating this as park land, it will help the City later on when applying for grants.

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MOTION TO APPROVE and adopt Ordinances 2021-009 made by Council Member Bates. Seconded by Council Member Pines. Passed 5-0 on roll call vote with all members present voting aye.

Item No. 12 – Ordinance No. 2021-011 FINAL – Victory Pointe Rezoning

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

MOTION TO APPROVE and adopt Ordinances 2021-011 made by Council Member Bates. Seconded by Council Member Purvis. Passed 5-0 on roll call vote with all members present voting aye.

Item No. 13 – Ordinance No. 2021-012 FINAL – Pension Plans Restatement

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, REPEALING ORDINANCE 304-C; AMENDING SECTION 46-21; AMENDING SECTION 46-23 TO ADD AN AMENDED AND RESTATED PLAN DOCUMENT FOR THE CITY OF CLERMONT POLICE OFFICERS' RETIREMENT PLAN; AMENDING SECTION 46-24 TO ADD AN AMENDED AND RESTATED PLAN DOCUMENT FOR THE CITY OF CLERMONT FIREFIGHTERS' RETIREMENT PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Deputy City Clerk Lueth read the legal title into the record. Finance Director Pam Brosonski informed the Council that there were some updates to the document exhibits since the introduction and explained the changes to the Council.

As part of the overall presentation, Director Brosonski stated that the biggest improvement to the plan is the DROP option, which is not included in the original document adopted from the Florida League of Cities. The actuarial analysis says there are no additional financial obligations to the City by offering this benefit. The second update was that Share Plans have been added as an option to the plan. The final update is the adoption of October 1 as the overtime limit; this is to bring the plan into compliance with the state mandate.

Director Brosonski also informed the Council that the Firefighter Plan now includes new state mandate language for cancer.

Mayor Murry opened the floor for comments from the public; seeing no comments, the floor was closed.

Council Member Purvis shared that he sat on the Fire Pension Board in the past, and a lot of thought and activity has gone into the update of this plan.

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He commends staff for working with the union and union representatives. It was difficult to understand the actuarial numbers at times, but since he has not received any complaints, he is in full support.

MOTION TO APPROVE and adopt Ordinance No. 2021-012 made by Council Member Bates. Seconded by Council Member Purvis. Passed 5-0 on roll call vote with all members present voting aye.

NEW BUSINESS

Item No. 14 – Resolution No. 2021-014R – *Green Horizons Academy*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE SCHOOL IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

The legal title was not read into the record.

City Planner Kruse made the staff presentation. He informed Council the school is for students with intellectual difficulties. The students will be transported by the parents with no busing, and, no pick up or drop-off line will be allowed. After school options will be till offered until 4:00pm. City staff has reviewed the application and finds that it meets the requirements for a Conditional Use Permit. Staff recommends approval.

Naisha and Eric Delgado – *Applicants*. Made themselves available for questions.

Mayor Murry opened the floor for comments from the public.

Dani Page, Tuscany Ridge – Supports the idea. Special needs children need the attention they are not getting in public schools.

Vincent Niemiec, 2569 Barrister Drive, Clermont – Wanted to the Council to know that the Delgado's are not affiliated with the South Florida Greater Horizon Academy which has had issues. He supports the project.

Seeing no further comments, Mayor Murry closed the floor.

Council Member Bates likes the idea, but he has a safety concern regarding drop-off and pickup. Mr. Delgado stated that the parents will all have to park and make sure that it will be safe.

Council Member Purvis asked about the Greater Horizon Academy and its relationship to the Delgado's. Ms. Delgado stated that they are the Greater Horizon Academy of Excellence and are not related to the other entity. Ms. Delgado also stated that she is a fully certified individual and gave a brief overview of her credentials in order to operate this school.

MOTION TO APPROVE the CUP in Resolution 2021-014R made by Council Member Bates. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

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Item No. 15 – Lien Reduction Request

Development Services Director Henshel presented a lien reduction request. The Legends Homeowner's Association (HOA) requested in June 2020 a reduction of the lien and it was reduced to \$5,000 payable within 60 days. The payment was not made and the lien returned to its previous amount of \$18,300. The HOA is back as a new entity with new leadership and is asking for a full reduction and elimination.

Patrick Maloney, 3810 Liberty Hill Drive, Clermont – *Applicant*. Mr. Maloney gave a history of the case, and asked for a full reduction of the lien. He showed the Council a 42 second video.

Paul Boylan, 1642 Orange Thorp Drive, Clermont – Resident of Legends. The Legends HOA are spending a lot of money to improve the golf course for themselves and the greater community. The lien is a burden on their budget.

Cres Bigglio, 3893 Beacon Ridge Way, Clermont - *Applicant*. They went through a lot to get it going. They were surprised about the fines. They are bringing the golf course up to a level 7-8 which is close to the maintenance of a championship golf course. They made the investment for themselves and the community. They are asking for some help.

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

Council Member Pines asked when the property was sold. The Council was told that the HOA acquired the property on July 10, 2020. Council Member Pines asked why the City's lien was not settled by the title company during closing.

City Attorney Mantzaris said that the only way this transaction could have moved forward was if the buyer was made aware of the lien.

Council Member Pines asked who was at the closing table and signed. The Council was informed that the former HOA President waived the fee at closing.

City Attorney Mantzaris advised Council Member Bates that he needs to recuse himself from the vote as there is a potential conflict of interest. He reminded him that he had recused himself when this last came to vote before the Council.

City Attorney Mantzaris informed the Council that it is appropriate for a contract purchaser to approach the City Council to ask for a fine reduction prior to their purchase of the property. He also said that if the fine was indeed waived at closing, there might be \$5,000 sitting in trust somewhere until the City asks for it. He told the Council that if the applicant is willing to work with the City, the City can work to see if there is money sitting out there somewhere.

Prior to the vote, Mayor Murry stepped down from the board chair so as to 2nd the motion and participate.

A friendly amendment by Council Member Pines to reduce the payment to 30 days was offered. Council Member Purvis rejected the friendly amendment. Council Member Pines did not offer an amending motion for consideration.

Mayor Pro Tem Bates called the question on the vote.

City of Clermont
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MOTION TO REDUCE to \$5,000 payable with 60 days with the understanding that City Staff will work with the current owner to determine if the money is at a closing agent's office or if somebody dropped the ball, but also preserve the City's collection. 2nd by Mayor Murry. Passed 3-1 - 1 with Council Member Entsuah dissenting and Council Member Bates abstaining.

Mayor Murry resumed the chair position.

Item No. 16 – Ordinance No. 2021-010 FINAL – Graff Building PUD – TABLE TO APRIL 27, 2021

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.

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

Deputy City Clerk Lueth read the title into the record.

MOTION TO TABLE the hearing of Ordinance 2021-010 until April 27, 2021 made by Council Member Bates. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

City of Clermont
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MARCH 23, 2021

ADJOURN: With no further comments, this meeting adjourned at 8:28 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																																															
Tuesday, April 13, 2021																																															
Agenda Item Name																																															
Surplus Request																																															
Requested Action																																															
Recommend approval and declare end of life inventory as surplus from the Parks and Recreation Department, Fire Department, Police Department, Information Technology Department, and the Public Services Department and dispose of in accordance with the Purchasing Policy.																																															
Staff Report																																															
The Procurement Services Department, on behalf of the the Parks and Recreation Department, Fire Department, Police Department, Information Technology, Public Services Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Parks and Recreation Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(1)</td><td>FX processor (audio)</td></tr><tr><td>(2)</td><td>Dual Video Monitor Display</td></tr></tbody></table> <u>Fire Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(1)</td><td>Broken Thermal Laminator</td></tr><tr><td>(1)</td><td>BizHub Copier</td></tr></tbody></table> <u>Police Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(6)</td><td>Automated External Defibrillator</td></tr><tr><td>(6)</td><td>X26 Axon Taser</td></tr></tbody></table> <u>Information Technology Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(2)</td><td>Apple iPad Air 1st Generation</td></tr><tr><td>(1)</td><td>Dell Latitude E6510 Laptop</td></tr><tr><td>(3)</td><td>Dell Latitude E5450 Laptop</td></tr><tr><td>(3)</td><td>Dell Latitude E5570 Laptop</td></tr><tr><td>(1)</td><td>Dell Latitude E5480 Laptop</td></tr><tr><td>(2)</td><td>Monitors</td></tr><tr><td>(3)</td><td>9020 Dell Optiplex Desktop Computer</td></tr><tr><td>(4)</td><td>7010 Dell Optiplex Desktop Computer</td></tr><tr><td>(3)</td><td>7020 Dell Optiplex Desktop Computer</td></tr><tr><td>(2)</td><td>7040 Dell Optiplex Desktop Computer</td></tr><tr><td>(11)</td><td>3020 Dell Optiplex Desktop Computer</td></tr></tbody></table> <u>Public Services Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(350)</td><td>Broken Trash Cans</td></tr></tbody></table>		Qty.	Property Description	(1)	FX processor (audio)	(2)	Dual Video Monitor Display	Qty.	Property Description	(1)	Broken Thermal Laminator	(1)	BizHub Copier	Qty.	Property Description	(6)	Automated External Defibrillator	(6)	X26 Axon Taser	Qty.	Property Description	(2)	Apple iPad Air 1st Generation	(1)	Dell Latitude E6510 Laptop	(3)	Dell Latitude E5450 Laptop	(3)	Dell Latitude E5570 Laptop	(1)	Dell Latitude E5480 Laptop	(2)	Monitors	(3)	9020 Dell Optiplex Desktop Computer	(4)	7010 Dell Optiplex Desktop Computer	(3)	7020 Dell Optiplex Desktop Computer	(2)	7040 Dell Optiplex Desktop Computer	(11)	3020 Dell Optiplex Desktop Computer	Qty.	Property Description	(350)	Broken Trash Cans
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Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.

Additional Analysis

Fiscal Impact Summary

Surplus property is anticipated to be sold for approximately \$5,000.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--------------------------------------|--|
| 1. | Parks and Recreation Disposal Forms | Parks and Recreation Disposal Forms.pdf |
| 2. | Police Property Disposal Forms | Police Property Disposal Forms.pdf |
| 3. | Public Services Property Disposal | Public Services Property Disposal.pdf |
| 4. | Fire Property Disposal Form | Fire Property Disposal Form.pdf |
| 5. | Information Technology Disposal Form | Information Technology Disposal Form.pdf |



PROPERTY DISPOSAL FORM

Dept. / Division: P&R / CPAC Property Tag #:
Contact Person: Jonathan Pominville Phone: (352) 708-5902
Year / Make / Model: GRQ-3102 Graphi-Q Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property FX processor (audio)

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

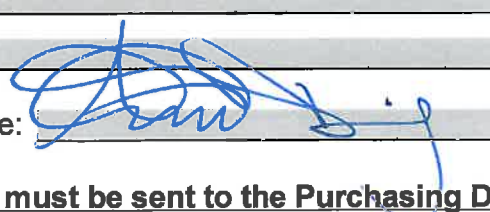
☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: 

Date: 3-9-2021

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



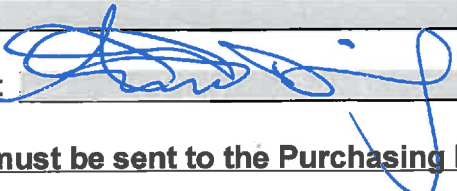
PROPERTY DISPOSAL FORM

Dept. / Division: P&R/CPAC Property Tag #:
Contact Person: Jonathan Pominville Phone: 352-708-5902
Year / Make / Model: Marshall V-R32P Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property dual video monitor display X 2

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **OTHER:**

Director Signature: 

Date: 3-9-2021

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: 10831
Contact Person: DEBBIE ARROYO Phone: 953-637-3124
Year / Make / Model: 2017 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property ASD

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: NONE
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: POWERHEAVY REP-GS-2017 Vehicle No.
Miles / Hours: Serial / VIN: 000000069278
Description of Property AED

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: None
Contact Person: AMBER POOP Phone: 520-681-4124
Year / Make / Model: 2016 G5- 2016 Vehicle No.
Miles / Hours: Serial / VIN: 00000013359
Description of Property AED

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

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☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: NONE
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: 2016 G5- 2016 Vehicle No.
Miles / Hours: Serial / VIN: 000000016722
Description of Property 2016

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadwater
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: NONE
Contact Person: DEBBIE ARROYO Phone: 953-241-24
Year / Make / Model: POWERSTROKE 2001 Vehicle No.
Miles / Hours: Serial / VIN: 000000069530
Description of Property AND

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

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☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: 2001 Vehicle No.
Miles / Hours: Serial / VIN: X12001N13
Description of Property: X26 TASER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broderick
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: 2007 Vehicle No.
Miles / Hours: Serial / VIN: X12007HX9
Description of Property X26P TASER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: [Signature] Date: 3/24/21

On behalf of Chief Broadway
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:

Method of Disposal: Date Disposed:

Purchasing Director: Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 858-586-9124
Year / Make / Model: 1994 Vehicle No.
Miles / Hours: Serial / VIN: 90-270269
Description of Property X26 - TASER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: 2008 Vehicle No.
Miles / Hours: Serial / VIN: X00-552305
Description of Property X26 - TASER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: 2004 Vehicle No.
Miles / Hours: Serial / VIN: X00-574891
Description of Property X26 TASER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Brodeur
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 954-549-1424
Year / Make / Model: 2007 Vehicle No.
Miles / Hours: Serial / VIN: X00-549812
Description of Property X26 - TASER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **OTHER:**

Director Signature: [Signature]

Date: 3/24/21

On behalf of Chief Broadway
*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: Sanitation Property Tag #: none
Contact Person: Brian Camp Phone: 352-267-2558
Year / Make / Model: Otto 95/65 gal. trash carts Vehicle No. none
Miles / Hours: none Serial / VIN: none
Description of Property 350 broken trash carts

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: Stoney Brunson 

Date: 03/05/2021

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: N/A
 Contact Person: Beth Carter Phone: 352-241-2214
 Year / Make / Model: GBC Hotseal H425 Vehicle No. N/A
 Miles / Hours: _____ Serial / VIN: XJ01119X
 Description of Property THERMAL LAMINATOR

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: David Eyell Date: 3/15/2021
DocuSigned by: DADC8525C158496...

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____
 Method of Disposal: _____ Date Disposed: _____
 Purchasing Director: _____ Date: _____
 Munis Asset Number: none



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: N/A
 Contact Person: Beth Carter Phone: 352-241-2214
 Year / Make / Model: Konica Minolta Printer Vehicle No. N/A
 Miles / Hours: _____ Serial / VIN: A0ED011011527
 Description of Property Printer

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
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- ☐ **OTHER:** _____

Director Signature: David Ezell Date: 3/31/2021
DocuSigned by: DADCB525C158496...

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____ Agenda Item: _____
 Method of Disposal: _____ Date Disposed: _____
 Purchasing Director: _____ Date: _____
 Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E6510 Vehicle No.
Miles / Hours: Serial / VIN: 9RHR3Q1
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Samsung Sync Master 213 Vehicle No.
Miles / Hours: Serial / VIN: NB21HCHX600795P
Description of Property 21in LCD monitor

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Wont Turn on

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Dell Monitor Vehicle No.
Miles / Hours: Serial / VIN: CN-0DY840-46633-77G-39VU
Description of Property Dell 19in Monitor

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

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☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** Wont Turn on

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 3GWTC42
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: F6N9GZ1
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Hard drive (s) wiped - No usable operating system - No Ram

Director Signature: Donald C. Davis Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: CDV2P22
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Hard drive (s) wiped - No usable operating system -

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



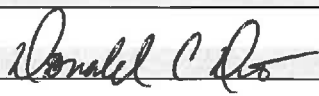
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 8Z97D42
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system, NO RAM

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: BJ28942
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system,

Director Signature: Ronald C. Os

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 8WJL282
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: BJ29942
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system, no cd-rom drive

Director Signature: Donald C. De...

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: CDW2P22
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 30ZLR22
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature:  Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 30ZKR22
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 657CV12
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7040 Vehicle No.
Miles / Hours: Serial / VIN: 2XPJMF2
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system, No RAM, DVD, HDD

Director Signature: Donald Calera Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7040 Vehicle No.
Miles / Hours: Serial / VIN: 9315ZG2
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7020 Vehicle No.
Miles / Hours: Serial / VIN: 9RC8d92
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature:  Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7020 Vehicle No.
Miles / Hours: Serial / VIN: 9RGCD92
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system - No Ram

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7010 Vehicle No.
Miles / Hours: Serial / VIN: BRLGCY1
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7010 Vehicle No.
Miles / Hours: Serial / VIN: 3Z4SCZ1
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7010 Vehicle No.
Miles / Hours: Serial / VIN: JJL18Y1
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: Donald C. [Signature]

Date: 4/2/21

*******This form must be sent to the Purchasing Department to dispose of property*******

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7010 Vehicle No.
Miles / Hours: Serial / VIN: 4KT3SW1
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system,

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 9020 Vehicle No.
Miles / Hours: Serial / VIN: 876XB62
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 9020 Vehicle No.
Miles / Hours: Serial / VIN: 9T1J282
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system - No Ram

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 9020 Vehicle No.
Miles / Hours: Serial / VIN: 2W73V62
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system - No Ram

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



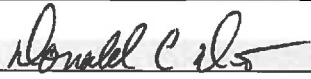
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5450 Vehicle No.
Miles / Hours: Serial / VIN: 7B28N32
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** No usable operating system - No Ram, HDD, Battery

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5450 Vehicle No.
Miles / Hours: Serial / VIN: 2C3BN32
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:** No usable operating system - No Ram, HDD

Director Signature: Donald C. Os Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5450 Vehicle No.
Miles / Hours: Serial / VIN: BQ78N32
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:** No usable operating system - No Ram, HDD

Director Signature: Donald C. [Signature]

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5570 Vehicle No.
Miles / Hours: Serial / VIN: 6FHTM72
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** No usable operating system - No Ram, HDD, Battery

Director Signature: Donald C. De

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5570 Vehicle No.
Miles / Hours: Serial / VIN: FWNTM72
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** No usable operating system - No Ram, HDD, Battery

Director Signature: Donald C. Davis Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5570 Vehicle No.
Miles / Hours: Serial / VIN: 8YF9WF2
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:** No usable operating system - No Ram, HDD, Battery

Director Signature: Donald C. [Signature]

Date: 4/2/21

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Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



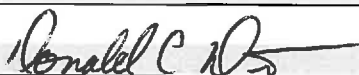
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7020 Vehicle No.
Miles / Hours: Serial / VIN: 9R07D92
Description of Property Dell Desktop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **OTHER:** Hard drive (s) wiped - No usable operating system,

Director Signature: 

Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5480 Vehicle No.
Miles / Hours: Serial / VIN: 4S4XFH2
Description of Property Dell laptop

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** No usable operating system - No Ram, HDD

Director Signature: Donald C. De Date: 4/2/21

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 13, 2021	
Agenda Item Name	
Bid Award and Budget Amendment	
Requested Action	
Recommend to approve contract between the City of Clermont and Johnson-Laux Construction, LLC. to provide all labor, material and equipment necessary for the construction of a new Public Works Operations Facility and Budget Amendment to various funds.	
Staff Report	
The Procurement Services Department and the Environmental Services Department recommend approval of the above action. The Procurement Services Department issued a Request for Bid (RFB) number 20-034 to acquire a General Contractor for the construction of the new Public Works Operations Facility. The RFB was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were nine (9) responses to the RFB. The scope of work for this project will include complete site development and building construction for the new City of Clermont Public Works Operations Facility to be located at 12838 Hancock Road, Clermont Florida 34711. Site development will include construction of complete clearing, grading, installation of stormwater retention and conveyance, utilities, pavement, Hancock Road turn lane improvements, and all other site improvements contained in the construction documents. Building structures to be constructed include administration, Warehouse/Fleet Maintenance, drive-thru wash bay, fuel island, pre-wash facility, and covered equipment parking. Award is being recommended to the low responsive and responsible bidder Johnson-Laux, LLC. in the lump sum amount of \$10,515,667 who complied with all terms, conditions, and specifications stated in the RFB. A contingency fund of \$229,335 or 2.18% of the contract value is being sought for unforeseen circumstances that may occur during the construction process. The fiscal impact of \$10,745,002 includes the cost of construction plus contingency value. The funding for this is included in the current year budget and a budget amendment to various funds. Resolution number 2018-13R, was approved on May 8, 2018, between Clermont Commerce Park, LLC. (CCP) and the City of Clermont, regarding easements, improvements, maintenance and cost sharing. Whereas both parties agreed to pay all costs, expenses, and fees associated with the development of the property. Per Resolution 2018-13R, CCP is responsible for 43% of the costs while the City of Clermont is responsible for 57% of the costs for items that affect both properties. This includes expenses such as all drainage, CCP sanitary sewer facilities, Clermont sanitary sewer facilities, potable water facilities, access road facilities and fencing along the common boundary. In addition, the north entry driveway onto Keating property is 100% CCP cost.	
Additional Analysis	
Fiscal Impact Summary	
The fiscal impact of \$10,745,002 requires a budget amendment in the amount of \$1,083,104 with \$9,661,898 included in the current approved budget. The budget amendment will be funded from the various funds with the allocation as follows:	

Water Impact Fund - \$62,481 (from Reserves)
 Sanitation Fund - \$570,272 (from Reserves)
 Infrastructure Fund - \$190,000 (reallocation of funding currently budgeted for Street Resurfacing)
 Capital Projects Fund - \$260,351 (from Reserves)

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 20-034 Response Tabulation	RFB 20-034 Response Tabulation.pdf	
2. RFB 20-034 Award Recommendation	RFB 20-034 Award Recommendation.pdf	
3. R-2018-13R	R-2018-13R.pdf	



RESPONSE TABULATION

RFB 20-034, CONSTRUCTION OF PUBLIC WORKS OPERATIONS FACILITY
DUE DATE/TIME: FEBRUARY 25, 2021 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1-7	BID BOND	LUMP SUM PRICE	DEDUCT 1	DEDUCT 2	DEDUCT 3	DEDUCT 4	LUMP SUM – 1-4 DEDUCT
Johnson-Laux Construction, LLC. – Winter Garden, FL	Y	Y	\$10,515,667.00	\$119,708.00	\$306,495.00	\$79,067.00	\$229,116.00	\$9,781,281.00
DeMaria Building Company, Inc. – Tampa, FL	Y	Y	\$10,669,900.00	\$125,000.00	\$422,000.00	\$51,500.00	\$281,000.00	\$9,790,400.00
Astra Construction Services, LLC. – Tampa, FL	Y	Y	\$10,750,000.00	\$120,000.00	\$250,000.00	\$85,000.00	\$240,000.00	\$10,055,000.00
Clancy & Theys Construction Co. – Winter Garden, FL	Y	Y	\$11,049,000.00	\$112,807.00	\$191,891.00	\$83,183.00	\$234,820.00	\$10,426,299.00
Envirostruct, LLC. – Bonita Springs, FL	Y	Y	\$11,260,532.00	\$111,734.00	\$427,351.00	\$16,793.00	\$299,739.00	\$10,404,915.00
Evergreen Construction Management, Inc. – Mount Dora, FL	Y	Y	\$11,303,000.00	\$125,000.00	\$327,000.00	\$102,000.00	\$200,000.00	\$10,549,000.00
RL Burns, Inc. – Orlando, FL	Y	Y	\$11,318,033.00	\$118,390.00	\$394,448.00	\$111,818.00	\$334,643.00	\$10,358,734.00
SEMCO Construction, Inc. – Bartow, FL	Y	Y	\$11,326,958.00	\$178,672.00	\$399,737.00	\$47,185.00	\$379,530.00	\$10,321,834.00
Compass Group, Inc. – Amelia Island, FL	Y	Y	\$11,669,437.00	\$142,019.00	\$489,304.00	\$89,052.00	\$278,287.00	\$10,670,775.00



RESPONSE TABULATION

ADDN. 1-7 = Addendum 1 through 7 submitted with bid documents.

BID BOND = Bid Bond submitted with bid documents.

LUMP SUM PRICE = Lump price including alternates 1 through 4.

DEDUCT 1 = Deductive Alternate No. 1: Drive-Thru Vehicle Wash

DEDUCT 2 = Deductive Alternate No. 2: Covered Parking Structures

DEDUCT 3 = Deductive Alternate No. 3: Fuel Tank Relocation

DEDUCT 4 = Deductive Alternate No. 4: Pre-Wash Facility

LUMP SUM – 1-4 DEDUCT = Lump sum price minus deductive alternates 1 through 4.



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

AWARD RECOMMENDATION
MARCH 22, 2021
RFB 20-034 – CONSTRUCTION OF PUBLIC WORKS OPERATIONS FACILITY

Based on the evaluation of the bid submittals, the Procurement Services Department is recommending award to the low responsive and responsible bidder, Johnson-Laux Construction, LLC. in the lump sum price of \$10,515,667.



CITY OF CLERMONT
RESOLUTION NO. 2018-13R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING THE AGREEMENT REGARDING EASEMENTS, IMPROVEMENTS, MAINTENANCE AND COST SHARING BETWEEN CLERMONT COMMERCE PARK, LLC AND THE CITY OF CLERMONT AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1.

The City Council does hereby approve the acceptance of the Agreement regarding Easements, Improvements, Maintenance and Cost Sharing for the Future Public Works Property between Clermont Commerce Park, LLC and the City of Clermont, subject to the conditions contained in the agreement as incorporated and attached hereto.

SECTION 2.

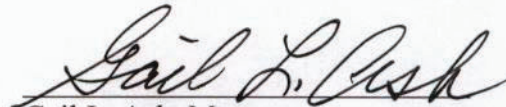
This Resolution shall take effect immediately upon its adoption.



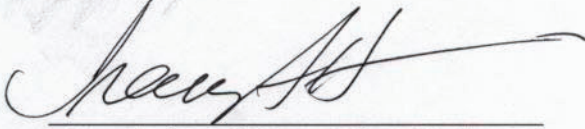
CITY OF CLERMONT
RESOLUTION NO. 2018-13R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 8th day of May, 2018.

CITY OF CLERMONT


Gail L. Ash, Mayor

ATTEST


Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:


Daniel F. Mantzaris, City Attorney

Prepared by and Return to:
JOHN KINGMAN KEATING, ESQUIRE
KEATING & SCHLITT, P.A.
TELEPHONE: 407.425.2907 FACSIMILE: 407.425.6345
250 EAST COLONIAL DRIVE, SUITE 300
ORLANDO, FLORIDA 32801
E MAIL: jkk@keatlaw.com

RECORDING INFORMATION ABOVE THIS LINE

**AGREEMENT REGARDING EASEMENTS,
IMPROVEMENTS, MAINTENANCE AND COST SHARING**

THIS AGREEMENT REGARDING EASEMENTS, IMPROVEMENTS, MAINTENANCE AND COST SHARING (the "Agreement") is made and entered into this ____ day of May, 2018, by **Clermont Commerce Park, LLC, a Florida limited liability company** ("CCP, LLC"), with a mailing address of 250 East Colonial Drive, Suite 300, Orlando, Florida 32801 and the **CITY OF CLERMONT, a Florida municipal corporation** ("Clermont"), whose address is 685 West Montrose Street, Clermont, Florida.

WITNESSETH:

WHEREAS, CCP, LLC's predecessor in title was the fee simple owner of that certain parcel of real property located in Lake County, Florida, more particularly described as the "Property" on the attached Exhibit "A" (the "Property"), which Property, together with the Clermont Parcel and Retained Parcels (both as hereinafter defined) which comprise it, are depicted on the attached Exhibit "A-1"; and

WHEREAS, CCP, LLC has conveyed a portion of the Property to Clermont, which portion is more particularly described as the "Clermont Parcel" on the attached Exhibit "B" (the "Clermont Parcel"), and CCP, LLC has retained ownership of the remainder portions of the Property which remainder portions are more particularly described as "West Parcel," "Easement Parcel," and "Drainage Parcel" on the attached Exhibit "C" (West Parcel, Easement Parcel, and Drainage Parcel being collectively referred to herein as the "Retained Parcels"); and

WHEREAS, simultaneous with the conveyance of the Clermont Parcel to Clermont, CCP, LLC and Clermont desire to declare, reserve, grant, and convey certain rights, interests, duties and obligations, including, without limitation, access, utilities, drainage and fence easements, improvements (on-site and off-site), maintenance and cost sharing agreements which will benefit and burden various portions of the Property, all on terms and conditions as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants, promises and benefits contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CCP, LLC and Clermont agree as follows:

1. Easement for Transmission and Retention of Stormwater and Surface Water. CCP, LLC hereby declares, reserves, grants and conveys for the benefit of the Clermont Parcel a perpetual, non-exclusive easement, right, license and privilege for: (a) the transmission and conveyance through designated

underground conduits and pipes within the Incoming Transmission Easement Area (as hereinafter defined) of stormwater and surface water which originates from the Clermont Parcel and is deposited into the Pond Easement Area (as hereinafter defined) (the "Incoming Transmission Easement"); and (b) the deposition and retention within the Pond Easement Area of such stormwater and surface water which traverses the Incoming Transmission Easement Area and originates from the Clermont Parcel (the "Pond Easement"). The underground and above ground pipes, lines, conduit, and other facilities associated with the surface water drainage system referenced above shall be collectively referred to as the "Drainage Facilities." The Incoming Transmission Easement shall be contained within the Incoming Transmission Easement Area and the Pond Easement shall be contained within the Pond Easement Area, both as described and depicted on the attached composite Exhibit "D." The Incoming Transmission Easement Area may not be described and depicted on Exhibit "D" at the time of execution of this Agreement and in such event the parties shall cooperate to determine the specific location, dimensions, and legal descriptions of the Incoming Transmission Easement Area consistent with and as dictated by the planned development on the Clermont Parcel and Retained Parcels, the recommendation of their engineers and such engineers' plans and specifications, and the requirements of all permits and approvals issued by applicable governmental authorities. The Incoming Transmission Easement Area and Pond Easement Area may hereinafter collectively be referred to as the "Drainage Easement Areas." It is understood that the planned development on the Retained Parcels may include modifications to the concept plan attached to the PUD Ordinance (as hereinafter defined) to develop portions of the Easement Parcel and the location of portions of the Pond Easement Area within the Easement Parcel. All stormwater and surface water which originates from the Retained Parcels shall also be transmitted to and retained in the Pond Easement Area. As a result, the Pond Easement Area shall be sufficient to serve the stormwater and surface water drainage and retention requirements of the Clermont Parcel and Retained Parcels as fully developed or otherwise, provided the impervious surface of the Clermont Parcel and Retained Parcels shall not exceed eighty percent (80.00%).

2. Easements for Sanitary Sewer. CCP, LLC hereby declares, reserves, grants and conveys for the benefit of the Clermont Parcel and Retained Parcels a perpetual, non-exclusive easement, right, license and privilege for the installation, construction, operation, use, inspection, maintenance, repair and replacement, from time to time, within the CCP Sanitary Sewer Easement Area (as hereinafter defined) of such underground and above ground utilities pipes, lines, wires, conduit, and other facilities (the "CCP Sanitary Sewer Facilities") as may be necessary to provide sanitary sewer to the Clermont Parcel and the Retained Parcels, as fully developed or otherwise (but which shall not include or allow any such facilities which do not provide direct service solely to the Clermont Parcel) (the "CCP Sanitary Sewer Easement"). The CCP Sanitary Sewer Easement shall be contained within the CCP Sanitary Sewer Easement Area as described and depicted on the attached composite Exhibit "E." Provided, the foregoing shall not cause or result in the alteration of the layout, location, construction and use of any planned improvements for the Retained Parcels. If CCP, LLC reasonably determines that the location of the CCP Sanitary Sewer Easement Area or CCP Sanitary Sewer Facilities does adversely impact its planned improvements or otherwise desires to relocate them within the Retained Parcels, they may be relocated elsewhere within the Retained Parcels, including along the east boundary of the Hancock Road right-of-way. The costs of any such relocation shall be borne solely by CCP, LLC if occurring after the CCP Sanitary Sewer Facilities have been permitted and construction has started within the CCP Sanitary Sewer Easement Area and shall be shared between the parties as contemplated by Section 9 if occurring prior to such permitting and commencement of construction. It is the intention of CCP, LLC and Clermont that the CCP Sanitary Sewer Facilities originating north of the Retained Parcels shall, if they are not located within the CCP Sanitary Sewer Easement Area, either run along the western boundary of the Easement Parcel or along the east boundary of the Hancock Road right-of-way.

Clermont hereby declares, reserves, grants and conveys for the benefit of the Retained Parcels and the Clermont Parcel a perpetual, non-exclusive easement, right, license and privilege for the installation, construction, operation, use, inspection, maintenance, repair and replacement, from time to time, within the

Clermont Sanitary Sewer Easement Area (as hereinafter defined) of such underground and above ground utilities pipes, lines, wires, conduit, lift stations and other facilities (the "Clermont Sanitary Sewer Facilities") as may be necessary to provide sanitary sewer to the Clermont Parcel and the Retained Parcels, as fully developed or otherwise (but which shall not include or allow any such facilities which do not provide direct service solely to the Clermont Parcel) (the "Clermont Sanitary Sewer Easement"). The Clermont Sanitary Sewer Easement shall be contained within the Clermont Sanitary Sewer Easement Area as described and depicted on the attached composite Exhibit "F." It is the intention of CCP, LLC and Clermont that the private lift station which shall service only the Clermont Parcel and Retained Parcels as fully developed is to be located at the northeast corner of the Clermont Parcel within the Clermont Sanitary Sewer Easement Area.

3. Easement for Potable Water. Clermont hereby declares, reserves, grants and conveys for the benefit of the Retained Parcels a perpetual, non-exclusive easement, right, license and privilege for the installation, construction, operation, use, inspection, maintenance, repair and replacement, from time to time, within the Potable Water Easement Area, more particularly described on the attached composite Exhibit "G" ("Potable Water Easement Area") [same as Access Road Easement Area], of such underground and above ground utilities pipes, lines, conduit, and other facilities (the "Potable Water Facilities") as may be necessary to provide Potable Water to the Retained Parcels, as fully developed or otherwise (the "Potable Water Easement"). Provided, the foregoing shall not cause or result in the alteration of the layout, location, construction and use of any planned improvements for the Retained Parcels. Clermont shall be obligated to extend the potable water lines from the west side of the Hancock Road into the area of the intersection of the Access Road Easement Area and the east side of the Hancock Road right-of-way and provide a connection to the southwest area of the West Parcel immediately adjacent and north of the Access Road Easement Area for CCP, LLC to tap into the Potable Water Facilities to serve the development on the Retained Parcels. All costs and expenses associated therewith shall be invoiced and paid in accordance with the procedure of Section 9 and 10 herein below. The location of such connection shall be consistent with and as dictated by the planned development on the West Parcel, the recommendation of the parties' engineers.

4. Access Road Easement. CCP, LLC and Clermont hereby declare, reserve, grant and convey for the benefit of the Clermont Parcel and the Retained Parcels a mutual perpetual, non-exclusive easement, right, license and privilege for passage and use, both pedestrian, vehicular and otherwise, in, under, over, across, upon and through the Access Road Easement Area, as more particularly described on the attached composite Exhibit "H" (the "Access Road Easement Area"), and including the installation, construction, operation, use, inspection, maintenance, repair and replacement, from time to time, within the Access Road Easement Area and within the Hancock Road right-of-way, of such paving, curbing, storm water, driveways, aprons, berms, sidewalks, traffic signals, deceleration lanes, Hancock Road right-of-way improvements, traffic control facilities, and other related improvements (the "Access Road Facilities") as may be necessary to provide improved road and driveway access to the Clermont Parcel and Retained Parcels as fully developed or otherwise (the "Access Road Easement"). Provided, the foregoing shall not cause or result in the alteration of the layout, location, construction and use of any planned improvements for the Retained Parcels.

5. Fence Easement. Along portions of the common boundary line between the Retained Parcels and the Clermont Parcel as shown on the attached Exhibit "I" (the "Common Boundary Line") the parties agree to permit, construct, maintain, repair and replace (as needed) a chain link fence (or such other type of fence or wall mutually agreed between the parties) with such covering as is required by the PUD Ordinance (the "Fence") along the Common Boundary Line, with the intention that the centerline of the Fence (*i.e.*, the

center line of the vertical portion of the Fence) shall be approximately coterminous with the Common Boundary Line. CCP, LLC and Clermont hereby declare, reserve, grant and convey for the benefit of the Clermont Parcel and the Retained Parcels a mutual perpetual, non-exclusive easement, right, license and privilege to construct, maintain, repair and replace (as needed) the Fence along the Common Boundary Line and within an area two (2) feet (or more as reasonably required) on either side of the Common Boundary Line, as more particularly described on the attached Exhibit "T" (the "Fence Easement Area"). Clermont shall be responsible for the initial construction and placement of the Fence and all costs and expenses associated therewith shall be invoiced and paid in accordance with the procedure of Section 9 and 10 hereinbelow. Notwithstanding the foregoing, along the Common Boundary Line adjacent to the Easement Parcel the Fence shall be located off of the Common Boundary and fully within the Clermont Parcel to comply with the improvements restrictions imposed by Duke Energy (or its successors) within the Easement Parcel.

6. Relocation of Certain Easement Areas. In the event any of the Easement Areas are relocated or modified as allowed by and in accordance with the terms and conditions hereof, including the determination of the specific location of the Incoming Transmission Easement Area after the execution of this Agreement, thereafter the parties shall execute and record an amendment to this Agreement confirming the specific location, dimensions, and legal descriptions of the relocated or modified Easement Area and shall record an amendment to this Agreement confirming the foregoing, including the substitution of any required exhibits. If agreed to by both parties, any Easement Area may be more specifically defined to reflect the actual location of any Facilities within such Easement Area.

7. Term of Easements. The easements granted and imposed by this Agreement shall be perpetual, becoming effective on the date hereof and remaining in full force and effect forever; unless terminated or modified by written agreement, properly executed and recorded, between the parties hereto, or their respective successors or assigns. The easement rights created by this Agreement shall be binding upon all parties or persons claiming under them and shall run with the Property for the aforesaid term. The Incoming Transmission Easement Area, Pond Easement Area, CCP Sanitary Sewer Easement Area, Clermont Sanitary Sewer Easement Area, Potable Water Easement Area, Access Road Easement Area, Fence Easement Area shall be collectively referred to herein as the "Easement Areas."

8. Reservation of Rights. CCP, LLC and Clermont each hereby reserve unto themselves, and their successors and assigns, all right, title, interest and privilege associated with the fee simple ownership of the Easement Areas described in Section 1, 2, 3, 4, and 5 subject only to the continued exercise and use of the easement rights granted in Sections 1, 2, 3, 4, and 5 of this Agreement. CCP, LLC's and Clermont's reservations shall include, without limitation, the right to: (a) convey, grant, assign or transfer fee simple, easement or other rights, titles or interests in the Easement Areas, including the dedication of portions of the Easement Areas to the public; (b) to mortgage, pledge or otherwise encumber the Easement Areas; (c) to subdivide and plat the Easement Areas or portions thereof; (d) improve, develop, construct, alter, renovate, or repair the Easement Areas, including the placement of roadways, streets, sidewalks, curbs, and other improvements within the Easement Areas.

9. Construction and Maintenance of Easement Areas and Facilities; Facilities Costs. Unless otherwise agreed to by the parties in writing, Clermont shall be responsible for carrying out the engineering, permitting, approval, development, construction, improvement, operation, maintenance, repair, and renovation of the Drainage Facilities, CCP Sanitary Sewer Facilities, Clermont Sanitary Sewer Facilities, Potable Water Facilities, Access Road Facilities, Hancock Road Facilities (as hereinafter defined), and Fence along the Common Boundary Line (the Drainage Facilities, CCP Sanitary Sewer Facilities, Clermont Sanitary Sewer Facilities, Potable Water Facilities, Access Road Facilities, Hancock Road Facilities, and Fence along the Common Boundary Line may hereinafter collectively be referred to as the "Facilities"). It is the intention of the parties that the permitting and construction of the Facilities shall be promptly initiated

and completed so that their completion is contemporaneous with the earlier to occur of the anticipated development and occupancy of the improvements on the Clermont Parcel or Retained Parcels. Notwithstanding whether CCP, LLC or Clermont is responsible for the development, construction, improvement, operation, maintenance, repair, renovation, approval and permitting of Facilities, and except as provided hereinbelow related to the North Access Hancock Road Facilities (as hereinafter defined) and Drainage Facilities within the Incoming Transmission Easement Area, CCP, LLC and Clermont, and their successor and assigns, agree to pay all costs, expenses, and fees associated with their development, construction, improvement, operation, maintenance, repair, renovation, approval and permitting of such Facilities (collectively the "Facilities Costs") as provided herein. CCP, LLC shall be responsible for forty-three percent (43.00%) of the Facilities Costs (the "CCP, LLC Cost Percentage") and Clermont shall be responsible for fifty-seven percent (57.00%) of the Facilities Costs (the "Clermont Cost Percentage"). The party performing or incurring the costs for the operation, maintenance, repair or renovation of Facilities shall invoice the non-performing or incurring party for its proportionate share of the costs. Invoices shall be provided no more frequently than once every thirty days and shall be paid within thirty (30) days of the date of the invoice. Failure to timely make any required payment shall subject the non-paying party to the interest charges and default provisions set forth in Section 10 below. Notwithstanding the foregoing, payment for development of the facilities and for major repair or renovation thereof shall be in accordance with Section 10 below. Notwithstanding the foregoing or anything else contained herein to the contrary, the cost and expense of construction, maintenance, repair and renovation of all Hancock Road Facilities directly related to or arising from the northern access road on the Retained Parcels and which are within the area of the Hancock Road right-of-way which is one hundred forty- five (145) feet north of and south of the centerline of such northern access road point (the "North Access Hancock Road Facilities") shall be paid solely by CCP, LLC. Similarly, notwithstanding the foregoing, the cost and expense of construction of the Drainage Facilities within the Incoming Transmission Easement Area shall be paid solely by Clermont. It is expressly understood by the parties that the cost-sharing provisions as set forth herein, shall not be applicable to or include any impact fees, connection fees or assessments that may be applicable to the improvements to be completed on the respective parcels. As a result, each party agrees to bear the full cost and expense of such fees as may be attributable to the development of its respective parcel. In the event any adjacent parcels are required to reimburse or pay a portion of the costs of the extension of the Facilities along Hancock Road, the parties shall prorate that reimbursement between themselves based on the CCP, LLC Cost Percentage and Clermont Cost Percentage.

10. Payment of Facilities Costs; Default. The parties agree to the following provisions related to the payment of Facilities Costs:

(a) Facilities Cost Determination. Unless otherwise agreed to by the parties in writing, following Clermont's reasonable determination of the amount of the Facilities Costs (or any specified portion or phase of such Facilities Costs) which must be incurred Clermont shall issue a Notice (the "Cost Notice") to CCP, LLC informing it of Clermont's determination and requesting CCP, LLC contribute an amount equal to the specified Facilities Cost multiplied by the CCP, LLC Facilities Cost Percentage. Within thirty (30) days of such Cost Notice, Clermont and CCP, LLC shall each deliver their respective proportionate shares of the specified Facilities Costs to Clermont to be placed in a bank account for payment of the specified Facilities Costs. In the event that either Clermont or CCP, LLC fails to timely make a required payment, such party will be deemed to be in default and subject to the provisions of Section 10(b) hereof. Any such amount owed and unpaid shall begin to accrue interest from and after the end of the thirty (30) day period, at an interest rate equal to four percent (4.00%) *per annum* in excess of the prime rate, as published in the *Wall Street Journal*. Notwithstanding the foregoing, CCP, LLC shall be

allowed to defer payment of its portion of the Facilities Cost until the actual commencement of construction of the specified Facilities and the receipt of written notification from Clermont specifying the date upon which Clermont intends to commence construction of such specified Facilities.

(b) Default. If either party fails to pay any amount which is required to be paid pursuant to this Agreement on or before the date when such amount is due and payable, such party shall be deemed to be in default hereunder (the "Defaulting Party"). Thereafter, the other party not in default (the "Non-Defaulting Party") shall have the following options:

(i) The Non-Defaulting Party may make a loan on behalf of the Defaulting Party in the amount of the Defaulting Party's Facilities Costs Percentage which is due and unpaid. Such loan shall be payable with interest equal to four percent (4.00%) *per annum* in excess of the prime rate, as published in the *Wall Street Journal*, upon the expiration of sixty (60) days from the date of the making of such loan. If such loan is not paid in full with interest by the Defaulting Party when due the Non-Defaulting Party shall have the option to pursue all available legal remedies against the Defaulting Party, including, without limitation, a cause of action for the collection and payment of the Defaulting Party's Facilities Cost Percentage amount or loan, together with interest accruing thereon, and shall also be entitled to collect all attorneys' fees and costs incurred in connection with the Non-Defaulting Party's efforts to collect any amounts owed to it by the Defaulting Party hereunder.

(ii) The Non-Defaulting Party may determine not to make a loan, but instead immediately pursue a cause of action for the collection and payment of the Defaulting Party's Facilities Cost Percentage amount, together with interest accruing thereon, and shall also be entitled to collect all attorneys' fees and costs incurred in connection with the Non-Defaulting Party's efforts to collect any amounts owed to it by the Defaulting Party hereunder.

11. Approval and Construction of Off-Site Improvements. Subject to CCP, LLC's obligation to pay for the North Access Hancock Road Facilities as set forth in Section 9 hereinabove and elsewhere in this Agreement, Clermont shall be responsible for designing, planning, engineering, permitting and obtaining all approvals, construction and completion of the following improvements (the "Off-Site Improvements"):

(a) Hancock Road (and connected roadways) right-of-way improvements required by Lake County, Florida, ("Lake County"), the Florida Department of Transportation and other governmental agencies in connection with the planned development of the Property, including, without limitation, required turn lanes, deceleration and acceleration lanes, widening, drainage, sidewalks, and traffic signalization for both the shared southern access road and the north access road located at the northwest corner of the West Parcel (the "Hancock Road Facilities").

(b) Sanitary sewer and potable water and improvements, extensions and construction required in connection with the planned development of the Property, including, without limitation, pipes, conduit, berms, and lift stations (the "Sewer and Water Improvements"), which shall commence from the point of connection for such lines and facilities at the nearest point to the Property and be of sufficient size and capacity to accommodate the

anticipated sanitary sewer and potable water necessary to serve the planned development on the Property.

(c) Electrical service required in connection with construction of the Facilities.

The foregoing Off-Site Improvements shall be completed contemporaneous with the earlier to occur of the anticipated development and occupancy of the improvements on the Clermont Parcel or Retained Parcels. The construction of the Off-Site Improvements shall be completed in a manner to allow access to Hancock Road and connection to the Sewer and Water Improvements from the boundary lines or interior of both the Retained Parcels and the Clermont Parcel. The costs for the development, design, construction, operation, maintenance and repair of the Off-site Improvements shall be apportioned between the parties as set forth in Section 9 above, except for the North Access Hancock Road Facilities, which shall be paid solely by CCP, LLC. Clermont shall provide to CCP, LLC's a Cost Notice for the Off-site Improvements and Clermont and CCP, LLC shall contribute the costs to be held by Clermont as provided in Section 9 above. Furthermore, Clermont shall be responsible for planning, engineering, permitting and obtaining all approvals, construction and completion of all mass-grading of the site for both the Retained Parcels and the Clermont Parcel (the "Mass Grading") required for the planned development of both the Retained Parcels and the Clermont Parcel. The costs for the Mass Grading shall be apportioned between the parties as set forth in Section 9 above. Clermont shall provide to CCP, LLC a Cost Notice for the Off-site Improvements and Clermont and CCP, LLC shall contribute the costs to be held by Clermont as provided in Section 10 above.

12. Approvals by Parties. The owner of the Retained Parcels and Clermont Parcel shall be provided with true, correct and complete copies of all: (a) engineering plans and specifications, (b) construction drawings or plans, and (c) applications for or requests, correspondence or communications specifically pertaining to any governmental approvals in connection with the Retained Parcels, Clermont Parcel, Drainage Facilities, Sanitary Sewer Facilities, Access Road Facilities, and any other utilities or development on the Property prior to the submission or delivery thereof to any governmental authority. No such documents shall be submitted to any governmental authority or any improvement or construction commenced related thereto unless and until they have been approved by the non-submitting owner, which approval the non-submitting owner shall not unreasonably withhold, condition or delay. Within twenty (20) days after receipt of any submittal of a proposed application or request to a governmental authority as described herein, the non-submitting owner shall provide to the submitting owner written notice stating whether the non-submitting owner has approved or disapproved the submittal of such application or request to the appropriate governmental authority. If such submittal is disapproved the notice shall also contain a statement of the non-submitting engineer's reasons for such disapproval and any questions, concerns, comments and objections thereto and suggested changes proposed by the non-submitting owner in order to render such proposed application or request acceptable to the non-submitting owner. If the non-submitting owner fails to respond, in writing, to any such submission of a proposed application or request within the aforesaid twenty (20) day period, or to any resubmission thereof necessitated by the non-submitting owner's disapproval of a previous submission, within five (5) business days after receipt of any such resubmission, then the submitting owner may give to the non-submitting owner written notice of such failure to respond, specifically stating that unless the non-submitting owner responds within five (5) business days of receipt of such notice, approval of the submission such proposed application or request to the appropriate governmental authority shall be deemed granted. If the non-submitting owner fails to respond to such notice within such five (5) business day period, the non-submitting owner shall be deemed to have approved the proposed application or request last submitted, and the submitting owner shall be entitled to submit the same to the appropriate governmental authority. Neither the owner of the Retained Parcels nor the Clermont Parcel shall have any right to approve the specific site plans or building plans pertaining to the development of any portions of the Retained Parcels or Clermont Parcel; provided, Clermont shall have all governmental

rights, subject to the that certain PUD Ordinance Number 2017-39 dated March 13, 2018 relating to approval of development and construction on the Retained Parcels, as amended (the "PUD Ordinance").

13. Further Assurances. CCP, LLC and Clermont, and their respective successors in title and assigns, agree to reasonably cooperate with each other and all other parties and all governmental authorities having jurisdiction over the Retained Parcels and Clermont Parcel in order to finalize the location and design of the Facilities and provide such additional documentation and take such actions as may be necessary to evidence and carry out the requirements, spirit and intent of this Agreement. Both parties agree to diligently and in good faith comply with the deadlines herein and to expedite the preparation, finalization and submission of all plans, specifications, applications, permits and approvals required to facilitate the development, improvement, construction, and occupancy on both the Retained Parcels and the Clermont Parcel and to not unduly delay either parties' construction schedules. In furtherance of the foregoing, CCP, LLC and Clermont, and their respective successors in title and assigns, covenant and agree that they will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such applications and documents reasonably requested by the parties necessary to evidence and carry out the requirements, spirit and intent of this Agreement. The easement rights granted herein are intended to serve any and all possible or potential future land uses of the Retained Parcels and Clermont Parcel. In furtherance of the easements granted and created herein there shall not be constructed or placed within the Easement Area any permanent barriers, walls, fences, improvements, structures, equipment, trees, undergrowth, motor vehicles, personal property, or other items that conflict with or would preclude, prohibit or hinder in any fashion the reasonable exercise of the easement rights contemplated hereinabove. The owners of the Retained Parcels and the Clermont Parcel agree to cooperate with each other in obtaining the necessary permits and approvals from the appropriate governmental authorities or other entities in order to construct the Facilities and develop, improve and use the Property. Clermont shall reasonably cooperate with and assist CCP, LLC in its efforts to petition the City Council of the City of Clermont to vacate and abandon the road right-of-way adjacent to the north boundary line of the Retained Parcels and established by the Plat of Lake Highlands Company, as recorded in Plat Book 3, Page(s) 24, in the Public Records of Lake County, Florida.

14. Prohibitions. Notwithstanding anything contained herein to the contrary, any owner of the Retained Parcels or the Clermont Parcel shall be prohibited from taking any action or failing to take any action in the exercise of any rights or interests or the performance of any obligations hereunder if such action or failure to take action would result in:

(a) Any owner of the Retained Parcels or the Clermont Parcel being in violation of any governmental approvals, including, without limitation, any such approvals, permits or authorizations issued by the State of Florida, the Department of Environmental Protection, the St. Johns River Water Management District, the Florida Department of Transportation, Lake County, any municipality, or any commission, agency, board, department, or instrumentality of same, related to either the Retained Parcels or the Clermont Parcel.

(b) Any alteration in the drainage, transmission, retention, or detention of surface water on the Retained Parcels or Clermont Parcel or the stormwater and surface water drainage facilities.

(c) Any damage, destruction, or improper use, maintenance, operation, repair, or replacement of any Facilities. stormwater and surface water drainage facilities, CCP Sanitary Sewer Facilities, Clermont Sanitary Sewer Facilities, or Access Road Facilities.

15. Defaults. The occurrence of one or more of the following events shall constitute a default under this Agreement:

(a) the failure or omission of any party to pay when due any monetary amounts it is obligated to pay pursuant to the terms hereof; provided, such failure shall continue for thirty (30) days following the date when such payment was due; or

(b) the failure of either party to keep, observe or perform any term, condition or obligation of this Agreement required hereunder to be kept, observed or performed by such party (other than a monetary default specified in Section 15(a) above); provided, such failure shall continue for thirty (30) days following the date when such performance was due.

16. Remedies; Right to Perform. Each owner of the Retained Parcels and the Clermont Parcel understands and agrees that they have a significant economic interest in ensuring expeditious, good faith compliance with this Agreement and any actions or omissions by any party hereto does not detrimentally affect the Retained Parcels and the Clermont Parcel and their improvement, development, improvement, occupancy, use and possession. Therefore, if any party hereto abandons or fails to expeditiously, diligently and in good faith fully perform its obligations hereunder, or fails to obtain a building or construction permit, certificate of completion or other required governmental approvals for the Facilities, or any other construction, improvement, development, relocation, reconstruction, re-grading, re-dimensioning, replacement, or maintenance obligations required hereunder for a period in excess of thirty (30) days following delivery of written notice describing any such failure; or (ii) if any party otherwise fails to perform its obligations hereunder, then in any of the foregoing events (such party being referred to as the "Defaulting Party"), if the Defaulting Party has not remedied such default within thirty (30) days after delivery of notice, the non-Defaulting Party shall have the option (in addition to and not in lieu of its other rights and remedies hereunder or under the Agreement), to enter the Retained Parcels or the Clermont Parcel (as applicable) and complete such construction or other obligations, and take any other measures necessary to remedy such default. The Defaulting Party shall promptly, upon demand by the non-Defaulting Party reimburse the non-Defaulting Party for all costs and expenses incurred by the non-Defaulting Party in remedying such default, plus an additional twenty percent (20.00%) administrative fee paid directly to the non-Defaulting Party. Any amounts owed by hereunder or otherwise under this Agreement shall also accrue interest at four percent (4.00%) *per annum* in excess of the prime rate, as published in the *Wall Street Journal* until paid. Furthermore, the Defaulting Party hereby grants to the non-Defaulting Party the right to file and foreclose a claim of lien against all or any portion of the Retained Parcels or the Clermont Parcel (as applicable) for all of the foregoing monetary amounts owed to the non-Defaulting Party.

17. Indemnification. CCP, LLC and Clermont each agree to indemnify the other against and hold the other harmless from and against any and all claims, damages, liability, demands, causes of action, losses, costs and expenses, including reasonable attorneys' fees at the trial and appellate levels, resulting from or occasioned from their use of their respective easement rights or such use by their tenants, licensees, invitees, employees or guests. The right to such indemnification shall not be enforceable if such claim, damage, liability, demand, cause of action, loss or costs and expenses arise from the negligent acts or omissions of the party seeking indemnification. Nothing herein shall act as or be construed as a waiver of any sovereign immunity that Clermont may enjoy as a matter of law.

18. No Public Benefit. Except as related to and part of Clermont's intended use of the Clermont Parcel as a public purpose facility, nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of either the Retained Parcels or Clermont Parcel to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Agreement is for the exclusive benefit of the owners of the Retained Parcels and Clermont Parcel, and their successors, assigns, mortgagees, tenants, customers and invitees, and that nothing in this Agreement express or implied, shall confer upon any person, other than such owners, and their successors, assigns, mortgagees, tenants,

customers and invitees any rights or remedies under or by reason of this Agreement. The parties hereto shall take no action or fail to take any action which would violate the foregoing provision.

19. Notices. All notices provided for in this Agreement shall be in writing and sent or delivered to the mailing or email addresses or facsimile numbers set forth below or at such other addresses or facsimile numbers as the parties shall designate to each other in writing:

CCP, LLC	Name: Clermont Commerce Park, LLC, a Florida limited liability company; Attn.: John Kingman Keating, Esq.
	Address: 250 East Colonial Drive, Suite 300, Orlando, Florida 32801
	Phone Number / Facsimile Number / Email: 407-425-2907 / 407-425-6345 / jkk@keatlw.com
Clermont	Name: City of Clermont; Attn.: City Manager
	Address: Post Office Box 120219, Clermont, Florida 34712
	Phone Number / Facsimile Number / Email: 352-241-7358 / 352-394-4087 / DGray@clermontfl.org
with a copy to:	Name: De Beaubien, Simmons, Knight, Mantzaris & Neal, LLP; Attn.: Daniel F. Mantzaris, Esq.
	Address: 332 North Magnolia Avenue, Orlando, Florida 32801
	Phone Number / Facsimile Number / Email: 407-422 2454 / 407-992-3541 / dfm14@dbksmn.com

Any notice or demand so given, delivered or made by United States mail shall be deemed to have been given: (a) in the case of hand delivery, when delivered to the address set forth above, (b) in the case of mailing, on the third (3rd) business day after said document has been deposited in the United States Mails, postage prepaid, and sent by certified or registered mail and addressed to the other party at the address set forth above, and (c) in any case (including email or facsimile delivery) upon the actual receipt by the other party. Delivery to either party's legal counsel shall be deemed sufficient delivery. CCP, LLC and Clermont may from time to time notify the other or changes with respect to where and to whom notices should be sent by sending notification of such changes pursuant to this Section.

20. Time of the Essence. Time, and timely performance, is of the essence of this Agreement and of the covenants, obligations, and provisions hereunder. Any time period that shall end on a Saturday, Sunday, legal holiday, or bank holiday shall extend to 5:00 p.m. Eastern Standard (or Daylight, as applicable) Time of the next full business day.

21. Violations, Enforcement and Attorneys' Fees. The rights and obligations granted or created hereby shall be enforceable by CCP, LLC or Clermont, or their respective successor or assigns, by injunction or by specific performance, or the parties hereto may seek monetary damages, if appropriate. If any legal action or other proceeding or action is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court costs, and all other expenses, even if not taxable court costs (including, without limitation, all

such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include paralegal fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney to the prevailing party. All disputes or disagreements arising under this Agreement shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of forty-five (45) days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. Mediation may be initiated by either party within ten (10) days after either party sends written notice ("Mediation Notice") of a demand to mediate. The Mediation Notice shall contain a description of the subject matter of the mediation, the dispute with respect thereto, the amount involved, if any, and the remedy or determination sought. The parties shall agree on an AAA mediator to act as the mediator. If they are unable to agree within ten (10) days of the Mediation Notice, then they shall request that AAA provide a list of three available mediators. Each party shall have the right to strike one of such names. The remaining mediator (or if there are two, the one selected by AAA) will serve as the mediator. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the city where the Premises are located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

22. Successors and Assigns. The rights, titles, interests, privileges, reservations, obligations and duties herein provided shall inure to the benefit and burden of the Retained Parcels and Clermont Parcel and their respective owners, and each of their respective successors, assigns, grantees, transferees, including, without limitation, their respective mortgagees, tenants, licensees, invitees, customers, patients, employees and guests. In the event either the Retained Parcels or the Clermont Parcel shall be further subdivided or any portions thereof shall have different owners, then all of such subsequent owners, successors, assigns, grantees, or transferees, shall have joint and several liability for the obligations, duties and liabilities set forth herein and in this Agreement.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK
-SIGNATURES AND NOTARY CERTIFICATIONS ON FOLLOWING PAGES]

IN WITNESS WHEREOF, this Agreement Regarding Easements, Improvements, Maintenance and Cost Sharing to be executed as of the date first written above.

WITNESSES:

CLERMONT COMMERCE PARK, LLC
CLERMONT COMMERCE PARK, LLC, a
Florida limited liability company

WITNESS SIGNATURE

WITNESS NAME PRINTED

WITNESS SIGNATURE

WITNESS NAME PRINTED

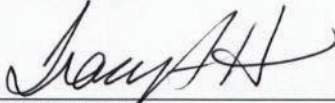
By: _____
John Kingman Keating
As its Manager

STATE OF FLORIDA
COUNTY OF ORANGE

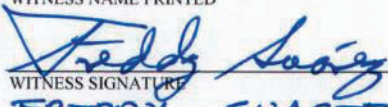
I HEREBY CERTIFY, as an officer duly authorized to take acknowledgments and oaths in the State and County aforesaid, that at the execution of this instrument on the date set forth below, John Kingman Keating as Manager of Clermont Commerce Center, LLC, a Florida limited liability company, personally appeared before me and executed or acknowledged his previous execution of this instrument. **I HEREBY FURTHER CERTIFY**, that John Kingman Keating, is the same person either executing or acknowledging execution of the foregoing instrument because: ☐ I personally know him/her/them OR ☐ I have satisfactory evidence of same based upon a ☐ Florida driver's license or ☐ Other identification: _____, **WITNESS** my hand and official seal in the State and County aforesaid this ____ day of May, 2018.

Notary Public Signature
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)

WITNESSES:



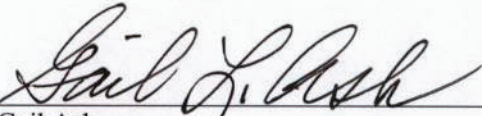
WITNESS SIGNATURE
Tracy A. Howe

WITNESS NAME PRINTED


WITNESS SIGNATURE
FREDDY SUAREZ

WITNESS NAME PRINTED

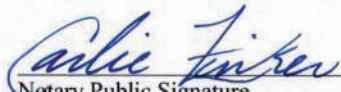
CLERMONT
**CITY OF CLERMONT, a Florida municipal
corporation**

By: 

Gail Ash
As its Mayor

**STATE OF FLORIDA
COUNTY OF ORANGE**

I HEREBY CERTIFY, as an officer duly authorized to take acknowledgments and oaths in the State and County aforesaid, that at the execution of this instrument on the date set forth below, Gail Ash as Mayor of the City of Clermont, a Florida municipal corporation, personally appeared before me and executed or acknowledged his previous execution of this instrument. **I HEREBY FURTHER CERTIFY**, that Gail Ash, is the same person either executing or acknowledging execution of the foregoing instrument because: ☒ I personally know him/her/them OR ☐ I have satisfactory evidence of same based upon a ☐ Florida driver's license or ☐ Other identification: _____ **WITNESS** my hand and official seal in the State and County aforesaid this 8th day of May, 2018.



Notary Public Signature
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)
Carlie Zinker



CARLIE ZINKER
Commission # GG 128898
Expires July 27, 2021
Bonded Thru Budget Notary Services

EXHIBIT "A" - LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF THE WEST 1,660 FEET OF THE NORTHWEST ONE-QUARTER ($\frac{1}{4}$) OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LESS THE SOUTH 1,575 FEET OF THE NORTH ONE-HALF ($\frac{1}{2}$) OF THE WEST 1,660 FEET OF SAID NORTHWEST ONE-QUARTER ($\frac{1}{4}$) AND LESS THE ROAD RIGHT-OF-WAY OF LAKE HANCOCK ROAD ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE, RUN NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER ($\frac{1}{4}$), A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE HANCOCK ROAD (COUNTY ROAD 3-1255) AS DESCRIBED IN OFFICIAL RECORDS BOOK 474, PAGE 999 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 90°00'00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,635.24 FEET TO THE EAST LINE OF THE AFORESAID WEST 1,660.00 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°57'45" EAST, PARALLEL WITH AND 1,660.00 FEET EAST OF, PERPENDICULAR MEASURE, THE WEST LINE OF SAID NORTHWEST ONE-QUARTER ($\frac{1}{4}$), A DISTANCE OF 949.22 FEET TO THE NORTH LINE OF AFORESAID SOUTH 1,575.00 FEET; THENCE RUN SOUTH 89°43'18" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1,635.12 FEET TO THE AFORESAID EAST RIGHT-OF WAY LINE, THENCE RUN NORTH 00°57'47" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 957.16 FEET TO THE POINT OF BEGINNING.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Event and Open Container Request <i>Toucan Lake Days Customer Appreciation Event</i>		
Requested Action		
Recommend to approve Sea's Your Day Events LLC to have an open container area for their "Toucan Lake Days Customer Appreciation Event" event on May 22, 2021 at Waterfront Park.		
Staff Report		
Sea's Your Day Events LLC is requesting to have a designated open container area at Waterfront Park on May 22, 2021 from 12:00 PM to 5:00 PM for their "Toucan Lake Days Customer Appreciation Event" event. The organization's open container area consists of a fenced in area at Waterfront Park on the grass area. The South Lake trail will remain open for daily use of the public. Please see attached map for specific location. They have agreed to the proper number of police, medical, and staff as directed. FLDEP approval is required for any activities occurring on Lake Minneola and must be provided to the City in advance of the event.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 5-22-21Customer appreciation event application	5-22-21Customer appreciation event application.pdf	
2. Layout	Layout.pdf	
3. City of Clermont - Alcohol Request Form	City of Clermont - Alcohol Request Form.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/16/21
Name of Event Tommy's Club Customer Appreciation
Date(s) of Event 5/22 Estimated Attendance: 30
Event Start Time: 12:00pm Event End Time: 4:00pm
Before Event Setup Time: 11:00 am After Event Cleanup Time: 5:00pm
Name of Organization/Applicant Tommy's Florida

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact Ken Rodgers Email Kenny@gettommys.com

Day Phone 419-705-5427 Cell Phone _____

Address 16212 SR 50 City Clermont State FL Zip 34711

Secondary Contact Anbrey Abbatecola Phone # 262-745-0065

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

Briefly Describe Event: customer hang out, will use shareline for boats to attend. Free wakesurf lessons

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

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

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: _____

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

SPECIAL EVENTS COST ESTIMATOR

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

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

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

Applicant Signature: 

Date: 3/16/21

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

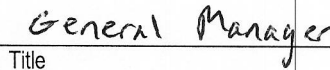
All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

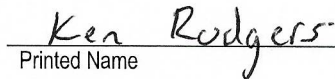
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

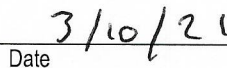
Indemnification, Insurance and Additional Costs

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


Applicant's Signature


Title


Printed Name

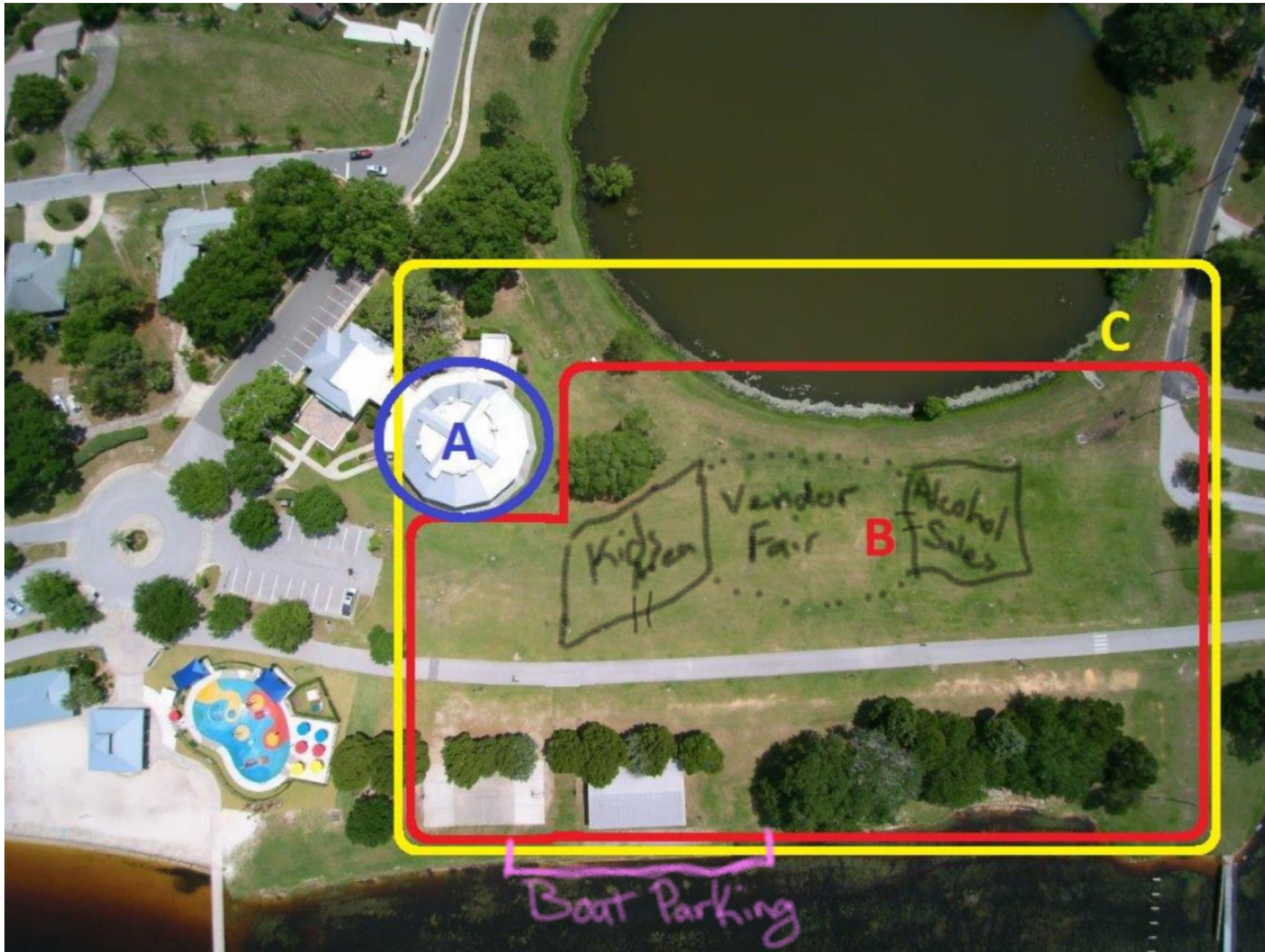

Date

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

Department / Division Routing:

- | | | |
|-----------------------|-------------------------------|--------------------|
| a) Parks & Rec. Dept. | b) Police Department | c) Fire Department |
| d) Public Works Dept. | e) Development Services Dept. | |

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





CITY OF CLERMONT Alcohol Request Form

Today's Date 3/29/21
Name of Event Toucan Lake Days Customer Appreciation Event
Date(s) of Event 5/22/21 Location Waterfront Park
Event Start Time: 12pm Event End Time: 5pm
Name of Organization/Applicant Seas Your Day Events LLC
Email info@seasyourdayevents.com
Day Phone 2627450065 Cell Phone 2627450065
Address 1246 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event Family activitie, food service and alcohol service will be provided upon paid entry
Family activitie, food service and alcohol service will be provided upon paid entry

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

What is your beverage containment area? An alcohol service area will utilise temporary fencing and wrist band entry

Outside event, attach diagram see attached

Inside event, list rooms: _____

Who is your licensed beverage caterer*? Traditions Event Services

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

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

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

Aubrey Kuczerepa

Applicant Signature

3/29/21

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ GRANTED ALCOHOL BEVERAGES AS AMENDED: _____

☐ DENIED for the following reason(s): _____

SIGNATURE

TITLE

DATE

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



City of Clermont - Alcohol Policy

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

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

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

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

Alcohol Rules and Guidelines

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

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



CITY OF CLERMONT

AGENDA ITEM

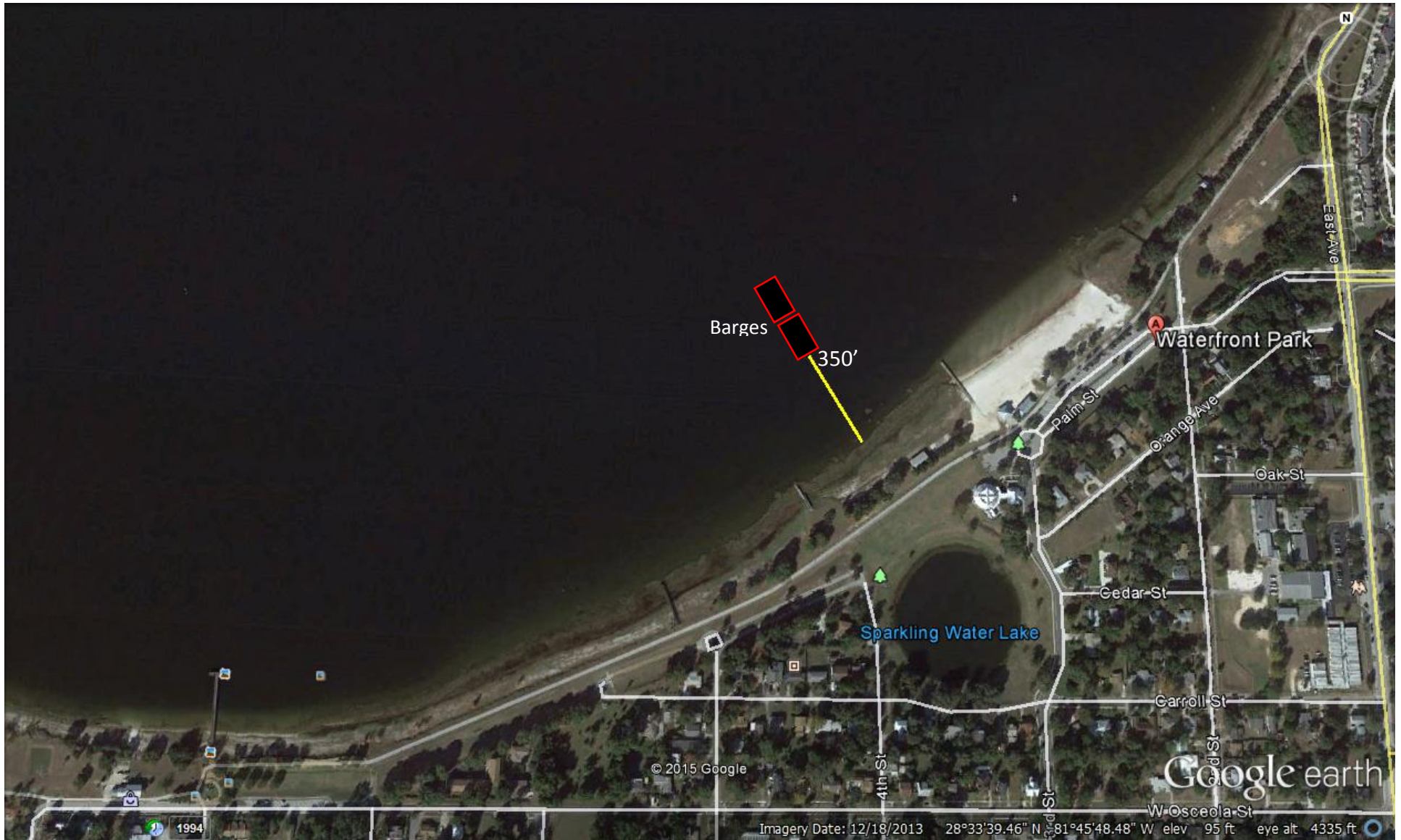
Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Event and Open Container Request <i>4th of July Red, White, & Boom</i>		
Requested Action		
Recommend approval of an open container area and fireworks at the City of Clermont's 4th of July event at Waterfront Park.		
Staff Report		
The City of Clermont is requesting to have an open container area at Waterfront Park between 3rd Street and 4th Street on July 4, 2021 from 5:00 PM to 9:30 PM. The City will be using a licensed caterer and bartender service. Attached is a map that shows the requested open container area. Fireworks are also being requested for this event. The City shall have the appropriate number of police and medical staff on hand at the event to properly accommodate all safety needs.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. July 4 - Open Container Zone	July 4 - Open Container Zone.jpg	
2. Clermont site plan July 2021	Clermont site plan July 2021.pdf	

July 4th Proposed Open Container Area

The SL Trail will remain open





City of Clermont Site Plan
July 4, 2020

Barge in water at 7:00pm

Show time 9:15pm

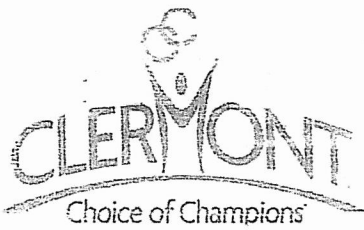


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Mega Food Truck</i>		
Requested Action		
Recommend to approve the Mega Food Truck to be held in Downtown Clermont along with road closures June 19, 2021 from 2:00 p.m. to 11:00 p.m.		
Staff Report		
The Clermont Downtown Partnership is requesting to host the Mega Food Truck Event in Downtown Clermont on Saturday, June 19, 2021 from 4:00 p.m. to 9:00 p.m. The organization is requesting to close off roads starting at 2:00 p.m. until 11:00 p.m. at the following intersections: -Montrose Street from Lake Avenue to midway point between 8th Street and West Avenue (next to the old police station) -8th Street from Montrose Street to the halfway point to Minneola Avenue -7th Street from Montrose Street to Desoto Street (Please see attached map)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	6-19-21Mega Food Truck application	6-19-21Mega Food Truck application.pdf
2.	City Council Street closure	City Council Street closure.docx



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/6/2021
Name of Event Mega Food Truck
Date(s) of Event 6/19/21 Estimated Attendance: 2500
Event Start Time: 4:00 PM Event End Time: 9:00 PM
Before Event Setup Time: 2:00 PM After Event Cleanup Time: 11:00 PM
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # 501C-6

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Farnsworth Email Sandyfcdp@gmail.com
Day Phone Same Cell Phone 352-617-8788
Address Po Box 120734 City Clermont State FL Zip 34712
Secondary Contact Kimberly Grogen Phone # 352-217-9291
If this event is a fundraiser, who is the beneficiary? (provide contact information and address)

N/A

Briefly Describe Event: About 25 Food Trucks, crafters & vendors. Family friendly event
Rock Wall, Bounce House, Music

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

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

Other Location: See attached map. Realtor style signs

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes

☒ No

Available at Stores

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

Canopy/Tent Use: ☒ Yes

☐ No

Size of Tent* *10x10*

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

Electrical Use: ☒ Yes

☐ No

Describe the need: *Some vendors*

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator

☐ Temporary Power Drop

☐ Property Power

Gas Fueled Equipment: ☒ Yes

☒ No

Describe Use: *None*

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

Fuel Source: ☒ Propane

☐ Natural Gas

☐ Diesel Fuel

☐ Gasoline

Cooking Equipment Use: ☒ Yes

☐ No

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

Cooking Types: ☒ Fryers

☒ Propane Grill

☐ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes

☐ No

Ride Types: ☐ Mechanical

☒ Bounce Houses

☐ Animals

*Rock Wall
Train Ride*

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes

☒ No

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

Streets to be Closed or Traffic Control: ☒ Yes

☐ No

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

Fire or Law Enforcement Stand-by Requested: ☐ Yes

☒ No

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

Live Television or Radio Broadcast: ☐ Yes

☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes

☐ No

Describe: *Band or DJ*

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

Banners or Attention Getting Devices: ☒ Yes

☐ No

SIGN BY HWY 50 - some

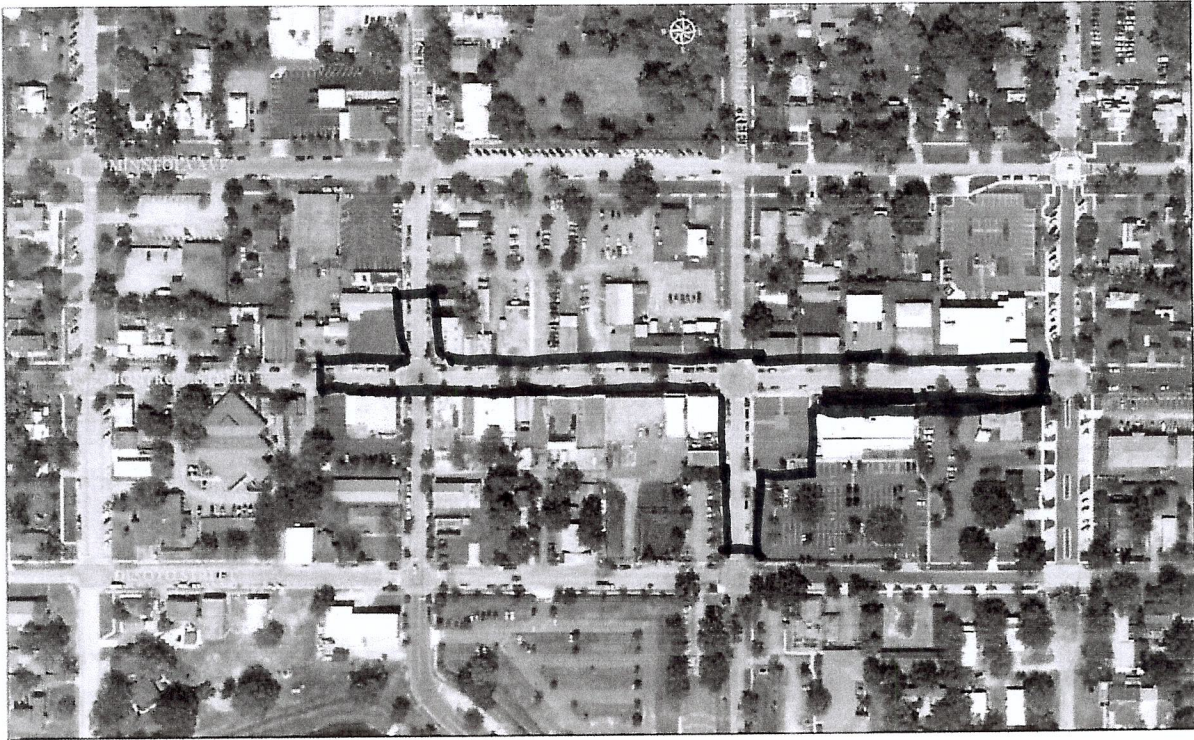
If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Small realtor size signs day of the event

Page 9 of 11

V6.12.17

MAP 2



MAP 3



Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Clermont Downtown Partnership

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▶

501 (c) 6

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **1**

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

P O Box 120734

6 City, state, and ZIP code

Clermont FL 34712

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

5 9 - 3 7 4 9 7 6 0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign
Here

Signature of
U.S. person ▶

Date ▶

9-15-18

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

• Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)

• Form 1099-C (canceled debt)

• Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.



The Clermont Downtown Partnership will be hosting 3 events in 2021 that will Require road closures. We will be bringing these events to City Council on April 13, 2021 and would like to make you aware of this.

1. Saturday, June 19, 2021 Mega Food Truck 2pm-10pm

W. Montrose St will be closed between City Hall to the old Police Department
8th Street at W. Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

2. Saturday, October 30, 2021 Harvest Festival 8am-5pm

W. Montrose St will be closed between Lake St to the old Police Department
8th Street at W. Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

3. Saturday, November 13, 2021 Candy Cane Lane Festival 8am-6pm

W. Montrose St will be closed between Lake St to the old Police Department
8th Street at W Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

Please contact us if you have any questions.

Sandy Farnsworth 352-617-8788 Sandy@EventsbySG.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Clermont Harvest Festival</i>		
Requested Action		
Recommend approval of the Clermont Downtown Partnership to host their annual "Harvest Festival" on October 30, 2021.		
Staff Report		
The Clermont Downtown Partnership is requesting road closures on Saturday, October 30, 2021 from 8:00 a.m. through 6:00 p.m. which would include time for setup and take down for the event. The event would be from 10:00 a.m. to 4:00 p.m. Road Closure requests are to include: -Montrose Street from Lake Avenue to midway point between 8th Street and West Avenue (next to the old police station) -8th Street from Montrose Street to the halfway point to Minneola Avenue -7th Street from Montrose Street to Desoto Street (Please see attached map)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 10-30-21Harvest Festival application	10-30-21Harvest Festival application.pdf	
2. City Council Street closure	City Council Street closure.docx	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/6/2021
Name of Event Clermont Harvest Festival
Date(s) of Event October 30, 2020 Estimated Attendance: 10,000
Event Start Time: 10:00 AM Event End Time: 4:00 PM
Before Event Setup Time: 8:00 AM After Event Cleanup Time: 6:00 PM
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Farnsworth Email SandyFed@gmail.com
Day Phone 352-617-8788 Cell Phone Same
Address Po Box 120734 City Clermont State FL Zip 34712
Secondary Contact Keith Mullins Phone # 352-394-9805

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

Briefly Describe Event: Family Friendly Festival - Halloween based. 150 vendors, Kid zone, trick or treat, music, to bring people to Downtown

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

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

Other Location: See attached map - we will partner again with St. Matthias Church to bring event up to their driveway

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes

☒ No

Available at Stores

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

Canopy/Tent Use: ☒ Yes

☐ No

Size of Tent*

10X10

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

Electrical Use: ☒ Yes

☐ No

Describe the need:

Some vendors

Additional permits may be required based on use

Electrical Power Provided:

☒ Generator

☐ Temporary Power Drop

☐ Property Power

Gas Fueled Equipment: ☒ Yes

☐ No

Describe Use:

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

Fuel Source

☒ Propane

☐ Natural Gas

☐ Diesel Fuel

☐ Gasoline

Cooking Equipment Use: ☒ Yes

☐ No

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

Cooking Types: ☒ Fryers

☒ Propane Grill

☐ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides:

☒ Yes

☐ No

Ride Types:

☐ Mechanical

☒ Bounce Houses

☐ Animals

*Rock Wall
Train Ride*

Insurance may be required by provider

Pyrotechnic/Fireworks Displays:

☐ Yes

☒ No

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

Streets to be Closed or Traffic Control:

☒ Yes

☐ No

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

Fire or Law Enforcement Stand-by Requested:

☐ Yes

☒ No

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

Live Television or Radio Broadcast:

☐ Yes

☒ No

DJ, Band, Music or Sound Amplification Devices:

☒ Yes

☐ No

Describe:

Band or DJ

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

Banners or Attention Getting Devices:

☒ Yes

☐ No

SIGN BY HWY 50 - SOME

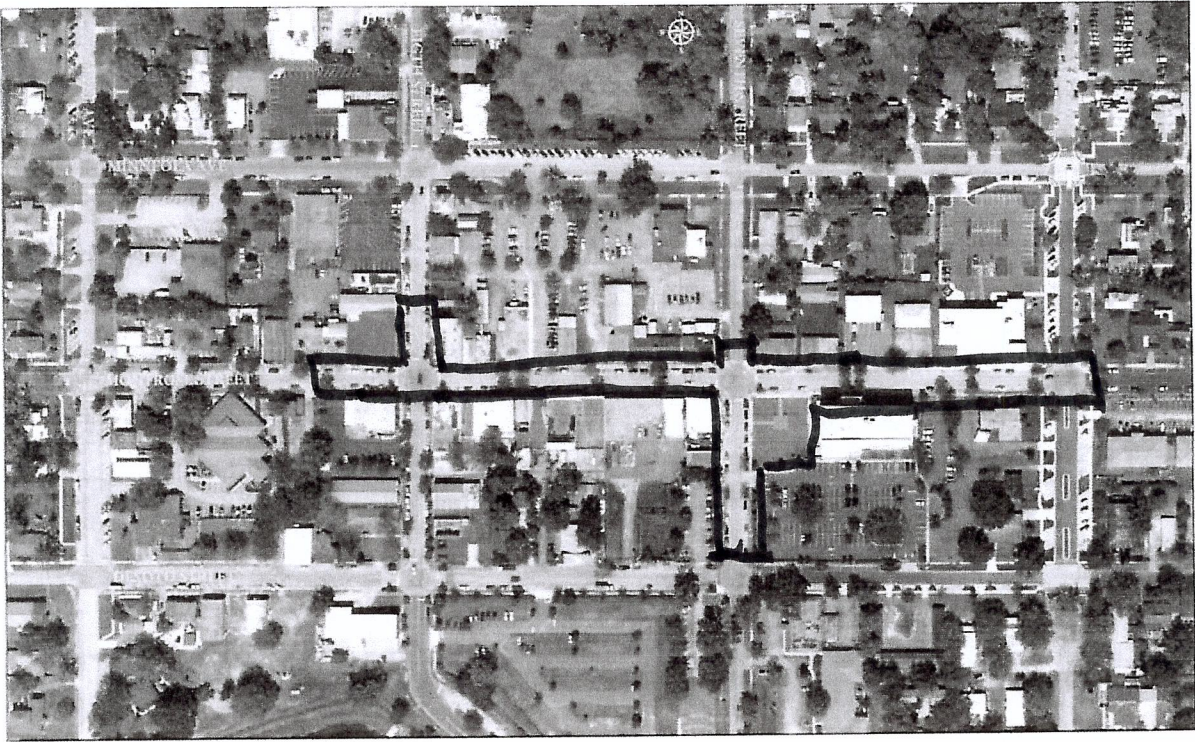
If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Small realtor size signs day of the event

Page 9 of 11

V6.12.17

MAP 2



MAP 3



Form

W-9(Rev. December 2014)
Department of the Treasury
Internal Revenue Service**Request for Taxpayer
Identification Number and Certification****Give Form to the
requester. Do not
send to the IRS.**

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Clermont Downtown Partnership

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▶**501 (c) 6**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **1**

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

P O Box 120734

6 City, state, and ZIP code

Clermont FL 34712

Requester's name and address (optional)

7 List account number(s) here (optional)

Print or type
See Specific instructions on page 2.**Part I Taxpayer Identification Number (TIN)**Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

				-				-			
--	--	--	--	---	--	--	--	---	--	--	--

OR

Employer identification number

5	9	-	3	7	4	9	7	6	0
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

**Sign
Here**Signature of
U.S. person ▶

Date ▶

9-15-18**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/t99.**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)

- Form 1099-C (canceled debt)

- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.



The Clermont Downtown Partnership will be hosting 3 events in 2021 that will Require road closures. We will be bringing these events to City Council on April 13, 2021 and would like to make you aware of this.

1. Saturday, June 19, 2021 Mega Food Truck 2pm-10pm

W. Montrose St will be closed between City Hall to the old Police Department
8th Street at W. Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

2. Saturday, October 30, 2021 Harvest Festival 8am-5pm

W. Montrose St will be closed between Lake St to the old Police Department
8th Street at W. Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

3. Saturday, November 13, 2021 Candy Cane Lane Festival 8am-6pm

W. Montrose St will be closed between Lake St to the old Police Department
8th Street at W Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

Please contact us if you have any questions.

Sandy Farnsworth 352-617-8788 Sandy@EventsbySG.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Candy Cane Lane and Gift Show</i>		
Requested Action		
Recommend approval of the Clermont Downtown Partnership to host the "Candy Cane Lane Craft and Gift Show" on November 13, 2021.		
Staff Report		
The Clermont Downtown Partnership is requesting road closures on Saturday, November 13, 2021 from 8:00 a.m. through 7:00 p.m. which would include time for setup and take down for the event. The event will be from 10:00 a.m. to 5:00 p.m. Road Closure requests are to include: -Montrose Street from Lake Avenue to midway point between 8th Street and West Avenue (next to the old police station) -8th Street from Montrose Street to the halfway point to Minneola Avenue -7th Street from Montrose Street to Desoto Street (Please see attached map) The Clermont Downtown Partnership has agreed to comply with all personnel requirements from the City of Clermont.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 11-13-21Candy Cane Lane application	11-13-21Candy Cane Lane application.pdf	
2. City Council Street closure	City Council Street closure.docx	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 3/6/2020
Name of Event Candy Cane Lane Craft & Gift Show
Date(s) of Event 11/13/2021 Estimated Attendance: 5-10,000
Event Start Time: 10:00 AM Event End Time: 5:00 PM
Before Event Setup Time: 8:00 AM After Event Cleanup Time: 7:00 PM
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-374 9760

Event Contact Sandy Farnsworth Email sandyfdlp@gmail.com
Day Phone 352-617-8788 Cell Phone same
Address P.O. Box 120734 City Clermont State FL Zip 34712
Secondary Contact Keith Mullins Phone # 352-394-9805

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

Briefly Describe Event: Family friendly event - 150 crafters, food trucks, kid zone, entertainment, Santa

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

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

Other Location: See attached map

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes

☒ No

Available at Stores

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

Canopy/Tent Use: ☒ Yes

☐ No

Size of Tent* 10X10

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

Electrical Use: ☒ Yes

☐ No

Describe the need: Some vendors

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator

☐ Temporary Power Drop

☐ Property Power

Gas Fueled Equipment: ☒ Yes

☒ No

Describe Use:

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

Fuel Source ☒ Propane

☐ Natural Gas

☐ Diesel Fuel

☐ Gasoline

Cooking Equipment Use: ☒ Yes

☐ No

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

Cooking Types: ☒ Fryers

☒ Propane Grill

☐ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes

☐ No

Ride Types: ☐ Mechanical

☒ Bounce Houses

☐ Animals

Rock Wall Train Ride

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes

☒ No

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

Streets to be Closed or Traffic Control: ☒ Yes

☐ No

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

Fire or Law Enforcement Stand-by Requested: ☐ Yes

☒ No

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

Live Television or Radio Broadcast: ☐ Yes

☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes

☐ No

Describe: Band or DJ

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

Banners or Attention Getting Devices: ☒ Yes

☐ No

SIGN BY HWY 50 - Some

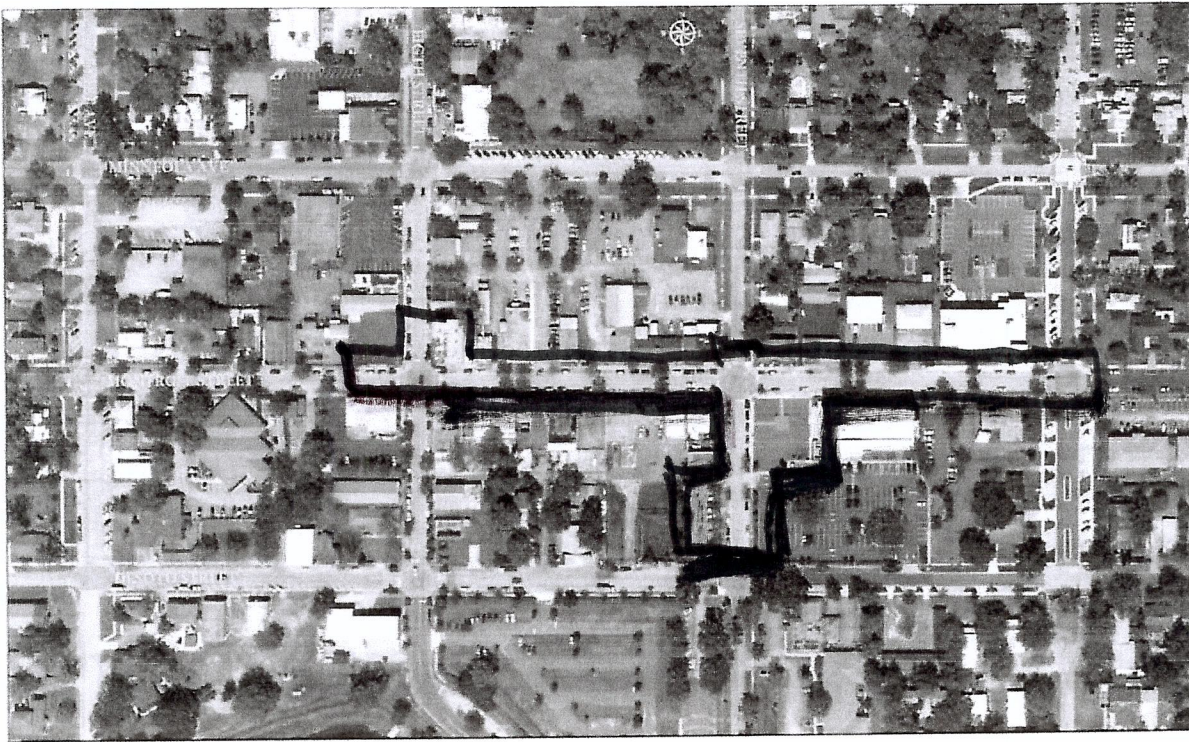
If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Small realtor size signs day of the event

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V6.12.17

MAP 2



MAP 3



Form

W-9(Rev. December 2014)
Department of the Treasury
Internal Revenue Service**Request for Taxpayer
Identification Number and Certification****Give Form to the
requester. Do not
send to the IRS.**

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Clermont Downtown Partnership

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▶**501 (c) 6**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **1**

Exemption from FATCA reporting

code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

P O Box 120734

6 City, state, and ZIP code

Clermont FL 34712

Requester's name and address (optional)

7 List account number(s) here (optional)

Print or type
See Specific Instructions on page 2.**Part I Taxpayer Identification Number (TIN)**Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

			-			-			
--	--	--	---	--	--	---	--	--	--

OR

Employer identification number

5	9	-	3	7	4	9	7	6	0
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

**Sign
Here**Signature of
U.S. person ▶

Date ▶

9-15-18**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.



The Clermont Downtown Partnership will be hosting 3 events in 2021 that will Require road closures. We will be bringing these events to City Council on April 13, 2021 and would like to make you aware of this.

1. Saturday, June 19, 2021 Mega Food Truck 2pm-10pm

W. Montrose St will be closed between City Hall to the old Police Department
8th Street at W. Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

2. Saturday, October 30, 2021 Harvest Festival 8am-5pm

W. Montrose St will be closed between Lake St to the old Police Department
8th Street at W. Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

3. Saturday, November 13, 2021 Candy Cane Lane Festival 8am-6pm

W. Montrose St will be closed between Lake St to the old Police Department
8th Street at W Montrose to the Downtown Exchange
7th Street at W. Montrose St to DeSoto St

Please contact us if you have any questions.

Sandy Farnsworth 352-617-8788 Sandy@EventsbySG.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																																																																																																									
Tuesday, April 13, 2021																																																																																																									
Agenda Item Name																																																																																																									
Special Events Review																																																																																																									
Requested Action																																																																																																									
Recommend approval of special events																																																																																																									
Staff Report																																																																																																									
The Council is required to approve special events held on City property that require road closures, alcohol waivers and those events that have over 500 attendees. The Council requested to review previously approved Special Events during the December 8 Council meeting and will continue to review on a rolling basis. The City Council has previously approved the following upcoming “Festival” events: <table><tr><th>Event</th><th>Organizer</th><th>Attendance</th></tr><tr><td>4/17 Earth Day 5 Miler & 2 Miler</td><td>Sommer Sports</td><td>Estimated Attendance 800</td></tr><tr><td>4/24 Lake Minneola Sunset Tri</td><td>Sommer Sports</td><td>Estimated Attendance 800</td></tr><tr><td>5/7 First Friday</td><td>CDP</td><td>Estimated Attendance 1000</td></tr><tr><td>5/8 Girlz On Fire 5k & Tri</td><td>Sommer Sports</td><td>Estimated Attendance 800</td></tr><tr><td>6/4 First Friday</td><td>CDP</td><td>Estimated Attendance 1000</td></tr><tr><td>6/5 Cool Sommer Mornings</td><td>Sommer Sports</td><td>Estimated Attendance 800</td></tr><tr><td>6/19 Trikidz #1</td><td>Sommer Sports</td><td>Estimated Attendance 100</td></tr><tr><td>6/19 Mega Food Truck</td><td>CDP</td><td>Estimated Attendance 2500</td></tr><tr><td>7/2 First Friday</td><td>CDP</td><td>Estimated Attendance 1000</td></tr><tr><td>7/4 Freedom 5K & 1 Miler</td><td>Flo Dash Events</td><td>Estimated Attendance 500</td></tr><tr><td>7/10 Cool Sommer Mornings #2</td><td>Sommer Sports</td><td>Estimated Attendance 800</td></tr><tr><td>7/17 Trikidz #2</td><td>Sommer Sports</td><td>Estimated Attendance 100</td></tr></table> Upcoming Events That Do Not Require City Council Approval <table><tr><th>Event</th><th>Organizer</th><th>Attendance</th></tr><tr><td>4/17 Ofc. Buckley 5k</td><td>Kiwanis</td><td>Estimated Attendance 200</td></tr><tr><td>4/17 LCDG Handicap League</td><td>Lake County Disc Golf</td><td>Estimated Attendance 30</td></tr><tr><td>4/18 Healthy Kids Running Series</td><td>Healthy Kids Running</td><td>Estimated Attendance 300</td></tr><tr><td>4/24 City of Clermont Earth Day</td><td>City Run Event</td><td>Estimated Attendance 100</td></tr><tr><td>4/25 Healthy Kids Running Series</td><td>Healthy Kids Running</td><td>Estimated Attendance 300</td></tr><tr><td>4/30 Movies Under The Stars</td><td>City Run Event</td><td>Estimated Attendance 100</td></tr><tr><td>5/1 LCDG Handicap League</td><td>Lake County Disc Golf</td><td>Estimated Attendance 30</td></tr><tr><td>5/1 Spring Garden Festival</td><td>Clermont Garden Club</td><td>Estimated Attendance 400</td></tr><tr><td>5/2 Healthy Kids Running Series</td><td>Healthy Kids Running</td><td>Estimated Attendance 300</td></tr><tr><td>5/15 Run For Hope</td><td>Central Florida Hope Center</td><td>Estimated Attendance 400</td></tr><tr><td>5/16 LCDG Handicap League</td><td>Lake County Disc Golf</td><td>Estimated Attendance 30</td></tr><tr><td>5/15 LCDG Handicap League</td><td>Lake County Disc Golf</td><td>Estimated Attendance 30</td></tr><tr><td>5/21 Movies Under The Stars</td><td>City Run Event</td><td>Estimated Attendance 100</td></tr><tr><td>5/23 LCDG Handicap League</td><td>Lake County Disc Golf</td><td>Estimated Attendance 30</td></tr><tr><td>5/27 Hope Florida Church Crusade</td><td>Florida Hope Center</td><td>Estimated Attendance 50</td></tr><tr><td>5/28 Hope Florida Church Crusade</td><td>Florida Hope Center</td><td>Estimated Attendance 50</td></tr><tr><td>5/29 Hope Florida Church Crusade</td><td>Florida Hope Center</td><td>Estimated Attendance 50</td></tr><tr><td>5/31 Memorial Day Celebration</td><td>Daughters of the American Revolution</td><td>Estimated Attendance 300</td></tr><tr><td>6/12 Pups In The Park</td><td>City Run Event</td><td>Estimated Attendance 100</td></tr><tr><td>6/26 Dance Recital</td><td>Not Just Dance</td><td>Estimated Attendance 60</td></tr></table>				Event	Organizer	Attendance	4/17 Earth Day 5 Miler & 2 Miler	Sommer Sports	Estimated Attendance 800	4/24 Lake Minneola Sunset Tri	Sommer Sports	Estimated Attendance 800	5/7 First Friday	CDP	Estimated Attendance 1000	5/8 Girlz On Fire 5k & Tri	Sommer Sports	Estimated Attendance 800	6/4 First Friday	CDP	Estimated Attendance 1000	6/5 Cool Sommer Mornings	Sommer Sports	Estimated Attendance 800	6/19 Trikidz #1	Sommer Sports	Estimated Attendance 100	6/19 Mega Food Truck	CDP	Estimated Attendance 2500	7/2 First Friday	CDP	Estimated Attendance 1000	7/4 Freedom 5K & 1 Miler	Flo Dash Events	Estimated Attendance 500	7/10 Cool Sommer Mornings #2	Sommer Sports	Estimated Attendance 800	7/17 Trikidz #2	Sommer Sports	Estimated Attendance 100	Event	Organizer	Attendance	4/17 Ofc. 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Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Resolution No. 2021-022R		
Requested Action		
Recommend approval of the 2020 Local Mitigation Strategy: Multi-Jurisdictional Plan		
Staff Report		
Lake County is vulnerable to a variety of natural, technological, and human-caused hazards which threaten the health and well-being of the community, affect economic health, and pose harm to the environment. Lake County Emergency Management has convened a group of individuals representing the county, the municipalities, and other interested parties to comprise the members of the Lake County Local Mitigation Strategy Working Group (LMS Working Group) to monitor and update this continual planning process. This document is the result of a multi-jurisdictional approach to mitigation planning. Lake County along with its municipalities formally adopted the existing 2015 Lake County Local Mitigation Strategy (LMS) and this updated document is being presented for adoption via a new resolution. The LMS Working Group conducted research to identify the hazards threatening Lake County in order to estimate risk, impacts, and potential consequences relating to public, responder safety, continuity of operations, continuity of government, property, facilities, infrastructure, environment, economic issues, and public confidence in the county. The natural hazards in the LMS are mirrored in the Comprehensive Emergency Management Plan (CEMP) for continuity and to facilitate an all-hazards approach to planning. Proposed projects and programs intended to reduce impacts of future natural disasters are called mitigation projects. Mitigation projects are included in the project list and continue to be developed and added to the list by the LMS Working Group as new hazard research is available, risk increases, and as resources and opportunities become available. Implementing the LMS will help make Lake County more resistant to the effects of major disasters. The LMS will continue to be updated and expanded in the future to address changing hazards, reflect the experiences of future disasters, and changes in the participating jurisdictions. The update process and future versions of the LMS will be used to inform the public and encourage other interested parties to participate more in making Lake County resilient.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021-022R - Adopting LC Hazard Mitigation Plan - R&F BL	2021-022R - Adopting LC Hazard Mitigation Plan.pdf	
2. 2021-022R - Exhibit A - Local Mitigation Strategy 2020_Final	2021-022R - Exhibit A - Local Mitigation Strategy 2020_Final.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2021-022R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Florida Division of Emergency Management and the Federal Emergency Management Agency recommends that all local governments, in cooperation with their local county department of emergency management, develop and maintain a hazard mitigation plan; and

WHEREAS, the City of Clermont desires to have and participate in this Plan to protect the life and property of its citizens; and

WHEREAS, the City of Clermont, in cooperation with Lake County, has developed the plan, policies and procedures necessary to plan and develop projects to protect the citizens of the City of Clermont and Lake County from hazards;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that the City of Clermont adopts the proposed Lake County Multi-Jurisdictional Hazard Mitigation Plan as shown in Exhibit A, identifying the hazards and strategies to mitigate those hazards.

SECTION 1: EFFECTIVE DATE

This Resolution shall become effective upon its passage and adoption according to law.



CITY OF CLERMONT
RESOLUTION NO. 2021-022R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 13th day of April, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney



Local Mitigation Strategy: Multi-Jurisdictional Plan

2020

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SUMMARY OF CHANGES

The Summary of Changes will list the routine updates that will be made to the LMS Plan once it has been accepted. Changes made to the 2020 plan will be archived by Lake County Emergency Management. This plan is a living document and can be changed at any time by the LMS Working Group. Continual citizen participation and input by all interest parties is encouraged.

Change	Comments/Purpose	Date	Pages
Plan Update	Plan was updated and revised in entirety.	2020	All

EXECUTIVE SUMMARY

Lake County is vulnerable to a variety of natural, technological, and human-caused hazards which threaten the health and wellbeing of the community, affect economic health, and pose harm to the environment. Lake County Emergency Management has convened a group of individuals representing the county, the municipalities, and other interested parties to comprise the members of the Lake County Local Mitigation Strategy Working Group (LMS Working Group) to monitor and update this continual planning process.

This document is the result of a multi-jurisdictional approach to mitigation planning. Lake County along with its municipalities formally adopted the existing Lake County Local Mitigation Strategy (2015) and once this revision is approved, this updated document will be presented for adoption via a new resolution.

The LMS Working Group conducted research to identify the hazards threatening Lake County in order to estimate risk, impacts, and potential consequences relating to public, responder safety, continuity of operations, continuity of government, property, facilities, infrastructure, environment, economic issues, and public confidence in the county. The natural hazards in the LMS are mirrored in the Comprehensive Emergency Management Plan (CEMP) for continuity and to facilitate an all-hazards approach to planning.

Proposed projects and programs intended to reduce impacts of future natural disasters are called mitigation projects. Mitigation projects are included in the project list and continue to be developed and added to the list by the LMS Working Group as new hazard research is available, risk increases, and as resources and opportunities become available. Implementing the LMS will help make Lake County more resistant to the effects of major disasters.

The LMS will continue to be updated and expanded in the future to address changing hazards, reflect the experiences of future disasters, and changes in the participating jurisdictions. The update process and future versions of the LMS will be used to inform the public and encourage other interested parties to participate more in making Lake County resilient.

I. INTRODUCTION

Mitigation is any action taken to permanently reduce or eliminate the risk to people and their property from the effects of hazards. The Lake County Local Mitigation Strategy attempts to reduce some of the risk associated with hazards by implementing mitigation projects within Lake County and its municipalities. The LMS process is intended to be a framework for documenting the activities of the LMS Working Group and the future mitigation activities within the County. This plan includes updated bylaws of the LMS Working Group; and, the overall planning process is intended to make the LMS Working Group more active in the coming years as well as find ways to further promote public participation. The LMS Working Group has been established to prepare the community to be more resistant and resilient to the effects of future disasters.

A. Purpose

The purpose of the LMS is to provide an on-going process that will encourage hazard mitigation efforts as part of the ongoing planning efforts of Lake County. The LMS encourages evaluation of all hazards to evaluate vulnerabilities and develop goals, objectives, plans, programs, and projects to lessen the effects of those hazards and prioritize implementation of projects to further these goals.

B. Planning Process

The LMS Working Group is made up of representatives from Lake County governmental agencies, incorporated municipalities, organizations and associations representing key business industry, community interest groups, other governmental entities, and non-profit or faith-based groups. Interested citizens are always welcome and encouraged to become involved in the process. The Lake County LMS Working Group by-laws are located in Appendix II of this document and were updated in this planning process.

The LMS Working Group encourages involvement in the mitigation planning process by each jurisdiction in Lake County. Jurisdictions are encouraged to identify others that should be participating on the LMS Working Group. In the past, annual meetings have been held in December of each year for the purpose of preparing the annual update to be submitted. In January of 2020, the Committee voted to move to a quarterly meeting schedule. The 5-year planning update kick-off meeting was held on March 10, 2020 with Lake County Emergency Management representatives followed by a meeting on May 8, 2020 with the LMS Working Group. The LMS Working Group was noticed through email distribution with follow-up phone calls from the LMS Coordinator. A formal public meeting was held on August 8, 2020 with the LMS Working Group noticed via email distribution, website notice, and public notification. Further efforts by the Chair and Vice-Chair to encourage participation and attention at meetings continued in preparation for submission to the Florida Division of Emergency Management.

a) Review of Community Capabilities and Incorporation of Existing Plans

Lake County communities currently have several existing programs and plans related to hazard mitigation and post-disaster redevelopment as listed in Appendix I-E of this Plan which includes but is not limited to:

- Lake County Comprehensive Emergency Management Plan (CEMP) - The CEMP was used to help identify the pertinent hazards for the LMS risk assessment.

- Lake County Comprehensive Plan and Jurisdictional Comprehensive Plan(s) – The Comprehensive Plan(s) were used to determine the direction of future growth, goals, and objectives of the County and each jurisdiction.
- Jurisdictional Master Plans (City of Leesburg and City of Tavares) – Helped identify future growth opportunities and plans, identified environmental impacts, and mitigation opportunities.
- Lake County Code of Ordinances Chapter VI – Resource Protection Standards, 6.01.02: Wetlands Impact and Mitigation, and the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Plan – Codes were used to determine potential mitigation measures.
- Lake County Community Wildfire Protection Plan (CWPP) – Identified wildfire vulnerabilities within the County.

C. Participating Organizations

Lake County encourages participation from all of its jurisdictions and enables any entity within the jurisdictions or unincorporated county to be involved in the planning effort. Those involved in the process include: Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Lake County, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, Umatilla, and The Villages.

This is the inclusive list of all jurisdictions that must approve the LMS as a multi-jurisdictional plan. Each jurisdiction is responsible for actual implementation of the plan within their boundaries and ensuring that their projects meets the needs of the communities. Participation will be identified by attendance at meetings, both in person and virtual, and active involvement in the process. These are the same jurisdictions that were involved in the 2015 plan. The desire of this plan is to foster further participation from all municipalities and to meet on a more consistent basis in the future.

Participation in the planning process included the following entities:

<i>Advanced Planning Consultants, LLC</i>	<i>Lake County Emergency Management</i>
<i>City of Clermont</i>	<i>Lake County Public Works Department</i>
<i>City of Eustis</i>	<i>Lake County Schools</i>
<i>City of Leesburg</i>	<i>Lake County Stormwater Section</i>
<i>City of Mount Dora</i>	<i>Lake County Office of EMS</i>
<i>City of Tavares</i>	<i>Town of Montverde</i>
<i>City of Umatilla</i>	<i>Villages Community Development District</i>
<i>Florida Department of Health in Lake County</i>	<i>Withlacoochee Forest Center</i>

The LMS Working Group has had participation from all remaining jurisdictions due to contact with each entity by members of the Office of Emergency Management to obtain updated information

for the LMS Update. Email meeting notices are sent to any and all interested parties both within and outside of Lake County to encourage participation.

D. Public Participation

The LMS Working Group has benefited from the assistance and support of its many members and support staff and intends to continue its efforts to engage more members of the community in the planning process, including more representatives of the private sector. The public will have additional opportunities to provide input on this updated LMS Plan, such as through the Lake County website and municipal meetings where the plan will be formally adopted by resolution within each Lake County community. A copy of the Local Mitigation Strategy for Lake County is available on the county website at: https://lakecountyfl.gov/offices/emergency_management/. This webpage also provides other mitigation information to the public along with a contact link back to the Office of Emergency Management.

The LMS Working Group welcomes public input and encourages participation through legal notices of upcoming public meetings. Future meetings which may be conducted utilized web conferencing will also include a gathering at the Emergency Operations Center for interested parties to attend, listen, and participate in the planning process. Once the updated plan is posted on the website, opportunity for public comment and input will be available prior to adoption.

Public input during held meetings is captured within the meeting minutes (Appendix I-C). Comments are addressed by the Committee for incorporation into the document. As noted, public input options are available via the County website, however, no comments were received for the 2020 submission.

Once the plan is adopted, it will remain on the website, available for public comment and input in an ongoing process. In addition to this planning process, many of the jurisdictions maintain their own efforts to inform the public about potential hazards, hazard mitigation, and this planning process. Lake County and the LMS Working Group will continue efforts to develop a more robust planning process and encourage more participation and involvement from the jurisdictions, interested parties, and the public.

E. Update Process

During the 2020 Lake County LMS Update, the LMS Working Group took the following actions:

- In 2016, 2017, 2018, 2019 and 2020 annual meetings of the LMS Working Groups were noticed to the public and held with attendance and meeting minutes provided to document the process.
- In March 2020, Lake County Emergency Management hired a consultant to assist in the update process.
- The plan was reviewed and rewritten to be compliant with the 2020 Florida Local Mitigation Strategy Crosswalk
- The General Section include the Introduction, purpose, and planning process and was revised to reflect the current approach.

- The Risk Assessment Section was reviewed for applicable hazards and to be consistent with the Lake County Comprehensive Emergency Management Plan (CEMP).
- Mitigation Goals Section includes the goals, projects list, National Flood Insurance (NFIP) and Community Rating System (CRS) and was updated to reflect the current list, current NFIP and CRS information.
- Plan Maintenance Section include monitoring and evaluation; the update process; and process for project implementation and was updated to reflect the current approach.
- LMS Working Group By-Laws Appendix contains the policies of the LMS Working Group and was updated to include the current practices.

The Draft Plan was provided to the LMS Working Group for their review and comment. Another meeting will be conducted to review the Final Draft and approve all changes. The LMS Working Group will continue to solicit input from anyone who may have an interest in the process and include any additional parties as needed as required by Florida Administrative Code 27P-22.

As with the 2015 LMS update, the 2020 LMS goals, objectives, and priorities remain unchanged and continue to guide this document as is consistent with the County goals and priorities.

II. HAZARD IDENTIFICATION AND VULNERABILITY ASSESSMENT

A. Introduction

The purpose of the hazard identification and vulnerability assessment is to use best available information and technology to identify and evaluate potential hazard risks facing Lake County, as well as provide the factual basis for mitigation activities proposed in Lake County's LMS that aim to reduce those risks. The vulnerability assessment provides for the identification and analysis of known hazards that may threaten life and property across the entire planning area. It also includes the results of a multi-jurisdictional vulnerability assessment conducted for each of Lake County's municipal jurisdictions to determine where locally specific risks vary from those facing the rest of the county.

Lake County is vulnerable to a wide range of hazards that threaten life and property. FEMA's current regulations and guidance under the Disaster Mitigation Act of 2000 (DMA 2000) require, at a minimum, an evaluation of a full range of natural hazards. The Hazards within the Lake County LMS are broken up into two main hazard types:

- Natural Hazards - Are threats of a naturally occurring event will have a negative effect on life, property and the environment.
- Societal Hazards - are hazards that are created by humans or hazards that directly impact humans by means other than a natural or technological incident.
- Technological Hazards - Include those that are caused by man-made technological advancements, although some can be a result of natural hazards in specific circumstances.

B. Initial Hazard Identification

The potential hazards that may affect the residents and visitors to Lake County are reviewed on a regular basis. Each jurisdiction will be addressed individually however we begin with a general overview at the county level of each of the hazards. This plan is in line with FEMA's guidance by focusing on hazards that directly affect Lake County.

Each of the initially identified hazards were studied for their potential impact on Lake County as well as in terms of the availability of hazard mitigation strategies to reduce that impact. Best available data on historical occurrences, the geographic location, and extent, as well as the probability of future occurrences, were collected and reviewed as part of the hazard identification process in the following sections.

The table below lists the range of hazards identified in this risk assessment:

Table 1: Hazard Identification by Type

Type	Hazard	Hazard-Specific Effects
Natural	Drought	Extreme Temperatures
Natural	Flooding	
Natural	Hail	
Natural	Extreme Heat	Drought
Natural	Tropical Cyclone Events	High Winds; Flood; Tornadoes
Natural	Thunderstorms/Wind/Lightning	Wildfire
Natural	Sinkholes/Subsidence	
Natural	Tornadoes	High Winds
Natural	Wildland Fire/Wildfire	
Natural	Erosion	
Natural	Winter Storm/Freeze	
Natural/Societal	Epidemic/Pandemic	Mass Casualty/Fatality
Technological	Dam/Levee Failure	Flooding
Technological	Hazardous Materials	Fixed Facilities; Transportation; Radiological Release; Biological
Technological	Cyberterrorism	Critical Infrastructure Disruption
Technological	Terrorism	Mass Casualty/Fatality
Technological	Prolonged Utility/Communications Failure	Critical Infrastructure Disruption
Societal	Civil Disorder/Disturbance	
Societal	Mass Casualty	

Some hazards are not listed due to the geographic location and characteristics of the planning area, and are not relevant to Lake County and the participating jurisdictions, i.e. volcanoes and earthquakes. There are no volcanoes in the Southeast United States that would impact Lake County. Additionally, past impacts and potential future impacts due to earthquakes are considered negligible and, therefore, not included in this plan.

C. Probability Summary

Each hazard is described and ranked based on relative risk using probability and severity as the identified measures.

Probability is based on historical information and considers the likelihood that Lake County will see an impact by the hazard within a given period of time.

- **N = None:** No previous occurrence and considered no threat
- **L = Low:** Some potential every 16 years or more
- **M = Moderate:** Potential occurrence every 3 to 15 years
- **H = High:** Potential to exist every 1 to 2 years

Based on the history of the hazards occurring and all available information, a summary of probabilities table has been created to determine then likelihood of a hazard occurring within a certain number of years. **Table 2** indicates summary probabilities for the hazards identified in this plan.

Additionally, impacts are addressed by how the populations and structures could potentially be affected. It is important to note that a hazard with a low probability of occurring can be just as severe as one with a high probability of occurring. **Table 3** indicates the potential impact a hazard may have based on the following criteria.

- **N = None:** No impact expected
- **L = Low:** Special portions of the population affected; day to day operations not affected; minor cosmetic damage to structures possible
- **M = Moderate:** Approximately 50% of population affected; mobile homes and poorly built or maintained structures impacted
- **H = High:** Significant portions of the population impacted; major damage to old, poorly maintained mobile home structures; some damage to structures built to recently approved building code

Table 2: Summary Probabilities for Hazards to Locality

	Drought	Flooding	Hail	Excessive Heat	Tropical Cyclone Events	Thunderstorm Lightning/Wind	Sinkholes	Tornadoes	Wildfire	Erosion	Winter Storm Freeze	Dam/Levee Failure	Hazardous Materials	Epidemic/Pandemic	Civil Disorder/ Disturbance	Terrorism	Cyberattack/ Cyberterrorism	Mass Casualty	Prolonged Utility/ Comms. Failure
Lake County	M	H	H	M	M	H	M	M	M	L	M	L	M	M	L	L	H	L	M
Astatula	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Clermont	M	M	M	M	M	H	M	M	M	M	M	L	L	M	L	L	H	L	M
Eustis	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Fruitland Park	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Groveland	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Howey-in-the-Hills	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Lady Lake	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Leesburg	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Mascotte	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Minneola	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Montverde	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Mount Dora	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Tavares	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Umatilla	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Villages, The	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M

Table 3: Summary Potential Hazard Impact to Locality

	Drought	Flooding	Hail	Excessive Heat	Tropical Cyclone Events	Thunderstorm Lightning/Wind	Sinkholes	Tornadoes	Wildfire	Erosion	Winter Storm Freeze	Dam/Levee Failure	Hazardous Materials	Epidemic/Pandemic	Civil Disorder/Disturbance	Terrorism	Cyberattack/Cyberterrorism	Mass Casualty	Prolonged Utility/Comms. Failure
Lake County	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Astatula	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Clermont	M	H	L	M	H	H	L	M	M	M	L	L	H	H	L	M	H	M	H
Eustis	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Fruitland Park	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Groveland	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Howey-in-the-Hills	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Lady Lake	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Leesburg	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Mascotte	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Minneola	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Montverde	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Mount Dora	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Tavares	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Umatilla	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Villages, The	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H

D. Hazard Profiles**b) Drought****1. Description**

A drought is a period of time when an area or region experiences below-normal precipitation. The lack of adequate precipitation, can cause reduced soil moisture or groundwater, diminished stream flow, crop damage, and a general water shortage.

2. Location and Extent

All areas of Lake County are subject to the effects of drought conditions. Since Lake County has a large number of lakes, drought effects of lowered water levels may impact tourism for those that participate in activities on the water. Resident populations would not be unduly affected other than an inconvenience. Agricultural concerns such as the horticulture, animal services, citrus, and vegetable crops could be affected by a long-term drought which could have a negative economic effect. Critical facilities and infrastructure would likely be unaffected. Considering these factors, a drought would have a low impact to residents and critical infrastructure but have more moderate impact to agriculture.

The extent of drought in Florida is generally measured through one of two indices, the Keetch-Byram Drought Index (KBDI) or the U.S. Drought Monitor Index. While Lake County historically has not been immune to regional or statewide droughts, recent population growth has accelerated the depletion of water supplies. The KBDI has a range from 0 for no drought to 800 being the most severe drought. Table 3 summarizes the mean KBDI for Lake County since 2011.

Table 4: Keetch-Byram Drought Index (KBDI) for Lake County, Florida (2011 – 2020)¹

Date	KBDI
June 5, 2011	559
December 5, 2011	437
June 5, 2012	367
December 5, 2012	499
June 5, 2013	99
December 5, 2013	454
June 5, 2014	344
December 5, 2014	81
June 5, 2015	449
December 5, 2015	N/A²
June 5, 2016	N/A
January 1, 2017	457
June 5, 2017	431
December 5, 2017	359
June 5, 2018	55
December 5, 2018	405
June 5, 2019	447
December 5, 2019	274

¹ <http://currentweather.freshfromflorida.com/current-report.html>

² Data only available for prior 3 years from current date

3. Previous Occurrences

During 1977, a two-month dry emergency caused an estimated \$30,000,000 in damages to Florida, and the Governor declared a three-month drought during 1979, the worst since 1971.

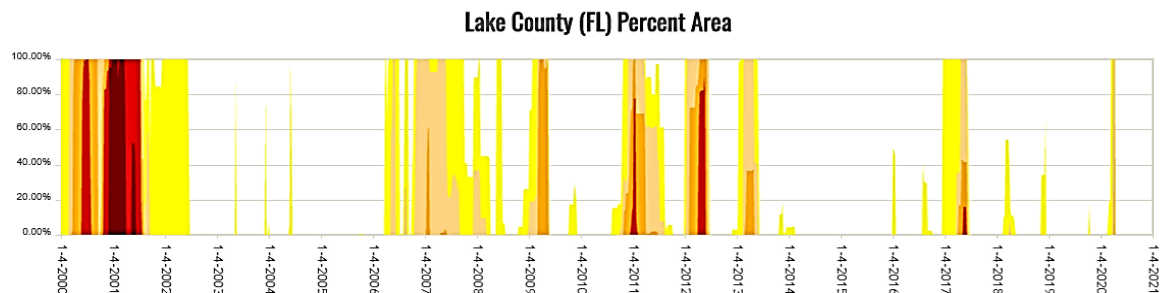
The drought from 1997-2002 was considered to be a “very serious” drought according to the St. John’s Water Management District. Lake County instituted water restrictions for itself at the same time that many other counties were doing the same. This drought also played a role in the extensive wildfires and sinkholes that occurred during the summers of this time period.

Since 2000, the longest duration of drought (D1-D4) in Florida lasted 124 weeks beginning on April 11, 2006 and ending on August 19, 2008. The most intense period of drought occurred the week of February 27, 2001 where D4 (Exceptional Drought) affected 39.08% of Florida land.³

No major drought events have taken place since the last LMS update.

The figure below shows a 20-year comparison of drought by condition for Lake County. D4 drought conditions are defined as conditions where exceptional and widespread crop/pasture losses occur as well as shortages of water which create water emergencies.

Figure 1: 20-Year Drought Comparison for Lake County, FL (2000 – 2020)



4. Probability of Future Events

As of January 2020, the Palmer Drought Severity Index (PDSI) categorized the region in a “moderate (D1) to severe (D2) drought.” Using historical records, it can be estimated that Lake County will experience at least one drought every two to three years.

There is no way to predict when a drought will occur or how long it may last. Drought conditions existed in Florida from 1965 through 1982, from 1997 to 2002, 2006 to present with some relief the rainy months in 2013 and 2014. The conditions of various areas of the state have are affected to different degrees.

5. Vulnerability and Risk Assessment

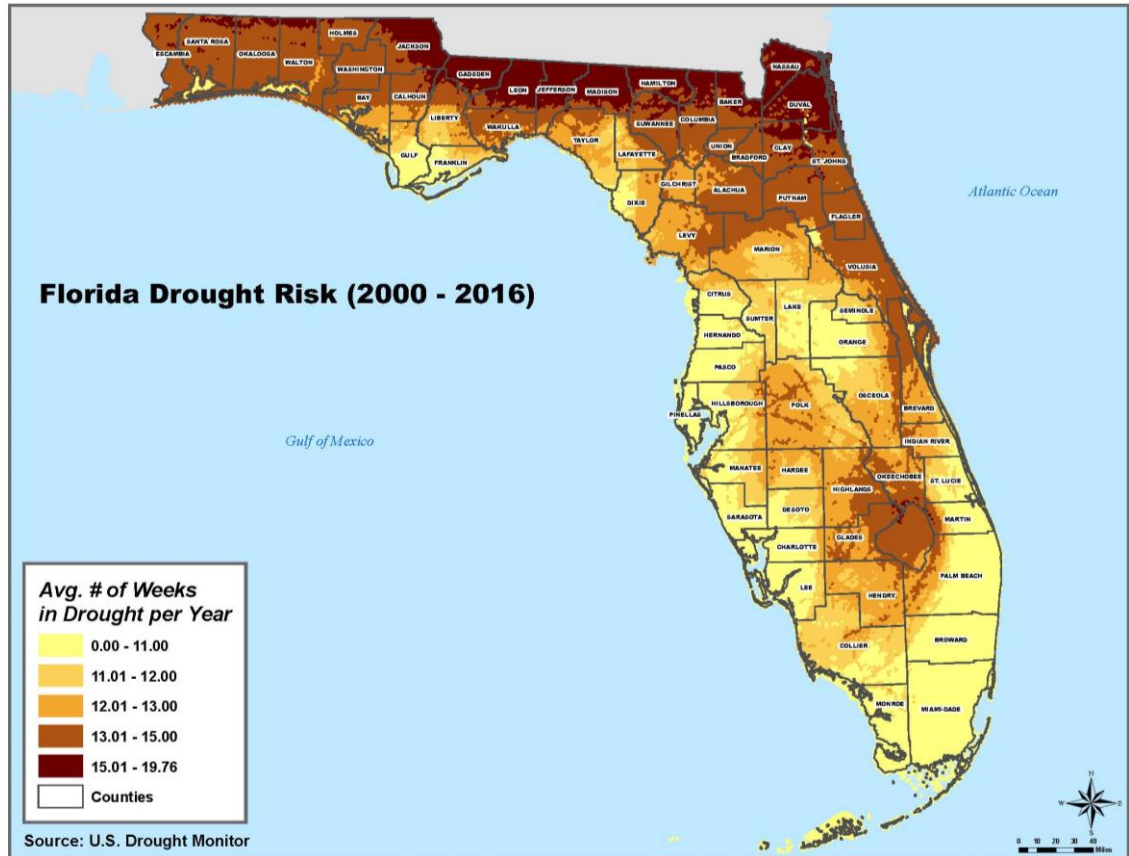
It is increasingly likely that Lake County could have another drought or extreme heat event. Extreme heat events can occur simultaneously with drought, but either can occur without

³ <https://www.drought.gov/drought/states/florida>

the other. While extreme heat events can cause death to any person of any age, the elderly, very young, and mobility restricted are considered the most at risk.

It is expected that the county could see an average of up to 12 weeks or more of drought each year (Figure 1) based on the average number of weeks of drought that occurred from the year 2000 through 2016 according to the data acquired from U.S. Drought Monitor (<https://droughtmonitor.unl.edu/>).

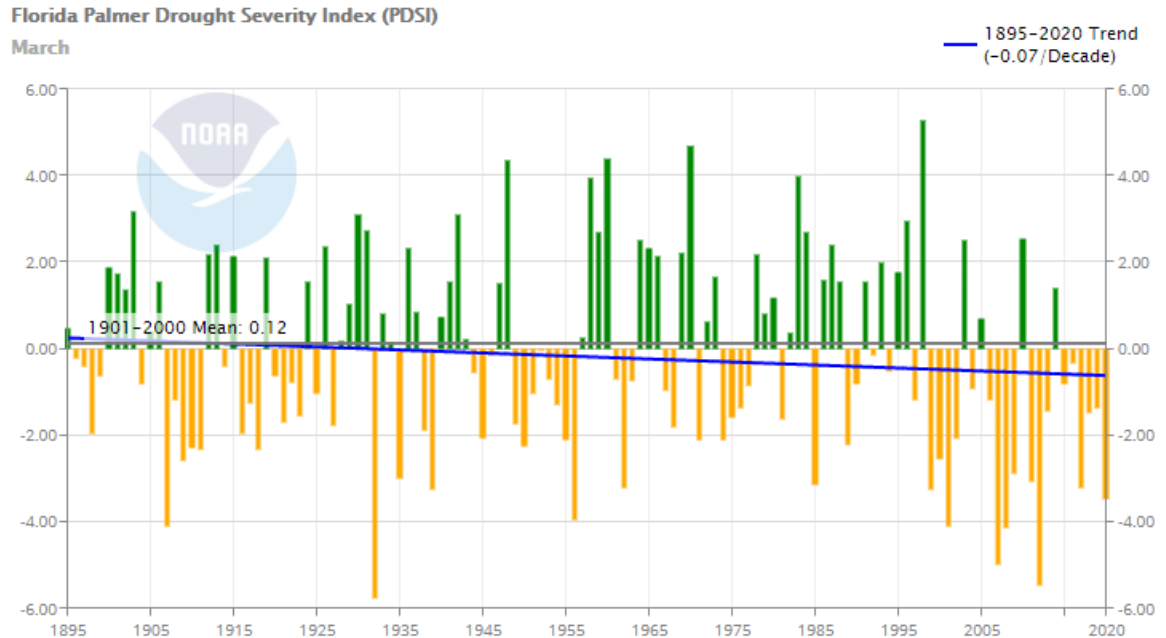
Figure 2: Florida Drought Risk (2000 - 2016)



Lake County is uniformly vulnerable to drought. Drought is typically associated with crop damage, and not necessarily the built environment (i.e., improved property). In a worst-case scenario, drought within Lake County could reach moderate to severe levels (400 to 800) out of a potential score of 800 on the KBDI Index.

The Palmer Drought Severity Index data for the State of Florida from 1895 to 2020 has shown a trend of more frequent severe drought conditions as seen in the figure below.

Figure 3: Florida PDSI Trend (1885 - 2020)



Lake County has experienced mostly moderate drought conditions over the last five years. Heavy rains during the rainy season can reduce the drought index substantially, however dry spells can increase the number in a relatively short time period. It is important to note that during prolonged cold spells when conditions are often windy, it will make conditions dry very quickly. Fires can be triggered from careless activities during extremely dry periods and water consumption may have to be curtailed if consumptions exceed rainfall and replenishment of the water table.

During a drought water levels in rivers and lakes would become lower, as would the water table. Local governments and water management districts within the County would find it necessary to impose water usage restrictions. Farmers would be particularly affected by the drought conditions, as the water table fell and deeper wells had to be drilled for irrigation purposes.

c) Flooding

1. *Description*

Flooding is a general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters;
- The unusual and rapid accumulation or runoff of surface waters from any source

For the state as a whole, flooding is a problem due to much of the state being at sea level. Lake County is very fortunate to have more elevation than other counties due to its interior

location. While flooding can result from either storm surge associated with hurricanes, by riverbank overflow, or by pooling of water, it is the latter two that represent a potential hazard to Lake County. Heavy rains within a drainage area and the inability of a river to accommodate the added runoff can cause flooding resulting in overflow. Storm water runoff is also a problem that occurs because of poor urban development in areas subject to flash flooding. Hurricane-induced flooding can also present problems for low-lying areas of Lake County. These areas may experience flooding from either a "direct hit" or a storm that passes close by. Rainfall varies with each hurricane; however, on the average, the normal hurricane delivers between ten and twelve inches of rain. Non-tropical storm systems can also linger and be significant rainmakers as well.

2. *Location and Extent*

Topography in Lake County is varied. Ground elevations range from less than 5 feet above National Geodetic Vertical Datum of 1929 (NGVD) along the St. Johns River to a high of 312 feet NGVD (USGS; 7.5 min. Quads). Landforms in Lake County are of three basic types: ridges, valleys, and uplands. Lake County has 1,345 lakes whose surface areas are 2.5 acres or more. About 32 percent of the county is taken up by lakes, swamps, and marshes; 33 percent by open undeveloped land; 21 percent by agriculture; 12 percent by Ocala National Forest; and 2 percent by urban use.

Lake County has more than 1,300 lakes comprising a total of 202 square miles. 45.5 percent of the county's acreage is in the 100-year floodplain. According to Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM), most of the county's 100-year floodplain area lies in A, ANI, AO, or AH flood zones, with about 21% in the AE Zone. Certain areas of Lake County are low-lying and subject to flooding from rising water. Specific areas include those along the western shores of Lake Apopka, the complete shoreline of Lake Louisa, the western shorelines of Lake Minnehaha and Lake Minneola, the complete shoreline of Lake Dora, Lake Yale, Lake Akron, and along the entire western shoreline of the St. John's River. Many of the lakes could be impacted as well, although drainage wells and improved drainage systems have mitigated problems in these areas.

There are three primary areas within Lake County that would typically be affected by rain events: the St. Johns River area in extreme Northeast Lake County, the Green Swamp area in Southern Lake County and the Wekiva River area that straddles Seminole County to the east. These areas could have issues if heavy rains fell simultaneously in the counties surrounding Lake County, adding to the volume of runoff. Aside from these primary areas, ponding could occur anywhere in Lake County in low areas that are characterized by either poorly drained or supersaturated soils (high water table). There are no specific drainage patterns that aggravate flood conditions in the County, according to the St. John's River Water Management District.

Lake County has a vested interest in participating in the federal floodplain mapping project and the Community Rating System (CRS), where appropriate, in order to assist homeowners and businesses with decisions about property vulnerability and flood insurance. The National Flood Insurance Program (NFIP) allows property owners in the 100-year flood zone to acquire federal flood insurance policies on land subject to flood hazards. Only the county participates in the CRS a Federal Emergency Management Agency (FEMA) program, which qualifies residents for reduced rates on flood insurance.

These vary depending on the level of activities the jurisdiction performs to reduce its flood potential.

With regard to determining the extent of magnitude and severity of flooding that has taken place, there is not a scale like hurricanes and tornadoes. Even what has been considered as “minor” flooding could impact roadways, structures and the quality of life of residents. However, one tool that can measure severity along waterways is available from the National Weather Service. A river gauge had been installed at the St. Johns River in Astor to monitor the flood stage of the river to generate forecasts to better warn residents of potential flooding conditions.

In summary, Lake County has an abundance of lakes and fresh water bodies within its boundaries. The County itself lies above the aquifer that hydrates much of the Central Florida region. Southwest Lake County is an Area of State Environmental Concern, as it is an environmentally sensitive recharge area. The various maps provided that identify areas within the 100-year flood plain are merely tools to assist in planning. This is not to say that areas outside of the 100-year flood plain will not flood, because that simply is not the case. In recent years in the United States, it has been said that people have been caught off guard because the maps and plans said that they would not flood. However, the reality is that the State of Florida is extremely flat and subject to flooding a great deal more than other states. Lake County and municipal partners need to continue to monitor drainage patterns and reoccurring flood areas to pursue future mitigation activities.

3. *Previous Occurrences*

One of the aspects of living in Florida is the frequent downpours from thunderstorms in the summer months and the moisture sources that can feed storm systems, much of which can cause pooling of water along roadways and low-lying areas. Listing every heavy rain event that has taken place within Florida would be virtually impossible. There have been two significant flooding events in Lake County in the last ten years.

- Hurricane Matthew Flooding, 2016: Rain bands associated with Hurricane Matthew produced a swath of heavy rain of between 3.5 and 4.5 inches from Clermont to Mount Plymouth, resulting in areas of minor urban, roadway and lowland flooding. The St. Johns River near Astor peaked just below moderate flood stage. A total of 10 residents evacuated to shelters within the county due to the potential for river flooding.⁴
- Hurricane Irma Flooding, 2017: Rain bands associated with Hurricane Irma produced rainfall totals between 8 and 12 inches, resulting in areas of urban and poor drainage flooding. Numerous roadways were impacted by significant levels of standing water and many retention ponds reached capacity or overflowed.⁵

4. *Probability of Future Events*

The probability of future occurrence is medium-high as heavy rains associated with low lying areas, poor drainage areas and riverine overflow can result in flooding. Intense rainfall in a short period of time can cause flash flooding. The location and distribution of

⁴ <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=661662>

⁵ <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=720120>

the rainfall, the land use and topography, vegetation types and growth/density, soil type, and soil water-content are all contributing factors.

5. *Vulnerability and Risk Assessment*

With the exception of the highly elevated areas of Lake County that are out of the reach of areas that could collect water, all areas are subject to the effects of flooding, including those areas identified as being less likely to flood. For this reason, Lake County and municipal partners need to be vigilant about monitoring flood conditions with future events to enhance their planning efforts. Flooding can impact residential areas with their local roadways and lift stations that may be impacted if they become surrounded with water.

The Astor area has been particularly susceptible and damage is limited to individual homes. Areas along the St. Johns River can be impacted however are limited to individual homes that may become isolated. Emerald Lakes in Clermont has an ongoing flooding issue that is currently mitigated by the efforts of the subdivision. However, if their efforts were to fail there is a wastewater facility that would be inundated and would result in the need to evacuate the subdivision. Most of the county's businesses and critical facilities (including fire facilities and hospitals) are not located in hazardous areas and would likely not suffer impacts that would affect the general population. Given the possible effects to the entire population of Lake County, flooding has been designated to have a high impact potential.

Specific impacts that could occur include:

- Injury/death due to: drowning, vehicle accidents, becoming trapped, exposure to hazardous materials/wastewater.
- Damage to property: mold, repair or replacement of damaged property, issues due to uninsured property damage.

The Flood Risk Map generated from 2013 FEMA Flood Risk Report for Lake County is shown in Appendix III: Maps and Figures - General Flood Zones for Lake County, FL. Additional information regarding flood risks within the county can be found in the FEMA Lake County Flood Risk Report.⁶

d) Hail

1. *Description*

Hail is frozen precipitation that can occur during a thunderstorm. Hail forms when raindrops freeze into balls of ice. Up until January 2010, severe hail in Lake County was defined as three-fourths of an inch (penny size) or larger. However, in January 2010, the National Weather Service raised the hail size criteria for Severe Thunderstorm Warnings from 0.75-inch (penny size) to 1.00 inch (quarter size).

According to the National Weather Service, within Florida, many storms which have the potential for 0.75-inch hail also have the potential to produce 50-knot + (58 mph +) winds. Many storms capable of producing 0.75-inch to just below 1-inch size hail will still require Severe Thunderstorm Warnings for 50-knot + (58 mph +) damaging winds. Special

⁶ Lake County Flood Risk Report accessible from: <https://msc.fema.gov/portal/advanceSearch>

Weather Statements will continue to be issued for "strong storms," generally those with 45-57 mph winds and small hail, below 1.00-inch.

2. *Location and Extent*

Severe thunderstorms can happen anytime of the year in Central Florida and produce hail at any time. Although, hail storm events occur most often during the late winter and early spring severe weather season and as previously mentioned, often accompany thunderstorms or tornadoes. A hail event has no geographic limitations to the area it affects. Therefore, it is presumed that all of Lake County is uniformly at risk to a hail event.

On average, Lake County has seen hail from .75 to 1.75 inches in diameter. Lake County would expect to receive the same size diameter hail and possibly even greater sizes, which may occur from extremely high cloud tops that develop.

Damage from hail increases with the size of the hail and can cause damage to vehicles, aircraft, and homes, and can be fatal to people and livestock. However, Florida thunderstorms do not often include hail because the hailstones usually melt before they reach the ground because of the generally warm temperatures in Lake County.

3. *Previous Occurrences*

Mapping between the years of 1955-2002 indicates fewer than 35 severe hailstorms (using the former criteria) have struck Lake County during that timeframe. A couple of previous occurrences that produced substantial damage include:

- Winter Storm in 1986: A storm that hit Lake County produced hail the size of golf balls in and around the Leesburg area of Lake County.
- Hail Storm of 1992: The most destructive hailstorm in east central Florida history occurred on March 25, 1992 across Lake, Orange, and Seminole counties. An estimated \$60 million dollars in damage occurred, with losses concentrated among nursery greenhouses and car dealerships.

Since 2010 there have been 24 documented hail storm events in Lake County (Table 4) with hail ranging in size from .75 to 1.75 inches in diameter. None of these hail storms resulted in property damage or crop damage or any significance. Locations and dates of hail storms are listed in the table that follows. Should hail occur, it could cause damage to car dealerships and the agricultural enterprises which include greenhouses, horticulture, foliage, and citrus crops. Damage to car dealerships has occurred in the past and could happen again in the future. This could result in an economic effect to the County. Tourism, critical facilities, and infrastructure would likely not be impacted. Other than injuries to individuals that may get caught out in the hail storm, populations would not be affected.

Table 5: Hail Storm Damage in Lake County Florida (2010 – Present)⁷

Location	Date	Size	Damages
Lake Minnehaha	6/15/2011	1.00	-0-
Lake Louisa	4/20/2012	1.50	-0-
Astor Park	4/20/2012	1.75	-0-
Howey-in-the-Hills	7/09/2012	0.75	-0-
South Clermont	3/24/2013	1.00	-0-
Sylvan Shores	4/30/2013	1.00	-0-
Lake Dora	4/30/2013	0.88	-0-
South Clermont	5/19/2013	0.88	-0-
Mount Dora	2/12/2014	1.00	-0-
Groveland	6/10/2014	1.00	-0-
Eustis	6/20/2015	1.00	-0-
Lake Louisa	7/3/2015	1.00	-0-
Lake Dora	3/26/2016	1.00	-0-
Fruitland Park	5/4/2016	0.88	-0-
Sorrento	5/29/2016	1.00	-0-
Leesburg	1/22/2017	1.00	-0-
Tavares	1/22/2017	1.00	-0-
Grand Island	1/22/2017	1.00	-0-
Okahumpka	7/4/2017	0.88	-0-
Mount Plymouth	7/17/2017	1.00	-0-
Paisley	6/28/2018	0.75	-0-
Okahumpka	3/27/2019	1.00	-0-

4. *Probability of Future Events*

Based on the frequency of hail events in the past, the probability of future hail occurrences in Lake County is high. Over the past 10 years, Lake County has been impacted by one or more hail events per year. It can be expected that future hail events will continue to cause minor to severe damage to property throughout Lake County.

5. *Vulnerability and Risk Assessment*

As it cannot be predicted where hail may fall, all existing and future buildings, facilities, and populations in Lake County are considered to be equally exposed to this hazard and could potentially be impacted. Hail can become as big as baseballs or golf balls; however, Florida typically experiences hail the size of pennies (0.75-inches) or quarters (1.00-inches). An average hail storm can last for a few minutes to hours. While all of Lake County's assets are equally exposed to hail, anticipated future damages or losses are expected to be minimal. When looking at the damage amounts associated with historical occurrences, hail generally would have a low impact to Lake County and its jurisdictions.

⁷ <http://www.ncdc.noaa.gov/stormevents>

e) Extreme Heat1. *Description*

Extreme heat is defined as extended period where the temperature and relative humidity combine for a dangerous heat index. During the summer months heat can be very dangerous, as it can induce hyperthermia (heat stroke), heat exhaustion, or dehydration.

2. *Location and Extent*

All of Lake County is equally at-risk from extreme heat. It is also especially hazardous to certain segments of the population such as the elderly and young children. Additionally, heat increases the demand for electricity to operate air conditioners, increasing the likelihood of brownouts and blackouts within the electrical grid.

While there are various definitions for extreme heat (or heat waves), the National Weather Service issues a heat advisory when the daytime temperatures will exceed a certain temperature depending on the time of the year. It is during these times that those vulnerable populations will be especially prone to extreme heat-related illnesses and conditions. Florida is quite accustomed to daytime temperatures in the 90's in the summertime. Also, with Florida being a peninsula, the breezes from both coastlines assists in keeping the temperatures generally below 100° F. The table below shows the heat threat levels from the National Weather Service.

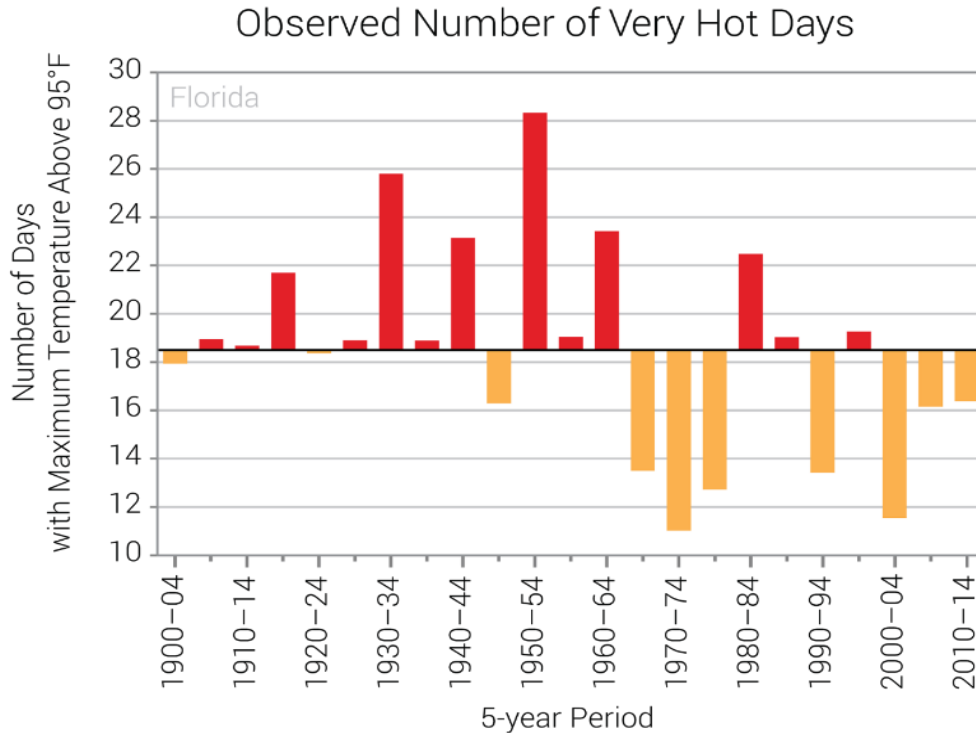
Table 6: Excessive Heat Threat Chart⁸

Excessive Heat Threat Level	Threat Level Descriptions
Extreme	<i>"An Extreme Threat to Life and Property from Excessive Heat"</i> Highest heat index 118 degrees (F) or greater
High	<i>"A High Threat to Life and Property from Excessive Heat"</i> Highest heat index 113-117 degrees (F) or greater
Moderate	<i>"A Moderate Threat to Life and Property from Excessive Heat"</i> Highest heat index 108-112 degrees (F) or greater
Low	<i>"A Low Threat to Life and Property from Excessive Heat"</i> Highest heat index 105-107 degrees (F) or greater.
Very Low	<i>"A Very Low Threat to Life and Property from Excessive Heat"</i> Highest heat index around 105 degrees (F) for July and August or...between 102-104 degrees (F) for June through September or...between 99-103 degrees (F) for May through October
Non-Threatening	<i>"No Discernable Threat to Life and Property from Excessive Heat"</i> Warm season weather conditions are non-threatening

⁸ https://www.weather.gov/mlb/heat_threat

Florida typically experiences far fewer days with temperatures exceeding 100°F than most other southern states, it is the most humid state in the nation leading to uncomfortable summers for visitors and local residents. As mentioned, extended periods of extreme heat, especially when combined with high humidity, can result in heat-related illness among vulnerable populations, as well as place excess stress on agricultural production, water supplies, and energy generation.⁹

Figure 4: Observed Number with Maximum Temperature Above 95 Degrees, State of Florida



3. Previous Occurrences

Research from past years did not produce data that revealed extraordinary hot spells within Florida. However, a noteworthy period in Central Florida, including all of Lake County, was the heat wave of June – July 1998, when coastal breezes were impeded – allowing temperatures across the region to range between the upper 90's and 101 degrees. Wildfires became extreme in certain parts of Central Florida (National Weather Service, Melbourne). This time was known as the '98 Florida Firestorm.

4. Probability of Future Events

Extreme heat has a moderate probability of having a significant impact to Lake County. As noted, each year Florida typically has several days over 95 degrees in which increases the likelihood of an extreme heat event.

⁹ <https://statesummaries.ncics.org/chapter/fl/>

5. *Vulnerability and Risk Assessment*

All areas of Lake County are susceptible to extreme heat. A significant heat wave coinciding with a drought could damage crops creating an economic effect. Additionally, the homeless and elderly populations would have an increased risk of potential hyperthermia (heat stroke), heat exhaustion, or dehydration. Lake County would have to consider opening shelters to accommodate these populations. Tourism would not necessarily be impacted as hot weather is expected in Florida. Critical facilities and infrastructure would not likely be impacted.

According to the U.S. Census Bureau, in 2018 it was estimated that the median age in Lake County was 47.3 and increase from 45.6 in 2010. Additionally, as of 2018, 26.63% of the population in Lake County was aged 65 years or older (an increase from 25.7% in 2010), representing a rather sizable portion of the county that is more vulnerable to extended periods of extreme heat (or heat waves). The county continues to be a destination for retirees and has seen, and will continue to see, its elderly population increase. Also, urbanization will lead to an increase in the “heat island” effect from an increase in impervious surfaces, which only exacerbates extreme heat as a hazard in the future. Considering all of these factors, extreme heat would generally have a moderate impact to Lake County and its jurisdictions.

f) Tropical Cyclone Events

1. *Description*

A hurricane is a tropical cyclone. A tropical cyclone is a rapidly rotating storm system characterized by a low-pressure center, a closed low-level atmospheric circulation, strong winds, and a spiral arrangement of thunderstorms that produce heavy rain or squalls.

Hurricanes and tropical storms have long affected Florida because of its location. As a narrow peninsula between two warm bodies of water, Florida is regularly affected by hurricanes. The greatest threats to Lake County posed by a hurricane are wind damage and inland flooding. Wind damage from the storm itself is related to wind speed and the accompanying “pressure” that is exerted on structures. When the wind speed doubles, four times more force is exerted on structures. Wind damage can also be caused by hurricane-spawned tornadoes, which can be more destructive than the hurricane itself. Damage can also be caused by wind-borne debris and flood conditions.

2. *Location and Extent*

The entire County is susceptible to tropical cyclone events. Over the course of the past century, a very large number of storms have crossed the Central Florida region from various directions. Lake County is no stranger to tropical systems, which can have severe impacts on health, safety, and the economy. Many of the hurricanes identified as crossing through Lake County were during periods when record keeping did not document a storm name or specific information. Sources of historical hurricane information often provide a large amount of information for coastal locations, but less for interior locations.

The intensity of hurricanes is measured by the Saffir-Simpson scale, with sustained wind speeds (measured in miles per hour) to measure the extent of a tropical storm or depression. Once a tropical storm reaches wind speeds of 74 miles per hour or greater, it

is then classified as a Category 1 hurricane. It is important to note that in 2010, the National Weather Service and National Hurricane Center have changed its criteria by no longer correlating wind speed with storm surge height. No two storms are the same and less intense storms could in fact created storm surge that is comparable to stronger storms.

Typical damage by hurricane category can be seen in the following table.

Table 7: Saffir-Simpson Scale and Typical Damage¹⁰

Scale	Wind Speed	Typical Damage
Category 1	74-95 mph	Well-constructed frame homes could have damage to roof, shingles, vinyl siding, and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
Category 2	96-110 mph	Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
Category 3	111-129 mph	Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
Category 4	130-156 mph	Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
Category 5	≥157 mph	A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

3. Previous Occurrences

Between 1851 and 2018, in Florida, 112 hurricanes have directly impacted the state of Florida. The total number of major hurricanes, Category 3 or above, between 1851 and 2018, reached 55, resulting in incalculable damages and loss of life. Flooding that occurred from Tropical Storm Fay is discussed in the flooding hazard section and no other significant tropical cyclone hazards have occurred since. The following storms are a few of the more notable events that have impacted Lake County, based on available information:

- Hurricane Donna, 1960: This storm impacted Florida as a Category 4 hurricane and traveled northward through the state, heavily impacting the citrus industry up to the Central Florida region.

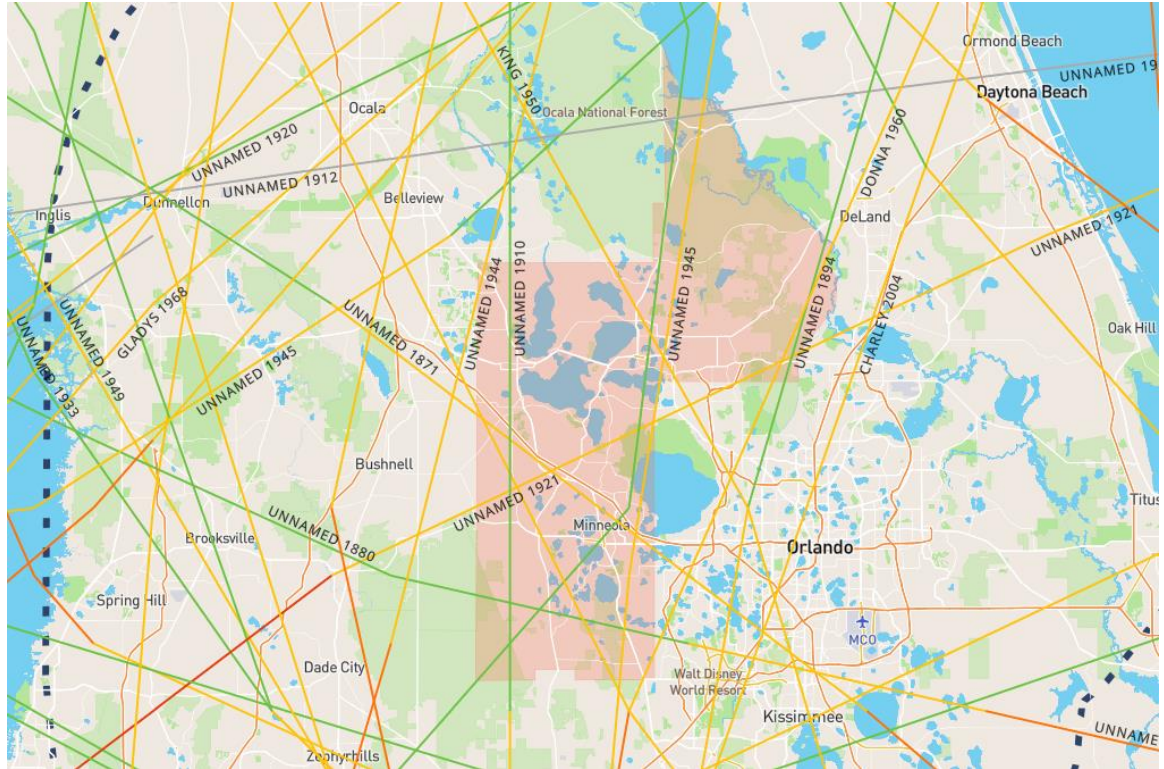
¹⁰ <http://www.nhc.noaa.gov/aboutsshws.php>

- Hurricane Charley, 2004: There were some downed trees and power lines in southern Lake County. Three houses were damaged by falling trees. There was no major infrastructure damage (National Weather Service, Melbourne). Orange County and areas to the east of Lake County received substantial damage. This storm is an excellent example of a hurricane that did not lose much potency, despite traveling over land for an extended period of time. The storm exited the state in the Daytona Beach area. If the storm track had been slightly to the west, Lake County could have received substantial damage. The previous LMS notes that Lake County sheltered about 2,000 people during Hurricane Charley.
- Hurricane Frances, 2004: This storm resulted in 417 residences being damaged in Lake County, with 69 destroyed (most mobile homes), 77 business damaged and two (2) destroyed. Damage estimates were near six (6) million dollars (National Weather Service, Melbourne). The previous LMS notes that the damages were higher at approximately \$8.5 million and that Lake County sheltered about 4,000 people during Hurricane Frances.
- Hurricane Jeanne, 2004: The impacts in Lake County were that approximately 2,800 residences were damaged, 111 residences destroyed and 60 businesses damaged (National Weather Service, Melbourne).
- Hurricane Matthew, 2016: As major Hurricane Matthew passed east of the Space Coast during the morning of October 7, winds gusted to tropical storm force for over 12 hours across Lake County. Major damage occurred to three homes with minor damage to four homes, caused mainly by falling trees and branches. Initial property damage assessment was a cost of approximately \$389 thousand.¹¹
- Hurricane Irma, 2017: Category 3 Hurricane Irma made landfall near Naples during the late afternoon of September 10. Irma then moved northward across west-central Florida during the overnight period while weakening to a Category 1 hurricane approximately 45 miles west of Leesburg. A long duration of damaging winds occurred across Lake County, with a period of gusts to minimal hurricane force. The highest measured sustained wind was recorded at the Leesburg Airport ASOS (KLEE; 48 mph from the southeast at 0235LST on September 11) and the highest measured peak gust was 69 mph from the southeast at 0246LST. A preliminary damage assessment from the county listed 1,987 affected residential and business structures, with an additional 648 with minor damage, 82 with major damage and 7 destroyed. The total residential/business estimated damage cost was \$36.5 million.¹²

¹¹ <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=719429>

¹² <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=719501>

Figure 5: Hurricane Paths in Lake County and Central Florida, (1851 – 2017)¹³



Since tropical cyclones are random in distribution, it is impossible to forecast whether Florida will experience a tropical cyclone. However, the probability of a future tropical cyclone/hurricane event making a direct impact to Lake County is moderate as noted in referencing the previous occurrences section. Past history shows the county is vulnerable but impacts have been sporadic over the years.

As mentioned previously, all areas of Lake County are susceptible to tropical cyclone events. With Lake County being located inland approximately 50 miles from either coast, it is more protected than other parts of the state from the most devastating winds from hurricanes. The County's interior location is not threatened by storm surge from the ocean waters, with the exception of areas along the St. Johns River located in northeast unincorporated Lake County. These areas may be susceptible to flooding if the outflow of the river into the Atlantic is adversely impacted due to the storm surge pushing the water inland for a period of time.

¹³ NOAA Coastal Services Center

impacted the residents and businesses of Lake County. With the population of Lake County continuing to grow, the effects of even minor hurricanes and tropical systems will be felt even more than in the past. Storms from the past, like Hurricane Donna, while costly, were not in today's dollars and did not impact nearly as many people than if the storm hit today. Storms like Hurricane Charley, which hit the Orlando metro area with sustained winds of 85 mph, remind public safety officials that predictions are not always accurate. Despite being an interior county, substantial damage can be done away from the coastline. Furthermore, a slight change in path can make all of the difference in the areas that are ultimately impacted by an event. Through the efforts of mitigation activities, areas can be further protected against known hazards.

The entire population of Lake County, tourism, agriculture, critical facilities, and infrastructure could be affected by a tropical cyclone depending on the severity of the storm and the path it takes. Mobile homes, poorly constructed and/or substandard housing, apartment complexes, and low-rent housing projects are especially susceptible because of their lack of resistance to high winds, and apartment complexes and low-rent projects because of their size and densities. High wind speeds can cause damage to structures with the most significant threat to mobile homes and other older substandard or unreinforced properties that are located throughout the County.

The total mobile home population in Lake County is estimated at 40,935¹⁴ accounting for nearly 12% of the total county population. This population has to have a safe place to go during possible tornadic activity.

While everyone can be impacted, the elderly, those with lower income, and the homeless would be most affected. Tornadoes can cause other cascading events like utility outages, economic loss, and transportation issues along with the hardships that result from the disruption of normal life. Thus, when considering the possibility of these wide-ranging effects, the impact to Lake County and its jurisdictions is high.

While improbable, it is not impossible for a Category 5 hurricane, with winds of 155 MPH, to impact Lake County, however, due to inland location the predominant number of storms would be Category 4 or less.

g) Thunderstorms/Wind/Lightning

1. *Description*

Thunderstorms consist of rain-bearing clouds that also produces lightning, a rapid discharge of electricity in the atmosphere. Any person who has been a resident of Central Florida during the summer is well aware of the typical weather patterns during this season. Warm mornings give way to afternoon thunderstorms that are typically localized and can be very intense. Compared to many other places in the nation, Central and South Florida receive an exorbitant amount of lightning strikes that are responsible for numerous deaths and property damage every year. The Central Florida region between Tampa and Orlando

¹⁴ data.census.gov; 2018 ACS 1-Year Estimates: Total Pop. in Occupied Housing by Tenure by Units in Structure

has been dubbed the “Lightning Capital” of the United States. Here, warm, rising air pulls in sea breezes from the Atlantic Ocean and the Gulf of Mexico.

2. *Location and Extent*

All areas of Lake County are susceptible to the effects of thunderstorms. These events are common throughout Florida, occur throughout the year and typically are widespread events. Although thunderstorms generally affect a small area, they are very dangerous given their ability to produce accompanying hazards including high winds, hail, and lightning which all may cause serious injury or death, in addition to property damage. They are most common in Florida because atmospheric conditions are favorable for generating powerful storms.

All areas of Lake County are susceptible to the effects of high winds related to a thunderstorm. A severe thunderstorm includes damaging winds greater than 58 mph (50 knots) or greater and hail 1 inch or larger in diameter. High winds have been further broken down into three categories by the NWS Storm Events database:

- High Wind: Sustained non-convective winds of 35 knots (40 mph) or greater lasting for 1 hour or longer or winds (sustained or gusts) of 50 knots (58 mph) for any duration (or otherwise locally/regionally defined), on a widespread or localized basis. In some mountainous areas, the above numerical values are 43 knots (50 mph) and 65 knots (75 mph), respectively.
- Strong Wind: Non-convective winds gusting less than 50 knots (58 mph), or sustained winds less than 35 knots (40 mph) resulting in a fatality, injury, or damage.
- Thunderstorm Wind: Winds, arising from convection (occurring within 30 minutes of lightning being observed or detected), with speeds of at least 50 knots (58 mph), or winds of any speed (non-severe thunderstorm winds below 50 knots) producing a fatality, injury, or damage. Events with maximum sustained winds or wind gusts less than 50 knots (58 mph) should be entered as a Storm Data event only if they result in fatalities, injuries, or serious property damage.

All areas of Lake County are susceptible to lightning strikes and their potential effects. Any lightning bolt can kill. Lightning plays a crucial role in the fire-based ecologies of the forests; unfortunately, it also plays a role in fires that might threaten human life and property. Many of the fires in 1998¹⁵ that impacted the State of Florida were ignited by lightning strikes. Due to Lake County’s location in Central Florida, there are a large number of lightning strikes and loss of life can primarily be prevented by proper public education. Damage to buildings can also be prevented by lightning rod systems and surge protectors to reduce the risk of fires. With regard to a scale for lightning, there is no scale for strength (such as weak vs. strong).

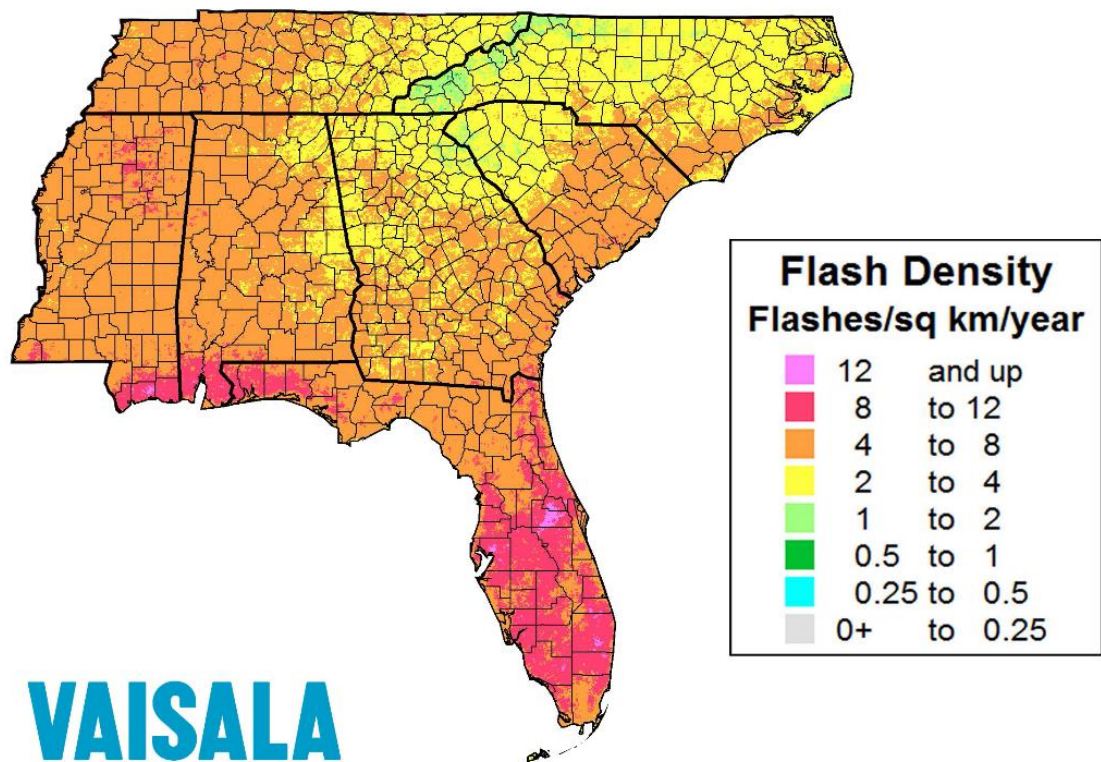
3. *Previous Occurrences*

Within Lake County, 13 deaths and 39 injuries occurred between 1959 and 2010, with a total of 449 deaths statewide in the same period. This included a man who was struck and

¹⁵ U.S. Fire Administration, 2004

killed in June 1990 while on a golf course in Lake County, and a fourth-grade teacher at Eustis Heights Elementary School who was struck and injured in 1988 while standing in an exterior doorway. Since 2010, forty-three¹⁶ (43) people have died in Florida from lightning strikes, an average of 3+ people per year, while some 25+ people are injured on average in the United States. Lake County could expect 4-12 lightning flashes per square kilometer per year. In 2018, lightning struck and killed a 44-year old man in Umatilla, this has been the only death recorded in the county due to lightning since 2010. The Figure below indicates lightning flash density from 2007 through 2016.

National Lightning Detection Network 2007 - 2016



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Figure 6: Vaisala National Lightning Detection Network (2007 - 2016)¹⁷

Since 2010, there have been 29 thunderstorm/wind events in the county, 13 of which caused damage in Lake County. Details of these impacts, including the magnitude and amount of property damage cost are listed in the following table.

¹⁶ <http://www.lightningsafety.noaa.gov/victims.html>

¹⁷ Lightning data from Vaisala.com provided in a media release dated 2017

Table 8: Thunderstorm/Wind Events in Lake County (2010 – 2019)¹⁸

Location	Date	Magnitude	Property Damage
<i>Mascotte</i>	1/25/2011	61 kts EG	500.00K
<i>Ferndale</i>	1/25/2011	56 kts EG	20.00K
<i>Mascotte</i>	3/30/2011	50 kts EG	0.00K
<i>Grand Island</i>	3/30/2011	50 kts EG	0.00K
<i>Leesburg Airport</i>	3/30/2011	54 kts EG	0.00K
<i>Tavares</i>	3/30/2011	50 kts EG	0.00K
<i>Astor Park</i>	4/20/2012	52 kts EG	0.50K
<i>Groveland</i>	5/15/2012	50 kts EG	0.40K
<i>Lady Lake</i>	8/10/2012	50 kts EG	0.00K
<i>South Clermont</i>	3/24/2013	56 kts EG	0.00K
<i>Lake Louisa</i>	3/24/2013	70 kts EG	250.00K
<i>Lake Louisa</i>	3/24/2013	65 kts EG	0.00K
<i>Mt. Dora</i>	6/11/2013	Heavy Rain	10.00K
<i>Lake Griffin</i>	7/4/2013	50 kts EG	0.00K
<i>Minneola</i>	4/30/2014	43 kts EG	2.00K
<i>Tavares</i>	6/10/2014	48 kts EG	1.00K
<i>Mt. Dora</i>	5/20/2015	52 kts. EG	0.00K
<i>Montverde</i>	6/1/2015	52 kts. EG	0.00K
<i>Ferndale</i>	6/18/2015	52 kts. EG	0.00K
<i>Lane Park</i>	6/25/2015	52 kts. EG	0.00K
<i>Tavares</i>	7/29/2015	48 kts. EG	50.00K
<i>Montclair</i>	7/29/2015	43 kts. EG	1.00K
<i>Lake Dora</i>	3/26/2016	50 kts. EG	0.00K
<i>Sylvan Shores</i>	7/13/2016	52 kts. EG	10.00K
<i>Lake Minnehaha</i>	7/15/2016	56 kts. EG	15.00K
<i>Tropical Shores Manor</i>	8/14/2016	50 kts. EG	0.00K
<i>Lisbon</i>	8/14/2016	50 kts. EG	0.00K
<i>Mascotte</i>	9/1/2016	50 kts. EG	14.00K
<i>Eustis</i>	9/1/2016	50 kts. EG	5.00K
<i>Lady Lake</i>	4/6/2017	60 kts. EG	0.00K
<i>Lake Yale</i>	5/30/2017	50 kts. EG	0.00K
<i>Howey in the Hills</i>	7/21/2017	61 kts. EG	25.00K
<i>Lake Harris</i>	4/15/2018	48 kts. EG	1.00K
<i>Howey in the Hills</i>	11/2/2018	50 kts. EG	0.00K

¹⁸ <http://ncdc.noaa.gov/stormevents>

Location	Date	Magnitude	Property Damage
<i>Lake Harris</i>	12/20/2018	50 kts. EG	0.00K
<i>Mascotte</i>	1/24/2019	83 kts. EG	250.00K
<i>Okahumpka</i>	5/5/2019	52 kts. EG	0.00K
<i>Eustis</i>	5/5/2019	52 kts. EG	0.00K

4. *Probability of Future Events*

The probability of future occurrences of thunderstorms/winds/lightning within Lake County is high as these events occur frequently especially during summer months. Generally speaking, all of Lake County is subject to the effects of Thunderstorms, Wind, or Lightning. It is anticipated since Lake County has experienced lightning storms before, it will likely occur again. Wind events in recent history have averaged from 40 to 70 knots and it is likely that those will occur again as well. The county has certainly experienced high winds and gusts that have impacted the residents and businesses of Lake County.

5. *Vulnerability and Risk Assessment*

Lake County is very susceptible to thunderstorms, high winds, and lightning. With the population of Lake County continuing to grow, the effects of thunderstorms and wind events will be felt even more than in the past and substantial damage can be experienced by residents. With severe thunderstorms and lightning, segments of the population could be negatively affected. Agricultural lands throughout the County and its jurisdictions could suffer damage and economic losses. Individuals in open areas such as golf courses and parks are at risk, as well as those that may be participating in boating or other water activities on the numerous lakes and streams in Lake County. Critical facilities and infrastructure would be possibly impacted in a devastating storm. Lightning can cause fires in the future during dry periods, more so within unincorporated Lake County within forested areas. Lake County is part of lightning capital of the US and on average receives 6.0 to 7.5 lightning flashes per square km, a relatively high flash density during storms. Given all of the factors, thunderstorms, high winds, and lightning generally would have a high impact to Lake County and its jurisdictions.

h) Sinkholes/Subsidence

1. *Description*

According to United States Geological Survey (USGS), a sinkhole is a depression in the ground that has no natural external surface drainage. Basically, this means that when it rains, all of the water stays inside the sinkhole and typically drains into the subsurface. Sinkholes are dramatic because the land usually stays intact for a period of time until the underground spaces just get too big. If there is not enough support for the land above the spaces, then a sudden collapse of the land surface can occur.

Topographically, Florida is part of a large Karst formation that comprises a section of the southeastern portion of the United States. Karst refers to the rock “foundation” that is slowly eaten through by chemical weathering eventually leading to subsidence or sinkholes. In Florida, the rock is generally limestone or gypsum, but it can be other types as well. The Karst terrain is also marked by the numerous caves and underground drainages.

2. *Location and Extent*

According to CDS Business Mapping utilizing the sinkhole database, Lake County is ranked as number 10 on a list of the top sinkhole prone counties in Florida¹⁹ and experiences several sinkholes a year, usually on private property. In cases where sinkholes occur in the public right-of-way, the Lake County Department of Public Works and/or the Florida Department of Transportation are notified to assess the sinkhole activity. Sinkholes impact the community generally by physical destruction. Their extent is generally measured in terms of the diameter of the opening and/or their depth (both usually measured in feet). Any size sinkhole is a threat because they can cause harm to people, vehicles or entire structures, as they succumb to the unstable ground.

Although it might be true that some areas of Central Florida are more prone to sinkholes than others, it must be realized that all areas of Lake County are susceptible to sinkholes and their potential effects. The county as a whole has more sinkhole activity in the central portion of the county, with areas outside of the county to the north and east having much more activity, based on sinkhole reports by the U.S. and Florida Geological Surveys. However, this does not mean that extreme damage cannot occur anywhere; all it takes is one sinkhole to severely impact life and property. Sinkholes can be caused by water ponding; canting of fence posts; collapse of bulkheads; and other hydro-geological factors.

3. *Previous Occurrences*

According to the Florida Department of Environmental Protection there were approximately 100 sinkholes reported to that agency since 1964 (FDEP Sinkhole Database), not including reports from other agencies. This number is probably lower than the actual amount considering that there are numerous sinkholes that are never reported to the authorities. Subsidence occurs because of settling of soil underneath the foundation of structures and typically results in minor, repairable damage. It can, however, in some cases result in the structure being condemned. Below are some of the more notable sinkhole occurrences that have happened in Lake County:

- June 2000: An extended drought was blamed for a sinkhole 20 feet wide that opened in Lake County.
- February 2004: A sinkhole approximately 30 feet in diameter opened up in Clermont, forcing a family to relocate until it could be filled.
- November 2005: A large sinkhole forced a Mascotte family out of their home while it was determined if there was a threat to the structural integrity of the house.
- August 2006: A sinkhole opened in Clermont that was approximately 20 feet in diameter and closed Maridru's Lane.
- September 2007: A large, growing sinkhole forced several families in Clermont to relocate after a neighbor's house was condemned.
- June 2011: A sinkhole swallowed part of a Leesburg store building on East Main Street caused by wet weather after a dry spell causing the ground to become too heavy and collapse.

¹⁹ <http://www.riskmeter.com/RiskMeter/RiskMeter-Announces-Top-Ten-Sinkhole-Prone-Counties.htm>

- August 2013: A sinkhole opened up in Clermont at the Summer Bay Resort causing a building to slowly sink and prompting the evacuation of three buildings.
- August 2015: A sinkhole opened up in Groveland which resulted in a boil water notice for some and no water for those closest to the location of the sinkhole including one school.

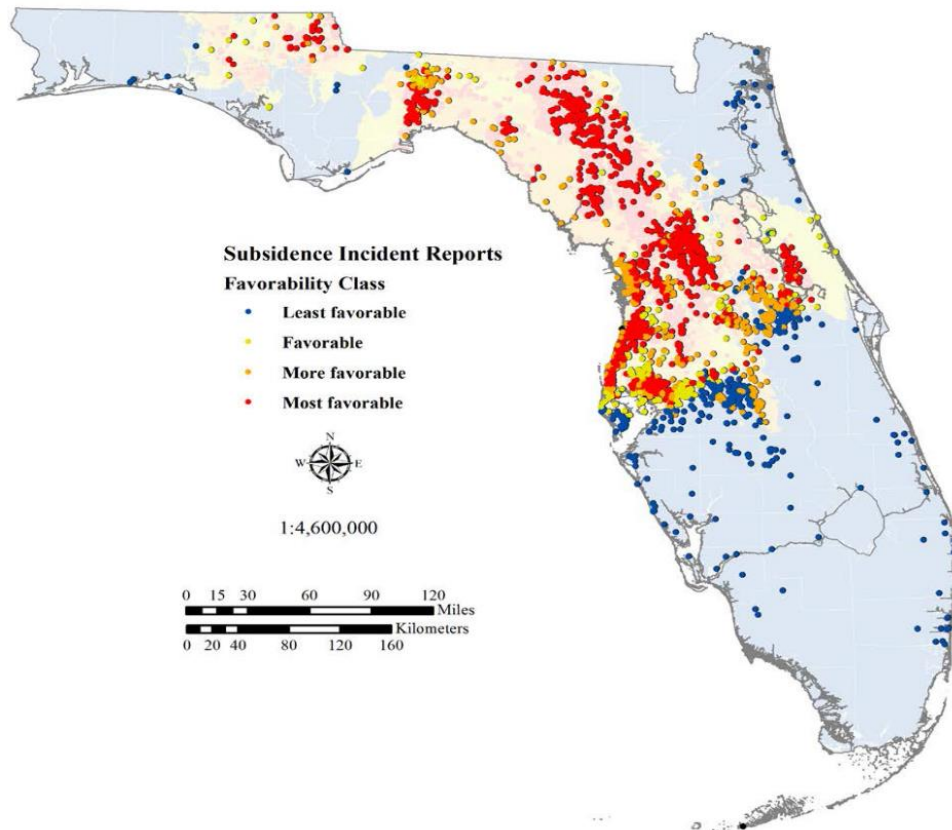
No major sinkhole events have taken place since the last LMS update.

4. *Probability of Future Events*

There is a moderate probability of future sinkhole occurrences in Lake County, according to historic data as sinkhole events occur every few years. Activities that increase the risk of sinkhole are groundwater pumping, construction and development practices, and breakages in water lines, though they can also occur due to natural or geological factors.

5. *Vulnerability and Risk Assessment*

As noted, from 2010 to 2019, Lake County has had a reported 36 sink holes of various sizes, ranging from under 3 feet wide to over 40 feet wide. While most of the sinkholes are relatively minor and pose little threat, there is always the possibility of a much larger sinkhole causing significant damage within the county. A majority of the county is listed as an area that is favorable to sinkhole formation (see the following figure).

Figure 7: 2018 Subsidence Incidents²⁰

Sinkholes can have a diameter of greater than 200 feet. Sinkholes can be shallow or develop depths that are greater than 100 feet, creating extremely dangerous situations, swallowing entire structures. Depending on the location of the sinkhole, residents' homes, tourists in transient housing, critical facilities, infrastructure, and agricultural concerns could suffer negative effects. Economic effects could vary again depending on the size and location of the sinkhole. Considering all of these factors, sinkholes generally have a low impact to Lake County and its jurisdictions.

i) **Tornadoes**

1. *Description*

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. Tornadoes are most often generated by thunderstorm activity (but sometimes result from hurricanes and other tropical storms) when cool, dry air intersects and overrides a layer of warm, moist air forcing the warm air to rise rapidly.

2. *Location and Extent*

Similar to hurricane data, there is only reliable recorded data for tornadoes since 1950. Although the Midwest has the reputation for the worst tornadoes, Florida experiences the

²⁰ 2018 Subsidence Incident Reports - Florida Division of Emergency Management (FDEM) State Hazard Mitigation Plan

greatest number of tornadoes per square mile of all the states. Florida has averaged 52 tornadoes reported per year since 1961, with an average of two fatalities per year. Florida's tornadoes are generally of shorter duration (3 miles) and have narrower paths (125 yards wide). Mapping indicates that about 95 percent of the county is in the 1 in 250-year risk area, and the remainder in the 1 in 500-year risk area. All areas of Lake County are susceptible to tornadoes and their potential effects.

The Fujita Scale (now the Enhanced Fujita Scale) is used to determine the intensity of tornadoes. Most of the tornadoes that have hit Lake County have been on the lower spectrum, in the F0 or F1 range. On February 1, 2007, the National Weather Service switched from the Fujita Scale to the Enhanced Fujita Scale to better reflect examinations of tornado damage surveys, aligning wind speeds more closely with associated storm damage. The Enhanced Fujita Scale levels are listed in the table below.

Table 9: Measuring the Intensity of Tornadoes (Extent)²¹

Scale	Wind Speed (mph)
EF0	65-85
EF1	86-110
EF2	111-135
EF3	136-165
EF4	166-200
EF5	>200

Because of the unpredictable patterns of tornadoes, and because the entire state of Florida has a relatively high risk, the entire County is vulnerable to tornado-induced damage. The damage potential for a tornado increases as a function of population density. As the number of structures and people increase, the potential damage/injury rate increases. Mobile homes, poorly constructed and/or substandard housing, apartment complexes and low-rent housing projects are especially susceptible because of their lack of resistance to high winds, and apartment complexes and low-rent projects because of their size and densities.

3. *Previous Occurrences*

There have been 51 recorded tornadoes in Lake County since 1950 that have caused somewhere between \$226,470,050 and \$241,320,500 in total damage. These same tornadoes have also been responsible for 231 injuries and 26 deaths.

Historically significant events are noted in the 2010 plan. There have been few significant tornado events in Lake County in the last five years. However, worth noting is a storm that happened in 2007 for the purpose of this plan.

- The Groundhog Day Tornado Outbreak, February 2, 2007: On the morning of February 2, 2007, a powerful storm system moved across Lake County from the

²¹ <http://www.srh.noaa.gov/oun/?n=efscale>

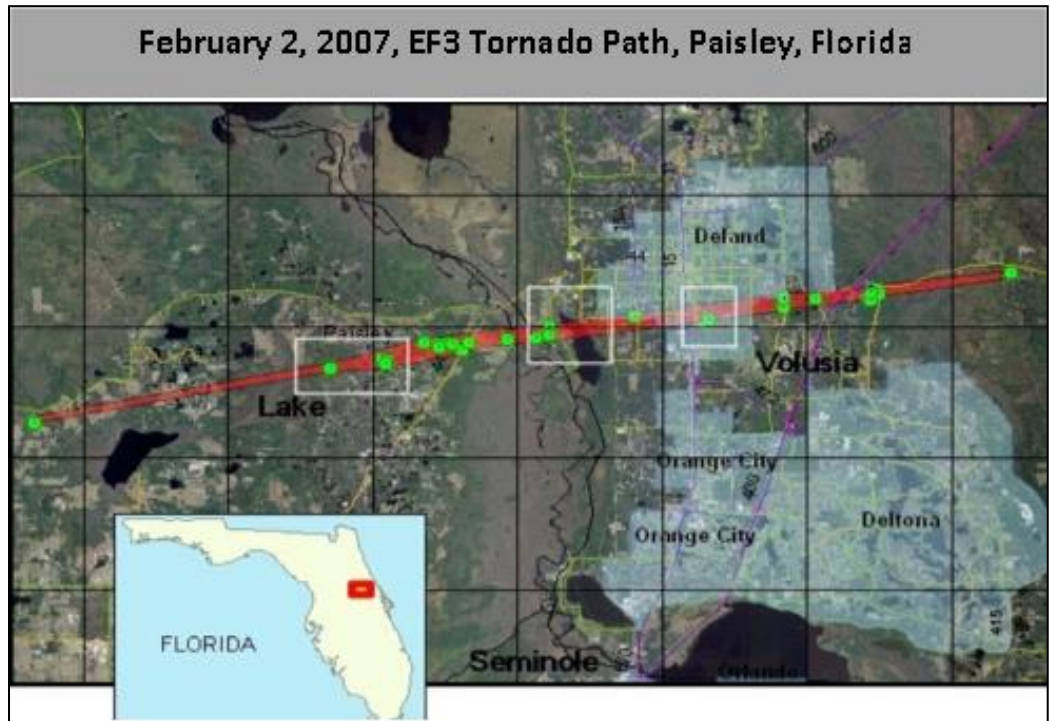
The EF scale still is a set of wind estimates (not measurements) based on damage.

west producing three tornadoes, two of which had large impacts on the County and resulted in a Presidential Disaster Declaration. The first tornado touched down in Sumter County, near Wildwood, and moved toward the Villages and Lady Lake. This tornado registered as an EF3 on the Enhanced Fujita Scale and created a swath of destruction along its 17-mile path, killing eight.

- The second tornado touched down near County Road 42 in northern Lake County in between Altoona and Paisley. This tornado was responsible for 13 deaths as it traveled its 26-mile path. In addition to killing 21 people in Lake County, these tornadoes caused approximately \$98 million in damages. These storms struck in the early morning hours when many people were sleeping and unable to receive emergency messages. The path of these storms is displayed in the following figures.

Figure 8: February 2, 2007, EF3 Tornado Path, Lady Lake, Florida



Figure 9: February 2, 2007, EF3 Tornado Path, Paisley, Florida

The table below lists the incidences of tornadoes in Lake County since 2010.

Table 10: Tornado/Funnel Cloud Events in Lake County (2010 – 2020) ²²

Location	Date	Magnitude	Property Damage
<i>Dona Vista</i>	9/12/2010	Funnel Cloud	-0-
<i>Grand Island</i>	8/5/2011	EF0	\$25K
<i>Lady Lake</i>	9/24/2011	Funnel Cloud	-0-
<i>Lake Louisa</i>	6/24/2012	EF0	-0-
<i>Eustis Airport</i>	6/25/2012	Funnel Cloud	-0-
<i>Tropical Shores</i>	4/30/2013	Funnel Cloud	-0-
<i>Mount Plymouth</i>	2/23/2014	Funnel Cloud	-0-
<i>Clermont</i>	6/1/2015	EF0	-0-
<i>Fruitland park</i>	9/1/2016	EF0	\$22K
<i>Emerald</i>	9/13/2016	Funnel Cloud	-0-
<i>Dona vista</i>	1/22/2017	Funnel Cloud	-0-
<i>Umatilla</i>	9/10/2017	EF1	-0-
<i>Tavares</i>	7/4/2018	EF0	-0-
<i>Okahumpka</i>	1/4/2020	EF0	-0-

4. Probability of Future Events

According to previous occurrences the probability of a future tornado affecting Lake County is moderate. While the majority of these events are small in terms of size, intensity and duration, a greater number of stronger storms (i.e., F2 and F3 tornadoes) have been reported in the past. Further, even a minor tornado can cause substantial damage.

5. Vulnerability and Risk Assessment

Due to the unpredictable nature of tornadoes, all of Lake County is vulnerable to their impacts. High wind speeds can cause damage to structures with the most significant threat to mobile homes and other older substandard or unreinforced properties. The total mobile home population in Lake County is estimated at 40,935²³ accounting for nearly 12% of the total county population. The mobile home population is distributed throughout the County and all jurisdictions. This population has to have a safe place to go during possible tornadic activity. While everyone can be impacted, the elderly, those with lower income, and the homeless would be most affected. Tornadoes can cause other cascading events like utility outages, economic loss, and transportation issues along with the hardships that result from the disruption of normal life.

A tornado with the greatest intensity of EF5, with winds of greater than 200 MPH, although rare, could occur in Lake County. The maximum that has occurred has been a recorded

²² <http://ncdc.noaa.gov/stormevents>

²³ data.census.gov; 2018 ACS 1-Year Estimates: Total Pop. in Occupied Housing by Tenure by Units in Structure

EF3 in February, 2007 during the Groundhog Day Outbreak. This incident is considered the worst natural disaster in the county's history and officials were determined not to let it happen again. In February of 2011, Lake County launched a new warning system that calls residents directly when there is a public safety emergency. Alert Lake was the new emergency notification system and for tornado warnings (or other significant incidents, such as natural disasters, warning from law enforcement, chemical spill, flooding, or other emergencies), the system automatically calls people on a registered phone number. For those who have landlines in their homes, the 911 database is utilized. For those that do not have a house phone but want to know about severe weather when on the go, the Alert Lake system can also send messages straight to a cell phone. Considering all of these factors, tornadoes would generally have a moderate impact to Lake County and its jurisdictions.

j) Brush Fires, Wildfires and Forest Fires

1. *Description*

According to the Federal Emergency Management Agency (FEMA), a wildland fire or wildfire is an unplanned, unwanted fire burning in a natural area, such as a forest, grassland, or prairie. As building development expands into these areas, homes and business may be situated in or near areas susceptible to wildfires. This is called the wildland urban interface. Wildfires can damage natural resources, destroy homes, and threaten the safety of the public and the firefighters who protect forests and communities.

2. *Location and Extent*

Lake County is uniformly exposed to wildfire risk. Forest fires pose a serious threat while playing an important role in Florida's ecology. Much of the northeast portion of Lake County lies within the Ocala National Forest, which contains many longleaf pines that are a fire dependent species of tree. It is important to understand that much of the Ocala National Forest is a fire-based ecology, and as such, special precautions should be made by those who reside within it. The "La Nina" weather effect occasionally causes an extended drought period. Controlled burns reduce the amount of fuel that might build up over years of not having a fire. The Florida and US Divisions of Forestry have incorporated controlled, naturally occurring, and prescribed burns into their forest management plans. Uncontrolled wildfires will continue to threaten Lake County and it is important to understand the actions that can take place to reduce the threats posed by wildfires.

Wildland fires can adversely impact homes, businesses, and vegetation, specifically those that are in higher risk areas. And, wildland fires affect visibility as well as air quality, which, can severely affect populations with compromised respiratory systems (such as the elderly). Impacts of wildfires are measured by acres burned each year.

While all areas of Lake County are vulnerable to wildfires, the northeast and southern portions of the county are more likely to experience direct incidents of wildland fires. A wildland fire incident can be felt throughout the county due to resources being redirected to contain the fires.

3. Previous Occurrences

All of Lake County may be impacted by wildfires during the especially months with minimal rainfall. Carelessness can lead to wildfires during dry or windy conditions and when burning restrictions are not followed. Even with prescribed burns, Lake County remains at risk for brush fires in unincorporated areas and at the wildland/urban interface areas. Since 2010, the only published account of a burn ban was ordered in Lake County from February to June 2012. Below is a look at how many acres have burned due to wildfires in Lake County from 2012 to 2019.²⁴

**Table 11: Acres Burned due to Wildfires,
Lake County, FL (2012 – 2019)**

Year	Total Acres Burned
2012	2,008.6
2013	374.5
2014	337.5
2015	674
2016	804
2017	2,941.3
2018	244
2019	64.7

The following highlight a few of the more notable forest fires in Lake County, which are briefly summarized.

- Fires of 1998: Unusually extended periods of hot weather coupled with little rainfall created the ideal situation for an outbreak of forest fires in Central Florida in the summer of 1998 (NOAA). Some 2,200 fires occurred that summer, with most of the damage being caused by a few of the very large ones. All jurisdictions within Lake County were affected to some degree by the prolonged heat and wildfire threat.
- Fire of 1999: The smoke from a large brush fire near Groveland was responsible for 5 accidents on March 3, 1999. Seven people were hospitalized. The jurisdictions affected were unincorporated Lake County and the City of Groveland.
- Fires of 2000: High temperatures and an extended dry period allowed for 13 fires to flare up during the summer of 2000 – burning some 4,000 acres of central and southern Lake County. All jurisdictions within Lake County were affected to some degree by this large-scale fire.
- Green Swamp Fire of 2001: An illegal trash fire started a 10,000-acre blaze that blanketed much of central and south Lake County in smoke. This smoke was responsible for several accidents due to low visibility on U.S. 27, and respiratory problems for at-risk citizens. The primary jurisdictions affected were Groveland, Clermont, Mascotte, Montverde, and unincorporated Lake County.

²⁴ Source: Lake County Fire Rescue – Historical Fire Data, Accessed May 6, 2020

- Wekiva River Fire of 2007: Some 36 residences were evacuated near the Wekiva River after a 1,000-acre fire burned within a quarter mile of the homes in May of 2007. The primary jurisdiction affected was unincorporated Lake County.
- Deerhaven Fire of 2008: Approximately 140 homes near Deerhaven (northeast Lake County) were evacuated after a 1,000-acre blaze threatened to close off a main road to these houses. The Deerhaven Wildfire became out of control after 25 mph wind gusts made it difficult to contain. The primary jurisdiction affected was unincorporated Lake County.
- 2012 Groveland Fires: In January a 300-acre fire on County Road 33 was difficult to contain due to swamp conditions before rain helped firefighters contain the blaze. In February a fire in Clermont shut down Thompson Place near CR 561 as the fire continued to burn in swampy area. In April a fire north of State Road 50 near Timber Lake Village had to be contained before reaching a nearby swamp which could have resulted in a muck fire that lasted for weeks.
- April 2012, Sorrento: An illegal burn in a yard spread quickly and threatened homes.
- April 2016, Eustis Radio Tower Fire: an unattended yard debris fire spread consuming 141 acres threatened homes in the Royal Trails Subdivision.
- April 2017, Sod Farm II. A fire started in Eustis and quickly spread to 400 acres overnight prompting the evacuation of more than 20 homes. By the following day the fire had been contained at 782 acres.

4. *Probability of Future Events*

There is a moderate probability of future wildfire events in Lake County, especially during drought cycles and abnormally dry conditions, particularly during the months with minimal rainfall amounts (December through April). An estimated acreage cannot be determined as the amount of acres burned can vary wildly from year to year.

5. *Vulnerability and Risk Assessment*

The major causes of brush and forest fires are due to lightning, human negligence, or cases of criminal mischief, and occurs during the months with higher thunderstorm activities. Late winter and spring also are prime periods for wildfires, fueled by strong winds and a lack of rainfall during that same time frame. Lake County has a considerable amount of undeveloped area with prime fuel source for fires and experienced major fire events in the past.

In 2019, an assessment identified the following communities in the County to be at the highest risk:

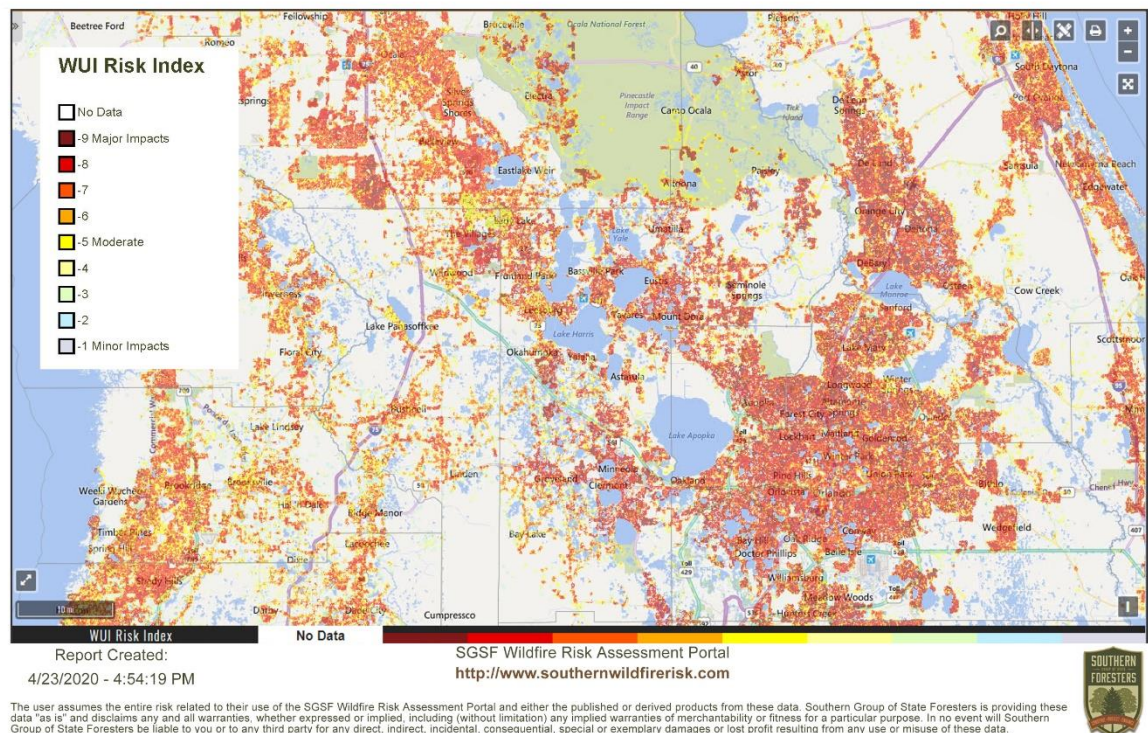
- Cassia
- Green Swamp
- North Lake
- Pine Lakes

- The Royal Trails Subdivision

The Florida Forest Service Wildland Urban Interface (WUI) Risk Index, illustrated in the following figure, identifies areas where the potential impact of wildfire on people and their homes and assess a risk based on housing density and fire intensity (Flame Length) to determine areas that may be majorly impacted by a wildfire incident.²⁵ A map of critical facilities within the WUI risk areas is available in Appendix III: Maps and Figures – Wildland Urban Interface (WUI) Risk Index for Lake County, Florida.

Figure 10: Wildland Urban Interface (WUI) Risk Index

Wildland Urban Interface Risk Index
Lake County, FL



Wildfires in Lake County primarily affect wooded areas with low population density and do not typically pose a danger to highly populated areas. However, wildfires can still impact all jurisdictions in Lake County. Structures, critical facilities, infrastructure, and housing for vulnerable populations have some exposure to impact by wildfires. An exact dollar loss cannot be determined due to the fact impact is undefined. There have been no significant wildfires other than those reflected in this section. Considering all of these factors, wildfires/forest fires would generally have a moderate impact to Lake County and its jurisdictions.

²⁵ <https://www.southernwildfirerisk.com/>

k) Erosion

1. *Description*

Erosion occurs when land is worn away by the action of natural forces in waves, currents and wind. Even though erosion is a natural process, it can be either mitigated or enhanced by human activity. Erosion is generally measured as the loss of material in cubic yards.

2. *Location and Extent*

Erosion is most likely to take place within Lake County along the Wekiva and St. Johns Rivers to the northeast, as well as along streams, creek beds, lakes and other bodies of water that are scattered throughout the County. All residents need to be vigilant about erosion in areas that are adjacent to bodies of water as erosion can result in damage to property, roads, and other infrastructure.

According to the St. Johns River Water Management District, the Florida Legislature passed the Wekiva River Protection Act in 1988 which requires the river's surrounding counties to amend their comprehensive plans and land development rules to deter wetlands losses and protect wildlife habitats. The act authorizes local governments to create rules to treat stormwater runoff. Special rules are also in place for development in the basin that require additional stormwater treatment and established protection zones along the waterways to preserve wetlands, uplands and water quality and reduce erosion and groundwater drawdown.

3. *Previous Occurrences*

Since 2010, there has been one incident of erosion in Clermont. In April 2013, rainfall of 3 to 4 inches in a short period of time, associated with a strong thunderstorm, caused a steep 30-foot section of ground adjacent to State Road 50 in Clermont to slide into a home. The mudslide destroyed a home on Sunnyside Drive. Mud several feet high entered the home. The drainage system in the area was designed several decades ago and could not handle the excessive rain rate. Property damage was estimated at \$75,000.

4. *Probability of Future Events*

Besides the 2010 occurrence, there have been no other documented incidents in Lake County. The probability that an event happens in the county continues to be low.

5. *Vulnerability and Risk Assessment*

Lake County has not seen any large erosion events that have caused widespread damage to property. However, erosion is being addressed along the Wekiva and St. Johns Rivers. Erosion can result in structures adjacent to water bodies becoming damaged or destroyed because they are not able to be supported by the ground. There is no scale to measure the magnitude or severity of erosion, as even small amounts of erosion can lead to substantial damage to homes and businesses. Erosion impacts would be fairly limited in scope as impacts to populations, tourism, agriculture, economic interest, critical facilities and infrastructure have not be realized in the past. Considering all of these factors, erosion would generally have low impact to Lake County and its jurisdictions.

I) Winter Storm/Freeze:

1. *Description*

The National Weather Service (NWS) defines a Winter Storm/Freeze as a weather event with accumulating frozen precipitation such as snow, sleet, and/or freezing rain. This event affects every state in the continental United States, although such weather is typically uncommon in Florida, especially southern parts.

A freeze occurs when overnight temperatures reach at least 32 degrees Fahrenheit. A hard freeze occurs when overnight temperatures fall below 28 degrees Fahrenheit for at least 4 hours.

2. *Location and Extent*

Extremely freezing temperatures are not typical for the Florida climate although each winter, Florida faces the threat of at least a moderate freeze. For Lake County this hazard is a potential problem centered on the vegetable, foliage, and citrus industries. Episodes of extreme freezing temperatures would be widespread to all locations and not just specific locales. If temperatures reach freezing levels for extended periods of time, combined with other climatic factors, crop or landscape damage may occur, having a significant impact on the county's economy and employment base.

The freeze line runs through the northern part of Lake County just north of Altoona although the entire county could be impacted. Personal injury or death due to freezes is not considered a hazard except for the homeless and indirectly through fire caused by incorrect or careless use of space heaters, etc. However, the elderly may be impacted as well as young children and since it is anticipated that the elderly population will continue to increase, there is a chance that this population could see some impact from winter storms and freezes. Additionally, consumer demand of electricity during periods of very extreme cold weather may overload the electrical grid, which may cause outages and have a significant impact on electrically-dependent critical facilities and persons. Critical facilities, infrastructure, and tourism would likely not be affected by winter storms and freezes.

3. *Previous Occurrences*

One of the most significant freezes took place within Florida in February, 2001, when the president declared a major disaster declaration for Florida to allow funds to reach those individuals impacted by the event. The agricultural industry was severely impacted and resulted in many individuals being out of work. Since 2010, two freeze and one wind chill events occurred in Lake County and none have occurred since. These are outlined in the table below.

Table 12: Freeze and Wind Chill Events Lake County (2010 – 2020)

Location	Date	Type	Crop Damage
Lake	12/14/2010	Frost/Freeze	-0-
Lake	12/14/2010	Cold/Wind Chill	-0-
Lake	12/27/2010	Frost/Freeze	\$1.830M

4. *Probability of Future Events*

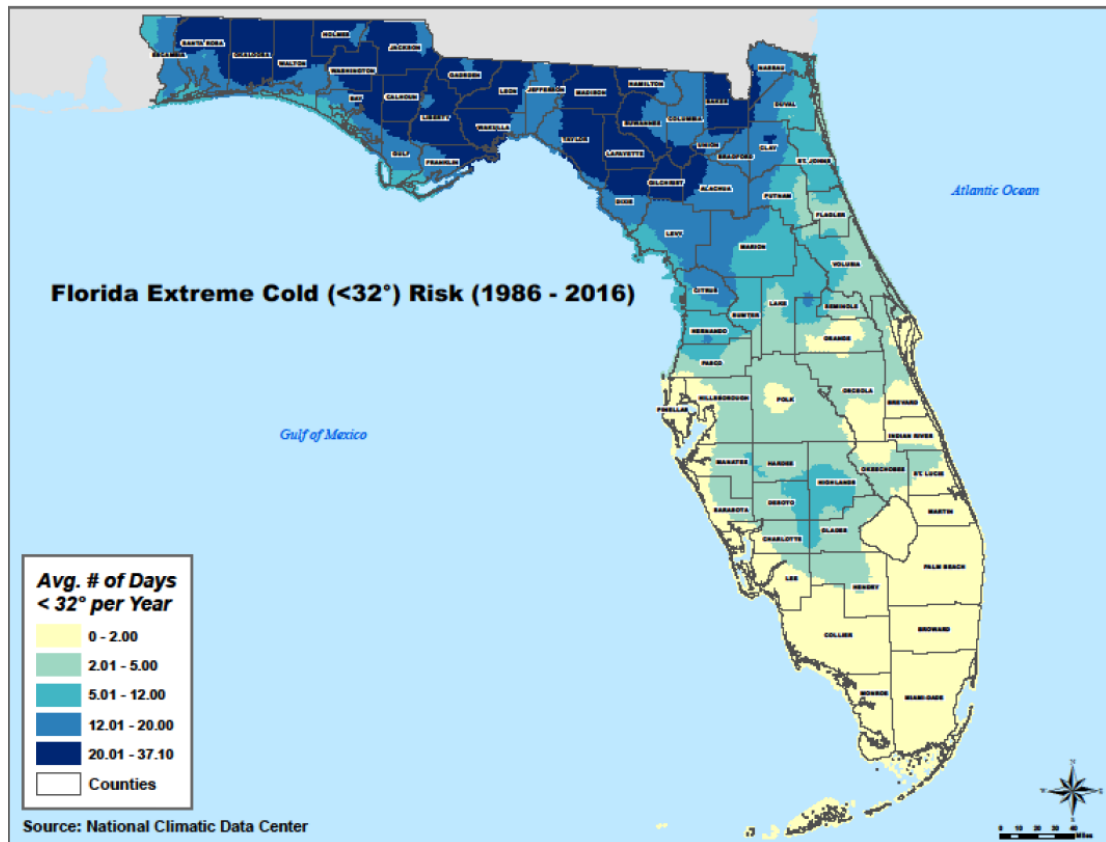
All portions of Lake County have been impacted by episodes of freezing temperatures in the past, therefore confirming that the entire county is susceptible and according to previous occurrences the future probability is moderate.

5. *Vulnerability and Risk Assessment*

Temperatures in Lake County can be as low as single digits, but rarely below zero. Additionally, light, freezing rain has been reported on occasion. Frozen precipitation in small amounts, although not commonplace, is possible within Lake County. The probability of another significant freeze event continues to be moderate.

With regard to a scale to measure the magnitude or severity, the National Weather Service issues a threat awareness chart regarding one's vulnerability to the hazard of excessive cold temperatures, especially wind chill. Of the cold weather hazards that can be expected, the most likely for Lake County are the crop-killing freezes. Lake County is not normally subject to the types of winter storms experienced in the panhandle that can include snow precipitation and accumulation; typical effects are from wind, wind chill, and freezes. Considering all of these factors, winter storm/freezes would generally have a low impact to Lake County and its jurisdictions.

According to the National Climactic Data Center, it is expected that the county could see an average of 2 to 12 extreme cold (<32 degrees) days each year (Figure below) is based on the average number of extreme cold days that occurred from the year 1986 through 2016.

Figure 11: Florida Extreme Cold Risk (2000 – 2016)

m) Dam or Levee Failure

1. *Description*

A dam/levee failure is a collapse or breach in a dam or levee. While most dams have storage volumes small enough that failures have little or no repercussions, dams with large storage amounts can cause significant downstream flooding.

According to FEMA, more than a third of the country's dams are 50 or more years old. Approximately 14,000 of those dams pose a significant hazard to life and property if failure occurs. There are also about 2,000 unsafe dams in the United States, located in almost every state. Dam failures can result from one or a combination of the following reasons²⁶:

- Overtopping caused by floods that exceed the capacity of the dam
- Deliberate acts of sabotage
- Structural failure of materials used in dam construction
- Movement and/or failure of the foundation supporting the dam
- Settlement and cracking of concrete or embankment dams

²⁶ FEMA (2019b). Why Dams Fail, <https://fema.gov/why-dams-fail>

- Piping and internal erosion of soil in embankment dams
- Inadequate maintenance and upkeep

2. *Location and Extent*

According to the Florida Department of Environmental Protection, there are nine (9) dams within Lake County. These dams are located in unincorporated Lake County, but could affect not only jurisdictions within Lake County, but also in other locations in Central Florida.

3. *Previous Occurrences*

To date, there have been no reports of damages as a result of dam failures, however, any issues in the future would likely be as a result of the Burrell Lock and Dam, as well as the Cherry Lake Dam. The Burrell Lock and Dam is located in northwest Lake County north of the City of Leesburg in the vicinity of Lake Griffin. The Cherry Lake Dam is located in southern Lake County, between the Cities of Minneola at Cherry Lake.

Table 13: Dams in Lake County, Florida²⁷

NID ID	Name	Hazard Rating
FL20500	Lake Apopka Lock and Dam	Low
FL00708	Burrell Lock and Dam	High
FL00704	M-1	Low
FL00707	M-6A	Low
FL00437	Cherry Lake Outlet	Significant
FL20503	M-4	Significant
FL20502	M-5	Significant
FL20501	Villa City	Significant
FL20505	Harris Bayou	High

4. *Probability of Future Events*

According to Mr. Ron Hart of the Lake County Water Authority²⁸:

- “The Burrell Dam has the capacity to cause damages to the low-lying property both downstream of the structure as well as around Lake Griffin, especially if discharges out Moss Bluff are not adjusted to accommodate the increases in flow. However, if discharges are managed properly at the Moss Bluff Dam, damages should be limited to low lying areas around Haynes Creek.
- The Cherry Lake Dam can cause damage downstream due to prolonged and excessive discharges that result in the capacity being exceeded at any of the five dams downstream. The dam has a very long levee system that increases the exposure to catastrophic damage and uncontrolled discharges.”

²⁷ National Inventory of Dams (<https://nid.sec.usace.army.mil/>)

²⁸ Lake County LMS 2010

5. *Vulnerability and Risk Assessment*

No evaluations or studies have been conducted to determine the extent of damage that might be caused in the event of a failure. It has been determined, however, that the total amount of damages might exceed the cost to repair or replace these dams. Most of the areas impacted would be residential homes with local roadways and lift stations may be impacted causing issues. Specific areas of concern include the following however the impact is limited and isolated in focus:

- Timber Village/Groveland – Residential mobile home community of approximately 50 homes that may become flooded or have limited access.
- Isolated homes along levees that number less than five homes.
- Pasture flooding in an isolated area with no structures involved.
- Homes at the end of Indigo Road which will have limited access and number approximately 15.
- Plantation Golf Course has 3 to 4 holes that would be underway. This was known when the property was developed and golfers can bypass the area to finish playing. The golf course is responsible for repairing any damages.
- Emerald Lake Subdivision – Extremely low elevation of roads and home sites within the subdivision.

Considering all of these factors, a dam or levee failure would generally have a low impact to Lake County and its jurisdictions.

n) Epidemic/Pandemic

1. *Description*

An epidemic is a disease that affects a greater number of people than is usual within a region. A pandemic is the same as an epidemic except it has spread to more than one region of the world. Infectious diseases are caused by pathogenic microorganisms, such as bacteria, viruses, parasites or fungi; the diseases can be spread, directly or indirectly, from one person to another. Zoonotic diseases are infectious diseases of animals that can cause disease when transmitted to humans.

For the purpose of this Plan, infectious disease has been categorized as (1) pandemic and (2) localized infectious disease outbreaks.

A pandemic is an epidemic that occurs over a wide geographic area, often global. Pandemics results when a microorganism (or disease condition) emerges that is pathogenic for humans but to which humans have no immunity or prior protection. Thus, an epidemic occurs and the number of cases substantially exceeds the number of expected cases over a given period of time. Pandemics generally refer to infectious diseases that spread efficiently from person to person across the globe, although the term may be used to describe medical conditions with other risk factors, such as chronic illnesses like cardiovascular diseases.

2. *Location and Extent*

Populated areas throughout Lake County its jurisdictions are the most at risk from human disease. Disease is not a risk, in itself, to the physical or operational integrity of any type of structure. However, high absenteeism could threaten the operating capabilities of businesses, industries, institutions and government agencies.

In the event of a pandemic, medical and health care facilities may be overwhelmed, with local care not readily accessible to those in need. Fatalities would significantly increase. Public safety would be compromised due to illness among public safety and security agencies. Quarantine and isolation techniques would be imposed, requiring a significant enforcement challenge. Temporary health care facilities and field hospitals would have to be activated and staffed by professionals from outside the county.

Overall, the human and economic consequences of the event would be very substantial.

3. *Previous Occurrences*

- Below are the epidemics/pandemics that may have had notable impacts:
- The “Spanish Flu,” 1918/1919: The Spanish Flu began in August 1918, in three disparate locations: Brest, Boston and Freetown. An unusually severe and deadly strain of influenza spread worldwide. The disease spread across the world, killing 25 million in the course of six months; some estimates put the total of those killed worldwide at well over twice that number. An estimated 17 million died in India, 500,000 in the USA and 200,000 in the UK. It vanished within 18 months and the actual strain was never determined, though some recent attempts at reconstructing genes from the virus have been successful.
- H5N1 “Bird Flu,” 1997/2003: Asian highly pathogenic avian influenza (HPAI) A(H5N1) virus occurs mainly in birds and is highly contagious among them. HPAI Asian H5N1 is especially deadly for poultry. The virus was first detected in 1996 in geese in China. Asian H5N1 was first detected in humans in 1997 during a poultry outbreak in Hong Kong and has since been detected in poultry and wild birds in more than 50 countries in Africa, Asia, Europe, and the Middle East. Six countries are considered to be endemic for Asian HPAI H5N1 virus in poultry (Bangladesh, China, Egypt, India, Indonesia, and Vietnam).²⁹

Since its widespread re-emergence in 2003, rare, sporadic human infections with this virus have been reported in Asia, and later in Africa, Europe, and the Middle East. Human infections with Asian H5N1 viruses have been associated with severe disease and death. Most human infections with avian influenza viruses, including HPAI Asian H5N1 viruses, have occurred after prolonged and close contact with infected birds. Rare human-to-human spread with this virus has occurred, but it has not been sustained and no community spread of this virus has ever been identified.

- SARS, 2002/2003: Severe acute respiratory syndrome (SARS) is a viral respiratory illness caused by a coronavirus called SARS-associated coronavirus

²⁹ <https://www.cdc.gov/flu/avianflu/h5n1-virus.htm>

(SARS-CoV). SARS was first reported in Asia in February 2003. The illness spread to more than two dozen countries in North America, South America, Europe, and Asia before the SARS global outbreak of 2003 was contained.

Since 2004, there have not been any known cases of SARS reported anywhere in the world. The content in this website was developed for the 2003 SARS epidemic. But some guidelines are still being used.³⁰

- H1N1, 2009: In the spring of 2009, a novel influenza A (H1N1) virus emerged. It was detected first in the United States and spread quickly across the United States and the world. This new H1N1 virus contained a unique combination of influenza genes not previously identified in animals or people. This virus was designated as influenza A (H1N1)pdm09 virus. From April 12, 2009 to April 10, 2010, CDC estimated there were 60.8 million cases (range: 43.3-89.3 million), 274,304 hospitalizations (range: 195,086-402,719), and 12,469 deaths (range: 8868-18,306) in the United States due to the (H1N1)pdm09 virus.³¹
- Ebola, 2014-2016: On March 23, 2014, the World Health Organization (WHO) reported cases of Ebola Virus Disease (EVD) in the forested rural region of southeastern Guinea. The identification of these early cases marked the beginning of the West Africa Ebola epidemic, the largest in history. On March 23, 2014, with 49 confirmed cases and 29 deaths, the WHO officially declared an outbreak of EVD.

Overall, eleven people were treated for Ebola in the United States during the 2014-2016 epidemic. On September 30, 2014, CDC confirmed the first travel-associated case of EVD diagnosed in the United States in a man who traveled from West Africa to Dallas, Texas. The patient (the index case) died on October 8, 2014. Two healthcare workers who cared for him in Dallas tested positive for EVD. Both recovered.

On October 23, 2014, a medical aid worker who had volunteered in Guinea was hospitalized in New York City with suspected EVD. The diagnosis was confirmed by the CDC the next day. The patient recovered. Seven other people were cared for in the United States after they were exposed to the virus and became ill while in West Africa, the majority of whom were medical workers. They were transported by chartered aircraft from West Africa to hospitals in the United States. Six of these patients recovered, one died.

- MERS, 2014: In May 2014, CDC confirmed two unlinked imported cases of MERS in the United States—one to Indiana, the other to Florida. Both cases were among healthcare providers who lived and worked in Saudi Arabia. Both traveled to the U.S. from Saudi Arabia, where scientists believe they were infected. Both were hospitalized in the U.S. and later discharged after fully recovering.³²

³⁰ <https://www.cdc.gov/sars/index.html>

³¹ <https://www.cdc.gov/flu/pandemic-resources/2009-h1n1-pandemic.html>

³² <https://www.cdc.gov/coronavirus/mers/us.html>

- Zika Virus, 2015 and 2016: In early 2015, a widespread epidemic of Zika fever, caused by the Zika virus in Brazil, spread to other parts of South and North America. It also affected several islands in the Pacific, and Southeast Asia. In 2016, a reported 5,168 cases of Zika virus were reported in the U.S. In the State of Florida, this included 1,107 cases of the virus.³³
- COVID-19, 2020: On January 11, 2020, Chinese health authorities preliminarily identified more than 40 human infections with novel coronavirus in an outbreak of pneumonia under investigation in Wuhan City, Hubei Province, China. Chinese health authorities subsequently posted the full genome of the so-called “novel coronavirus 2019”, or “2019-nCoV”, in GenBank®, the National Institutes of Health genetic sequence database.

On February 11, 2020 the World Health Organization announced an official name for the disease that is causing the 2019 novel coronavirus outbreak, COVID-19 and declared it a pandemic outbreak on March 11, 2020.³⁴

4. *Probability of Future Events*

According to previous history and the CDC, pandemic type events rarely happen (4 times in the 20th century), therefore indicating a low/moderate probability.

5. *Vulnerability and Risk Assessment*

Certain people are at high-risk for serious complications (infants, elderly, pregnant women, extreme obesity and persons with certain chronic medical conditions). Further impacting risk, most people have little or no immunity because they have no previous exposure to the virus or similar viruses.

Seasonal flu rates of medical visits, complications, hospitalizations and death can vary from low to high. The CDC estimates that flu-related hospitalizations since 2010 ranged from 140,000 to 710,000, while flu-related deaths are estimated to have ranged from 12,000 to 56,000. Now in comparison, pandemic flu rates of medical visits, complications, hospitalizations and death can range from moderate to high. The number of deaths could be much higher than the seasonal flu (e.g. The estimated U.S. death toll during the 1918 pandemic was approximately 675,000). With the recent spread of COVID19, additional pandemic numbers will continually change until a time in which the virus is contained.

Considering the spread and infection rate, a pandemic event may cause major impacts on the general public, such as travel restrictions and school or business closings. Additionally, there is the potential for severe impact on domestic and world economies.³⁵ Thus, a pandemic/epidemic would generally have a high impact to Lake County and its jurisdictions.

Most efforts in analyzing the impacts and effects of disease and pandemic have been done at the national level. Because of the dynamics involved with the spread of disease and pandemic, a local level assessment has not been conducted specifically, but the local

³³ <https://www.cdc.gov/zika/index.html>

³⁴ Florida Department of Health – [Novel Coronavirus \(2019nCoV\)](#)

³⁵ (<https://www.cdc.gov/flu/pandemic-resources/basics/about.html>)

understanding that if a pandemic does impact our community, it will quickly overwhelm our local healthcare system.

o) Hazardous Materials

1. *Description*

A hazardous material is any item or agent which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Emergencies can happen during production, storage, transportation, use or disposal. populations are at risk when chemicals are used unsafely or released in harmful amounts where you live, work or play.

Hazardous materials include:

- Explosives;
- Flammable, non-flammable, and poison gas;
- Flammable liquids;
- Flammable, spontaneously combustible, and dangerous when wet solids;
- Oxidizers and organic peroxides;
- Poisons and infectious substances;
- Radioactive materials; and
- Corrosive materials.³⁶

2. *Location and Extent*

The release of a hazardous materials to the environment could cause a multitude of problems. Although these incidents can happen almost anywhere, certain areas of the County are at higher risk, such as near roadways that are frequently used for transporting hazardous materials and locations with industrial facilities that use, store, or dispose of such materials. Areas crossed by railways, waterways, airways, and pipelines also have increased potential for mishaps. Incidences can occur during production, storage, transportation, use, or disposal of hazardous materials. Communities can be at risk if a chemical is used unsafely or released in harmful amounts into the environment. Hazardous materials can cause death, serious injury, long-lasting health effects, and damage to buildings, the environment, homes, and other property.

The term “release” includes spilling, leaking, pumping, pouring, emitting, emptying, discharging, escaping, leaching, dumping, or disposing into the environment of any hazardous material. Hazardous materials releases (HMRs) may be intentional or accidental, and may occur at fixed facilities or on vehicles.

HMRs are harmful in three ways:

- 1) Life safety concerns. Chemical, biological, and radiological agents can cause significant health risks to those exposed to them; biological agents can be additionally dangerous if they are infectious. Flammable and explosive materials also present life safety concerns if they are exposed to heat.

³⁶ National Archives and Records Administration, [“Code of Federal Regulations Title 49: Transportation”](#)

2) Costly and delicate nature of cleanup. Any release of a hazardous material requires a thorough and careful clean-up of the site and decontamination of those exposed.

3) Operational delays. Delays caused by any HMR and the ensuing evacuation and cleanup processes could lead to significant economic losses due to traffic delays (mobile releases) or operational shut-down (fixed facilities).

Most incidents occur with little or no warning, and can be difficult to detect until symptoms present themselves in those affected. Although major chemical incidents seem most threatening, it is the smaller, more routine accidents and spills that have a greater impact on humans, wildlife, economy, and environment. Some of the most common spills involve tanker trucks and railroad tankers containing gasoline, chlorine, or other industrial chemicals.

Accidental hazardous waste/materials spills can be reported immediately following the spill, thus reducing the amount of time the spill is left uncontained. Most hazardous waste/materials spills occur with little or no warning, and can be difficult, if not impossible, to detect until symptoms present themselves to those affected. External releases may create airborne plumes of chemical, biological, or radiological elements that can affect a wide area and last for hours or days. Internal releases would most likely require evacuation of a facility for hours to days. Both external and internal releases would require extensive clean-up efforts, which could last days to months depending on the type and magnitude of the spill.

3. *Previous Occurrences*

Small hazardous material releases such as gasoline or diesel spills can be a daily/weekly occurrence. The most recent large hazardous materials incident was in July of 2013. A massive explosion at the Blue Rhino Propane Plant resulted in the release of nearly 600,000 pounds of propane.³⁷

4. *Probability of Future Events*

The threat of future incidents involving hazardous materials is ever increasing, not only from our own County's growth and increasing demand for hazardous products, but also from homeland security threats. The County also is a major transportation route where by hazardous materials are constantly traveling through the community in the immediate proximity of citizens, homes, and local businesses. Transportation of hazardous materials via highways, airport, railways, waterways, or pipelines requires citizens to live within vulnerable areas of hazardous materials. Although, the probability and risk of a hazardous material event happening in the future certainly exists, the overall risk remains low due to stringent industry regulation and scrutiny of such facilities and transports.

To assist in planning for potential hazardous materials incidents, the County uses CAMEO FM, a system of software applications used widely to plan for and respond to chemical emergencies. The CAMEO program identifies each facility and creates a worst-case scenario vulnerable zone (VZ) around that facility to help in the planning process to understand all the areas that could potentially be impacted by a chemical release or

³⁷ <https://www.osha.gov/news/newsreleases/region4/12082015>

accident. In an effort to define the hazard areas for our extremely hazardous materials (classified as “302” hazards), we use the output of “worst-case scenarios” from the CAMEO FM Program. When identifying the worst-case vulnerability zones for all the “302” facilities in the County, all of the heavily populated areas are at risk from at least one of the “302” facilities.

5. *Vulnerability and Risk Assessment*

Areas with multiple chemical facilities experience a greater risk of a chemical incident than other locations. Nearly every community in Lake County has at least one facility in each that stores, produces, or utilizes a hazardous material. Propane installations are located across the state and their presence increases the risk of an incident. Hazardous material shipments move through the county annually; these shipments can occur at any time, day or night, and by means of road, rail, air and water, and often through areas with urbanized, high traffic volume routes. Considering all of these factors, a hazardous materials incident would generally have a high impact to Lake County and its jurisdictions.

Hazardous waste/materials spills may be accidental or intentional, and may occur at fixed facilities or during transportation.

Hazardous materials are widely used in public and private facilities and farms. Numerous facilities in Lake County store, use, dispose, or have the capacity and infrastructure to handle hazardous materials on a regular basis; under Title III of the Emergency Planning and Community Right to Know Act, facilities that meet certain requirements must report to federal, state, and local authorities. These facilities are commonly referred to as “Tier I” or “Tier II” facilities. There are 247 Tier II facilities with over 500 hazardous materials located in Lake County.

While smaller spills may be more frequent in Lake County, larger, more dangerous spills are infrequent.

p) Civil Disorder/Disturbance

1. *Description*

Civil disorder is typically the result of groups or individuals within the population feeling, rightly or wrongly, that their needs or rights are not being met, either by the society at large, a segment thereof, or the current overriding political system. When this results in community disruption where intervention is required to maintain public safety it becomes a civil disturbance. Civil disturbances can also occur in reaction to political movements or special events that attract large crowds, or as a result of an unemployment or economic crisis. When groups or individuals disrupt the community to the point where intervention is required to maintain public safety, the event has become a civil disturbance.

2. *Location and Extent*

Civil disturbance can occur anywhere and spans a wide variety of actions which includes, but is not limited to: labor unrest, strikes, civil disobedience, demonstrations, riots, prison riots, or rebellion leading to revolution. Triggers could include racial tension, religious conflict, unemployment, a decrease in normally accepted services or goods, such as extreme water, food, or gasoline rationing, or unpopular political actions. The most common type of civil disturbance is riots. Riots can cause extensive social disruption, loss

of jobs, death, and property damage. The loss and damages may result from those involved in the action or initiated by authorities in response to the perception of a potential threat.

3. *Previous Occurrences*

Lake County has a low occurrence of civil unrest. Lake County contains one State Correctional Institute in Clermont (1,093 population) and the Lake County Detention Center (capacity 960 beds, 747 average population in 2016). In the event of an institutional emergency within the correctional facilities located in Lake County, coordination with State and/or Federal authorities may be required.³⁸

There have been no recorded instances of large, unlawful civil disturbances in Lake County that have exceeded the ability of existing law enforcement resources and partnering agencies to suppress and control.

4. *Probability of Future Events*

The probability of civil disturbances occurring in Lake County is considered low.

5. *Vulnerability and Risk Assessment*

It is impossible to conduct a vulnerability analysis and loss estimation by jurisdiction for Civil Disturbances. While peaceful protests or demonstrations occur frequently, it is difficult to determine when a protest will become a civil disturbance or riot, by disrupting daily operations or by becoming violent. Based on the historical occurrences, the large, urban areas of the state are more likely to be affected by Civil Disturbances than the small rural areas. Considering all of these factors, civil disorder/disturbance would generally have a low impact to Lake County and its jurisdictions.

q) Cyberattack/Cyberterrorism

1. *Description*

For the purposes of this report, a cyberattack is defined as a malicious computer-to-computer attack through cyberspace that undermines the confidentiality, integrity, or availability of a computer (or network), data on that computer, or processes and systems controlled by that computer. National Security Presidential Directive 54/Homeland Security Presidential Directive 23 (NSPD-54/HSPD-23) defines cyberspace as the interdependent network of information technology infrastructures, and includes the Internet, telecommunications networks, computer systems, and embedded processors and controllers in critical industries.

Threats to cyber space are regarded as one of the most serious economic and national security challenges in this day in age for the United States. As the Director of National Intelligence (DNI) recently testified before Congress, “the growing connectivity between information systems, the Internet, and other infrastructures creates opportunities for attackers to disrupt telecommunications, electrical power, energy pipelines, refineries, financial networks, and other critical infrastructures.”³⁹

³⁸ Lake County Comprehensive Emergency Management Plan, 2018

³⁹ Director of National Intelligence, Annual Threat Assessment of the Intelligence Community for the Senate Armed Services Committee, Statement for the Record, March 10, 2009, at 39.

The duration of a cyberattack is dependent on the complexity of the attack, how widespread it is, how quickly the attack is detected, and the resources available to aid in restoring the system. One of the difficulties of malicious cyber activity is that it could come from virtually anyone, virtually anywhere. The following tables summarize the common types and sources of cyberthreats.⁴⁰

⁴⁰ United States Government Accountability Office, "Critical Infrastructure Protection: Department of Homeland Security Faces Challenges in Fulfilling Cybersecurity Responsibilities", Report #GAO-05-434 (May 2005), www.gao.gov/new.items/d05434.pdf

Table 14: Common Types of Cyber Attacks

Type of Attack	Description
<i>Botnet</i>	A collection of compromised machines (bots) under (unified) control of an attacker (botmaster).
<i>Denial of service</i>	A method of attack from a single source that denies system access to legitimate users by overwhelming the target computer with messages and blocking legitimate traffic. It can prevent a system from being able to exchange data with other systems or use the Internet.
<i>Distributed denial of service</i>	A variant of the denial of service attack that uses a coordinated attack from a distributed system of computers rather than from a single source. It often makes use of worms to spread to multiple computers that can then attack the target.
<i>Exploit tools</i>	Publicly available and sophisticated tools that intruders of various skill levels can use to determine vulnerabilities and gain entry into targeted systems.
<i>Logic bombs</i>	A form of sabotage in which a programmer inserts code that causes the program to perform a destructive action when some triggering event occurs, such as terminating the programmer's employment.
<i>Phishing</i>	The creation and use of emails and websites designed to look like those of well-known legitimate businesses, financial institutions, and government agencies in order to deceive Internet users into disclosing their personal data, such as bank and financial account information and passwords. Phishers use or sell this information for criminal purposes, such as identity theft and fraud.
<i>Sniffer</i>	Also known as packet sniffer. A program that intercepts routed data and examines each packet in search of specified information, such as passwords transmitted in clear text.
<i>Trojan horse</i>	A computer program that conceals harmful code. A Trojan horse usually masquerades as a useful program that a user would wish to execute.
<i>Virus</i>	A program that infects computer files, usually executable programs, by inserting a copy of itself into the file. These copies are usually executed when the infected file is loaded into memory, allowing the virus to infect other files. Unlike the computer worm, a virus requires human involvement (usually unwitting) to propagate.
<i>War dialing</i>	Simple programs that dial consecutive telephone numbers looking for modems.
<i>War driving</i>	A method of gaining entry into wireless computer networks using a laptop, antennas, and a wireless network adaptor that involves patrolling locations to gain unauthorized access.
<i>Worm</i>	An independent computer program that reproduces by copying itself from one system to another across a network. Unlike computer viruses, worms do not require human involvement to propagate.

Table 15: Common Sources of Cybersecurity Threats

Threat	Description
<i>Bot-network operators</i>	Bot-network operators are hackers; however, instead of breaking into systems for the challenge or bragging rights, they take over multiple systems in order to coordinate attacks and to distribute phishing schemes, spam, and malware attacks. The services of these networks are sometimes made available on underground markets (e.g., purchasing a denial-of-service attack, servers to relay spam or phishing attacks, etc.).
<i>Criminal groups</i>	Criminal groups seek to attack systems for monetary gain; specifically, organized crime groups use spam, phishing, and spyware/malware to commit identity theft and online fraud. International corporate spies and organized crime organizations also pose a threat to the United States through their ability to conduct industrial espionage and large-scale monetary theft, and to hire or develop hacker talent.
<i>Foreign intelligence services</i>	Foreign intelligence services use cyber tools as part of their information-gathering and espionage activities; in addition, several nations are aggressively working to develop information warfare doctrine, programs, and capabilities. Such capabilities enable a single entity to have a significant and serious impact by disrupting the supply, communications, and economic infrastructures that support military power—impacts that could affect the daily lives of U.S. citizens across the country.
<i>Hackers</i>	Hackers break into networks for the thrill of the challenge or for bragging rights in the hacker community. While remote hacking once required a fair amount of skill or computer knowledge, hackers can now download attack scripts and protocols from the Internet and launch them against victim sites. Thus, while attack tools have become more sophisticated, they have also become easier to use. According to the Central Intelligence Agency, the large majority of hackers do not have the requisite expertise to threaten difficult targets such as critical U.S. networks; nevertheless, the worldwide population of hackers poses a relatively high threat of an isolated or brief disruption causing serious damage.
<i>Insiders</i>	The disgruntled organization insider is a principal source of computer crime. Insiders may not need a great deal of knowledge about computer intrusions because their knowledge of a target system often allows them to gain unrestricted access to cause damage to the system or to steal system data. The insider threat also includes outsourcing vendors as well as employees who accidentally introduce malware into systems.
<i>Phishers</i>	Individuals or small groups that execute phishing schemes in an attempt to steal identities or information for monetary gain. Phishers may also use spam and spyware/malware to accomplish their objectives.
<i>Spammers</i>	Individuals or organizations that distribute unsolicited email with hidden or false information in order to sell products, conduct phishing schemes, distribute spyware/malware, or attack organizations (e.g., denial of service).
<i>Spyware/Malware authors</i>	Individuals or organizations with malicious intent carry out attacks against users by producing and distributing spyware and malware. Several destructive computer viruses and worms have harmed files and hard drives, including the Melissa Macro Virus, the Explore.Zip worm, the CIH (Chernobyl) Virus, Nimda, Code Red, Slammer, and Blaster.
<i>Cyberterrorists</i>	Cyberterrorists seek to destroy, incapacitate, or exploit critical infrastructures in order to threaten national security; cause mass casualties, weaken economies, or target businesses; and/or damage public morale and confidence. Cyberterrorists may use phishing schemes or spyware/malware in order to generate funds or gather sensitive information.

2. *Location and Extent*

As most day-to-day activities rely on the Internet in one aspect or another, any person or infrastructure is susceptible to cybersecurity threats. Energy pipelines, specifically U.S. natural gas pipelines, have been cited by DHS as targets of cyberattack. While information on these attacks is not publicly available knowledge, cyber security officials warn that, with sufficient access, a hacker could “manipulate pressure and other control system settings, potentially reaping explosions and other dangerous conditions.”⁴¹ While cyber risks and threats are mainly thought of as not having specific locations, there are physical sites that would be impacted. Locations at risk could include government agencies, institutions of higher education, medical facilities, and various private sector entities.

3. *Previous Occurrences*

Low-level cyber-attacks occur daily and sometimes hourly on governmental systems. Most of these attacks do not breach the County systems, however, there have been cases of minor breaches.

4. *Probability of Future Events*

Based on the growing sophistication and political climate, there is a high probability of future cyberattack events within Lake County.

5. *Vulnerability and Risk Assessment*

The public is heavily reliant on technology for daily life, including cell phones, handheld devices such as tablets, and computers. Any disruption to this technology caused by a cyberattack would impair the ability for the public to conduct basic activities, such as communications, mobile banking, and work. Property and facilities may become either uninhabitable or unusable as a result of a cyberattack, particularly if their infrastructure is reliant on technology for sustainability.

A significant majority of critical infrastructure systems are in some way tied to technology, oftentimes through virtual operations and supervisory control and data acquisition (SCADA) systems. Therefore, a cyberattack could disable the vast majority of systems which control these pieces of critical infrastructure, as well as traffic control, dispatch, utility, and response systems. Targeted cyberattacks can impact water or wastewater treatment facilities. The disruption of the virtual systems tied to this infrastructure could cause water pollution or contamination and subsequent environmental issues.

Cyberattacks can interfere with emergency response communication and activities. Given that many first responders rely on technology both at operations center and in the field, a cyberattack could impair the ability to communicate. For example, many agencies rely on technology to notify and route responders to the scene of the emergency. More specifically, 911 dispatch centers rely on technology which makes them vulnerable to cyber exploits. Considering all of these factors, cyberattack/cyberterrorism would generally have a high impact to Lake County and its jurisdictions.

⁴¹ Florida State Hazard Mitigation Plan, 2013

r) Terrorism

1. *Description*

A terrorist incident could involve a wide variety of materials or actions, or combinations of materials and actions. These could range from uncomplicated incidents impacting relatively small areas, to highly complex incidents with very widespread physical or economic consequence. The response to such an incident would require specialized personnel and resources beyond the capabilities of Lake County and its municipalities, and would require assistance from mutual aid organizations, adjacent counties, the State of Florida, and the Federal government.

2. *Location and Extent*

Lake County has many facilities and systems that are considered to be critical infrastructure; whose continued and uninterrupted operation is necessary for the health, safety and well-being of the community. These facilities could be considered potential targets for a terrorist attack which could have potentially widespread consequences for adjacent neighborhoods or the community as a whole. With Lake County's close vicinity to Orange County and the popular tourist destinations located within, Lake County could be considered a host-county in the event a major catastrophic terrorist event should occur.⁴²

3. *Previous Occurrences*

Historically, Lake County and its jurisdictions have been fortunate not to have experienced any terrorist related incidents in the past.

4. *Probability of Future Events*

The probability of a terrorist act within Lake County is considered low with a minimum to moderate impact. However, due to the close vicinity to Orange County and the popular tourist destinations located within, Lake County could be considered a host-county in the event a major catastrophic terrorist event should occur.

Historically, there had been few successful acts of terrorism committed in the State. However, with the heightened level of national terrorism events, and because of the number of facilities within the State associated with tourism, the military, government, cultural, academic, and transportation, the potential is considered to be high nationwide. In Lake County, terrorism assessments have identified facilities that have the potential for being targets for terrorist attacks with the intent of causing psychological effects of the appearance of terrorism, catastrophic levels of loss of life, injury, and property and environmental damage.

5. *Vulnerability and Risk Assessment*

Lake County's vulnerability to the consequences of a terrorist attack on its facilities or systems include, but are not limited to:

- Disruption to the ability to initiate and sustain emergency response operations
- Increased safety risks to the community from the release of hazardous materials or dangerous substances

⁴² Lake County Comprehensive Emergency Management Plan, 2018

- Disruption to the ability to maintain governmental functions, including: law enforcement, public health and safety, public utility systems, education, and other critical operations
- Threats to institutions serving large numbers of individuals with higher vulnerability to the health and safety consequences
- Threats to the economic vitality of the community and its businesses
- Damage or disruption to components of the transportation or utility infrastructure resulting in additional physical or economic consequences

Considering all of these factors, terrorism would generally have a moderate impact to Lake County and its jurisdictions.

s) Prolonged Utility/Communications Failure

1. *Description*

A utility failure can result from a variety of related causes, including sagging lines due to hot weather, flashovers from transmission lines to nearby trees and incorrect relay settings. According to the electric utility industry's trade association, the potential for such disturbances is expected to increase with the profound changes now sweeping the electric utility industry.

A communication failure is defined as the severe interruption or loss of private and or public communications systems, including but not limited to transmission lines, broadcast, relay, switching and repeater stations as well as communications satellites, electrical generation capabilities, and associated hardware and software applications necessary to operate communications equipment. These disruptions may result from equipment failure, human acts (deliberate or accidental), or the results of natural or human made disasters.

2. *Location and Extent*

A prolonged utility failure can have the following potential impacts on Lake County: electrical power outage, surface and air transportation disruption, potable water system loss of disruption, sewer system outage, telecommunication system outage, human and health safety, psychological hardship, economic disruption, and disruption of community services. All municipalities are at equal risk for prolonged power outages; however, some communities may be restored more quickly than others depending on other high priority locations with which they share a grid.

A prolonged communications failure would affect essential facilities and the day to day operations of local government as well as the business community. Sites of concern would range from dispatch agencies, satellite uplink and downlink sites, internet service provider sites, and the telecommunication industry switching sites. Interruptions in day to day communications would create problems for businesses, public agencies, citizens and emergency services.

3. *Previous Occurrences*

Utility failure/disruption occurs on a daily basis and is typically minor and services are restored quickly. Most of the prolonged utility failure/disruption is directly associated with

other contributing hazards such as hurricanes, tornadoes, floods, technological failures etc.

4. *Probability of Future Events*

While the probability of future power failure incidents in Lake County is difficult to predict, the historic record indicates that significant power failures have occurred. Data is not readily available on the frequency of smaller power outages across the county; however, it is reasonable to assume that power failure events of shorter duration will continue to occur in the future. The potential for another major power failure that disrupts power for Lake County residents is always possible, yet are expected to occur less frequently than smaller incidents. In addition, future changes in climate may also impact the frequency and probability of future power failure occurrences.

5. *Vulnerability and Risk Assessment*

Loss of electricity can lead to the inability to use electric-powered equipment, such as: lighting; heating, ventilation, and air conditioning (HVAC) and necessary equipment; communication equipment (telephones, computers, etc.); small appliances such as refrigerators and medical equipment. This all can lead to food/medical supply spoilage, loss of heating and cooling. Utility failure can also pose a threat to the general population of Lake County regarding the loss of communications, gas, and water supply that are critical to ensure the health, safety, and general welfare of the population. The special needs population can be especially vulnerable to loss of heat or air conditioning during extreme weather conditions.

Considering all of these factors, prolonged utility failure/disruption would generally have a moderate impact to Lake County and its jurisdictions.

t) Mass Casualty

1. *Description*

A Mass Casualty Incident (MCI) is any incident in which emergency medical services resources, such as personnel and equipment, are overwhelmed by the number and severity of casualties.

2. *Location and Extent*

A mass casualty incident can be caused by various incidents/factors. Largely these are associated with the following examples: terrorism; large gatherings/special events; biological; and transportation.

An MCI will be classified by different levels depending on the number of victims. These levels are as follows:

- MCI Level 1 (5-10 victims)
- MCI Level 2 (11-20 victims)
- MCI Level 3 (over 21 victims)
- MCI Level 4 (100 victims or greater, major MCI)
- MCI Level 5 (1000 victims or greater, major MCI)

Any location in Lake County is at risk of experiencing a mass casualty event. Areas or events that are densely populated within the of the county that could potentially be more likely targets for a mass casualty event, especially one caused by terrorism.

3. *Previous Occurrences*

Historically, Lake County and its jurisdictions have been fortunate not to have experienced large/major mass casualty incidents in the past.

4. *Probability of Future Events*

The probability of disasters involving mass casualties resulting from the factors listed is considered possible, although the probability is low within lake county.

5. *Vulnerability and Risk Assessment*

As previously mentioned, any location in Lake County is at risk of experiencing a mass casualty event, especially those that are more densely populated. Additionally, any areas surrounding a mass casualty event will be in danger of additional injuries and fatalities depending on the type of incident. A mass casualty event can be particularly chaotic for first responders who can become quickly overwhelmed by responding simultaneously to the crisis and consequences of an attack. In the event of a terrorist attack, response could become inhibited due to debris on the road, traffic, or airborne disease/chemicals. Access must be coordinated in order to perform effective rescue efforts. First responders may also be targeted in the event of secondary attacks. Considering all of these factors, a mass casualty incident would generally have a moderate impact to Lake County and its jurisdictions.

III. VULNERABILITY ASSESSMENT METHODOLOGY AND CONCLUSIONS

The Local Mitigation Strategy must include an assessment of vulnerability to all hazards.⁴³ For some hazards such as lightning, hail, high winds, excessive heat, and freezes, all jurisdictions are equally at risk and have similar hazard vulnerabilities. For other hazards, some areas are more vulnerable than others due to geographical or property characteristics. These hazards include: flooding, sinkholes, wildfires, and dam/levee failure.

A. Assessing Vulnerabilities

a) Repetitive Loss Properties

The Flood Mitigation Assistance (FMA) Grant Program was created as part of the National Flood Insurance Reform Act (NFIRA) of 1994 to reduce or eliminate claims under the National Flood Insurance Program (NFIP). The FMA Grant program was updated in FY 2013 by the Flood Insurance Reform Act of 2012 (Public Law 112-114). The primary objective of the Repetitive Loss Properties Strategy is to eliminate or reduce the damage to property and the disruption of life caused by repeated flooding of the same properties. A specific target group of repetitive loss properties is identified and serviced separately from other NFIP policies by the Special Direct Facility (SDF). The target group included every NFIP-insurance policy that since 1978 and regardless of an ownership change during that period has experienced:

- Insurance property with 2 flood claims where the repairs equaled or exceeded 25% of the market value of the structure at the time of the flood event.
- Insured property with flood history of 4 or more separate claims of \$5,000 each with cumulative total exceeding \$20,000 or at least 2 claim payments where the cumulative amount of 2 claims exceeds the market value of the structure.

Although the FMA Grant Program is federally funded, and administered through a partnership with the Florida Division of Emergency Management (FDEM), local and Native American Tribal governments, and the Federal Emergency Management Agency. Authority and responsibility for developing and maintaining a State Mitigation Plan, assisting local and Native America Tribal governments in developing and maintaining Flood Mitigation Plans, reviewing FMA Grant sub-applications, recommending cost effective sub-applications to FEMA and providing pass-through grant funds to awarded FMA Grant projects from eligible sub-applicants resides with FDEM. They also are responsible for ensuring the projects funded are completed and all reporting requirements are met.

As of 2020 LMS plan update, there are nine (9) repetitive loss properties in Lake County (Astor), and all are residential and are located in unincorporated Lake County. There are no documented repetitive loss properties in the municipalities participating in this plan. The Lake County Department of Public Works continues efforts to work with these property owner(s) to find possible solutions to the flooding problems. Total payments made for all repetitive flood loss properties in the past has been \$953,534. Lake County and the jurisdictions are continuing to work with property owners to resolve all issues related to repetitive flooding.

⁴³ United States Code of Federal Regulations 44 CFR 201.6(c)(2)(ii)

b) Local Match Requirement/Potential Funding Sources

A very important component of the application process for mitigation process is the identification of funding source(s) to meet the local match requirements for respective projects. While cash match provided by the applicant is an option, the identification of outside funding sources is often sought to create less financial hardship for the applicant. There are a variety of other programs that could potentially be viable sources for mitigation projects. While they all have their own programmatic rules and requirements, there is often the ability to use these programs as tools and resources to assist in the completion of mitigation projects.

The first source of funding may come from the various programs sponsored by the Florida Division of Emergency Management (FDEM). Various Federal programs under the direction of the FDEM Mitigation Unit are a potential resource as well, such as the National Flood Insurance Program, the Flood Mitigation Assistance Program, and the Pre-Disaster Mitigation Program. There is also the Residential Construction Mitigation Program (RCMP), which provides technical and financial resources to homeowners for hurricane retrofitting. If homeowners are recommended for the program, they are eligible for a forgivable loan to complete the retrofitting recommendations. Since, 2010, the Repetitive Flood Claims Program and the Severe Repetitive Loss Program were eliminated.

There are also other programs offered, such as the Community Development Block Grant (CDBG) Program and Florida Communities Trust; the Florida Department of Environmental Protection's Florida Coastal Management Program, and various programs under the US Army Corps of Engineers; US Department of Agriculture; US Department of Commerce; US Department of Homeland Security; and the US Department of Housing and Urban Development. This list is not exhaustive, as there are also various other agencies and organizations that provide funding opportunities. This list will continue to be improved upon and shared with mitigation partners in order to assist them in their planning and funding efforts.

B. Land Use Trends and Potential Loss

Land use especially within hazard-prone areas has an impact on vulnerability as some uses may be more prone to disaster related damages than others. Residential and industrial development are examples of this. Individual jurisdictions have the most significant and legal authority over land use policy and can make an analysis of potential land use projects to determine if a mitigation strategy is necessary. Local current land uses and potential for new development reports along with future land use and general development trends are indicative of how future development will impact the LMS for Lake County. Careful consideration of potential risk from various hazards can help guide thoughtful land use to minimize vulnerabilities in the future. When necessary to further local effort, modifications to plans, ordinances, codes and similar policies can be proposed as initiatives for consideration into the LMS.

The Lake County Comprehensive Plan 2030⁴⁴ guides future development through policies and procedures consistent with the County's growth objectives. This plan identifies current and future development trends.

⁴⁴ https://www.lakecountyfl.gov/offices/planning_and_zoning/comprehensive_planning/

C. Critical Facilities and Structures

Lake County maintains an inventory of critical facilities, infrastructure and structures that are located within hazard area. This list includes but is not limited to emergency services facilities, medical facilities, government facilities, schools, emergency/evacuation shelters, fire and police stations, emergency operation center, facilities used by special needs populations, and any other facilities identified by Emergency Management. This list is updated annually.

The LMS Working Group has identified goals and objectives to guide the development of this plan. These goals and objectives provide focus for the activities of the LMS Working Group toward mitigation efforts that will meet the needs of the jurisdictions.

The goals selected by the LMS Working Group are related to the broad mitigation needs and capabilities of the communities involved, rather than addressing a specific hazard type or category. Therefore, these mitigation goals and objectives are multi-hazard and are the mitigation related capabilities that are important to Lake County. These will be present in each participating jurisdiction in the future as the goals are achieved.

D. Mitigation Actions

Each goal is following by several objectives that provide more specific steps to be taken by the LMS Working Group and the jurisdictions to achieve the broad-based, long-range direction for planning. Objectives define the steps that are actionable for implementation by the LMS Working Group and associated community partners.

The objectives are intended to guide selection and implementation of mitigation projects that are included in the project list. The closer the goals and objectives are to reaching a more resilient, disaster community, completion of those projects will further improve the community and achieve the goals of the mitigation planning process.

Since the 2010 plan, Lake County has completed four projects and one was terminated. This list is included in Appendix I. Projects that remain open are generally open due to the fact that match funding is even more difficult to find within local government budgets and mitigation initiatives and generally do not take precedence over providing the basic services that are expected to be provided by local governments to citizens. Also, it is important to note that although a project may be listed as completed, that does not mean it was necessarily funded by FEMA. The initiative may have been completed by the local government on its own or was funded by alternative funding sources. This document is meant to be a planning tool that is not completely reliant on FEMA assistance to add, fund, or complete projects identified within the plan.

It is anticipated that the list of completed projects will grow as there is one mitigation project currently underway as of the plan update that is not yet completed. The intent is to identify a comprehensive range of hazards with involvement by all jurisdictions within Lake County. Every jurisdiction has an identifiable project/action item within the LMS project listing. Appendix I identifies all of the projects, listed by priority score.

IV. MITIGATION GOALS AND OBJECTIVES

Goal 1: Local government will have the capability to develop, implement, and maintain effective mitigation programs.

Objective 1.1: Data and information needed for defining hazards, risk areas, and vulnerabilities will be readily available.

Objective 1.2: Emergency services organizations will have the capability to detect emergency situations and promptly initiate emergency response operations.

Objective 1.3: The capability to effectively utilize available data and information related to mitigation planning and program development will be available.

Objective 1.4: The effectiveness of mitigation initiatives implemented in the community will be measured and documented.

Objective 1.5: There will be a program to derive mitigation “lessons learned” from each significant disaster event occurring in or near the community.

Objective 1.6: Up-to-date technical skills in mitigation planning and programming will be available for the community.

Goal 2: All sectors of the community will work together to create a disaster resistant community.

Objective 2.1: A business continuity and recovery program will be established and implemented in the community.

Objective 2.2: Local agencies and organizations will establish specific interagency agreements for the development and implementation of mitigation-related projects and programs.

Objective 2.3: Local elected governing bodies will promulgate the local mitigation plan and support community mitigation programming.

Objective 2.4: Outreach programs to gain participation in mitigation programs by business, industry, institutions, and community groups will be developed and implemented.

Objective 2.5: The community will be periodically updated regarding local efforts in mitigation planning and programming.

Objective 2.6: The community’s public and private sector organizations will partner to promote hazard mitigation programming throughout the community.

Goal 3: The community will have the capability to initiate and sustain emergency response operations during and after a disaster.

Objective 3.1: Designated evacuation routes will be maintained and improved wherever possible to remain open before, during, and after disaster event.

Objective 3.2: Designated evacuation shelters will be retrofitted or relocated to ensure their operability during and after disaster events.

Objective 3.3: Local emergency services facilities will be retrofitted or relocated to withstand the structural impacts of disasters.

Objective 3.4: Response capabilities will be available to protect visitors, special needs individuals, and the homeless from a disaster's health and safety impacts.

Objective 3.5: Shelters or structures for vehicles and equipment needed for emergency services operation will be retrofitted or relocated to withstand disaster impacts.

Objective 3.6: Utility and communications systems supporting emergency services operations will be retrofitted or relocated to withstand the impacts of disasters.

Objective 3.7: Vehicle access routes to key health care facilities will be protected from blockage as a result of a disaster.

Goal 4: The continuity of local government operations will not be significantly disrupted by disasters.

Objective 4.1: Buildings and facilities used for the routine operations of government will be retrofitted or relocated to withstand the impacts of disasters.

Objective 4.2: Community redevelopment plans will be prepared to guide decision-making and resource allocation by local government in the aftermath of a disaster.

Objective 4.3: Important local government records and documents will be protected from the impacts of disasters.

Objective 4.4: Plans and programs will be available to assist local government employees in retrofitting or relocating their homes to ensure their availability during a disaster.

Objective 4.5: Plans will be developed, and resources identified, to facilitate reestablishing local government operations after a disaster

Objective 4.6: Redundant equipment, facilities, and/or supplies will be obtained to facilitate reestablishing local government operations after a disaster

Goal 5: Mitigation efforts will be a continuing activity to protect the health, safety, and welfare of the community's residents.

Objective 5.1: Adequate systems for notifying the public at risk and providing emergency instruction during a disaster will be available in all identified hazard areas.

Objective 5.2: Effective structural measures will be developed to protect residential areas from the physical impacts of disasters.

Objective 5.3: Facilities in the community posing an extra health or safety risk when damaged or disrupted will be made less vulnerable to the impacts of a disaster.

Objective 5.4: Public and private medical and healthcare facilities in the community will be retrofitted or relocated to withstand the impacts of disasters.

Objective 5.5: Residential structures will be removed or relocated from defined hazard areas.

Objective 5.6: Residential structures will be retrofitted to withstand the physical impacts of disasters.

Objective 5.7: Safety devices on transportation networks will not fail because of a disaster.

Objective 5.8: Structures, facilities, and systems serving visitors to the community will be prepared to meet their immediate health and safety needs.

Objective 5.9: There will be adequate resources, equipment, and supplies to meet victims' health and safety needs after a disaster.

Goal 6: The policies and regulations of local government will support effective hazard mitigation programming throughout the community.

Objective 6.1: All reconstruction or rehabilitation of local government facilities will incorporate techniques to minimize the physical or operational vulnerability to disasters.

Objective 6.2: Land use policies, plans, and regulations will discourage or prohibit inappropriate location of structures or infrastructure components in areas of higher risk.

Objective 6.3: Local governments will ensure that hazard mitigation needs and programs are given appropriate emphasis in resource allocation and decision-making.

Objective 6.4: Local governments will establish and enforce building and land development codes that are effective in addressing the hazards threatening the community.

Objective 6.5: Local governments will protect high hazard natural areas from new or continuing development.

Objective 6.6: Local jurisdictions will participate fully in the National Flood Insurance Program and the associated Community Rating System.

Objective 6.7: New local government facilities will be located outside of hazard areas and/or will be designed to not be vulnerable to the impacts of such hazards.

Objective 6.8: Reconstruction and rehabilitation of structures and utilities in the community will incorporate appropriate hazard mitigation techniques.

Objective 6.9: Regulations will be established and enforced to ensure that public and private property maintenance is consistent with minimizing vulnerabilities to disaster.

Goal 7: Community residents will have homes, institutions, and places of employment that are less vulnerable to disasters.

Objective 7.1: Economic incentive programs for the general public, businesses, and industry to implement structural and non-structural mitigation measures will be established.

Objective 7.2: Local government will support key employers in the community in the implementation of mitigation measures for their facilities and systems.

Objective 7.3: Programs for removal, relocation, or retrofitting of vulnerable structures and utilities in hazard areas will be established and implemented.

Objective 7.4: The vulnerability to disasters of schools, libraries, museums, and other institutions important to the daily lives of the community will be minimized.

Goal 8: The community's economic vitality will be less threatened by a disaster.

Objective 8.1: Components of the infrastructure needed by the community's businesses and industries will be protected from the impacts of disaster.

Objective 8.2: Local government emergency response and disaster recovery plans will appropriately consider the needs of key employers in the community.

Objective 8.3: Local government will encourage community businesses and industries to make their facilities and operations disaster resistant.

Objective 8.4: Local government will establish programs, facilities, and resources to support business resumption activities by impacted local businesses and industry.

Objective 8.5: Local government will implement programs to address public perceptions of community condition and functioning in the aftermath of a disaster.

Objective 8.6: Local government will strive to diversify the employment base of the community.

Goal 9: The community's infrastructure will be better protected and less vulnerable to a disaster.

Objective 9.1: Local governments will encourage hazard mitigation programming by private sector organizations owning or operating key community utilities.

Objective 9.2: Routine maintenance of the community's infrastructure will be done to minimize the potential for system failure because of or during a disaster.

Objective 9.3: Sources of energy normally used by the community will not be unwarrantedly vulnerable to the impacts of a disaster.

Objective 9.4: The telecommunications systems and facilities serving the community will not be unwarrantedly vulnerable to the impacts of a disaster.

Objective 9.5: Transportation facilities and systems serving the community will be constructed and/or retrofitted to minimize the potential for disruption during a disaster.

Objective 9.6: Water and sewer services in the community will not fail because of a disaster.

Goal 10: Members of the community will have the opportunity to learn of the hazards threatening local areas and the techniques to minimize vulnerability to those hazards.

Objective 10.1: All interested individuals will be encouraged to participate in hazard mitigation planning and training activities.

Objective 10.2: Education programs in risk communication and hazard mitigation will be established and implemented.

Objective 10.3: Managers of public facilities will be knowledgeable in hazard mitigation techniques and the components of the community's mitigation plan.

Objective 10.4: Technical training in mitigation planning and programming will be given to appropriate local government employees.

Objective 10.5: The owners and operators of businesses and industries in the community will be knowledgeable in appropriate hazard mitigation techniques.

Objective 10.6: The public living or working in defined hazard areas will be aware of that fact, understand their vulnerability, and know appropriate mitigation techniques.

Objective 10.7: The public will have facilitated access to information needed to understand their vulnerability to disasters and effective mitigation techniques.

A. Addressing Known Risks and Vulnerabilities

Proposed mitigations projects, in addition to meeting the long-range intent of the goals and objectives, are used to address known problem areas in the community. These can include hardening and retrofitting or existing critical facilities as well as addressing stormwater issue in known problem areas. These may not projects can be used to address problems that do not necessarily affect an entire neighborhood but can cause unsafe conditions or damage properties.

V. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND COMMUNITY RATING SYSTEM (CRS)

Flood insurance is designed to provide an alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. In addition to providing flood insurance and reducing flood damages through floodplain management regulations, the NFIP identifies and maps the Nation's floodplains. Mapping flood hazards creates broad-based awareness of the flood hazards and provides the data needed for floodplain management programs and to actuarially rate new construction for flood insurance. Flood insurance policy information is listed in the table below.

All jurisdictions (Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Lake County, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, Umatilla) participate in the NFIP. The Lake County Office of Emergency Management and the LMS Working Group will continue to promote and educate the community about the benefits of this program and its implications on reducing flood hazards throughout the community. Jurisdictions within Lake County are continuing to conduct a variety of activities associated with the NFIP. Activities include, but are not limited to:

- Collecting flood elevation certificates
- Eliminating repetitive flood loss properties
- Informing residents of map changes
- Adopting new maps

As the jurisdictions of Lake County adopt the Local Mitigation Strategy, the list of actions related to the NFIP within individual jurisdictions will continue to be refined and updated to reflect the most comprehensive list of possible activities within the LMS relating to the NFIP and CRS.

The Community Rating System (CRS) is a voluntary program for NFIP-participating communities. The goals of the CRS are to reduce flood losses, facilitate accurate insurance rating, and to promote the awareness of flood insurance. The CRS has been developed to provide incentives in the way of premium discounts for communities to go beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. At this update, only Lake County is participating in the CRS and has a rating of 7 as of October 1, 2020.

Table 16: Flood Insurance Policy Information in Lake County⁴⁵

Community Name	Policies In-force	Total Coverage	Total Written Premium +FPF
<i>Astatula</i>	6	\$1,192,400	\$3,361
<i>Clermont</i>	228	\$69,403,900	\$97,053
<i>Eustis</i>	120	\$33,980,400	\$56,500
<i>Fruitland Park</i>	87	\$26,193,500	\$35,046
<i>Groveland</i>	173	\$51,115,500	\$83,683
<i>Howey-in-the-Hills</i>	14	\$3,778,000	\$4,521
<i>Lady Lake</i>	156	\$37,669,400	\$74,306
<i>Lake County</i>	2,371	\$602,696,100	\$1,230,779
<i>Leesburg</i>	260	\$69,364,500	\$136,321
<i>Mascotte</i>	15	\$3,669,400	\$6,025
<i>Minneola</i>	43	\$10,970,400	\$23,320
<i>Montverde</i>	15	\$4,581,900	\$5,921
<i>Mount Dora</i>	218	\$64,892,600	\$100,011
<i>Tavares</i>	119	\$30,641,000	\$63,506
<i>Umatilla</i>	15	\$3,573,500	\$5,862

⁴⁵ <https://www.fema.gov/policy-claim-statistics-flood-insurance>

VI. IMPLEMENTATION

A. Prioritization of Projects

Prior to the 2010 plan, a program called Mitigation 20/20 was used to rank Lake County's mitigation projects. In preparation for the 2010 update, it was decided to use a different method to rank future projects and the LMS Working Group agreed that it would be acceptable use the STAPLEE method to prioritize the mitigation projects. The STAPLEE model is still the accepted method for rating projects on the project list.

The STAPLEE acronym stands for Social, Technical, Administrative, Political, Legal, Economic, and Environmental factors and the dimensions along which each project is measured. The STAPLEE system assesses each project using a scale that allows for a raw score to be derived. There were 7 different dimensions that were further divided into 22 smaller criteria considerations. The projects were rated using a scale of 1 to 5 for each smaller unit with a 1 being very unfavorable and a 5 being very favorable. A 3 would be considered neither favorable nor unfavorable. The higher a project scored the higher it would be placed on the priority list since this meant it received more "favorable" scores on the criteria consideration.

All projects up until the 2010 plan update have used the old rating criteria. All new projects submitted for consideration to the LMS Working Group since the 2010 update were scored using the STAPLEE criteria. The project listing, as shown within Appendix I, shows the projects ranked using both the old and new criteria. The LMS Working Group wants to ensure that not only is the most user-friendly scoring used for this process, but that all municipalities feel the rating criteria results in their projects being fairly ranked for funding consideration. The LMS Working Group will continue to refine the scoring process as needed.

A table outlining the STAPLEE method is on the next page.

Table 17: Using the STAPLEE Method to Prioritize Projects

Dimension	Criteria	Description
<u><i>Social</i></u>	Community Acceptance	Will this project not be objectionable to a large majority of the population being impacted by the hazard?
<i>Social</i>	Effect on Segment of Population	Thinking of all immediate, direct, and indirect side effects of the implementation of this project, what will the effect be on the segment of the population (things to consider: property access, construction noise, inconvenience of actions)?
<u><i>Technical</i></u>	Technically Feasible	Most of the projects are at such a scale that they need to be technically feasible at the time they are submitted to the list.
<i>Technical</i>	Long-Term Solution	Does the project in, and of, itself or as a part of a large comprehensive program represent a long-term solution to the problem at hand?
<i>Technical</i>	Secondary Impacts	Secondary impacts include things like scalability of solutions and potential re-use of technologies used in the project.
<u><i>Administrative</i></u>	Staffing	Do you have enough staff to administer and manage the project?
<i>Administrative</i>	Funding Allocation	Are there funds currently budgeted for the project?
<i>Administrative</i>	Maintenance/Operations	Will you have enough personnel to maintain and operate the project, if applicable?
<u><i>Political</i></u>	Political Support	What do the elected officials think of the project? Are they aware of it? What might they think of it? The existence of a single person or group of persons that is very vocal in their support for a project might make it easier to realize the mitigation action. What does the community think about the project? Do they think it is a fair use of resources?
<i>Political</i>	Local Champion	The existence of a single person or group of persons that is very vocal in their support for a project might make it easier to realize the mitigation action.
<i>Political</i>	Public Support	What does the community think about the project? Do they think it is a fair use of resources?
<u><i>Legal</i></u>	State Authority	Does the state have jurisdiction with this kind of project?

Dimension	Criteria	Description
<i>Legal</i>	Existing Local Authority	Does the municipality have the legal authority to undertake the project?
<i>Legal</i>	Potential Legal Action	Will the project potentially cause legal action?
<u><i>Economic</i></u>	Cost of Action	How expensive is the project?
<i>Economic</i>	Benefit of Action	How many and how great are the benefits to the project?
<i>Economic</i>	Contributes to Economic Goals	Does the project align with your community's economic goals?
<i>Economic</i>	Outside Funding Required	Will you need outside funding to finance your share of the cost?
<u><i>Environmental</i></u>	Effect on Land and Water	What are the long-term effects on the land and water on and adjacent to the site?
<i>Environmental</i>	Effect on Endangered Species	Will any endangered species be impacted by the project?
<i>Environmental</i>	Consistent with Community Environmental Goals	Will the project be consistent with the community's environmental goals?
<i>Environmental</i>	Consistent with Federal Laws	Will the project be in any danger of breaking any federal rules or regulations?

Projects will be submitted to the LMS Working Group for consideration and must include a cost-benefit analysis and a scoring form. Projects can be submitted to the group at any time and action will be taken at the next LMS Working Group meeting. At any time, the LMS Working Group may choose to review the project list and update the prioritization ranking. Environmental factors may dictate that some projects need to be considered due to current conditions that require a project to be moved up on the list for available funding. Other factors may lead to this review include declared disasters, funding availability, new or revised policy development, plan revision cycles, legal or fiscal restraints, and life safety priorities.

VII. MITIGATION PROJECT PRIORITY LIST

The project priority list is located in Appendix I of this plan and also includes completed and deleted project lists.

A. Responsible for Mitigation Actions

The implementation and completion of approved mitigation projects will be administered by the jurisdiction, agency, or organization that proposed the project. On an annual basis, the Lake County Office of Emergency Management, in coordination with the LMS Working Group, will check the status of the mitigation initiatives to ensure that efforts have been made to complete any projects on the LMS project list. This approach is utilized as only the jurisdiction, agency, or

organization that proposed the project has the authority or responsibility for implementation. During the plan implementation process, the LMS Working Group monitors the status of projects, assigns priorities, and will take other action for support and coordination.

B. Cost-Benefit Analysis

When a project is submitted to the LMS Working Group, it must be accompanied by a cost-benefit analysis (CBA) for consideration. Projects not including a CBA will be returned to the proposer for completion of the appropriate information prior to resubmission. A copy of a form that has been accepted for documenting the CBA has been included in the appendix to this plan behind the project lists. This form can be utilized by the proposer to document what the costs are associated with a proposed project and estimate the value that will be received as a benefit resulting from completion of the project. The cost benefit analysis results will be factored into the prioritization process to determine the project ranking.

C. Actions Completed

Any project that has been funded and completed will be added to the Completed Project List regardless of the source of funding. Lake County Emergency Management maintains all project lists for Lake County. The project list can change as funding, requirements, etc. change and/or are updated. For deleted projects, an explanation is included to document the action. The LMS committee periodically reviews the project lists to determine ongoing eligibility and feasibility. Projects may be closed or withdrawn at the discretion of the committee.

VIII. PLAN MAINTENANCE**A. LMS Monitoring and Evaluation**

Lake County continues to maintain the Local Mitigation Strategy as a mechanism to guide mitigation actions that are being pursued in both the incorporated and unincorporated areas. The LMS Plan is housed in the Lake County Office of Emergency Management. One of the primary methods by which to maintain the plan is to track the status of the mitigation initiatives. The Lake County Office of Emergency Management has devised a database management system that tracks the projects as they are completed in the county to monitor progress. The Lake County LMS Working Group will make attempts to complete projects within five years (before the next plan update) as funding becomes available.

The LMS Working Group will meet at least annually to discuss any projects or changes that might have occurred that would be addressed by the update. Meetings can and will be scheduled following after times of natural disaster events and other times as deemed appropriate by the LMS Working Group Chair. Criteria used to evaluate the LMS Document and activities should include and are not limited the following situations:

- Change in requirements at any governmental level
- Changes in development trends and land use
- Completion of existing mitigation projects and introduction of new goals
- Changes in policy, procedure, or code

- Changes in building codes and practices
- Review of legislative actions that could affect funding of mitigation efforts
- Changes in Flood Insurance Rate Maps, National Flood Insurance Program, etc.

These meetings will be organized by the Lake County Office of Emergency Management. This meeting will result in the preparation of the Annual LMS Progress Report that will be submitted to the state and satisfy the annual CRS program requirement as well. The Lake County Office of Emergency Management will maintain an up-to-date list of all active working group members will be utilized as a distribution list for notification.

Since the last revision of the LMS there has not been any significant changes to development in Lake County that would impact the hazards identified within this plan. As of this writing, there are no anticipated development changes or trends that would impact these hazards in the future. This of course is subject to change in the future and will be a topic to be considered at future LMS meetings.

At each LMS meeting, representatives will report on the current status of projects, and if a project's scope or details have changed. It may also be reported that the project has been cancelled all together, in which case the project will be removed from the mitigation initiative prioritization list with an explanation. All changes and activities as a result of the LMS meeting will be considered part of the overall evaluation process, which will be administered and documented by the Office of Emergency Management and become an official component of the LMS.

The LMS Working Group will use the following criteria, among others, as a starting point for monitoring the overall LMS process:

- Goals and objectives address current and expected conditions
- The nature, magnitude and/or type of risks have changed
- The current resources are appropriate for implementing the plan
- There are implementation problems, such as technical, political or coordination issues with other agencies
- The outcomes have occurred as expected (demonstrating progress)
- The agencies and other partners participated as originally proposed

B. LMS Updates

An important key of the planning process is to begin thinking about the steps to update the plan prior to the next review date, which is in 2025. Revisions to the plan will start at least 12 months prior to the existing plans next required update, with Lake County providing drafts to state staff for preliminary comments ahead of time. This will ensure that the plan remains in active status and does not lapse for any period of time between plan review periods. Based on experience, it is easy to underestimate the time that it takes to complete the plan update.

In addition to the ongoing maintenance of the plan and LMS activities, the staff of the Office of Emergency Management assigned to handle mitigation activities will be responsible for the Five-

Year Update. The expectation is that continual review and refinements of the LMS Plan between plan updates will allow future updates to go smoothly. The update of the plan will take place by reading the document, identifying items to be fixed and utilizing a computer to make edits to the LMS document. This will occur as changes need to be made, instead of doing all of the changes at once for the five-year update. The Office of Emergency Management will continue to update the plan and be the responsible organization for this activity. This will be accomplished through continual review of the plan by LMS Working Group and support staff, as well as input from the general public.

Notice of upcoming meetings will be posted for at least ten days prior to the date of the meeting and available by the following means:

- Lake County LMS Website notice
- Email distribution list maintained by Lake County Emergency Management
- Notice published in local newsprint

Updates will be identified through the input of anyone with sound ideas to improve the plan from Lake County staff, LMS Working Group members and from the general public. Staff from the Office of Emergency Management assigned LMS responsibilities will update the electronic version of LMS document. The LMS Working Group will review the plan proposed to be submitted for the next update, guide changes as necessary and have final approval of the updated plan to be forwarded to state and federal counterparts for review and ultimate approval.

C. Implementation through Existing Plans and Programs

While some jurisdictions have taken steps towards integrating mitigation actions into their plans, some have not explicitly addressed these matters within their documents. It is important that some or all of the goals and actions of this local mitigation strategy be incorporated into other plans so that they will have a greater chance of being accomplished. Integrating plans is accomplished by having groups invite each other to each other's meetings. Information sharing ensures that the common elements are understood and documented within the various plans within Lake County. Through upcoming meetings that will be taking place with jurisdictions to adopt the Lake County LMS, integrating the LMS with their respective planning mechanisms is discussed and encouraged to promote further continuity. During individual plan review processes, suggested revisions and/or mitigation initiatives are identified for implementation into those plans.

Some of the County-wide plans and LMS integration efforts identified include:

- Lake County Comprehensive Emergency Management Plan (2018) – The CEMP incorporates elements of the LMS to identify hazard vulnerabilities and risks, as well as mitigation efforts to reduce potential risk throughout the County.
- Lake County Comprehensive Use Plan (2012) – The Comprehensive Plan supports LMS policies, including: capital improvements, land development regulations, conservation and wetland protection efforts, hazard mitigation, and post-disaster redevelopment.

- Lake County Code of Ordinances Chapter VI – Resource Protection Standards, 6.01.02: Wetlands Impact and Mitigation, and the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Plan.
- Lake County Community Wildfire Protection Plan (CWPP) – The CWPP was a stand-alone document. The 2020 LMS incorporates the requirements of the CWPP and acts as a replacement document to ensure the continued review and update of those requirements as they relate to the County.

Below is a listing of other plans, etc. that exist in the municipalities that further the goals and objectives of the LMS.

Table 18: Municipality Policies Supporting Lake County LMS

Jurisdiction	Policies
<i>Astatula</i>	• Policy 1-1.1.3: Firewise (Wildfire) • Policy 1-1.2.1: Wetlands development (Flooding) • Policies 1-1.2.2/5-1.8.2: Floodplain (Flooding) • Policies 1-1.2.4/5-1.2.13: Land development (Sinkholes) • Policies 401.11.1/4-2.1.1/4-2.3.2: Wells/City Connection (Sinkholes/Drought) • Policy 5-1.1.4: Construction (Erosion)
<i>Clermont</i>	• Policies 2-1/2-2: Land Use Density (Flooding) • Policies 2-16/3-5: Land Use Wetlands/Floodplain (Flooding) • Policy 2-2: Public Facilities Septic (Flooding)
<i>Eustis</i>	• Policies 1.4.1/2.1.1/2.1.2: Conservation (Flooding) • Policy 1.2.2: Land Use (Flooding)
<i>Fruitland Park</i>	• Policy 1-2.2: Floodplain (Flooding) • Policy 1-2.4: Setbacks (Sinkholes) • Policies 1-1.2/3-1.4: Open Space
<i>Groveland</i>	• Obj 7.8 Conservation (Flooding/Sinkholes) • Obj 7.2/7.10/7.13: Conservation Development (Flooding)
<i>Howey in the Hills</i>	• Policy 1-2.2.2: Floodplain (Flooding) • Policy 1-1.2.4: Sinkhole filling (Sinkholes) • Policies 4-2.3.1/5-1.7.1: Storm Water/Erosion (Flooding/Erosion) • Policies 5-1.8.1/8-1.2.1: Floodplains Development (Flooding)
<i>Lady Lake</i>	• FLU 1-9.3/2-4.4/3-2.2: Density/Development (Flooding/Erosion) • Goal Pub 6/Policy CIP 102.2/Policy Con 1-11.1: Floodplain (Flooding)
<i>Leesburg</i>	• Policies 1.1.1/1.3.2: Drainage/Elevation (Flooding) • Policy 1.3.3: Floodplain Conservation (Flooding) • Policies 1.2.1.9/1.3.3/Obj 1.4: Conservation (Flooding) • Policies 1.1.6/1.2.19/1.6.4/Obj. 1.7: Conservation (Erosion) • Policy 1.1.5: Land Use Conservation (Flooding/Drought)
<i>Mascotte</i>	• Policies 2.1.12/3.10.7/3.11.9/3.11.13/3.11.14: Land Use (Flooding) • Policies 1.2.9/Obj 1.6: Drainage (Flooding)

Jurisdiction	Policies
	Policy 1.2.9: Chemicals (Flooding)
<i>Minneola</i>	Section 98-12: Required easements and dedications. Drainage and Wetlands (Flooding)
<i>Montverde</i>	- Policies 101.24/5-1.2.13: Development (Sinkholes) - Policy 4-1.4.4: Septic (Flooding) - Policy 5-1.1.13: Development (Erosion)
<i>Mount Dora</i>	- Policies 2f/5f/7e: Floodplain Conservation (Flooding) - Policies 5e/2.2m: Land Use/Water (Sinkholes)
<i>Tavares</i>	- Policies 1-1.1.3/1-1.2.15/1-1.9.1: Floodplain Development (Flooding) - Policies 4-1.2.5/4-4.1/5-1.8.1: Floodplain/Sinkholes (Flooding) - Policies 5-1.2.10/5-1.8.6: Open Space (Sinkholes) - Policy 5-1.2.8: Shoreline (Erosion)
<i>Umatilla</i>	- Policies 5-1.83/5-1.81: Floodplain Preservation (Flooding/Sinkholes) - Policy 1-1.2.2: Development (Flooding)

The Villages although listed as a municipality is actually a special taxing district and does not have any plans, ordinances, etc. of their own as they follow the Lake County Building Codes and related policies, Fire Safety Codes, and Florida Building Codes as they may apply.

The municipalities utilize the approved LMS in connection with their own plans and procedures to further mitigation efforts working closely with the county to continue making all of Lake County resilient to the hazards identified.

While the majority of the planning efforts are aimed at flooding mitigation it is recognized that all hazards should be considered when revising plans and policies especially concerning land use, floodplain management, stormwater, development, etc. The LMS is adopted by all municipalities in Lake County and individual municipal and county-wide plans take mitigation efforts into consideration when making revisions.

Through upcoming meetings that will be taking place with jurisdictions to adopt the Lake County LMS, further integration of the LMS with their respective planning mechanisms will be discussed and encouraged to promote further continuity. Staff from the various organizations responsible for these individual plans will continue communicating with each other to further the process of better integrating these plans and improving overall dialogue about mitigation.

IX. AUTHORITIES AND REFERENCES

Code of Federal Regulations Title 44 201.6. *Local Mitigation Plans*. <http://www.ecfr.gov/cgi-bin/text-idx?rgn=div5&node=44:1.0.1.4.53>

FEMA (2011, Oct 1). *Local Mitigation Plan Review Guidance*, www.fema.gov:
http://www.fema.gov/media-library-data/20130726-1809-25045-7498/plan_review_guide_final_9_30_11.pdf

Florida Administrative Code 27P-22. *Hazard Mitigation Grant Program*,
<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=27P-22>

Florida Statutes. *Chapter 252 Emergency Management*.
http://www.leg.state.fl.us/STATUTES/index.cfm?App_mode=Display_Index&Title_Request=XVII#TitleXVII

FEMA. *The Stafford Act*. http://www.fema.gov/media-library-data/1383153669955-21f970b19e8eaa67087b7da9f4af706e/stafford_act_booklet_042213_508e.pdf

APPENDIX I: ATTACHED SUBAPPENDICES

Maps, graphs, charts, tables, diagrams, and other additional data that provide support for the information presented in the LMS Plan are located in attachment Appendices A thru E.

Table 19: List of Appendices

SUBAPPENDIX	CONTENT
A	BYLAWS
B	LETTERS AND ADS
C	MEETING DOCUMENTATION
D	MEMBERSHIP
E	PROJECTS

APPENDIX II: LMS WORKING GROUP BY-LAWS AND MEMBERSHIP**ARTICLE I. PURPOSES OF THE WORKING GROUP**

The purpose of the Lake County Local Mitigation Strategy (LMS) Working Group is to decrease the vulnerability of the citizens, governments, businesses and institutions of Lake County to the future human, economic and environmental costs of natural, technological, and societal disasters. The Working Group will develop, monitor, implement, and maintain a comprehensive plan for hazard mitigation which will be intended to accomplish this purpose.

ARTICLE II. MEMBERSHIP

Participation in the Lake County LMS Working Group is voluntary by all entities. Membership in the Working Group is open to all jurisdictions, organizations and individuals supporting its purposes.

ARTICLE III. ORGANIZATIONAL STRUCTURE

The organizational structure of the Lake County LMS Working Group shall consist of the Working Group and other subcommittees which may from time to time be created as needed by the Lake County Working Group. The Working Group shall have a Chair, and a Vice-Chair. Any member is eligible for election to one of these positions. The Lake County Office of Emergency Management will perform administrative functions for the Working Group as required by State of Florida Emergency Management Scope of Work.

A. The Lake County LMS Working Group

The LMS Chair will preside at each meeting of the Working Group, as well as establish temporary subcommittees and assign personnel to them. The Vice-Chair will fulfill the duties and responsibilities of the chair in their absence.

The Lake County LMS Working Group will consist of the designated representatives from the following:

- One representative or designee from the government of Lake County and;
- One representative or designee of each participating incorporated municipality and;
- Representatives from organizations and associations representing key business industry, and community interest groups of Lake County and;
- Representatives from other governmental entities and;
- Representatives of non-profit organizations and/or faith-based institutions and;

Members of the Lake County LMS Working Group will be coordinated by the Chair or Vice-Chair to serve as the official representative and spokesperson for the jurisdiction or organization regarding the activities and decisions of the Lake County LMS Working Group. Each jurisdiction or organization shall also appoint an alternate to their primary representative. The alternate shall have full voting rights in the absence of the primary representative. Each municipality and Lake County will hold one vote in taking actions on behalf of their entities as long as they remain a member in good standing. To maintain good standing, members of the Lake County LMS Working Group must not have more than two (2) consecutive absences at scheduled meetings. At this

time, their vote will be withheld from the representative until they attend two (2) consecutive meetings. Their voting rights will be reinstated at the third (3) consecutive meeting. Mitigating or extenuating circumstances will be addressed by the Chair or Vice-Chair as appropriate on behalf of the Lake County LMS Working Group. Two consecutive absences can also occur in failure to vote by electronic (email or web-hosted service) voting procedures that may be utilized from time to time in place of formal meetings.

D. Committees

The Lake County LMS Working Group shall establish subcommittees at any time for any special purposes. The membership of the committees shall be appointed by the Chair or Vice-Chair of the Lake County LMS Working Group, who shall also designate the subcommittee Chair. Membership shall be unlimited and is open to all interested jurisdictions, organizations and individuals.

E. Program Staff

The Lake County Office of Emergency Management will serve as the program staff for the Lake County Working Group, and assist in the coordination and support of the Lake County LMS Working Group activities.

ARTICLE IV. OFFICERS

Any member in good standing of the Lake County LMS Working Group is eligible for election as an officer. The Lake County LMS Working Group will have a Chair and Vice-Chair elected by a majority vote of a quorum of the members present. Each shall serve a term of one year and be eligible for re-election for an unlimited number of terms. A quorum shall consist of designated representative or alternate from at least five (5) of the participating jurisdictions in good standing.

The Chair of the Lake County LMS Working Group will preside at each meeting of the Lake County Working Group. The Vice-Chair will fulfill the duties and responsibilities of the Chair in their absence. Administrative functions will be handled by the Lake County Office of Emergency Management in accordance with Federal and State regulations.

ARTICLE V. RESPONSIBILITIES

A. The Lake County LMS Working Group

All responsibilities of the LMS Working Group shall be specified by Chapter 27P-22.004 and 27P-22.005, Florida Administrative Code (FAC). These rules are authorized under Florida Statute 252. The Lake County LMS Working Group will be responsible for all actions and decisions made formally in the name of the Lake County LMS Working Group.

a) Subcommittees

The responsibilities of subcommittees will be defined at the time they are established by the Chair of the Lake County LMS Working Group, or the voting members in good standing.

ARTICLE VI. ACTIONS BY THE WORKING GROUP**A. Authority for Actions**

Only the Working Group has the authority to take final actions. Actions by subcommittees or program staff are not considered final until affirmed by action of the Lake County LMS Working Group.

B. Meetings, Voting and Quorum

Meetings of the Lake County LMS Working Group and its subcommittees will be conducted in accord with Robert's Rules of Order, when deemed necessary by Chair of the meeting. Regular meetings of the LMS Working Group will be scheduled at least annually with a minimum of 10 working days' notice. Committees will meet as deemed necessary by the Chair or Vice-Chair. Meetings can be held via a conferencing mechanism provided a means of recording attendance and voting can be done.

All final actions and decisions in the name of the Lake County LMS Working Group will be by affirmative vote of a quorum of the voting members present. A quorum shall consist of designated representative or alternate from at least five (5) of the participating jurisdictions. Each member of Working Group will have one (1) vote.

C. Emergency Actions by the Office of Emergency Management

The Lake County Office of Emergency Management is authorized to apply for grants, accept grants, create projects, approve projects, execute contracts and other actions consistent with the intent of public safety without the authorization of the LMS Working Group when, in the opinion of the Office of Emergency Management Manager, such expeditious action is necessary and consistent with the purpose stated in Article I. All applications, grant acceptances actions, project creations, project approvals under the section shall be authorized directly by the Office of Emergency Management Manager. The Chair or Vice-Chair of the LMS shall be informed of such action as soon as reasonably possible. All actions taken under this section shall be reported to the LMS Working Group at the next LMS Working Group meeting under new business.

a) Special Votes

Special votes may be taken under emergency situations or when there are other extenuating circumstances that are judged by both the Chair and Vice-Chair of the Lake County LMS Working Group or the Office of Emergency Management to prohibit scheduling of a regular meeting of the Lake County LMS Working Group. Special votes may be by telephone, electronic medium (email and/or web-hosted service with conference call capabilities), first class mail, and shall be in accord with all applicable statutes for such actions.

b) Public Hearings

When required by statute or the policies of Lake County, or when deemed necessary by the Lake County Working Group, a public hearing regarding actions under consideration for implementation by the Working Group will be held.

c) Documentation of Actions

All meetings and other forms of action by the Lake County LMS Working Group and subcommittees will be documented and made available for inspection by the public.

ARTICLE VII. ADOPTION OF AND AMENDMENTS TO THE BYLAWS

The Bylaws of the Lake County Working Group may be adopted and/or amended by a quorum of a designated representative or alternate from at least five (5) of the participating jurisdictions. Each member of Working Group will have one (1) vote. All proposed changes to the bylaws will be provided to each member of the Lake County LMS Working Group not less than ten (10) working days prior to such a vote.

ARTICLE VIII. DISSOLUTION OF THE WORKING GROUP

The Lake County LMS Working Group may be dissolved by affirmative vote of 100% of the attending quorum, by order of a court of competent jurisdiction, and/or by instruction of the Lake County governing body. At the time of dissolution, all remaining documents, records, equipment, and supplies belonging to the Lake County LMS Working Group will be transferred to the Lake County Office of Emergency Management for disposition.

Table 20: Lake County LMS Task Force Membership

Member Name	Position	Jurisdiction or Entity and Position
<i>Poniatowski, Michael</i>	Emergency Operations Manager	AdventHealth Waterman Hospital
<i>Wells, Graham</i>	Town Manager	Town of Astatula
<i>Echols, Dustin</i>	Member Relations Representative	Clay Electric
<i>Harrison, William</i>	Deputy Fire Chief	City of Clermont
<i>Pierce, Jennifer</i>	Fire Inspector	City of Clermont
<i>Butler, Paul</i>	Deputy Administrator	Florida Department of Health in Lake County
<i>Kissler, Aaron</i>	Administrator	Florida Department of Health in Lake County
<i>Milanese, Megan</i>	Government Operations Consultant II	Florida Department of Health in Lake County
<i>Calhoun, Gary</i>	Police Chief	City of Eustis
<i>Swanson, Michael</i>	Fire Chief - Chairman	City of Eustis
<i>Cribb, Roy</i>	Lake County Fire Service Area Supervisor	Florida Fire Service
<i>Tear, Judith</i>	Wildlife Mitigation Specialist & PIO	Florida Fire Service
<i>Dicus, Robb</i>	Public Works Director	City of Fruitland Park
<i>LaVenía, Gary</i>	City Manager	City of Fruitland Park
<i>Walsh, Josh</i>	Fire Captain	City of Groveland
<i>Chester, Larry</i>	Police Officer	Town of Howey-in-the-Hills
<i>Roman, Rich</i>	Police Officer	Town of Howey-in-the-Hills
<i>Thomas, Rick</i>	Police Chief	Town of Howey-in-the-Hills
<i>Tempsta, Robert</i>	Police Chief	Town of Lady Lake
<i>Carpenter, Thomas</i>	Director of Emergency Management	Lake County Board of County Commissioners
<i>Cates, Morgan</i>	Stormwater Team Leader	Lake County Board of County Commissioners
<i>Dickerson, Jim</i>	Fire Chief	Lake County Board of County Commissioners
<i>Earhart, Jeff</i>	Deputy Director, Public Works	Lake County Board of County Commissioners
<i>Gobel, Larry</i>	Traffic Operations Supervisor	Lake County Board of County Commissioners
<i>Hamilton, Mary</i>	Chief of Public Works Operations	Lake County Board of County Commissioners
<i>Johnson, Jeff</i>	Roads Superintendent	Lake County Board of County Commissioners

<i>Kostus, Spencer</i>	Deputy Director, Emergency Management	Lake County Board of County Commissioners
<i>Marchese, Deb</i>	Construction Program Specialist	Lake County Board of County Commissioners
<i>Mcray, Nick</i>	Operations Manager, Public Works	Lake County Board of County Commissioners
<i>Molenda, John</i>	Deputy County Manager	Lake County Board of County Commissioners
<i>Schneider, Fred</i>	Director of Public Works	Lake County Board of County Commissioners
<i>Sievert, Chris</i>	Deputy Fire Chief	Lake County Board of County Commissioners
<i>Smith, Jerry</i>	Director, Emergency Medical Services	Lake County Board of County Commissioners
<i>Van Alstine, Randy</i>	Transit Supervisor – LMS Coordinator	Lake County Board of County Commissioners
<i>Peebles, Peter</i>	Residential Appraisal	Lake County Property Appraiser's Office
<i>Carr, John</i>	Assistant Superintendent - Operations	Lake County Schools
<i>DeRidder, Lauren</i>	Supervisor of Risk Management	Lake County Schools
<i>Mabry, Joseph</i>	Safety & Security State Reporting Specialist	Lake County Schools
<i>McDuffie, Ralph</i>	Lieutenant	Lake County Sheriff's Office
<i>Hart, Ron</i>	Executive Director	Lake County Water Authority
<i>Craine, Darrell</i>	Deputy Director, Public Works	City of Leesburg
<i>Johnson, David</i>	Fire Chief	City of Leesburg
<i>Kelsey, Clifford</i>	Director, Public Works	City of Leesburg
<i>Jolliff, John</i>	Emergency Management Representative	LifePointe Church, Eustis
<i>Brasher, Randy</i>	Fire Chief	City of Mascotte
<i>Walker, Larry</i>	Public Works Director	City of Mascotte
<i>Donofrio, David</i>	CRA Manager / Accountant	City of Minneola
<i>Otero, Jan</i>	Fire Chief	City of Minneola
<i>Miller, Fred</i>	Public Works Superintendent	City of Minneola
<i>Nilson, Vaughn</i>	Director of Public Works	Town of Montverde
<i>Griner, Tim</i>	Fire Chief	City of Mount Dora
<i>Hand, Ethan</i>	Utilities Engineer	City of Mount Dora

<i>Lahr, Paul</i>	City Engineer	City of Mount Dora
<i>Langley, Steve</i>	Director of Electric Utilities	City of Mount Dora
<i>Marek, George</i>	Sr. Project Manager - Engineer	City of Mount Dora
<i>King, Stacy</i>	Corporate Emergency Preparedness Specialist	Orlando Health
<i>Hamstra, David</i>	Consultant	Pegasus Engineering
<i>Davis, Susan</i>	Intergovernmental Affairs Program	St. Johns River Water Management
<i>Clark, Phillip</i>	Director of Utilities	City of Tavares
<i>Dillon, James</i>	Director of Public Works	City of Tavares
<i>Keith, Richard</i>	Fire Chief – Vice Chair	City of Tavares
<i>Luckock, Buddy</i>	Fire Captain	City of Tavares
<i>Mercer, Aaron</i>	Director of Public Works	City of Umatilla
<i>Bean, Blair</i>	Director, District Property Management	The Villages Community Development District
<i>Baier, Richard</i>	District Manager	The Villages Community Development District
<i>Devlin, Jeanue</i>	District Manager	The Villages Community Development District
<i>Longacre, John</i>	Lieutenant, Emergency Management	The Villages Community Development District
<i>Tucker, Diane</i>	Administrative Operations Manager	The Villages Community Development District
<i>Wartinbee, Sam</i>	Direct, District Property Management	The Villages Community Development District
<i>Wilson, Brittany</i>	Director of Technology and Board Support	The Villages Community Development District

APPENDIX III: MAPS AND FIGURES

Figure 12: General Flood Zones for Lake County, FL

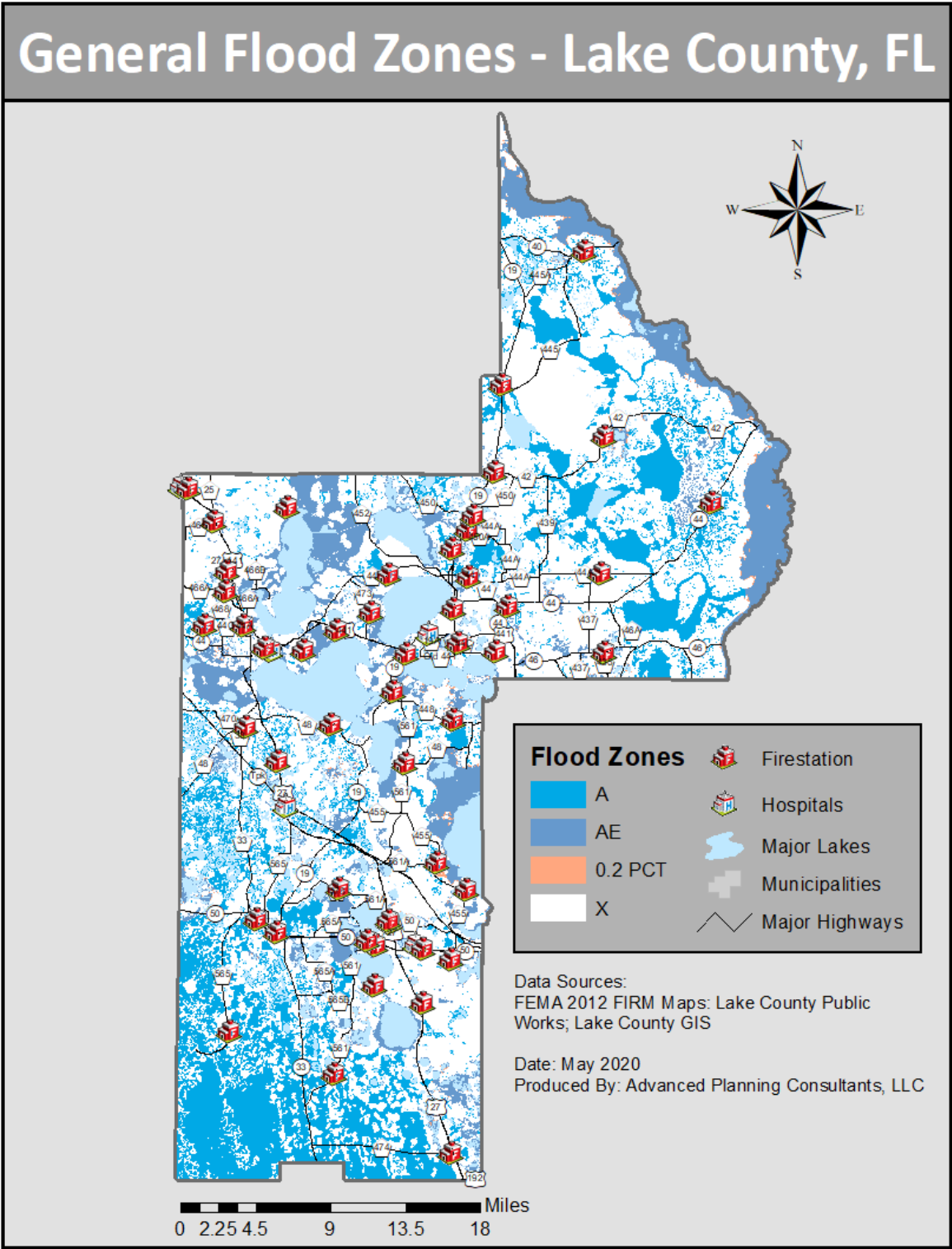
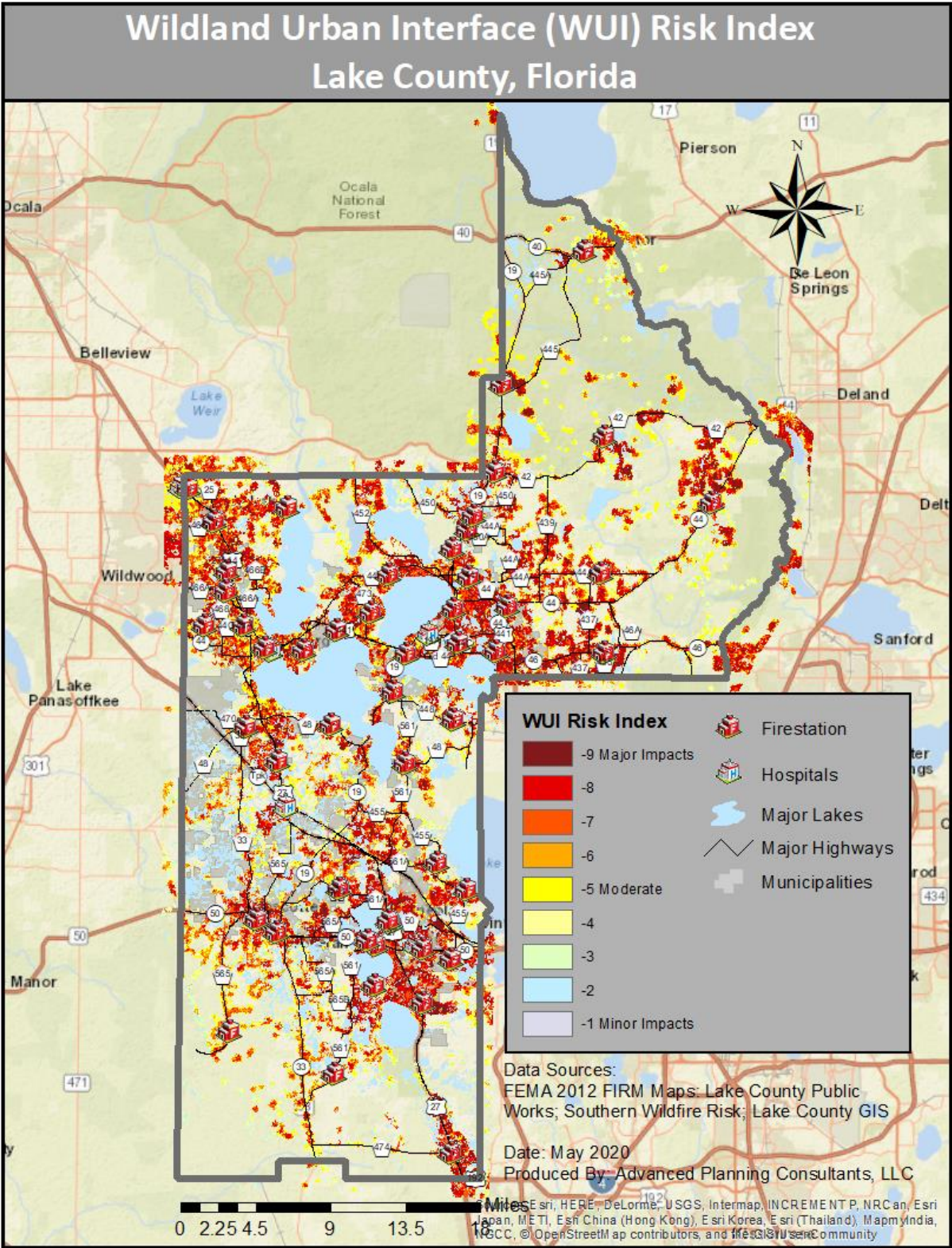


Figure 13: Wildland Urban Interface (WUI) Risk Index for Lake County, Florida.



AGENDA ITEM

Meeting Date	
Tuesday, April 13, 2021	
Agenda Item Name	
Ordinance No. 2020-16 Table <i>Hartwood Marsh Assisted Living Facility CPA</i>	
Requested Action	
Recommend approval of Ordinance No 2020-16.	
Staff Report	
The applicant, First Baptist Church of Clermont, is requesting a Future Land Use change from Low Density Residential to High Density Residential 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. | April 13 2021 Continuance Letter Bonifay | April 13 2021 Continuance Letter Bonifay.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 |

John E. Kruse

From: cecelia.bonifay@akerman.com
Sent: Thursday, March 25, 2021 9:52 AM
To: Curt Henschel; John E. Kruse
Cc: lisa.jefferson@akerman.com
Subject: Assisted Living Facility and Memory Care Center/First Baptist Church

Importance: High

Curt and John,

This is to request that our hearing on the above project be held on April 27, 2021. This is due to the fact that I have to be out of town unexpectedly on April 13, 2021. Please let me know what additional information that you need, if any.

Cecelia

Cecelia Bonifay

Chair, Land Use and Development Practice
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cecelia.bonifay@akerman.com

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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.

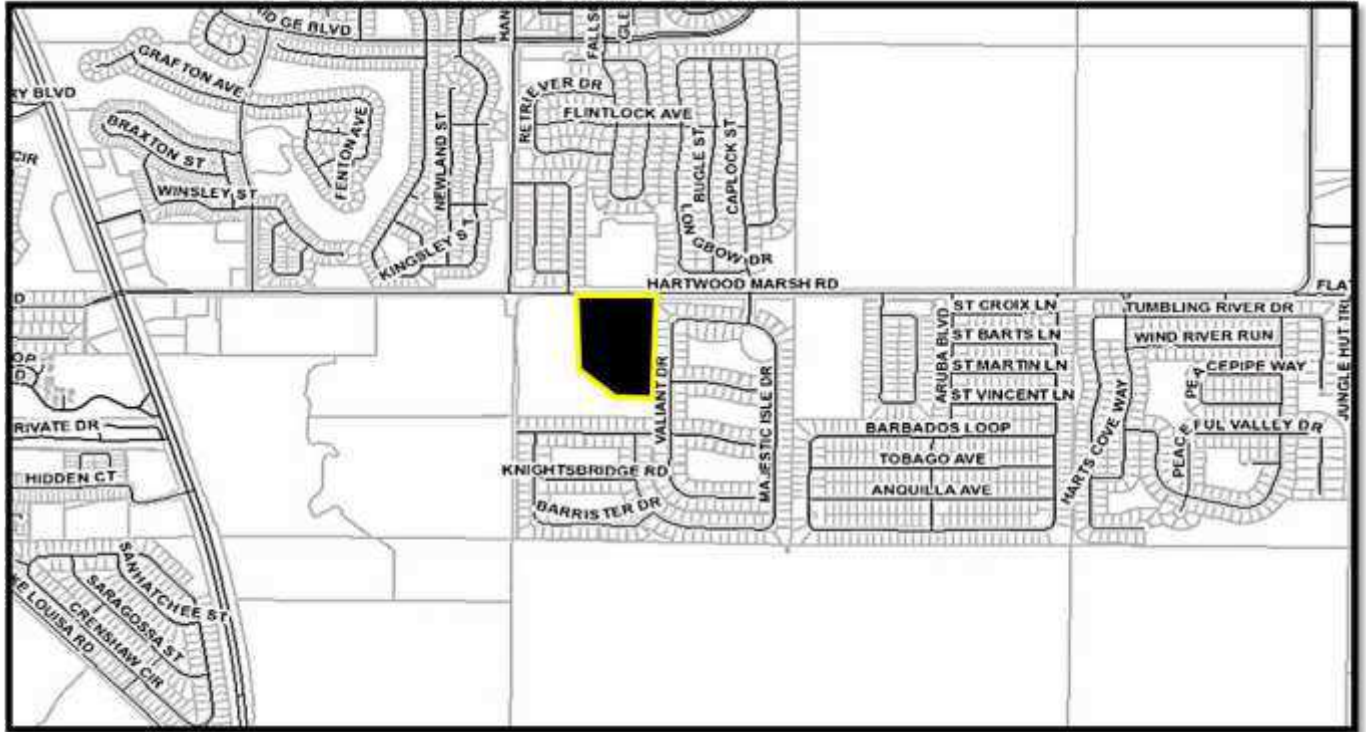
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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

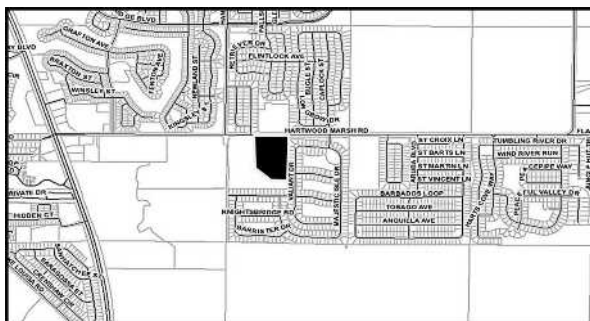
Approved as to form and legality:

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, April 13, 2021	
Agenda Item Name	
Ordinance No. 2020-17 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. | April 13 2021 Continuance Letter Bonifay | April 13 2021 Continuance Letter Bonifay.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 |

John E. Kruse

From: cecelia.bonifay@akerman.com
Sent: Thursday, March 25, 2021 9:52 AM
To: Curt Henschel; John E. Kruse
Cc: lisa.jefferson@akerman.com
Subject: Assisted Living Facility and Memory Care Center/First Baptist Church

Importance: High

Curt and John,

This is to request that our hearing on the above project be held on April 27, 2021. This is due to the fact that I have to be out of town unexpectedly on April 13, 2021. Please let me know what additional information that you need, if any.

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
cecelia.bonifay@akerman.com

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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

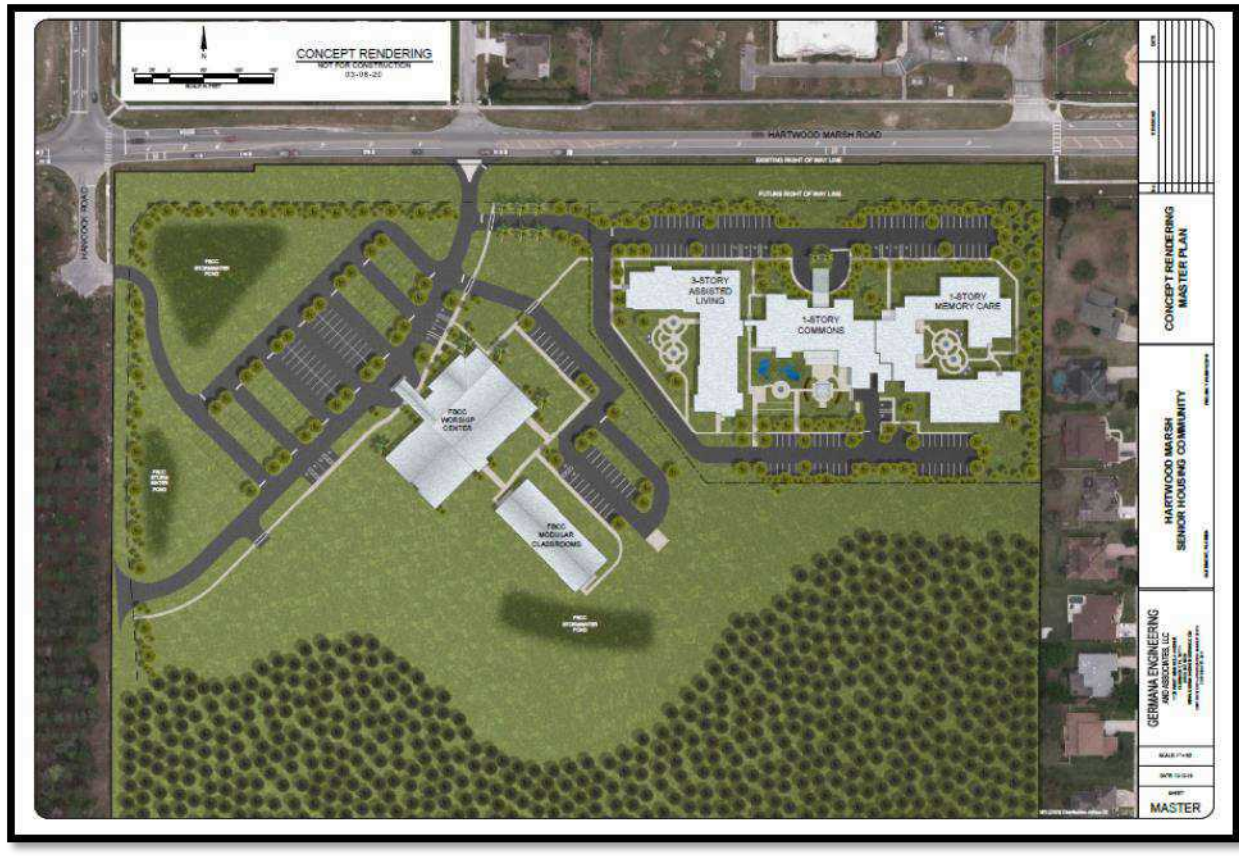


Exhibit B:





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 +/-)_

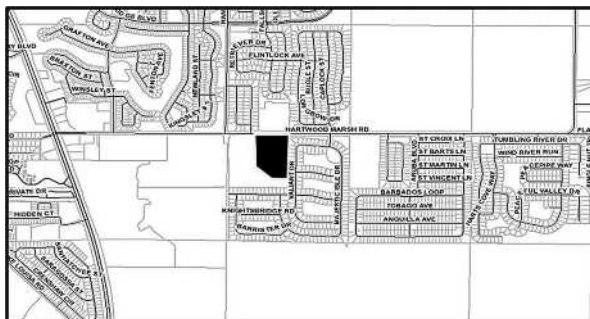
LEGAL DESCRIPTION

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 2

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Variance Request 13552 Pitanga Street		
Requested Action		
Recommend approval of requested variance.		
Staff Report		
The applicant is requesting a variance to the land development codes, (1) rear yard setback of 12 feet instead of the minimum 20 rear-yard setback requirements of the Planned Unit Development (PUD), Section 122-311. The requested variance will allow for construction of a screen porch addition with a solid roof over an existing concrete slab. The existing single-family residence currently has a 24-foot rear yard setback from the property line, and the enclosure of the 12' x 20' foot porch over the existing slab will encroach into the rear yard setback 12 feet, therefore the proposed structure will be located approximately 12 feet from the rear property line. The Land Development Code defines any accessory structures with solid roofs are required to meet the setbacks for the primary residence. The applicant has indicated the proposed screen porch addition will not increase the existing impervious surface ratio permitted for residential development, the concrete slab is existing and the enclosure will not increase the impervious surface area. The applicant also indicated the solid roof porch will allow the same opportunities and property enjoyment as provided to adjacent properties to have the ability to utilize the existing outdoor area while being protected from outside weather elements and the porch will also add value to the existing residence. <u>STAFF RECOMMENDATION:</u> Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does meet a positive finding on all of the five criteria. Therefore, staff recommends <u>approval</u> of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis 13552 Pitanga Street	Staff Analysis 13552 Pitanga Street.pdf	
2. New 86-174 Review Criteria-13552 Pitanga Street	New 86-174 Review Criteria-13552 Pitanga Street.pdf	
3. Location Map	Location Map.pdf	
4. Site Plan	Site Plan.pdf	
5. Land Survey	Land Survey.pdf	
6. Application	Application.pdf	
7. VARIANCE 13552 PITANGA STREET	VARIANCE 13552 PITANGA STREET.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: Barbara Matthews

APPLICANT: Barbara Matthews

PROJECT NAME: 13552 Pitanga Street Setback Variance

REQUESTED ACTION: Consider a request for the following variance: (1) to allow for a rear yard setback of 8 feet instead of 20 feet as required in the Planned Unit Development (PUD)

SIZE OF PARCEL: single-family lot

LOCATION: 13552 Pitanga Street – Terrace Grove Subdivision

EXISTING ZONING: Planned Unit Development (PUD)

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Low Density Residential

ANALYSIS:

The applicant is requesting a variance to the land development codes, (1) rear yard setback of 12 feet instead of the minimum 20 rear-yard setback requirements of the Planned Unit Development (PUD), Section 122-311. The requested variance will allow for construction of a screen porch addition with a solid roof over an existing concrete slab. The existing single-family residence currently has a 24-foot rear yard setback from the property line, and the enclosure of the 12' x 20' foot porch over the existing slab will encroach into the rear yard setback 12 feet and the proposed structure will be located 12 feet from the rear property line. The Land Development Code defines any accessory structures with solid roofs are required to meet the setbacks for the primary single family home.

The applicant has indicated the proposed screen porch addition will not increase the existing impervious surface ratio permitted for residential development, the concrete slab is existing and the enclosure will not increase the impervious surface area. The applicant has indicated the solid roof porch will allow the same opportunities and enjoyment provided to the adjacent properties the ability to utilize and enjoy the existing outdoor patio area while being protected from outside weather elements and the proposed screen porch will add value and improve the existing neighborhood.

STAFF RECOMMENDATION:

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

13552 Pitanga Street – Rear Yard Setback Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

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

Applicant response: *The granting of this variance will not interfere enjoyment of adjacent or nearby property owners or negatively impact the standards of living of the citizens of the city as it attaches to the roof, is not visible from the street and leave ample space between the property lines and the structure.*

Staff comments: *The variance request to allow encroachment into the required 20 feet rear yard setback to construct a 12 foot x 20 foot screen porch on an existing slab is not out of character with other screen porches and similar uses in the surrounding neighborhoods.*

Positive finding

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

Applicant response: *The granting of this variance will allow reasonable use of the property by creating an enclosed porch. This is consistent use as several in the surrounding area have porches and pool lanais in their backyards.*

Staff comments: *The variance request is consistent with other properties in the Planned Unit Development (PUD) zoning category. The proposed screen porch addition will be constructed on an existing concrete slab and will not interfere with the reasonable use and enjoyment of adjacent property owners.*

Positive finding

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

Applicant response: *No, it will not.*

Staff comments: *The requested variance to the land development code will not further any legitimate city objective, and will provide a new porch addition to the existing residential home.*

Positive finding

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

Applicant response: *Yes, the variance is consistent with the city’s comprehensive plan.*

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies for residential land use.*

Positive finding

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

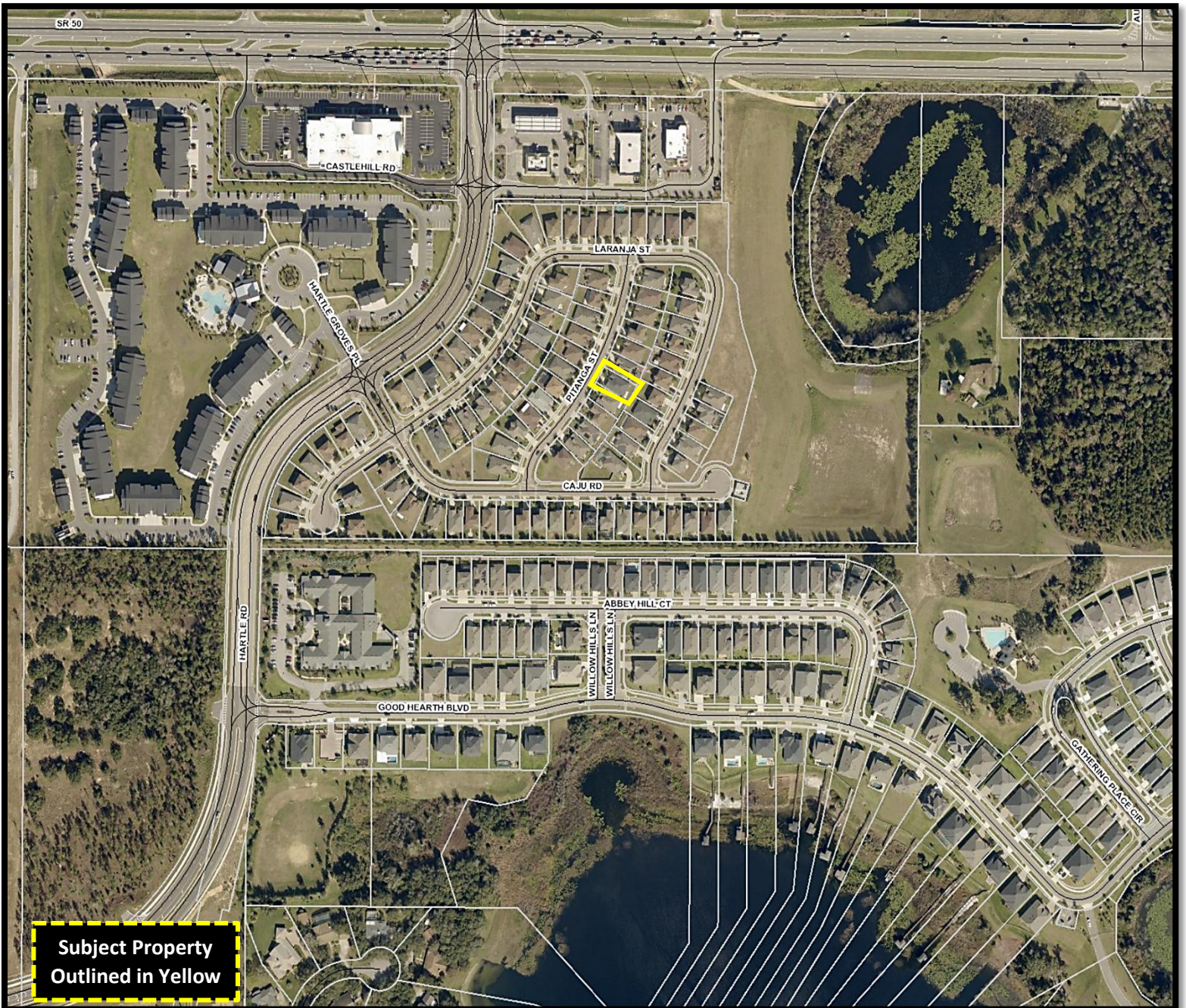
Applicant response: *The variance requested is the minimum to provide the reasonable requested porch structure.*

Staff comments: *The requested variance is the minimum to allow reasonable use of the existing structure. The proposed screen porch addition will be consistent with other properties in the community and will not be out of character with the surrounding neighborhoods.*

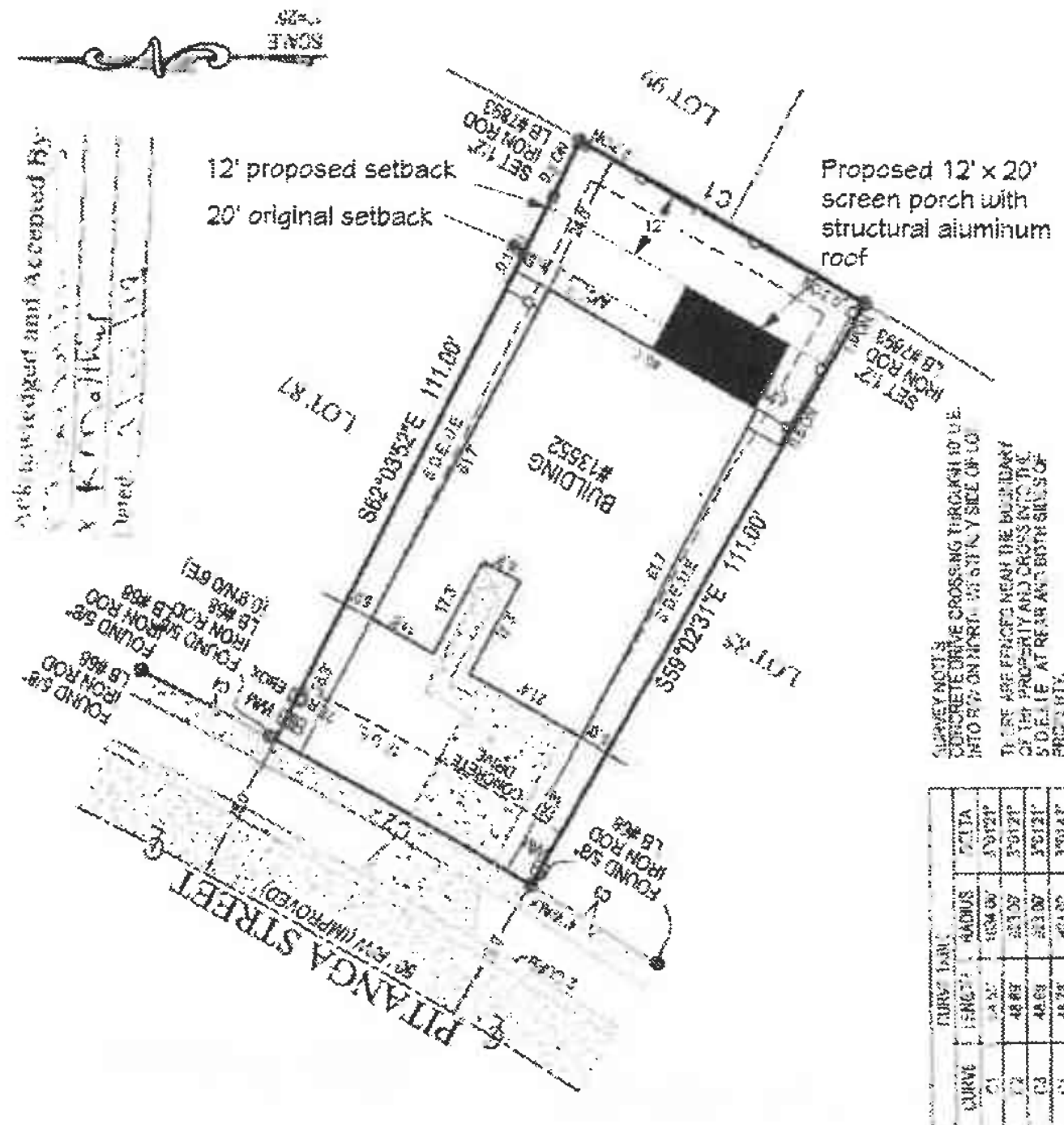
Positive finding

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

LOCATION MAP



BOUNDARY SURVEY



TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6350 N. MILITARY TRAIL, SUITE 102
MILITARY TRAIL, FL 34007
PHONE: (352) 842-4600
STATEMENT PHONE: (352) 226-4607
STATEMENT FACSIMILE: (352) 241-0875
WEBSITE: <http://www.target-surveying.com>

Digitally signed by Kenneth Osborne
Date: 2023.07.12 12:13:41-0500
DN: cn=Kenneth Osborne, o=Target Surveying, LLC, ou=Target Surveying, LLC, email=kenneth@target-surveying.com

Survey Notes:
CONCRETE DRIVE CROSSING THROUGH TO U.E. INTO R.V. DRIVE. HIGHLY SEE OF LOT.
T.E. ARE FRINGS NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE SIDE LINE. AT REAR ANTI-BEYOND OF PRO. R.V. DRIVE.

Survey Notes:
CONCRETE DRIVE CROSSING THROUGH TO U.E. INTO R.V. DRIVE. HIGHLY SEE OF LOT.
T.E. ARE FRINGS NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE SIDE LINE. AT REAR ANTI-BEYOND OF PRO. R.V. DRIVE.

DRAWINGS PROVIDED BY: GENT CONSTRUCTION LLC & GENT PLUMBING 37222 SR 19 UMATILLA, FL 32784 - 352-474-GENT (4368) WWW.GENTCONSTRUCTION.COM - WWW.GENTPLUMBING.COM	SHEET TITLE: SITE PLAN	PROJECT NAME & ADDRESS: MATHEWS 13552 PINTANGA ST CLERMONT, FL 34711	CLIENT APPROVAL 	DATE: 2/23/2021	1
---	---	---	---	---------------------------	---



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407 - (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR KEVIN A MATTHEWS & BARBARA R HENRY MATTHEWS
13552 PITANGA STREET, CLERMONT, FL 34711



REQUESTED BY:



FIDELITY NATIONAL TITLE INSURANCE COMPANY - ORLANDO - SAND LAKE
7208 W. SAND LAKE ROAD SUITE 102
ORLANDO, FL 32819
PH. 407-370-0027

BOUNDARY SURVEY

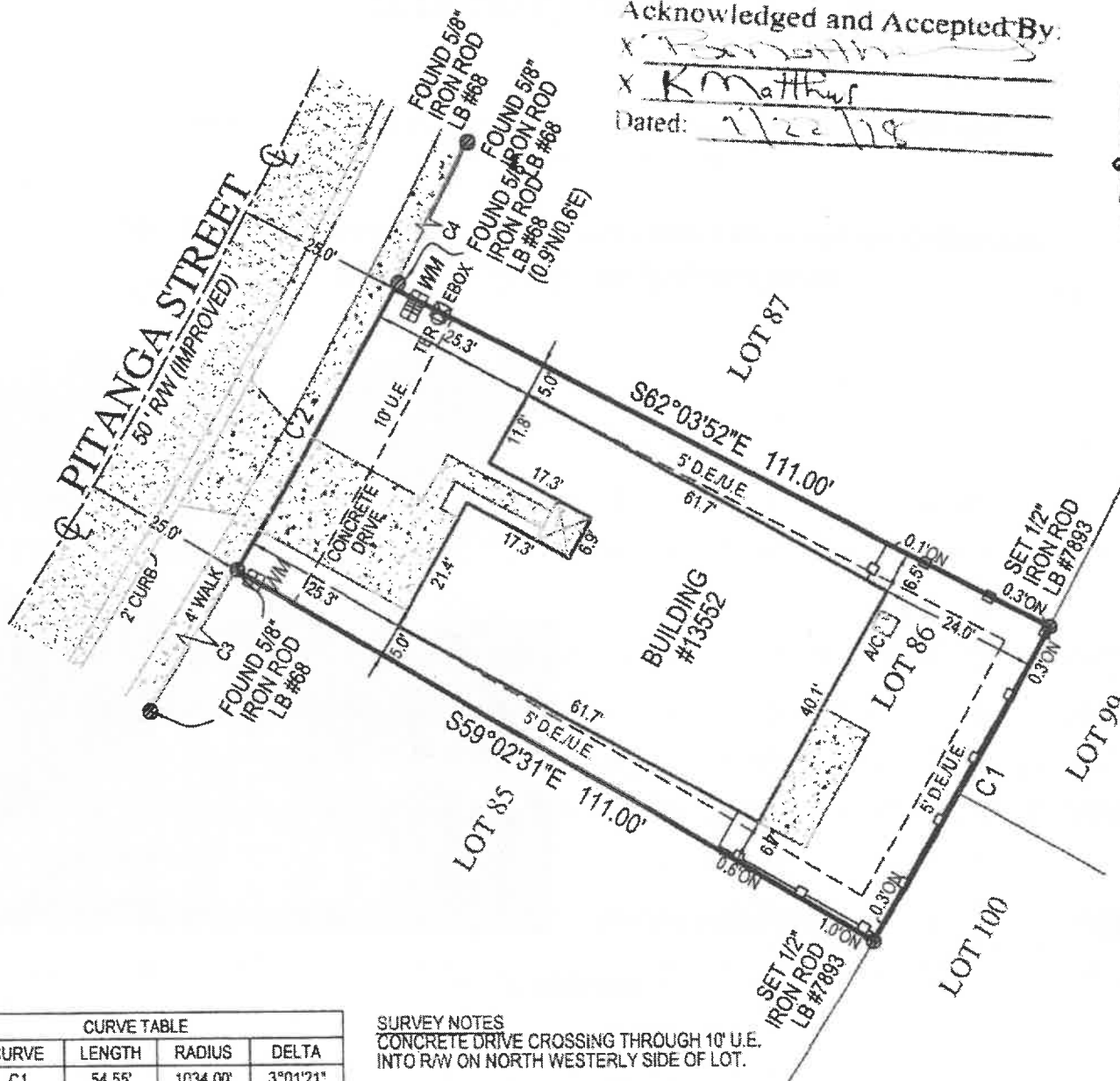
Acknowledged and Accepted By:

X *Kenneth Osborne*
X *K. Matthews*

Dated: *7/22/18*



SCALE
1"=25'

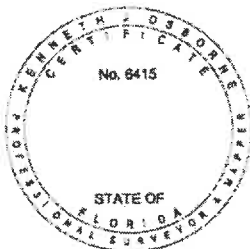


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	54.55'	1034.00'	3°01'21"
C2	48.69'	923.00'	3°01'21"
C3	48.69'	923.00'	3°01'21"
C4	48.78'	923.00'	3°01'42"

SURVEY NOTES

CONCRETE DRIVE CROSSING THROUGH 10' U.E. INTO R/W ON NORTH WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 5' D.E./U.E. AT REAR AND BOTH SIDES OF PROPERTY.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth Osborne*

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth
Osborne

Digitally signed by
Kenneth Osborne

Date: 2018.01.12

10:15:43 -05'00'

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION AND CERTIFICATION

LOT 86, TERRACE GROVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 18 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Community Number: 120133 Panel: 0595 Suffix: E Flood Zone: X Field Work: 1/11/2018

Certified To:

KEVIN A MATTHEWS & BARBARA R HENRY MATTHEWS; FIDELITY NATIONAL TITLE INSURANCE COMPANY - ORLANDO - SAND LAKE;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;

Property Address:

13552 PITANGA STREET
CLERMONT, FL 34711

Survey Number: 312953

Client File Number: 29-17-0976

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

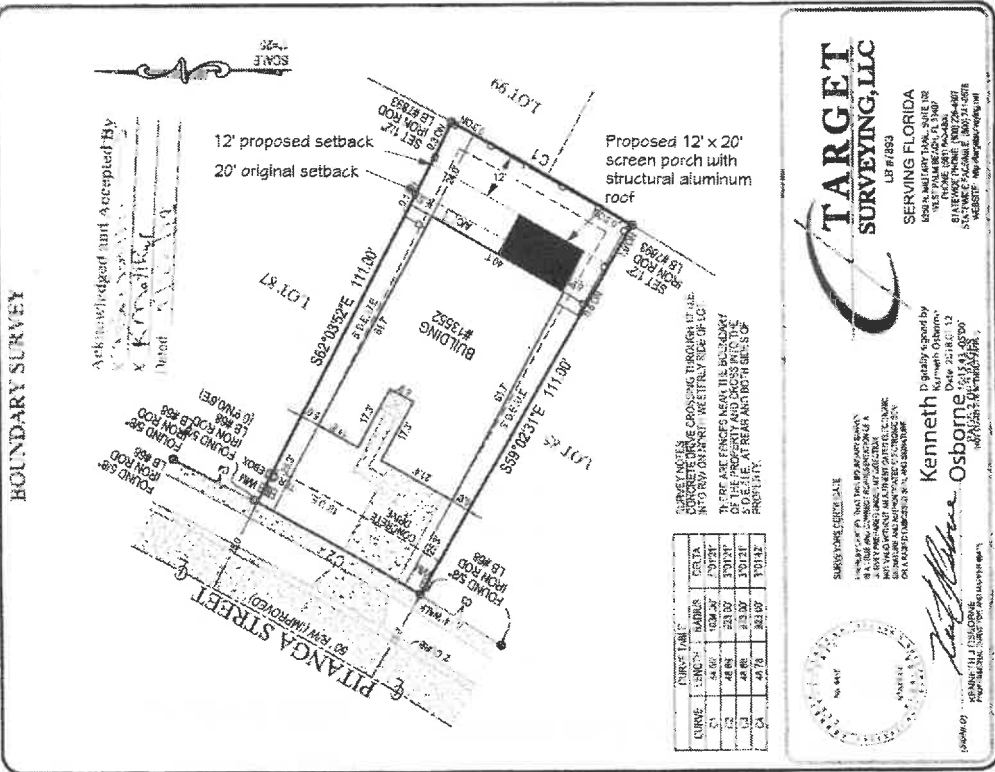
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 840-4800
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



DRAWINGS PROVIDED BY:
GENT CONSTRUCTION LLC & GENT PLUMBING
37222 SR 19 UNATILLA, FL 32784 - 352-474-GENT (4368)
WWW.GENTCONSTRUCTION.COM - WWW.GENTPLUMBING.COM

SHEET TITLE:
SITE PLAN

PROJECT NAME & ADDRESS:
MATHEWS
13552 PINTANGA ST CLERMONT, FL 34711

CLIENT APPROVAL

LP Structural Design, LLC - Larry Parkinson, PE No. 47617
FL Professional Engineer 233 Magnolia, Circle Bldg, FL 32724 352-888-1914
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY
OF SHEARWALLS, ROOF DIAPHRAGMS, ETC., AND THAT THIS BUILDING COMPLIES
WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 6TH EDITION (2017)

DATE:
2/23/2021
1



CITY OF CLERMONT VARIANCE APPLICATION

DATE 02/15/2021		FEE: \$300.00	
Project Name (if applicable) Screen Porch			
Applicant Barbara Matthews			
Contact Person Barbara Matthews			
Address 13552 Pitanga Street		City Clermont	State FL Zip 34711
Telephone (407)409-3107		Fax	
Email babsy7@aol.com			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property 13552 Pitanga Street		City Clermont	State FL Zip 34711
General Location Terrace Grove Sub Division. From Hwy 50(behind Rooms To Go) Left on Hartle Road, left on Cajun Road, left on Pitabga Street.			
Legal Description & Alternate Key (include copy of survey) Lot 86, Terrace Grove, according to the map or plat thereof, as recorded in plat book 64, page(s) 18-20, inclusive, of the public records of Lake County, Florida.			
Land Use (City verification required) Community number 120133 Panel: 0595. Residential Property			
Zoning (City verification required) Zone X			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

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

Construction of a screen porch that is attached to the existing home. A variance is needed as the current rear setback creates a very shallow lot that does not allow for such an addition.

How does the Code create a hardship?

The setbacks for the rear of the property are currently 20 feet. This prevents the construction of the screen porch on the existing slab foundation.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

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

The granting of this variance will not interfere with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city as it attaches to the existing roof, isn't visible from the street, and leaves ample space between the property line and the structure.

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

The granting of this variance will allow a reasonable use of the property by creating an enclosed porch. This is a consistent use as several in the surrounding area have porches and pool lanais in their backyards.

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

No it will not.



CITY OF CLERMONT
**VARIANCE
APPLICATION**

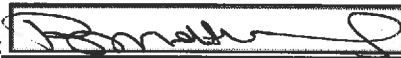
(4) The granting of the variance is consistent with the city's comprehensive plan; and
Yes this variance is consistent with the City's comprehensive plan.

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

The variance requested is the minimum to provide the reasonably requested porch structure.

Barbara Matthews

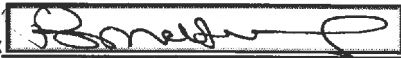
Applicant Name (print)

x 

Applicant Name (signature)

Barbara Matthews

Owner Name (print)

x 

Owner Name (signature)

NOTICE

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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

*From the Desk of: MS. Barbara Matthews
13552 Pitanga Street
Clermont, FL 34711*

March 2, 2021

Mr. Curt Henschel
Development Services Director
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

RE: Written Justification of Variance Request

Dear Mr. Henschel,

Please find the attached application for a residential variance request related to my home located at 13552 Pitanga Street, Clermont, FL. As you are aware, the application packet requests that I provide a written justification for this variance. This letter serves as such a written justification.

As required, the five justification criteria of Sec. 86-174 of the Land Development Code are outlined in the attached application. In addition to those criteria, I wanted to further explain the need and importance of this variance and the limitations that presently exist. We currently love our home and its location within the city as well as the overall community. Lacking from our home is an outdoor enclosed social space that would further allow enjoyment of our lives. We contemplated looking for a different home with such an enclosed porch of the size request herein this application to create this space for entertainment, relaxing, and gathering; however, we really love everything else about our home and its location. Due to our love for our existing property, we sought to move forward with the construction of such an enclosed porch. This process revealed the current setback location and its impact on fulfilling our dream. The current rear setback is 20 feet and such a distance limits our ability to have an outdoor space to gather and enjoy life thus creating an unexpected hardship.

We are requesting the granting of this variance application to adjust the setback to allow us to fulfill our dream and improve the quality of our lives.

Thank you for your consideration.

Sincerely yours,



Barbara Matthews

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: 10101431
Phone: (352) 241-7331
Date: 03/30/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	04/05/2021	04/05/2021	\$103.50

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a rear yard setback to be less than the minimum requirements of the Planned Unit Development (PUD) Land Development Code, Section 122-31.3, at the following location:

LOCATION:

Terrace Grove Subdivision
13552 Pitanga Street
(Alternate Key #3877953)

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

The Clermont City Council will consider this request at a public meeting to be held on Tuesday, April 13, 2021 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC
City Clerk

Ad No: 10101431
April 05, 2021

Payment Info	
Ad Price	\$103.50
Tax	\$0.00
Sub Total	\$103.50
Prepaid Amount	\$0.00
Balance Due	\$103.50



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Variance Request 1605 Oak Hollow Road		
Requested Action		
Recommend approval of requested variance.		
Staff Report		
The applicant is requesting one (1) setback variance to allow for construction of an in-ground swimming pool in the rear of the existing single home. The Land Development Regulations, Section 122-342, Special Setbacks, requires a pool setback be no closer to any property line than the required side yard setback, and the side yard setback is nine (9) feet for R-1 zoning. The proposed swimming pool would encroach into the required rear yard setback approximately four (4) feet; therefore the pool would be located just five (5) feet from the rear property line. The R-1 zoning category requires a 25 feet rear yard setback for the primary structure, but because of an existing porch addition, the proposed pool and deck will require a setback closer to the rear property line. The applicant has indicated the home was purchased as existing and the proposed swimming pool would allow the same opportunities as other similar homes in the neighborhood. The pool will also increase the value of the property while providing reasonable use and family enjoyment. The rear yard of the residence has an existing fence and retaining wall that will provide a buffer from the homeowner located directly to the rear of property; which may be most impacted by the proposed pool structure. The applicant has submitted five (5) letters of support and no objections from adjacent homeowners, and has received approval from the HOA Architectural Review Board. The proposed swimming pool addition will not exceed the maximum impervious surface coverage permitted for residential development. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application as submitted and finds the requested variance to the code will allow reasonable use of the property, and is not out of character to other properties located in the neighborhood. The request is consistent with the intent for single-family structures and will not be in conflict to the goals, objectives and policies of the Clermont Comprehensive Plan. Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does meet a positive finding on all of the five criteria. Therefore, staff recommends <u>approval</u> of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. New Staff Analysis 1605 Oak Hollow	New Staff Analysis 1605 Oak Hollow.pdf	
2. New 86-174 Review Criteria-1605 Oak Hollow Road	New 86-174 Review Criteria-1605 Oak Hollow Road.pdf	

3.	03 - Boundary Survey	03 - Boundary Survey.pdf
4.	02 - Variance Request Visual Aides	02 - Variance Request Visual Aides.pdf
5.	04 - Pool Rendering	04 - Pool Rendering.pdf
6.	00 - Applicant Letter Request	00 - Applicant Letter Request.pdf
7.	06 - 1603 Oak Hollow Neighbor Support Email	06 - 1603 Oak Hollow Neighbor Support Email.pdf
8.	07 - 1607 Oak Hollow Neighbor Support Email	07 - 1607 Oak Hollow Neighbor Support Email.pdf
9.	08 - 1606 Indian Shore Dr. Neighbor Support Letter	08 - 1606 Indian Shore Dr. Neighbor Support Letter.pdf
10.	01 - Shappard Variance Application	01 - Shappard Variance Application.pdf
11.	VARIANCE 1605 OAK HOLLOW ROAD	VARIANCE 1605 OAK HOLLOW ROAD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Todd Shappard

APPLICANT: Todd Shappard

PROJECT NAME: 1605 Oak Hollow Road-Setback Variance

REQUESTED ACTION: Consider a request for the following variance: (1) to allow for a rear yard setback of 5 feet instead of 9 feet as required in Land Development Code, Section 122-342 Special Setbacks

SIZE OF PARCEL: 10,000 SF lot

LOCATION: 1605 Oak Hollow Road, Indian Shores Subdivision, Lot 55

EXISTING ZONING: R-1 Single Family Medium Density

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Low Density Residential

ANALYSIS:

The applicant is requesting one (1) setback variance to allow for construction of an in-ground swimming pool in the rear of the existing single home. The Land Development Regulations, Section 122-342, Special Setbacks, requires a pool setback be no closer to any property line than the required side yard setback, and the side yard setback is nine (9) feet for R-1 zoning. The proposed swimming pool would encroach into the required rear yard setback approximately four (4) feet; therefore the pool would be located just five (5) feet from the rear property line. The R-1 zoning category requires a 25 feet rear yard setback for the primary structure, but because of an existing porch addition, the proposed pool and deck will require a setback closer to the rear property line.

The applicant has indicated the home was purchased as existing and the proposed swimming pool would allow the same opportunities as other similar homes in the neighborhood. The pool will also increase the value of the property while providing reasonable use and family enjoyment. The rear yard of the residence has an existing fence and retaining wall that will provide a buffer from the residence located directly to the rear of property which may be most impacted by the proposed structure.

The applicant has submitted five (5) letters of support and no objections from the adjacent homeowners, and received approval from the HOA Architectural Review Board. The proposed swimming pool addition will not exceed the maximum impervious surface coverage permitted for residential development.

STAFF RECOMMENDATION:

Staff has reviewed the application as submitted and finds the requested variance to the code will allow reasonable use of the property, and is not out of character to other properties located in the neighborhood. The request is consistent with the intent for single-family structures and will not be in conflict to the goals, objectives and policies of the Clermont Comprehensive Plan.

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

1605 Oak Hollow Road – Rear Yard Setback Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Per our neighbors supporting emails/letters documentation, this variance request will NOT interfere with reasonable enjoyment of our adjacent properties. The rear property that would be impacted the most is elevated and separated by an existing vinyl privacy fence, as well as retaining wall.*

Staff comments: *The variance request to allow encroachment into the required 9 feet rear yard setback to allow construction of a pool in the R-1A zoning district. The applicant has provided letters of support from the adjacent property owners who may be affected. The rear yard of the property has a retaining that will provide additional buffers for the proposed pool.*

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *Due to the load bearing porch wall, we are limited to the area we have for the placement/setback of the pool and decking. Based upon the placement, we do believe that this area allows for reasonable use of the property.*

Staff comments: *The variance request is consistent with other properties in the R-1A zoning category and will not be out of character with other properties in the neighborhood.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *Without the approval of this variance, we believe there to be a hazard to our family and/or risk to our guest as they attempt to maneuver around the low bearing wall to get to the outside bathroom entry. With this variance, we do not believe there is evidence that granting this variance would impede the City’s objective.*

Staff comments: *The requested variance to the land development code does not further any legitimate city objective, and will allow the construction of a new swimming pool addition at the existing residential home, which may enhance and improve the existing neighborhood character.*

Positive finding

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

Applicant response: No answer provided.

Staff comments: The variance request is consistent with the comprehensive plan goals, objectives and policies for residential land use.

Positive finding

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

Applicant response: This variance will provide us the same opportunity as our neighboring properties to increase the value of our home through reasonable use of the property. We believe it to be the minimum variance that will make reasonable use of the land, building and structure that will offset the placement opportunity we lose due to the load bearing porch wall. In addition, per our neighbors supporting emails/letter documentation they have confirmed that there were will not be a negative impact to their reasonable enjoyment.

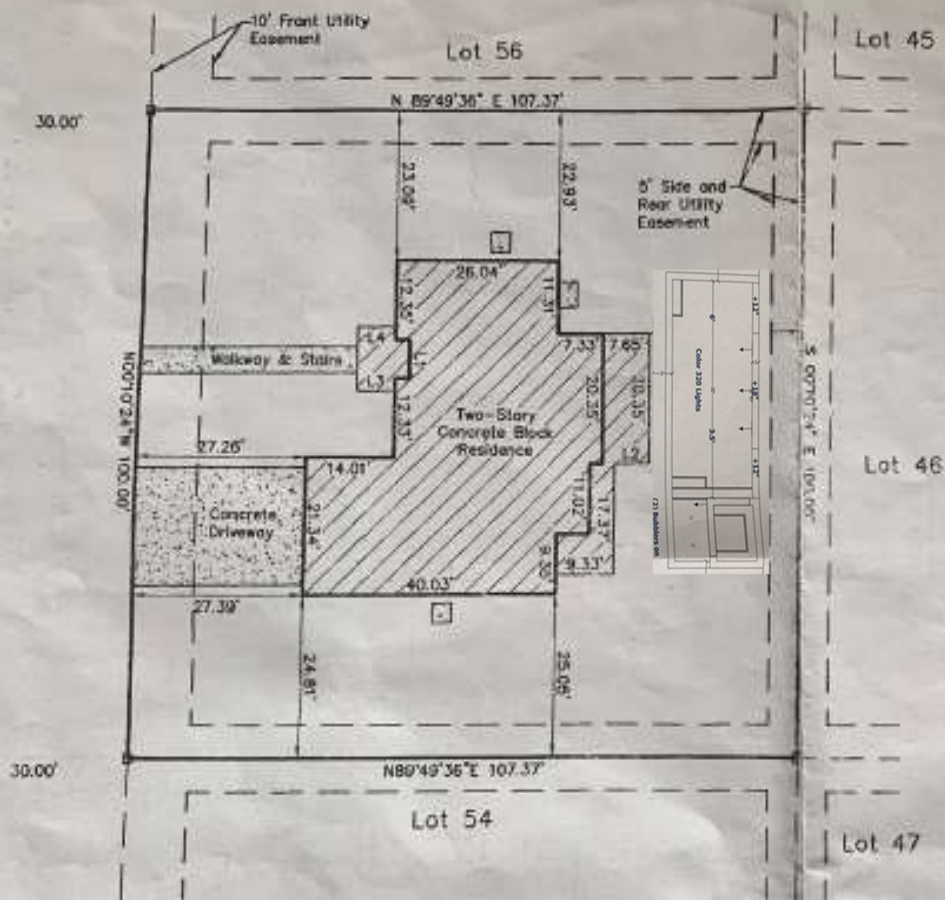
Staff comments: The requested variance is the minimum variance allowed for reasonable use of the existing property. The proposed swimming pool addition may increase the property value and allow reasonable enjoyment of the property.

Positive finding

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

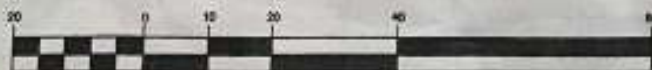


Cub Hollow Road



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.00	S00°30'59"E
L2	5.62	N89°29'01"E
L3	6.00	S89°29'01"W
L4	6.00	S89°29'01"W

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DESCRIPTION

LOT 55, INDIAN SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 71 AND 72, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES

1. BEARINGS BASED ON THE PLAT BEARING OF N00°10'34"W ALONG THE EAST RIGHT OF WAY LINE OF SHORECREST CIRCLE.
 2. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
 3. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
 4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
 6. PROPERTY SUBJECT TO A 10' FRONT AND 5' SIDE DRAINAGE AND UTILITY EASEMENT AS DEPICTED.
- = FOUND 4"x4" CONCRETE MONUMENT.

Certified to:
Jordan and Fransje Roberts
Colonial Bank
First American Title Insurance
Orion Development Corporation

Blackburn Surveying, Inc.
L.R. # 6528
1214 Bowman Street
Sunnyside Plaza
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

Boundary Survey for:
Jordan & Fransje Roberts

SCALE: 1" = 20'	APPROVED BY: PMK	DRAWN BY: Tony Hombig
DATE: 12/28/05	FB/PAGE:	Revised: 4/28/06 Final House Loc.

INDIAN SHORES
LAKE COUNTY, FLORIDA

PAGE NO. 1 DRAWING NO. IndianShores55

PATRICK M. KELLEY, P.E., FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THIS SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

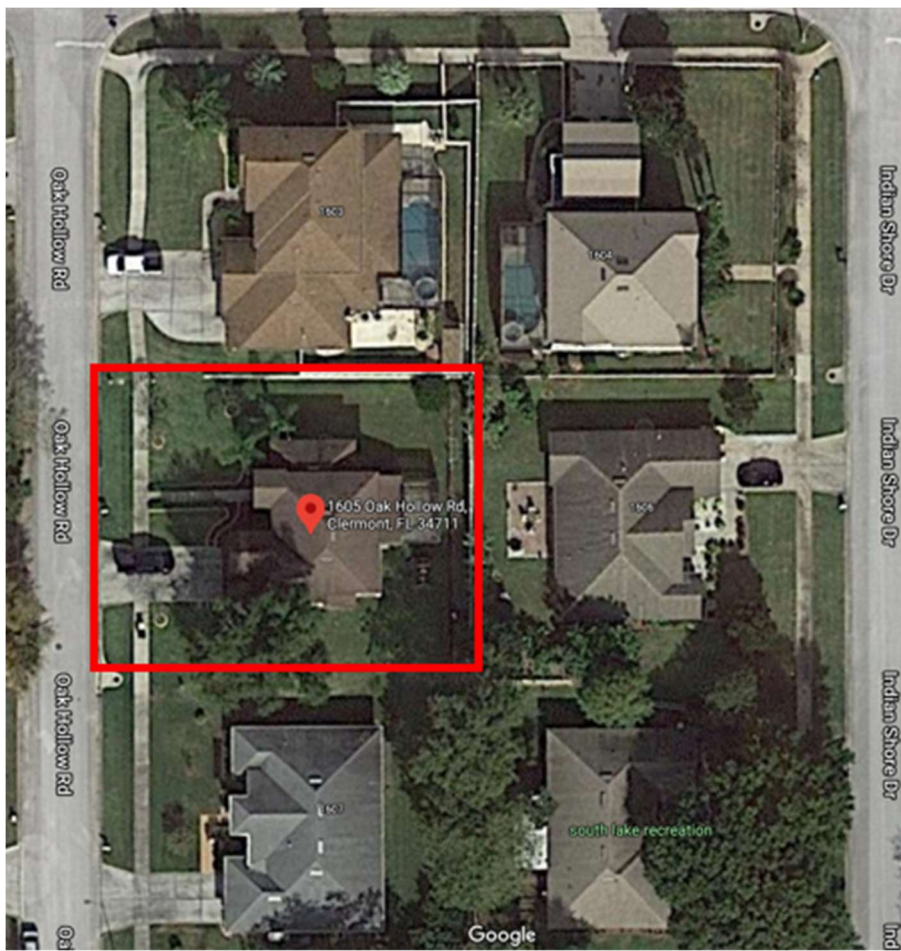
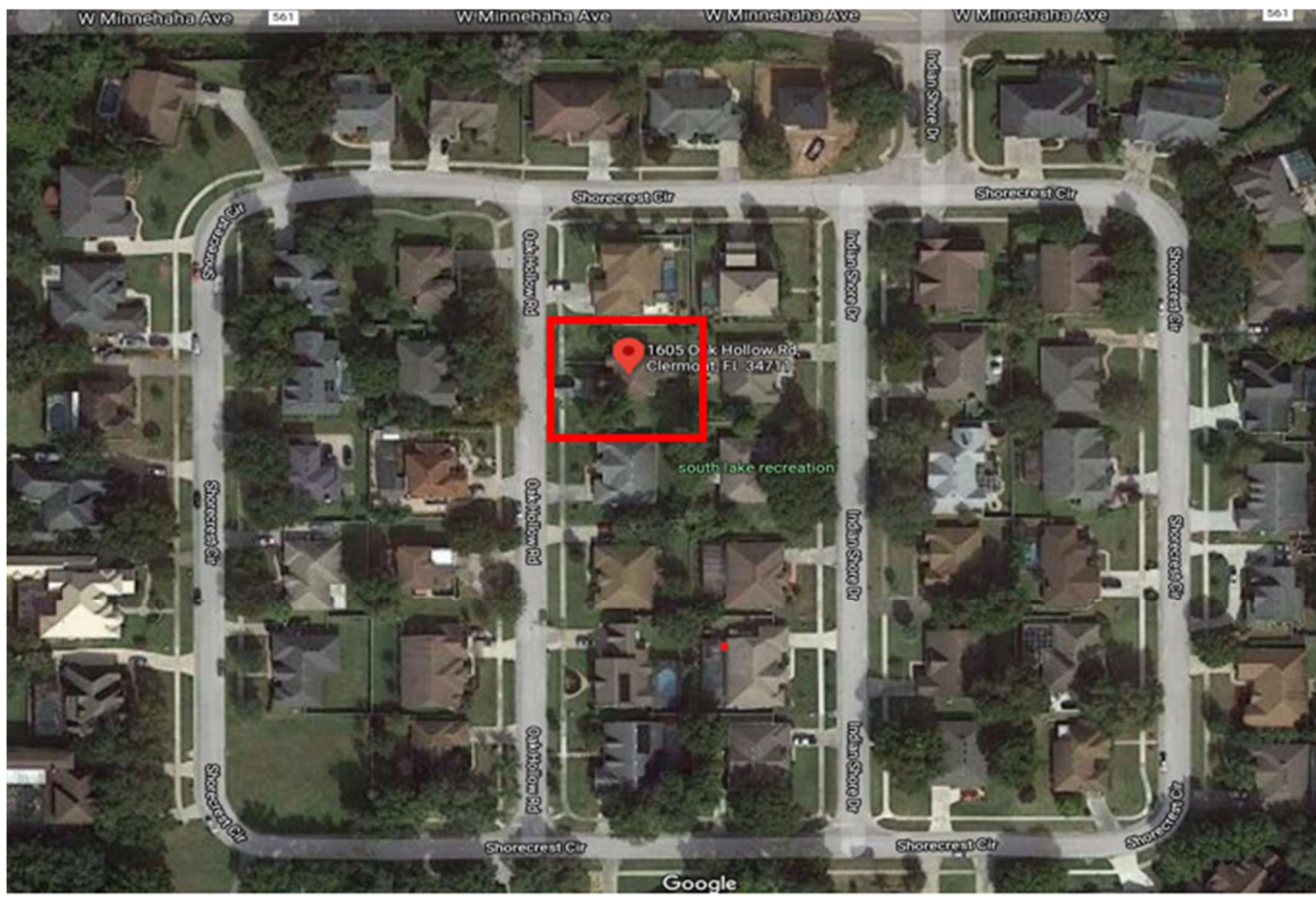
1605 Oak Hollow Road – Shappard Variance Request

Per the City of Clermont Variance filing instructions, please find the below *1605 Oak Hollow Road Shappard Variance Request* visual aids for reference:

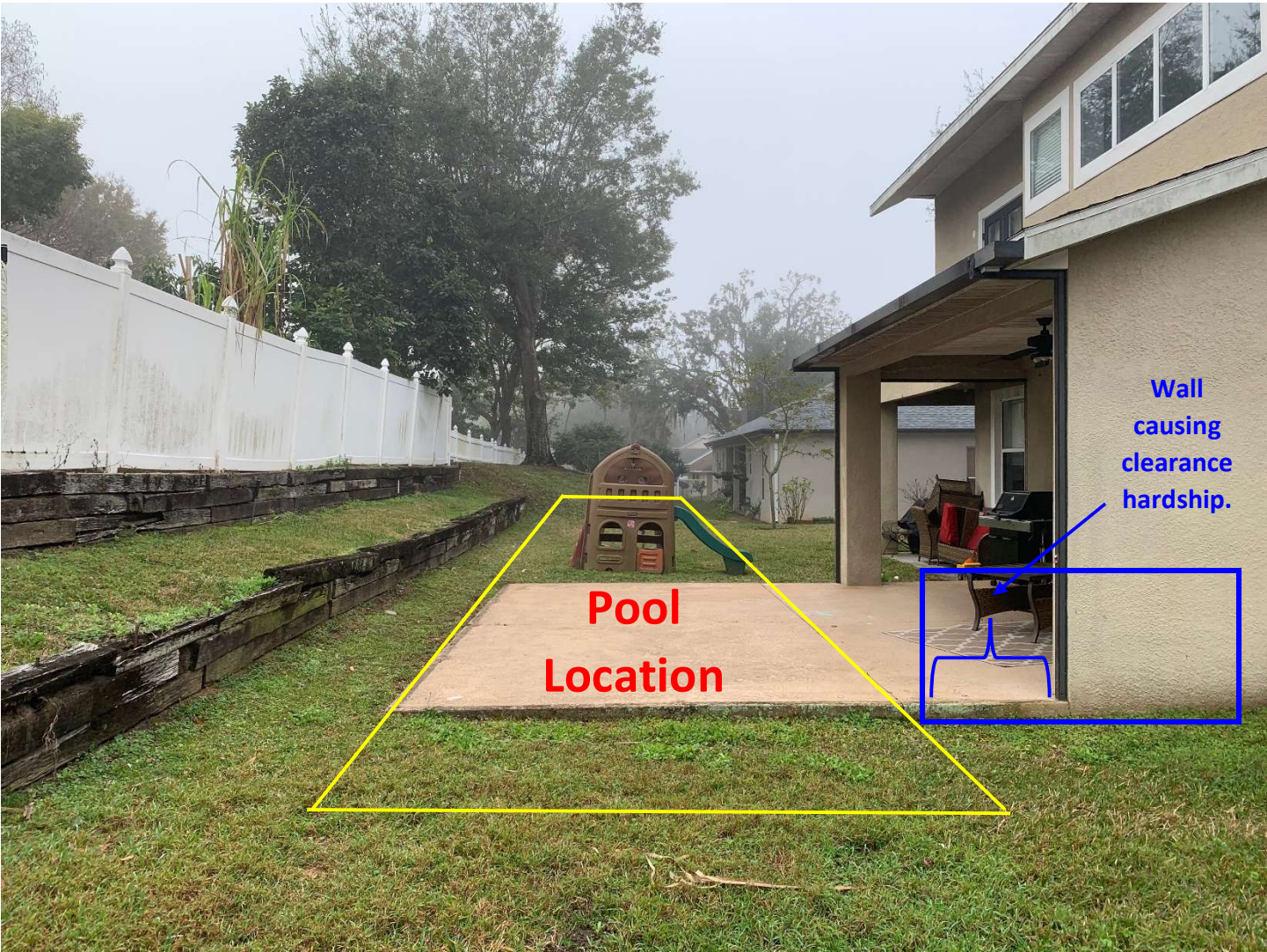
- **ATTACHMENT A – MAPS OF LOCATION**
- **ATTACHMENT B – PICTURES OF HOME**
- **ATTACHMENT C – SURVEY WITH POOL RENDERING**

1605 Oak Hollow Road – Shappard Variance Request

ATTACHMENT A – MAPS OF LOCATION

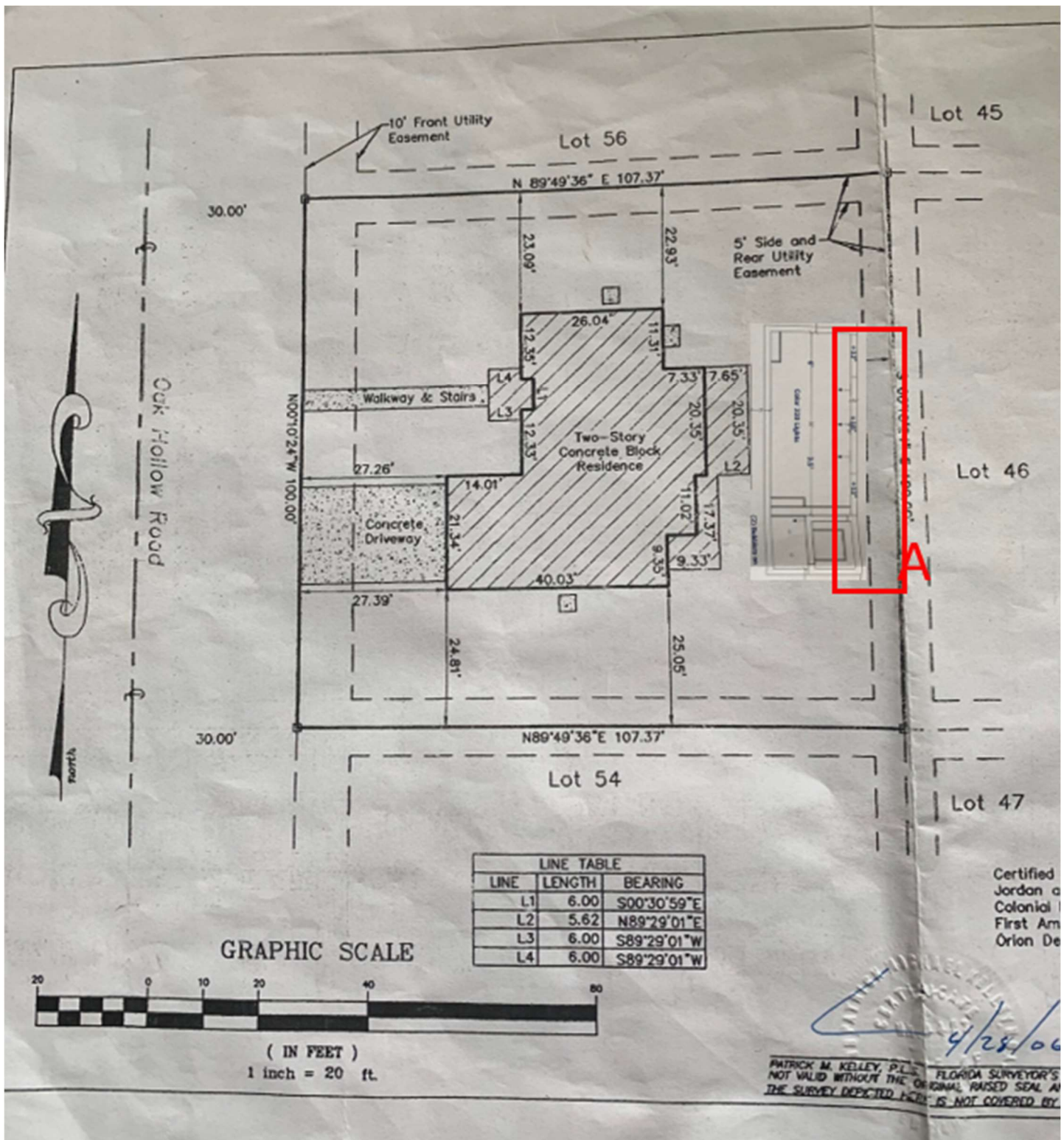


1605 Oak Hollow Road – Shappard Variance Request
ATTACHMENT B – PICTURES OF HOME

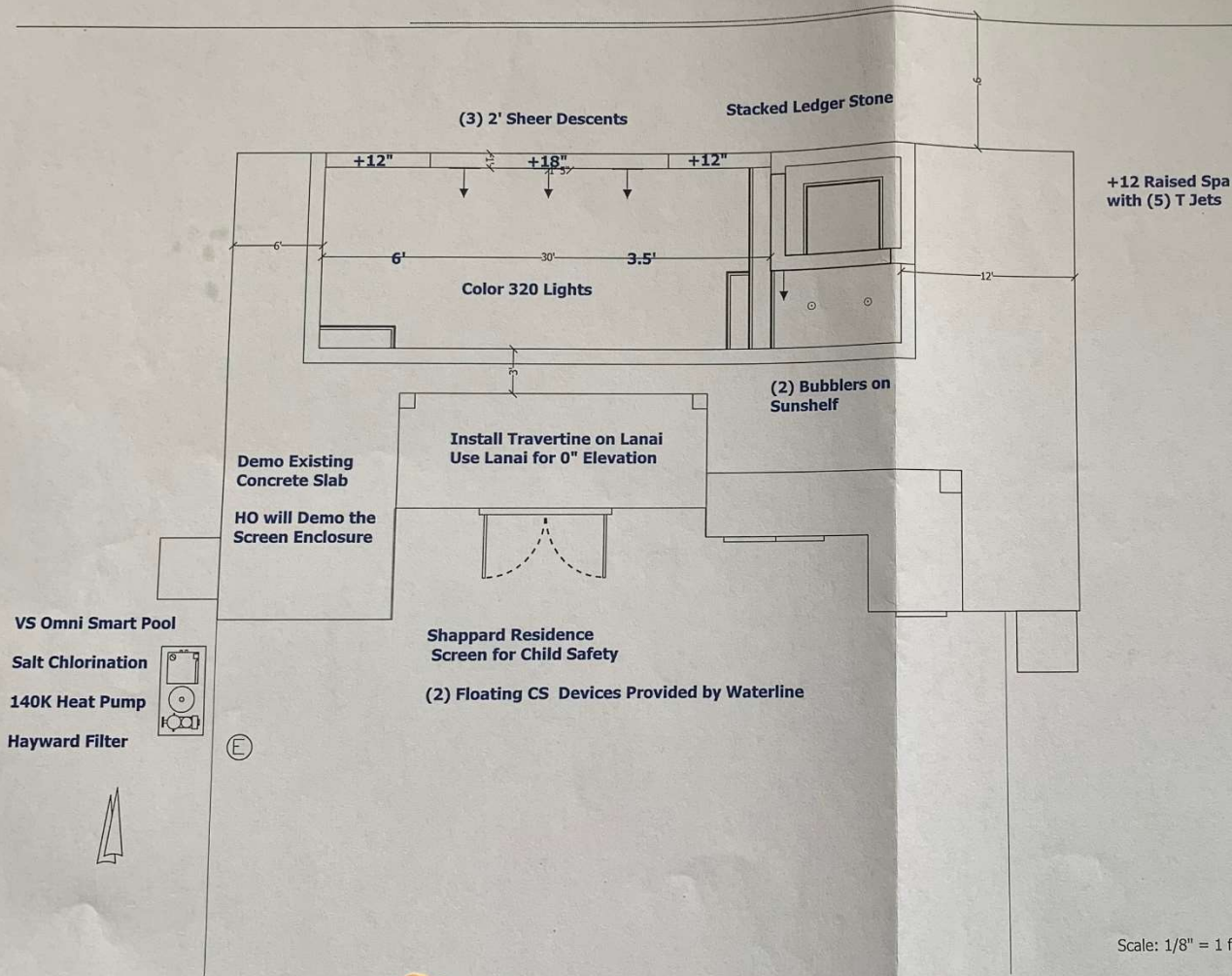


1605 Oak Hollow Road – Shappard Variance Request

ATTACHMENT C – SURVEY WITH POOL RENDERING



A – Rear Yard Setback of 5 feet vs. 9 feet



GENERAL SPECIFICATIONS

Pool Size 18'3" x 39' Area 415 Shape GEO Depth 3.5'-5.5'
Spa Size 8' x 6' Area 48 Shape GEO
Pool Capacity 10,470 Spa Capacity 737

Decking Sabote Area 775 Color Light Deck Drain yes
Tile 6x6 Color Pattern Code
Step Tile Color Spa tile Code

Filter Hayward Size 200 Pump 1/2 HP Size
Return Lines (4) Safety Device (2) Floatation
Lights (5) Pool Cleaner only Time Clock no Swimout yes
Chlorinator SALT Therapy Jets (5) Hand Rails N/A

Screen Color Bronze
Wall Height 10'
Top Design Sand
Footer yes
Elite Roof no

Note: If you are getting fan beams, The fan and wiring is not included.

Additional Notes

(3) 2' sheers
140K Heat Pump

Legal Description of Property
Lot 55 Block Subdivision Indian Shores Platbook 310 Pages 71-72
County of Leke Permit Issued By Clermont

Address 1605 Oak Hollow Rd
City Clermont Zip Code 34711
Home # 407-325-0769 Cell # 321-689-5625

Gate Code
Customer's Signature Todd Shap
Deigned By Addison Copman Date 11/20/2020

Known Conditions - We anticipate hitting some underground water while excavating your pool. For that reason we include 3 tons of underground pea-rock which would cover what is normal. There are however situations where we discover water conditions that require additional pea-rock to control the wet/watery soil. For every ton of rock over the 3 tons there will be a change order of \$65.00 per ton installed to control water

Sod and Landscaping not included. Sprinkler repair not included.

All Measurements are approximate and not exact.

Heather and Todd Shappard
1605 Oak Hollow Rd.
Clermont, FL 34711

Monday, February 15, 2021

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219

To Whom It May Concern,

We are requesting a variance for the rear of our property, 1605 Oak Hollow Rd., to install an in-ground pool/deck with a rear setback of 5 feet vs. 9 feet. With our investment of this pool/deck, we anticipate it being a below-grade improvement that will add value to our home, as well as create lasting memories within our Forever Home.

Setbacks within our Indian Shores subdivision have been granted previously for reduced rear, side, and front yard setbacks. Unlike the properties who received front yard variance setbacks to allow a greater rear yard for placement of an in-ground pool, we do not have the same opportunity as we purchased our property four years after it was built. When we purchased our home, the survey that was provided to us at closing reflected a 5-foot setback only. Therefore, our pool was designed to meet the 5-foot rear setback.

If we meet the 9-foot setback, the exterior porch load bearing wall is causing a clearance hardship between the pool and porch wall which currently reflects a 3 feet clearance. With the load bearing porch wall, we are limited to the area we have for the placement/setback of the pool and decking. The load bearing porch wall is 7.65 feet in length and current code requires the pool setback to be 4 feet. Thus, we are losing 3.65 feet of placement/clearance opportunity due to the wall. Therefore, we are requesting the 4 feet of additional setback (5 feet vs. 9 feet) to **(1)** offset the placement opportunity we lose due to the load bearing porch wall **(2)** reduce the hazard to our family and/or risk to our guests as they attempt to maneuver around the low bearing porch wall to get to the outside bathroom entry and **(3)** provide us the same opportunity as our neighboring properties to increase the value of our home through reasonable use of our property.

We greatly appreciate your time and consideration as you review our variance request. If you have any questions and/or need any additional information, please do not hesitate to contact us.

Sincerely,

Heather & Todd Shappard
321-689-5635 and 407-325-0769

Enclosures:

- (1) Application
- (2) Variance Request Visual Aides
- (3) Boundary Survey
- (4) Pool Rendering
- (5) Property Record Card
- (6) 1603 Oak Hollow Neighbor Support Email
- (7) 1607 Oak Hollow Neighbor Support Email
- (8) 1606 Indian Shore Dr Neighbor Support Letter



Heather Shappard <hrshappard@gmail.com>

1605 Oak Hollow Rd Shappard Variance Request - Support from 1603 Oak Hollow Rd

DANNY BENAVIDES <dfbg2001@msn.com>
To: Heather Shappard <hrshappard@gmail.com>

Mon, Feb 15, 2021 at 12:56 PM

Heather / Todd,

You guys can count with our support.

This variance does not impact us on any way.

Sincerely,

Danny & Violet Benavides

571.259.3691

From: Heather Shappard <hrshappard@gmail.com>

Sent: Monday, February 15, 2021 12:34 PM

To: DANNY BENAVIDES <dfbg2001@msn.com>

Subject: 1605 Oak Hollow Rd Shappard Variance Request - Support from 1603 Oak Hollow Rd

Good Afternoon Danny,

We are in the process of requesting a variance from the City of Clermont for our property to install an in-ground pool/deck with a rear setback of 5 feet vs. 9 feet. With this variance, it would allow for greater than a 3 foot clearance between the pool and current load bearing porch wall.

Can you please respond and let us know whether you support and/or do not support our variance request? If you support, can you please confirm that the variance will not cause or allow interference with the reasonable enjoyment of your property?

Thank you in advance for your support! We estimate that we will be on the Agenda for the March 23rd City Council meeting. We will include your email response as part of our application to help demonstrate that we have our neighbor's support.

If you have any questions, please do not hesitate to reach out or call us.

Sincerely,

Heather (321-689-5365) & Todd Shappard (407-325-0769)

1605 Oak Hollow Rd. Clermont, FL 34711



Heather Shappard <hrshappard@gmail.com>

1605 Oak Hollow Rd Shappard Variance Request - Support from 1607 Oak Hollow Rd

pecas15986@aol.com <pecas15986@aol.com>
Reply-To: pecas15986@aol.com
To: "hrshappard@gmail.com" <hrshappard@gmail.com>

Tue, Feb 16, 2021 at 9:50 PM

Good Evening,

I support your variance request. Furthermore, I also confirm that the variance will not cause or allow interference with the reasonable enjoyment of my property. I have no problem with your requests. Please let me know if there is anything else you need from me.

Best Regards,
Augusto Barney

-----Original Message-----

From: Heather Shappard <hrshappard@gmail.com>
To: Augusto and Consuelo Barney <pecas15986@aol.com>
Sent: Mon, Feb 15, 2021 12:29 pm
Subject: 1605 Oak Hollow Rd Shappard Variance Request - Support from 1607 Oak Hollow Rd

Good Afternoon Agosto,

We are in the process of requesting a variance from the City of Clermont for our property to install an in-ground pool/deck with a rear setback of 5 feet vs. 9 feet. With this variance, it would allow for greater than a 3 foot clearance between the pool and current load bearing porch wall.

Can you please respond and let us know whether you support and/or do not support our variance request? If you support, can you please confirm that the variance will not cause or allow interference with the reasonable enjoyment of your property?

Thank you in advance for your support! We estimate that we will be on the Agenda for the March 23rd City Council meeting. We will include your email response as part of our application to help demonstrate that we have our neighbor's support.

If you have any questions, please do not hesitate to reach out or call us.

Sincerely,
Heather (321-689-5365) & Todd Shappard (407-325-0769)
[1605 Oak Hollow Rd. Clermont, FL 34711](#)

Heather and Todd Shappard
1605 Oak Hollow Rd.
Clermont, FL 34711

Wednesday, February 17, 2021

1606 Indian Shore Drive
Clermont, FL 34712-0219

Good Afternoon,

We are in the process of requesting a variance from the City of Clermont for our property to install an in-ground pool/deck with a rear setback of 5 feet vs. 9 feet. With this variance, it would allow for greater than a 3-foot clearance between the pool and current load bearing porch wall.

Can you please respond and let us know whether you support and/or do not support our variance request? If you support, can you please confirm that the variance will not cause or allow interference with the reasonable enjoyment of your property?

Thank you in advance for your support! We estimate that we will be on the Agenda for the March 23rd City Council meeting. We will include your response as part of our application to help demonstrate that we have our neighbor's support.

If you have any questions, please do not hesitate to reach out or call us.

Sincerely,
Heather (321-689-5365/hrshappard@gmail.com)
Todd Shappard (407-325-0769/tshappard@gmail.com)

To whom it may concern
I Raymond Mason at
1606 Indian Shore Dr Clermont FL
have no problem with project
1917753 5877



CITY OF CLERMONT VARIANCE APPLICATION

DATE 2/15/2021		FEE: \$300.00	
Project Name (if applicable)			
Applicant Todd Shappard & Heather Shappard			
Contact Person Todd Shappard			
Address 1605 Oak Hollow RD	City Clermont	State FL	Zip 34711
Telephone 407-325-0769	Fax		
Email tshappard@gmail.com			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address	City	State	Zip
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 1605 Oak Hollow Road	City Clermont	State FL	Zip 34711
General Location Indian Shores Development located off of W. Minnehaha Ave/561, Lot 55			
Legal Description & Alternate Key (include copy of survey) Legal Description: Clermont, Indian Shores Replat Sub Lot 55 PB 36 PG 71-72 Alternate Key: 3673581 Parcel Number: 26-22-25-0350-000-05500			
Land Use (City verification required) Low Density Residential			
Zoning (City verification required) R-1A			



CITY OF CLERMONT **VARIANCE** APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
122 - 342

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

The applicant is seeking a variance in order to install an in-ground pool/deck with a rear setback of 5 ft vs. 9 ft. This would allow for greater than a 3 ft. clearance b/w the pool & current load bearing porch wall.

How does the Code create a hardship?

The applicant's survey reflects a 5ft setback vs. 9 ft. With a 9 ft. setback, the exterior porch load bearing wall is causing a clearance hardship between the pool and wall and can create a potential hazard.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

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

See following attached page for response.

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

See following attached page for response.

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

See following attached page for response.



CITY OF CLERMONT VARIANCE APPLICATION

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

See following attached page for response.

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

See following attached page for response.

Todd Shappard

Applicant Name (print)

x Todd Shappard
Applicant Name (signature)

Todd Shappard

Owner Name (print)

x Todd Shappard
Owner Name (signature)

NOTICE

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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

Sec. 86-174. Review Criteria and Findings Responses

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

Per our neighbors' supporting emails/letter documentation, this variance request will NOT cause or allow interference with the reasonable enjoyment of our adjacent properties. The rear adjacent property, 1606 Indian Shore Dr., that would be impacted the most is elevated and is separated by an existing vinyl privacy fence, as well as a retaining wall.

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

Due to the load bearing porch wall, we are limited to the area we have for the placement/setback of the pool and decking. Based upon this placement, we do believe that this area allows for reasonable use of the property.

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

Without the approval of this variance, we believe there to be a hazard to our family and/or risk to our guests as they attempt to maneuver around the low bearing porch wall to get to the outside bathroom entry. With this variance, we do not believe there is evidence that granting this variance would impede the City's objective.

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

N/A - Development Services Department Response

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

This variance will provide us the same opportunity as our neighboring properties to increase the value of our home through reasonable use of our property. We believe it to be the minimum variance that will make reasonable use of the land, building and structure that will offset the placement opportunity we lose due to the load bearing porch wall. In addition, per our neighbors' supporting emails/letter documentation they have confirmed that there will not be a negative impact to their reasonable enjoyment.

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: 10101432
Phone: (352) 241-7331
Date: 03/30/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	04/05/2021	04/05/2021	\$103.50

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow a rear yard setback less than the minimum requirements of the special setbacks for accessory structures by the Land Development Code, Section 1.22-342, at the following location:

LOCATION:

Indian Shores Subdivision
1605 Oak Hollow Road
(Alternate Key #3673581)

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

The Clermont City Council will consider this request at a public meeting to be held on Tuesday, April 13, 2021 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC
City Clerk

Ad No: 10101432
April 05, 2021

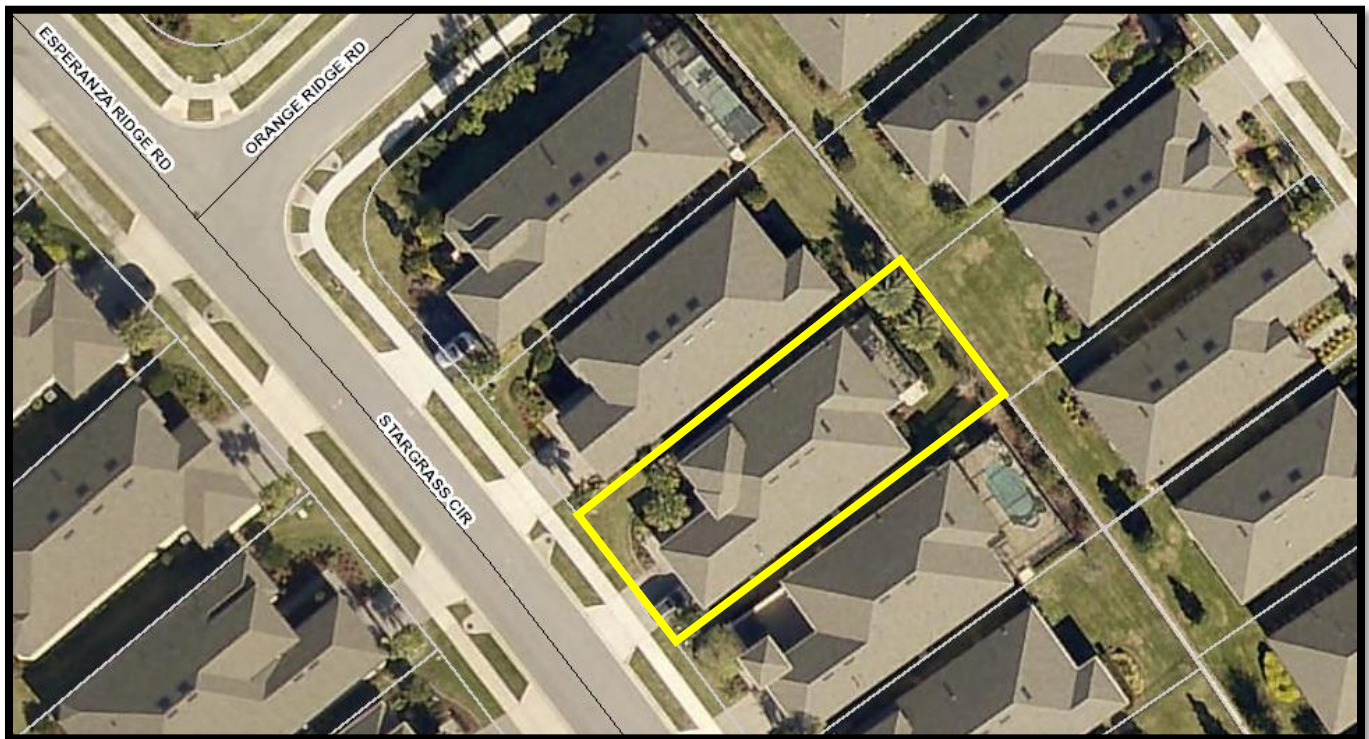
Payment Info	
Ad Price	\$103.50
Tax	\$0.00
Sub Total	\$103.50
Prepaid Amount	\$0.00
Balance Due	\$103.50

AGENDA ITEM

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Variance Request 2534 Stargrass Circle		
Requested Action		
Recommend approval of the variance request.		
Staff Report		
The applicant is requesting one (1) setback variance in order to allow the conversion of an existing screened patio. The applicant is requesting the removal of the screened roof portion and having it replaced with an insulated solid roof. The owner resides at 2534 Stargrass Circle within the Highland Ranch Esplanade 55+ Subdivision. The existing screened roof area is 10 feet by 26 feet. Under the current code, solid roofs are considered a structure and they are required to meet the setbacks for primary structures. Screened roof enclosures are accessory structures and are required to meet a reduced rear yard setback. The setback in this subdivision is 20 feet from the rear property line for primary structures and 5 feet for accessory structures. The applicant has indicated the installation of the insulated solid roof will provide the homeowner with more use of the existing outdoor area while being protected from both the sun and rain. The applicant has provided seven (7) letters of support from the adjoining property owners and HOA approval. The impervious surface area will not be increased since the existing patio floor will now be covered by a solid roof. A more detailed report can be found in the attached Staff Analysis Report.		
		
Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does meet a positive finding on all of the five criteria. Therefore, staff recommends approval of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

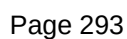
1.	Maps and Photos	Maps and Photos.pdf
2.	Staff Analysis 2534 Stargrass Cir	Staff Analysis 2534 Stargrass Cir.docx
3.	New 86-174 Review Criteria- 2534 Stargrass Cir	New 86-174 Review Criteria- 2534 Stargrass Cir.docx
4.	HOA approval letter	HOA approval letter.pdf
5.	Knapp letter of support 2534 Stargrass Cir Clermont	Knapp letter of support 2534 Stargrass Cir Clermont.pdf
6.	Starr letter of support 2534 Stargrass Cir Clermont	Starr letter of support 2534 Stargrass Cir Clermont.pdf
7.	Weber letter of support 2534 Stargrass Cir Clermont	Weber letter of support 2534 Stargrass Cir Clermont.pdf
8.	Balicki letter of support 2534 Stargrass Cir Clermont	Balicki letter of support 2534 Stargrass Cir Clermont.pdf
9.	Bruner letter of support 2534 Stargrass Cir Clermont	Bruner letter of support 2534 Stargrass Cir Clermont.pdf
10.	Drabik letter of support 2534 Stargrass Cir Clermont	Drabik letter of support 2534 Stargrass Cir Clermont.pdf
11.	Hur letter of support 2534 Stargrass Cir Clermont	Hur letter of support 2534 Stargrass Cir Clermont.pdf
12.	2-9-2021 Robert Myers Variance - 2534 Stargrass Cir	2-9-2021 Robert Myers Variance - 2534 Stargrass Cir.pdf
13.	2534 Stargrass Cir Legal Ad	2534 Stargrass Cir Legal Ad.docx

Myers - 2534 Stargrass Circle – Variance Request



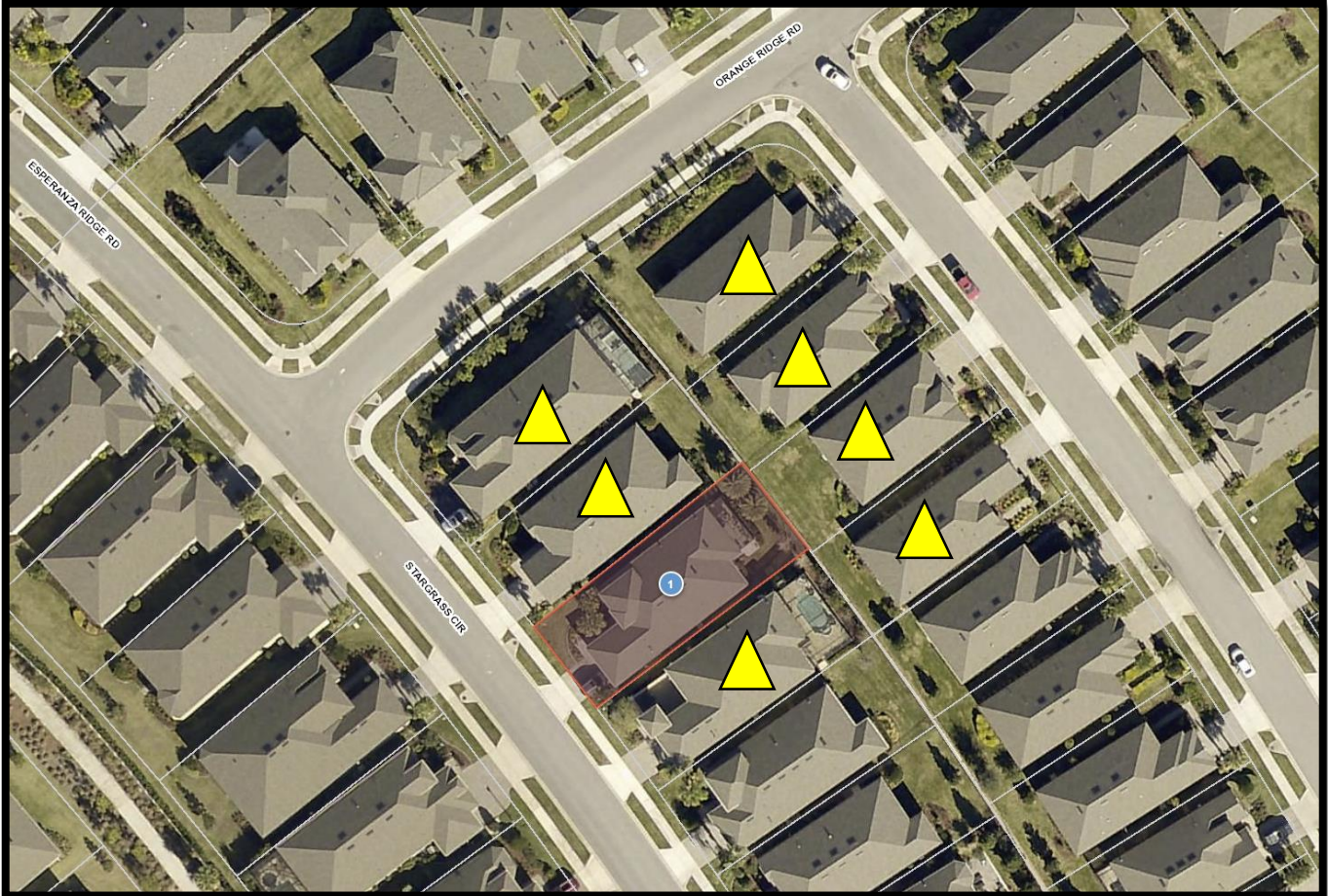
Myers - 2534 Stargrass Circle – Variance Request





Myers - 2534 Stargrass Circle – Variance Request

The applicant is located at the blue circle and the yellow triangles are letters of support from the adjoining homeowners





CITY OF CLERMONT Staff Analysis Report

OWNER: Robert & Zalie Myers

APPLICANT: Superior Aluminum Installations

PROJECT NAME: 2534 Stargrass Circle Setback Variance

REQUESTED ACTION: Consider a request for the following variance: (1) to allow for a rear yard setback of 16 feet instead of 20 feet as required in the Highland Ranch PUD (Resolution No. 2019-26R), Section 9, Item 10

SIZE OF PARCEL: 6,543 SF lot

LOCATION: 2534 Stargrass Circle – Highland Ranch Esplanade Subdivision

EXISTING ZONING: UE, Urban Estate with a Conditional Use Permit (2019-26R) for a Planned Unit Development

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Master Planned Development

ANALYSIS:

The applicant is requesting one (1) setback variance in order to allow the conversion of an existing screened patio. The applicant is requesting the removal of the screened roof portion and having it replaced with an insulated solid roof. The existing screened roof area is 10 feet by 26 feet. Under the current code, solid roofs are considered a structure and they are required to meet the setbacks for primary structures. Screened roof enclosures are accessory structures and are required to meet a reduced rear yard setback. The setback in this subdivision is 20 feet from the rear property line for primary structures and 5 feet for accessory structures.

The applicant has indicated that no enlargement over the existing screened patio will occur. The impervious surface area will not be increased since the existing patio floor will now be covered by a solid roof. The applicant has indicated the installation of the insulated solid roof will provide the homeowner with more use of the existing outdoor area while being protected from both the sun and rain. The applicant has provided seven (7) letters of support from the adjoining property owners and HOA approval.

Staff understands the applicant is seeking reasonable use of the property and is not increasing the existing patio area with this request. The installation of the insulated solid roof does not seem to be intrusive to surrounding property owners, especially with the submitted letters of support and the HOA has granted approval. The impervious surface area is not being increased with the addition of the solid roof.

STAFF RECOMMENDATION:

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

2534 Stargrass Circle Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: Due to the fact that this project involved using the existing elevated concrete pad of the original footprint allows the footprint of the new covered roof of the existing open roof screen enclosure, therefore there is no interference of adjacent properties and since this is a private residence, there would be no impact to other citizens of the city. Please see the attached letters from adjacent property owners in support of this request.

Staff comments: The replacing of the existing screened roof with an insulated, solid roof would have the most impact on adjacent property owners. The applicant has provided letters of support from all the adjacent property owners, thus indicating the proposed project would not negatively impact the standard of living to those mostly impacted by the request.

Positive Finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: Allowance/approval of this variance will allow normal reasonable continued use of the property, in character, and consistent with other properties in this same community.

Staff comments: The replacement of the existing screened roof with the insulated, solid roof appears to allow reasonable use of the existing patio. The applicant is not requesting an increase in the square footage of the existing patio. The only change would be to replace the existing screened roof with an insulated roof. Staff has had several requests for insulated solid roof patios extending into the rear yard setback that City Council has approved over the years.

Positive Finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: If granted, this variance's benefit would outweigh any negative impact on the neighborhood or community. The homeowner would be able to enjoy a comfortable space, and increased property value as would the surrounding properties as well.

Staff comments: The replacement of the existing screened roof with the insulated solid roof would be a benefit that outweighs the current situation, especially living in Florida with the extreme heat and rain. The approval of this variance would not hinder any legitimate City objective.

Positive Finding

- (4) The granting of the variance is consistent with the city's comprehensive plan:
Applicant response: The granting of the variance will provide both the retired homeowner with an area that will provide needed protection from the weather/elements, while keeping in community standards

meeting the HOA requirements as approved. Superior (the applicant) has a strong presence within this community by providing City permitted add-on structures and have built many covered roof screen enclosures to homeowners and neighbors.

Staff comments: The requested variance is not in conflict with the Clermont Comprehensive Plan.

Positive Finding

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

Applicant response: The variance requested is the minimum variance. The variance requested will allow the homeowner to use the existing elevated concrete pad without expensive modification and allow for the homeowner to be able to extend their use of their outdoor area shielding them from both rain and hot sun while maintaining the current footprint and therefore, not infringing on adjacent or nearby properties. This covered screen enclosure is keeping with many other structures that Superior (the applicant) has built for homeowners in this community to ensure community development integrity. The homeowner has approval from the HOA Architectural Review Board as well.

Staff comments: The applicant is requesting to replace the existing screened roof with an insulated solid roof. No expansion to the current patio is being proposed. Therefore, the applicant has requested the minimum variance that will make reasonable use of the building and structure. The benefit to the homeowner that would be achieved by granting the variance would outweigh the benefits under this criteria if the variance was denied. In addition, the applicant has received HOA approval for the installation of the insulated solid roof and support from the adjacent property owners.

Positive Finding

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

Esplanade at Highland Ranch Homeowners Association, Inc.

438 Interstate Court
Sarasota, Florida 34240

Phone: 941-866-6044
Fax: 941-371-2066

Zalie & Robert Myers
2534 Stargrass Circle
Clermont, FL 34715

HOA
Approval Letter

RE: Architectural Application for 2534 Stargrass Circle
Account#: 12705

October 15, 2020

Dear Homeowner,

The Architectural Control Committee for Esplanade at Highland Ranch Homeowners Association, Inc. has reviewed and **APPROVED** your architectural application submitted for the installation of a screen room with covered roof per the plans submitted based on the following condition(s):

1. All applicable permits must be obtained by the owner or vendor if required.
2. Owner is responsible for any damage or drainage issues on the lot and that of neighboring home(s).

Your patience and cooperation with the architectural review process is appreciated. If you have any questions, please contact the association at 941-866-6044.

Sincerely,

Architectural Control Committee for
Esplanade at Highland Ranch Homeowners Association, Inc

ACC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ACC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ACC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ACC, the Association, the Board of Directors or the Association or any Members thereof, nor the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Letter of Support

Request for a Variance

at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express our support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

We are located directly next door to the Myers' residence at 2538 Stargrass Cir, Clermont, FL 34715.

Granting the setback variance and thus allowing the replacement of an existing open roof screen enclosure with a solid insulated roof screen enclosure will not cause any interference or affect the use of our adjacent property.

Jack & Mary Knapp


1/25/2021 1/25/2021

2538 Stargrass Cir.
Clermont, FL 34715

Letter of Support

Request for a Variance

at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express our support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

We are located 2 houses away on the back side of the Myers' residence. Our address is 2714 Stargrass Cir, Clermont, FL 34715.

Granting the setback variance and thus allowing the replacement of an existing open roof screen enclosure with a solid insulated roof screen enclosure will not cause any interference or affect the use of our property.



James & Nancy Starr

Nancy A. Starr 1/29/2021
407 395 9251

2714 Stargrass Cir.
Clermont, FL 34715

Phone #

Date

Letter of Support

Request for a Variance

at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express our support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

We are located 2 houses away from the Myers' residence. Our address is 2526 Stargrass Cir, Clermont, FL 34715.

Granting the setback variance and thus allowing the replacement of an existing open roof screen enclosure with a solid insulated roof screen enclosure will not cause any interference or affect the use of our property.

John and Susan Weber

2526 Stargrass Cir.
Clermont, FL 34715

Phone # 414-559-4541 Date 1-29-21

Letter of Support

Request for a Variance

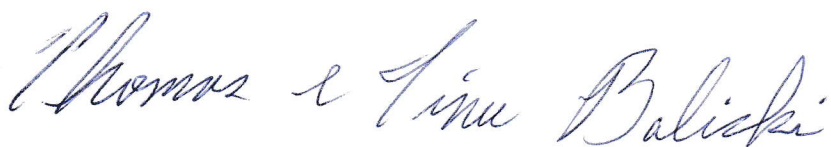
at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express our support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

We are located directly behind the Myers' residence. Our address is 2706 Stargrass Cir, Clermont, FL 34715.

Granting the setback variance and thus allowing the replacement of an existing open roof screen enclosure with a solid insulated roof screen enclosure will not cause any interference or affect the use of our adjacent property.

Thomas & Tonina Balicki



2706 Stargrass Cir.
Clermont, FL 34715

1-25-2021

847-226-1384

Letter of Support

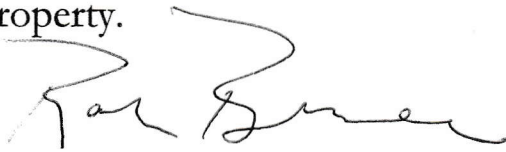
Request for a Variance

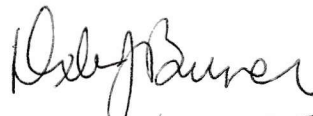
at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express our support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

We are located adjacent to the Myers' residence. Our address is 2702 Stargrass Cir, Clermont, FL 34715.

Granting the setback variance and thus allowing the replacement of an existing open roof screen enclosure with a solid insulated roof screen enclosure will not cause any interference or affect the use of our adjacent property.


407-416-4081


407-765-3868

Ralph & Debra Bruner

2702 Stargrass Cir.
Clermont, FL 34715

Letter of Support

Request for a Variance at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express my support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

I am located directly next door to the Myers' residence at 2530 Stargrass Cir, Clermont, FL 34715.

Mr. & Mrs. Myers have explained to me the project (installation of a roof on an existing concrete pad) they are requesting a variance to the property setback.

Granting this variance will not cause any interference or effect the use of my property.

Gloria Drabik

Gloria Drabik 1-25-2021
813-789-6400

2530 Stargrass Cir.
Clermont, FL 34715

Letter of Support

Request for a Variance

at 2534 Stargrass Cir., Clermont Florida, 34715

This letter is to express my support for the variance requested by Robert & Zalie Myers residing at 2534 Stargrass Cir, Clermont, FL 34715.

We are located adjacent to the Myers' residence. Our address is 2710 Stargrass Cir, Clermont, FL 34715.

Granting the setback variance and thus allowing the replacement of an existing open roof screen enclosure with a solid insulated roof screen enclosure will not cause any interference or affect the use of my adjacent property.

Ben Hur



2710 Stargrass Cir.
Clermont, FL 34715

Phone # 407-347-7013 Date 1/29/21



CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed.

A Pre-Application meeting with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time, and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Services Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of one (1) year.



CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

Check List

The following information shall be provided:

- ☒ Proof of ownership (i.e. Lake County Property record card, tax receipt, or deed.)
- ☒ Legal description of the property – may be on information above.
- ☒ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☒ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those five (5) items in mind to justify the variance request.
- ☒ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☐ The original application and all supplemental materials. All materials can be submitted in PDF format on a CD or via email to planning@clermontfl.org
- ☐ Fee: \$300.⁰⁰ plus advertisement for existing single-family residential.
\$600.⁰⁰ plus advertisement for all others.

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



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE Jan 25, 2021		FEE:	
Project Name (if applicable) Myers			
Applicant Superior Aluminum Installations			
Contact Person Ricardo Oliveira			
Address 3005 Forsyth Road		City Winter Park	State FL Zip 32792
Telephone 407-678-0500		Fax 407-678-5560	
Email main@superior-fl.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Robert & Zalie Myers			
Owner Address 2534 Stargrass Circle		City Clermont	State FL Zip 34715
Telephone 860-227-1382		Email robert.a.myers1@gmail.com	
PROPERTY INFORMATION			
Address of Subject Property 2534 Stargrass Circle		City Clermont	State FL Zip 34715
General Location House is located in the Highland Ranch Esplanade 55+ Retirement Community located off old HWY 50 & Blackstill Road in Clermont			
Legal Description & Alternate Key (include copy of survey) LEGAL DESCRIPTION HIGHLAND RANCH ESPLANADE PHASE 1A PB 67 PG 14-15 LOT 95 ORB 4853 PG 1854 ALT KEY 3897434			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

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

Replace existing Screen Enclosure with a Screen Room. The existing structure provides limited usage opportunity of the home's rear outdoor area due to either too much rain or extremely hot sun with little to no shade. As retired residents, homeowner limits their time/exposure to the harmful UV rays of the sun and do not sunbath. With an approved variance the homeowner will get more use of the house's outdoor area while being protected from both rain and sun. Setback for solid roof is 20' from rear property line, and our project is 16' from the rear property line.

How does the Code create a hardship?

The homeowners plan was to use the existing footprint of the home as originally built with included an elevated concrete pad that supported the open roof screen enclosure. Using the existing concrete pad to support the solid roof eliminated having to cut down and remove a significant portion of the elevated concrete pad which would make the project cost out of reach. In addition after cutting back the concrete pad, the size of the new area would not add enough usable space to make the projection functional or desirable.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Due to the fact that this project involved using the existing elevated concrete pad of the original footprint allows the footprint of the new covered roof of the existing open roof screen enclosure, therefore there is no interference of adjacent properties and since this is a private residence, there would be no impact to other citizens of the city. Please see the attached letters from adjacent property owners in support of this request.
- (2) The variance will allow a reasonable used of the property, which use in not out of character with other properties in the same zoning category;
Allowance/approval of this variance will allow normal reasonable continued use of the property, in character, and consistent with other properties in this same community.
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
If granted, this variance's benefits would outweigh any negative impact on the neighborhood or community. The homeowner would be able to enjoy a comfortable space, and increased property value as would the surrounding properties as well.



CITY OF CLERMONT
VARIANCE
APPLICATION

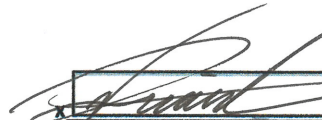
(4) The granting of the variance is consistent with the city's comprehensive plan; and will provide both the retired homeowner with an area that will provide needed protection from the weather/elements, while keeping in community standards meeting the HOA requirements as approved. Superior has a strong presence within this community by providing City permitted add on structures & we have built many covered roof screen enclosures to homeowners & neighbors.

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

The variance requested is the minimum variance. The variance requested will allow the homeowner to use the existing elevated concrete pad without expensive modification and allow for the homeowner to be able to extend their use of their outdoor area shielding them from both rain and hot sun while maintaining the current footprint and therefore not infringing on adjacent or nearby properties. This covered roof screen enclosure is in keeping with many other structures that Superior has built for homeowners in this community to ensure community development integrity. This homeowner has approval from the HOA Architectural Review Board as well.

RICARDO OLIVEIRA

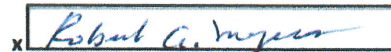
Applicant Name (print)



Applicant Name (signature)

ROBERT A MYERS

Owner Name (print)

x 

Owner Name (signature)

NOTICE

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

Hardship relief. A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered?

- (1) Requests for variances to the adopted comprehensive plan.
- (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
- (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(Ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.



Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

(Ord. No. 281-C, §1(Ch. 8, §2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(Ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-9)

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a rear yard setback of 16 feet instead of 20 feet as required in the Highland Ranch PUD (Resolution No. 2019-26R), Section 9, Item 10 at the following location:

LOCATION:

2534 Stargrass Circle
(Alt. Key 3897434)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, April 13, 2021 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 6, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Selection of Executive Search Firm		
Requested Action		
Staff Report		
The City Council held a Workshop on April 6, 2021 to hear the presentations of four executive search firms consisting of: Mercer Group, S. Renee Narloch & Associates, Slavin Management Consultants, and Strategic Government Resources. The Council agreed on Strategic Government Resources as their first choice. City Attorney Mantzaris will present a contract to the City Council at the April 13, 2021 Council Meeting for consideration.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 13, 2021		
Agenda Item Name		
Ordinance No. 2021-010 <i>Introduction</i> <i>Graff Building Rezoning</i>		
Requested Action		
Recommend introduction of Ordinance 2021-010		
Staff Report		
The applicant, Mark Graff, is requesting a rezoning to a Planned Unit Development (PUD) to redevelop the subject parcel into a three-story mixed-use project consisting of 10 residential apartments and office use. The property is located at 872 West Minneola Avenue and is approximately 0.31 acres or 13,500 square feet in size. Each floor in the building will be 4,540 square feet, for a total of 13,620 square feet in the building. The applicant has provided a concept site plan showing the proposed building, parking, landscape area and other aspects of the project. The first floor will be office use and common use, such as elevator, electrical rooms, etc. The second and third story will consist of five residential units on each floor, ranging from one-bedroom apartments starting at 600 square feet up to two-bedroom apartments at 944 square feet. The proposed square footage meets the minimum for dwelling unit size in the Central Business District. The applicant is requesting the use of a density bonus in the Central Business District, as outlined in Section 122-249 of the Land Development Code. The applicant is requesting three additional units through the density bonus over the seven units permitted under the code. Bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria listed in Section 122-249 through a Community Benefit Agreement (CBA). The applicant, in his community benefit agreement offer, has agreed to fully contribute to the cost and installation of nine public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine spaces will not be reserved for the project and will be open to the public. The CBA is included in the packet. The applicant is requesting three waivers to the land development code. The waivers include a reduction of five (5) on-site parking spaces, a reduction in the landscape buffer from ten feet to seven feet around the parking area, and the ability to irrigate the landscape from the potable water system. The Staff Analysis Report has a more in-depth review of the project and is attached. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and office use since the future land use of Downtown Mixed Use allows this type of land use. The property has access to major road networks and the trail system. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. The project is located within walking distance to many of the amenities and services offered by downtown. School concurrency shall be met as a requirement prior to site plan approval. The proposed project allows redevelopment of an obsolete structure and site to an urban setting. Staff is able to support the request and recommends approval of Ordinance 2021-010.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Staff Analysis Graff Building	Staff Analysis Graff Building.docx
2. Ord 2021-010 - Graff Building PUD (03.31.2021 V4) - RF BL FINAL	Ord 2021-010 - Graff Building PUD (03.31.2021 V4) - RF BL FINAL.pdf
3. Maps	Maps.pdf
4. 3-29-21 site plan parking calculation-GB FINAL	3-29-21 site plan parking calculation-GB FINAL.pdf
5. Graff Community Benefit Agreement V3	Graff Community Benefit Agreement V3.docx
6. 3-23-21 community benefit purchased parking	3-23-21 community benefit purchased parking.pdf
7. 8-10-20 South Color Elevation-GB	8-10-20 South Color Elevation-GB.pdf
8. 8-10-20 North Color Elevation-GB	8-10-20 North Color Elevation-GB.pdf
9. 3-11-21 space plan 1st floor-GB	3-11-21 space plan 1st floor-GB.pdf
10. 3-11-21 space plan 2nd & 3rd floor-GB	3-11-21 space plan 2nd & 3rd floor-GB.pdf
11. Application	Application.pdf
12. 2-27-20 Survey-872 MA signed & certified	2-27-20 Survey-872 MA signed & certified.pdf
13. Legal Ad	Legal Ad.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: GH Residential, LLC

APPLICANT: Mark Graff

PROJECT NAME: Graff Building

REQUESTED ACTION: Consider a request for a rezoning to Planned Unit Development (PUD) for a mixed-use project consisting of 10 residential units and office use

SIZE OF PARCEL: 0.31 +/- acres or 13,504 SF lot

LOCATION: 872 West Minneola Ave

EXISTING ZONING: Central Business District (CBD)

EXISTING LAND USE: Four-plex constructed in 1949

FUTURE LAND USE CATEGORY: Downtown Mixed-Use

ANALYSIS:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to redevelop the subject parcel into a three-story mixed-use project consisting of 10 residential units and office uses. Each floor will consist of 4,540 square feet for a total of 13,620 square feet. The applicant has provided a concept site plan, dated 03-29-21 prepared by Germana Engineering, showing the proposed building, parking, landscape area and other aspects of the project.

The applicant has indicated the first floor will consist of 2,898 square feet of office space. The remaining space, 1,642 square foot, is common area for the offices and residential use, such as elevator, two stair wells, two HVAC and electric panel closets, two restrooms, exercise room and conference room. The second and third story will consist of five residential units on each floor, ranging from one-bedroom apartments starting at 600 square feet up to two-bedroom apartments up to 944 square feet. The proposed square footage meets the minimum for dwelling unit size in the Central Business District.

The applicant is requesting the use of a density bonus in the Central Business District, as outlined in Section 122-249 of the Land Development Code. The current permitted density is 25 dwelling units per acre, or 7 units in this case based upon the square

footage of the property. The applicant is requesting three additional units through the density bonus. This would equate to 32.5 dwelling units per acre.

The mandatory requirements for any project in the central business district greater than 12 dwelling units per acre under Section 122-249 includes durable high-quality construction material, urban design and architectural features, pedestrian improvements and a trail connection. The applicant has demonstrated through the site plan and elevations, these items will be met. In addition, the applicant has indicated at the end of this report his position on these items.

Bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria listed in Section 122-249 through a Community Benefit Agreement. The applicant, in his community benefit agreement offer, has agreed to fully contribute to the cost and installation of nine public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine spaces will not be reserved for the project and will be open to the public. This has been captured in the Community Benefit Agreement to ensure the requirements are memorialized offered by the applicant.

WAIVERS:

The applicant is requesting three waivers to the land development code in order to develop the project. The three waivers include:

1. A reduction of five on-site parking spaces. The applicant is required to have 24 on-site parking spaces based upon the proposed use. Since the project is being redeveloped, the applicant is provided credit under Section 98-17 (d) (1) for eight spaces since it is a four-plex with eight parking spaces available. With the 11 on-site provided on the site plan and the 8 credited, the applicant will need a waiver for 5 spaces to achieve the 24 required parking spaces. The applicant has offered, through the Community Benefit Agreement, to fully fund 9 public parking spaces.
2. A reduction in the landscaping buffer around the parking area. Section 118-37 (d) requires a ten foot landscape buffer, specifically around the parking area. The applicant is requesting a reduction to seven feet consisting of understory trees, shrubs and mulch.
3. The ability to irrigate from the City's potable supply system instead of an irrigation well. Section 114-4 requires the installation of a well for irrigation. With the limited amount of landscaping and the inability to place a well on-site, the applicant is requesting 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 a mixed-use project consisting of residential and office use since the future land use of Downtown

Mixed Use allows this type of land use. The property has access to major road networks and the trail system. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. The project is located within walking distance to many of the amenities and services offered by downtown. School concurrency shall be met as a requirement prior to site plan approval. The proposed project allows redevelopment of an obsolete structure and site to a more urban setting. Staff is able to support the request and recommends approval of Ordinance 2021-010.

Applicant's response to Section 122-249:

Mandatory Requirement for Residential Development in the CBD for greater than 12 Units Per Acre:

1. Construction materials. The Graff Building will be constructed out of block, steel, glass, precast concrete and wood. The materials will wrap around all sides of the building visible to the public realm. The first floor will be masonry block construction. The exterior finish will be brick, stucco and glass.
2. Urban design/architecture. The Graff Building reinforces the walkability of downtown and embraces the desired pedestrian/building relationships as it is directly on the Legacy Loop connection to the Coast to Coast trail. The primary building entrance has three story brick columns on either side and has a metal awning over the double glass door. All four sides of the building are articulated by overhangs, balconies with railings, brick, stucco, awnings and color variations that complement the downtown and are of the same architectural style as City Hall. The brick towers which incorporate the apartment balconies emphasize their prominent location.
3. Pedestrian improvements. The Graff Building incorporates sidewalks to all entrances with connectivity to all public right-of ways and has a pedestrian access plan for the internal movement throughout the project.
4. Trail connection. The Graff Building, as stated earlier, is directly on the, soon to be constructed, Legacy Loop which brings people to and from the Coast to Coast Trail into and out of the Clermont City Center.



CITY OF CLERMONT
ORDINANCE NO. 2021-010

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

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

SECTION 1

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

LEGAL DESCRIPTION

The South 30 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30 feet of Lot 15, and all of Lot 16, Block 93, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida

LOCATION

872 West Minneola Ave.
AK 1615135
0.31 +/- Acres

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

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a mixed-use project consisting of ten residential units and CBD Central Business District Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Concept Site Plan prepared by Germana Engineering, dated 3-29-2021. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved

CITY OF CLERMONT
ORDINANCE NO. 2021-010

by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 10 residential dwelling units (d.u) may be permitted on the site, not to exceed a base density of 32.5 dwelling units/acre. A separate Community Benefit Agreement shall be required since the project has exceeded the 25 dwelling units per acre and is presented in Exhibit C – Community Benefit Agreement. If the Community Benefit Agreement is not properly fulfilled, this PUD becomes null and void.
2. The project shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont's Architectural Standards.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The applicant is requesting a waiver to Section 98-14 to allow a reduction in parking for the project by five on-site parking spaces.
5. The applicant is requesting a waiver to Section 118-37 (d) to allow a reduced landscape buffer of seven (7) feet around the parking area consisting of shrubs and understory trees meeting Section 118-37 (3).
6. The applicant is requesting a waiver to Section 114-4 to allow landscape irrigation from the City's potable supply.



CITY OF CLERMONT
ORDINANCE NO. 2021-010

7. The developer shall be fully responsible for any and all costs associated with moving the trail and the addition of the four parking spaces adjacent to the project. These incurred costs (change orders, etc.) shall include, but not limited to; design, engineering, construction, landscaping and any other costs associated with utilities, street lighting, driveway, and parking spaces due to modification of the existing City of Clermont Streetscape Plans, Phase Two.
8. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.
9. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
10. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the CBD Central Business District Zoning Designation.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: RECORDING

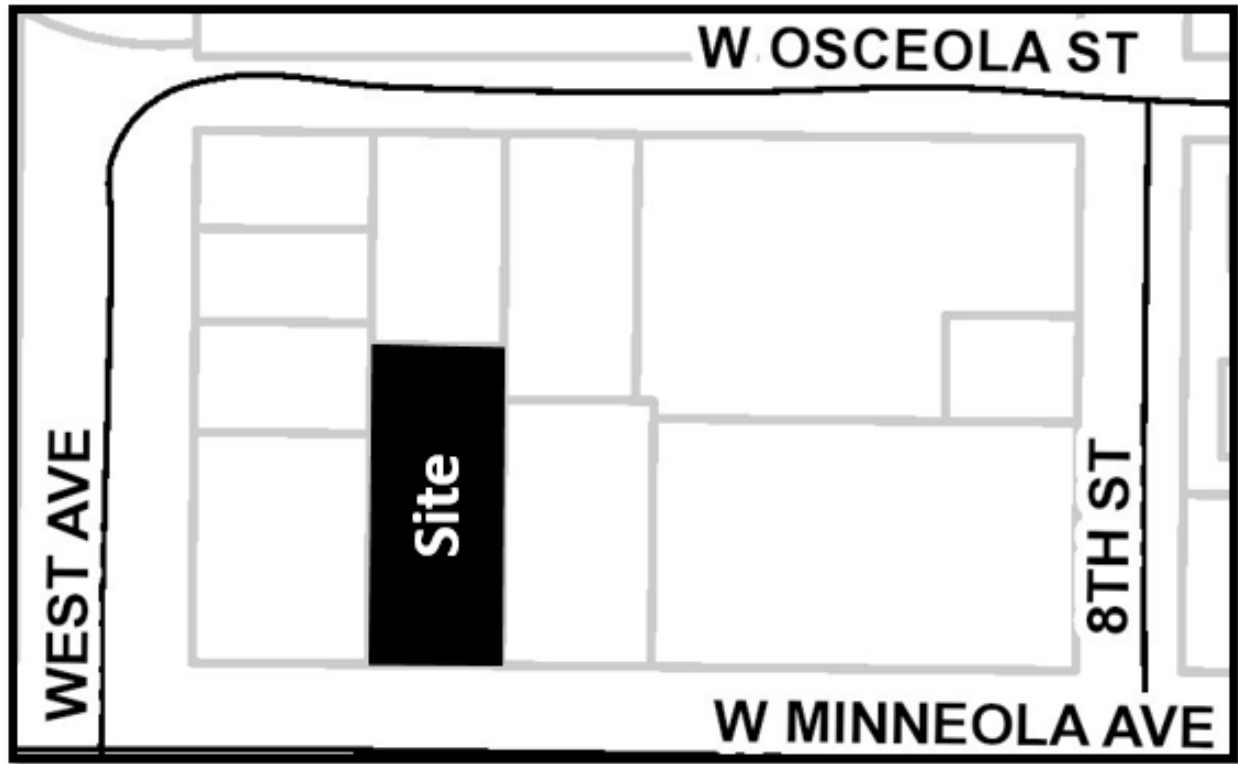
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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

CITY OF CLERMONT
ORDINANCE NO. 2021-010

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2021-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of April, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

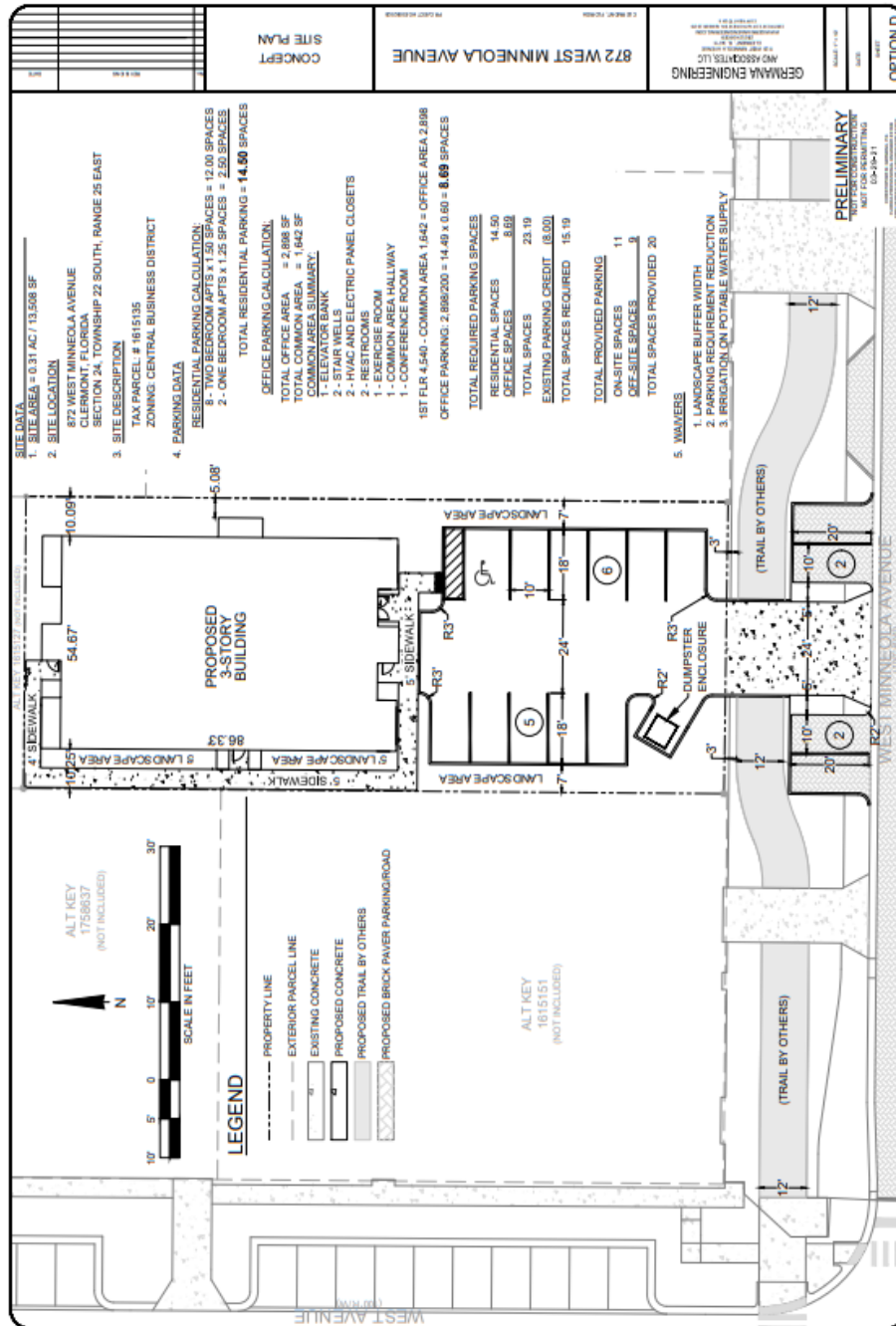
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-010

Exhibit A – Concept Plan

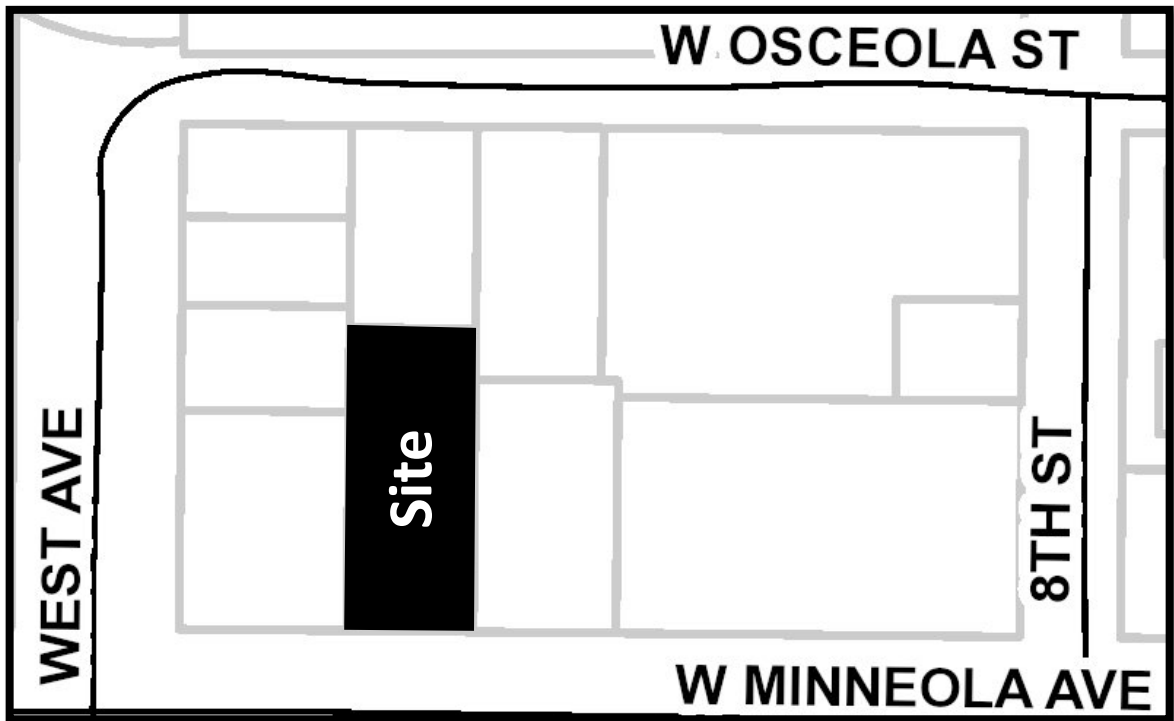


CITY OF CLERMONT
ORDINANCE NO. 2021-010

Exhibit B – Elevations

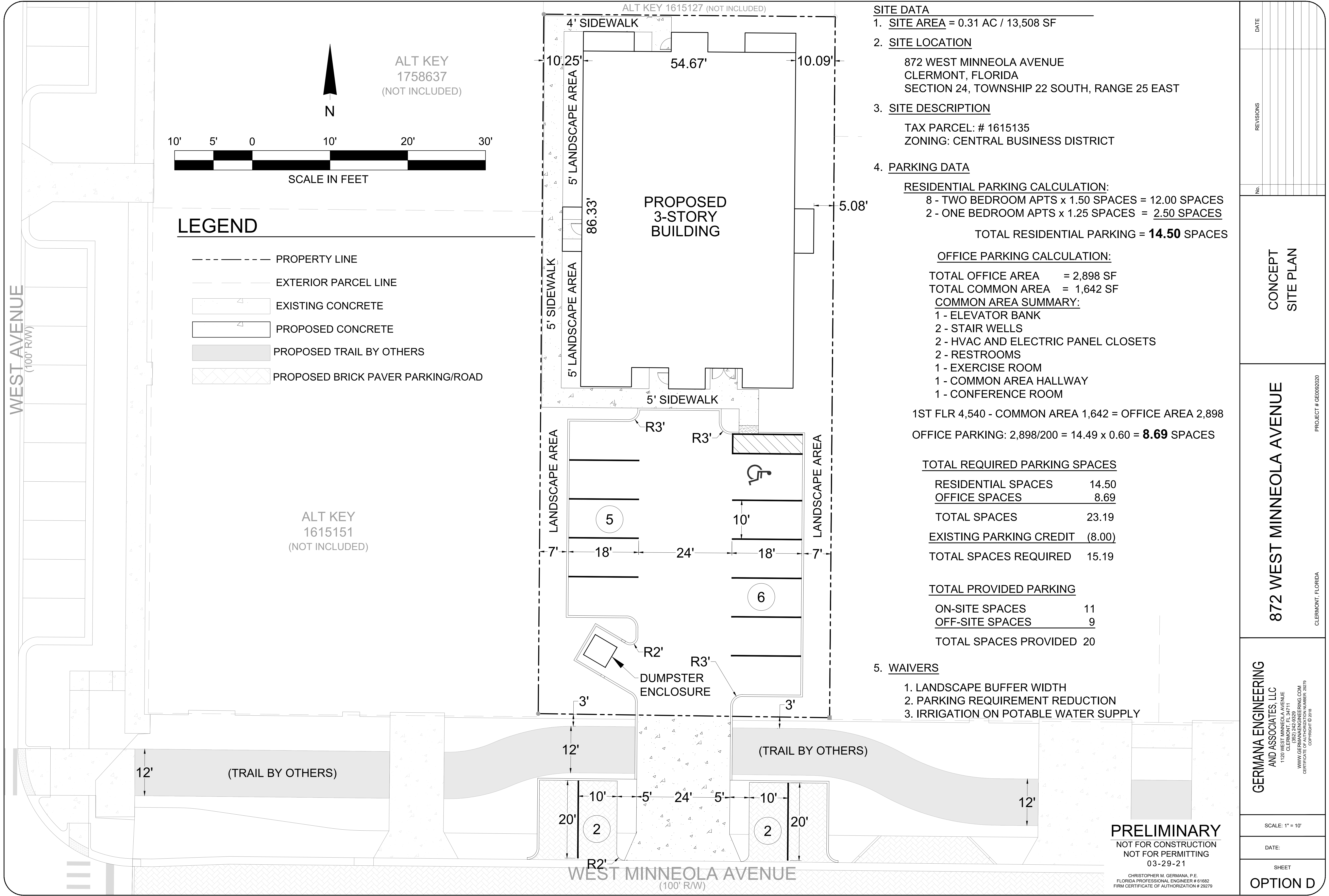


Location Map – Graff Building



Current Site – Graff Building





SITE DATA

1. SITE AREA = 0.31 AC / 13,508 SF

2. SITE LOCATION

872 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 25 EAST

3. SITE DESCRIPTION

TAX PARCEL: # 1615135
ZONING: CENTRAL BUSINESS DISTRICT

4. PARKING DATA

RESIDENTIAL PARKING CALCULATION:

8 - TWO BEDROOM APTS x 1.50 SPACES = 12.00 SPACES
2 - ONE BEDROOM APTS x 1.25 SPACES = 2.50 SPACES

TOTAL RESIDENTIAL PARKING = **14.50** SPACES

OFFICE PARKING CALCULATION:

TOTAL OFFICE AREA = 2,898 SF
TOTAL COMMON AREA = 1,642 SF
COMMON AREA SUMMARY:

1 - ELEVATOR BANK
2 - STAIR WELLS
2 - HVAC AND ELECTRIC PANEL CLOSETS
2 - RESTROOMS
1 - EXERCISE ROOM
1 - COMMON AREA HALLWAY
1 - CONFERENCE ROOM

1ST FLR 4,540 - COMMON AREA 1,642 = OFFICE AREA 2,898
OFFICE PARKING: 2,898/200 = 14.49 x 0.60 = **8.69** SPACES

TOTAL REQUIRED PARKING SPACES	
RESIDENTIAL SPACES	14.50
OFFICE SPACES	8.69
TOTAL SPACES	23.19
EXISTING PARKING CREDIT	(8.00)
TOTAL SPACES REQUIRED	15.19

TOTAL PROVIDED PARKING	
ON-SITE SPACES	11
OFF-SITE SPACES	9
TOTAL SPACES PROVIDED	20

5. WAIVERS
1. LANDSCAPE BUFFER WIDTH
 2. PARKING REQUIREMENT REDUCTION
 3. IRRIGATION ON POTABLE WATER SUPPLY

DATE	
REVISIONS	
No	
CONCEPT SITE PLAN	
872 WEST MINNEOLA AVENUE	
GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-9329 WWW.GERMANAENGINEERING.COM GERMANA ENGINEERING, INC. 11/2018 COPYRIGHT © 2018	
SCALE: 1" = 10'	
DATE:	
SHEET	
OPTION D	

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-29-21
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

GH RESIDENTIAL LLC, COMMUNITY BENEFIT AGREEMENT

THIS AGREEMENT is entered into as of the 27th day of April, 2021, between THE CITY OF CLERMONT, a Florida municipal corporation, whose address is 685 W. Montrose St. Clermont, Florida 34711 (the “City”), and GH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711 (the “Owner”).

RECITALS

1. Owner desires to develop approximately 0.31 acres of property currently located in the City of Clermont, described and depicted in Exhibit “A” attached to and incorporated in this Agreement (hereinafter referred to as the “Property”).
2. The Property is currently zoned Central Business District “CBD.”
3. Owner has filed an application for a rezoning to Planned Unit Development “PUD” for a mixed-use residential and commercial project.
4. Owner has requested a density bonus in the project above the permitted 25 residential dwelling units per acre.
5. Owner’s application for PUD zoning indicates a residential density of 32.5 residential dwelling units per acre.
6. Section 122-249 in the City’s Land Development Code, Density Bonus Criteria, requires the Owner to provide Density Bonus Elements in order to be considered for an increase above 25 dwelling units per acre.
7. Owner has elected the Density Bonus Element of Public Parking as the justification for the density bonus.
8. In order to receive the density bonus, the Owner will be obligated to fully fund the costs of nine (9) public parking spaces along West Minneola Avenue as shown on Exhibit B: 3-23-21 Community Benefit Purchased Parking. The cost of these spaces has been determined by the City to be \$29, 286.00 (Twenty-Nine Thousand, Two-Hundred and Eighty-Six Dollars). The costs include and are not limited to: surveying engineering, and construction and any other costs associated with the installation of these spaces.
9. Owner acknowledges that the City will install the nine (9) public parking spaces at the time of the City’s streetscape project, which is anticipated to commence by September 27, 2021.
10. Owner shall pay the City in full within sixty (60) days from the date of the execution of this agreement to ensure delivery and satisfaction of the Community Benefit Agreement. Failure to timely pay the obligation shall render the density bonus null and void.

11. Owner understands the nine (9) parking spaces are not exclusive to the use of the proposed development and that they will be available for use by the public with no limitation and may be used by the City for any lawfully permitted activity within the public right-of-way, such as special events or other temporary use.
12. Owner has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
13. The City of Clermont has determined that the proposal for development of the Property represents, among other things, an opportunity for the City to secure quality planning and growth and a strengthened and revitalized tax base in the CBD.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Legal Description / Ownership. The Property has approximately 0.31 acres of land currently located in the City of Clermont, Lake County, Florida, described and depicted in Exhibit "A" attached. The Property is owned by GH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711.

Section 3. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 4. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment and shall be presented and approved by City Council.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

CITY OF CLERMONT, FLORIDA
A Florida Municipal Corporation

Attest:

By: _____

City Clerk

Name: _____

As its: _____

Date: _____

Date: _____

Approved as to form:

Daniel F. Mantzaris, City Attorney

GH RESIDENTIAL, LLC,
A Florida Limited Liability Company

Witnesses:

By: _____

Name: _____

Name: Mark J. Graff

As its: Manager

Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **Mark J. Graff** on behalf of **GH RESIDENTIAL LLC, a Florida Limited Liability Company**. He is personally known to me or has produced _____ (type of identification) as identification and (did/did not) take an oath.

Signature of Notary Public

Type or Print Name

My Commission Expires: _____

Commission No. _____

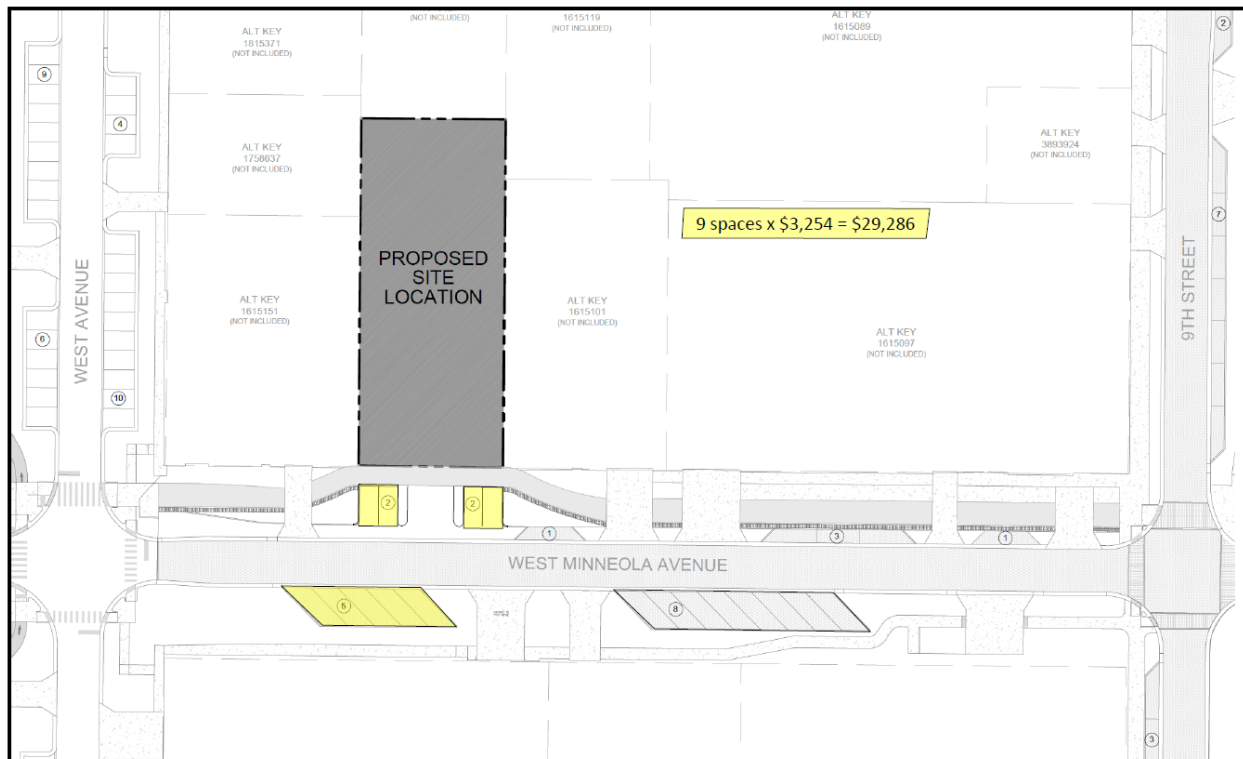
Seal

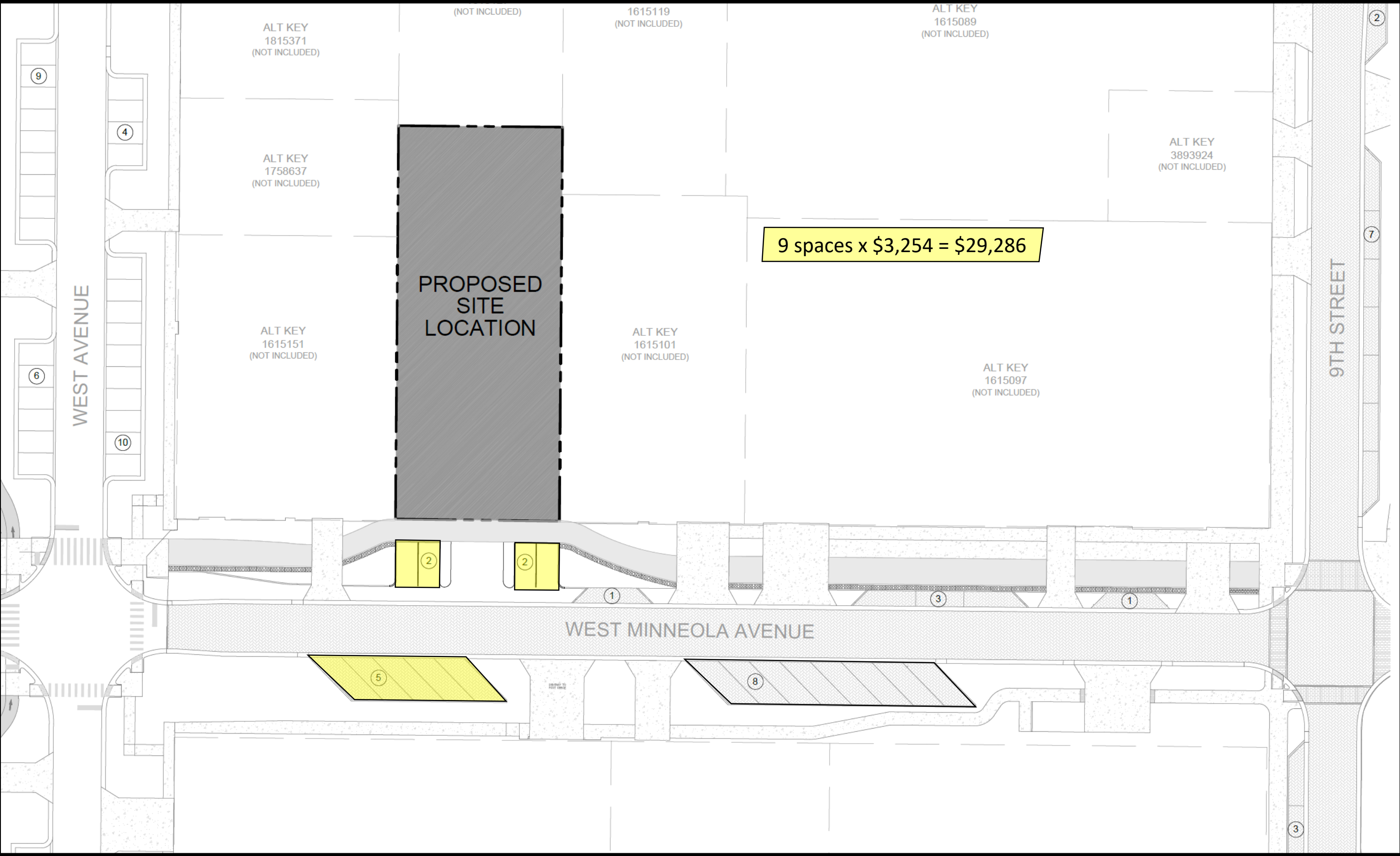
EXHIBIT "A"

LEGAL DESCRIPTION:

The South 30 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30 feet of Lot 15, and all of Lot 16, Block 93, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. AK 1615135 0.31 +/- Acres

EXHIBIT "B"







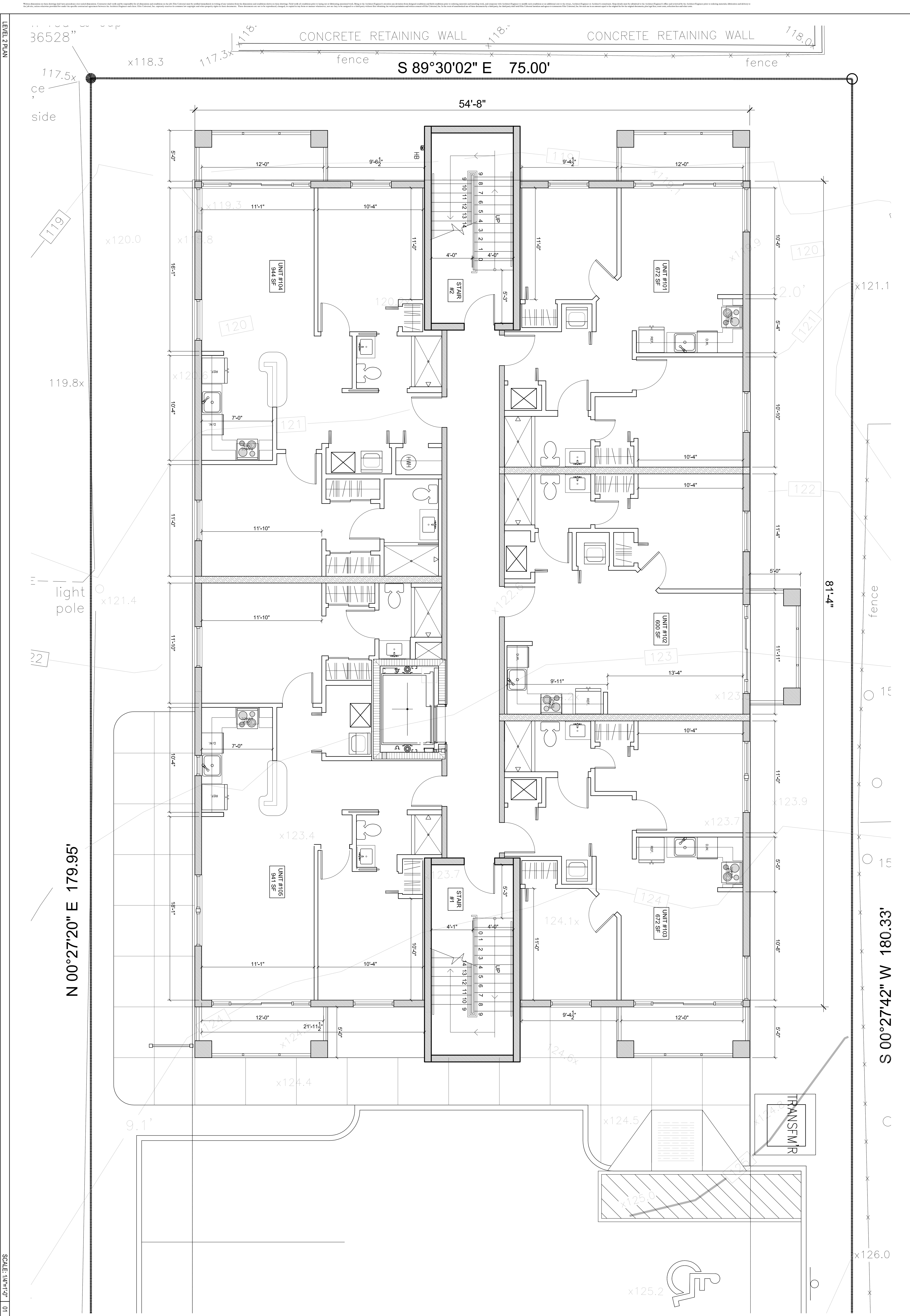
GRAFF BUILDING





GRAFF BUILDING







CITY OF CLERMONT REZONING APPLICATION

DATE August 5, 2020		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Graff Building			
Applicant Mark Graff			
Contact Person Mark Graff			
Address 1200 Oakley Seaver Dr, Suite 203	City Clermont	State FL	Zip 34711
Telephone 352-516-1580	Fax		
Email mgraфф@graффholdings.com			
OWNER INFORMATION			
Owner's Name Mark Graff			
Owner Address 1200 Oakley Seaver Dr, Suite 203	City Clermont	State FL	Zip 34711
Telephone 352-516-1580	Email mgraфф@graффholdings.com		
PROPERTY INFORMATION			
Address of Subject Property 872 Minneola Ave.	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) The South 30.00 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30.00 feet of Lot 15, and all of Lot 16, Block 93, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.			
Acreage 0.31	Land Use (City verification required) CBD		
Present Zoning (City verification required) CBD	Proposed Zoning PUD		



CITY OF CLERMONT REZONING APPLICATION

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

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

We would like to construct a mixed use three story building with a 4,540 square feet per floor. The first floor would be the Graff Development offices and others. The second and third floors would consist of twelve apartments - three 1 bedroom and three 2 bedroom apartments per floor.

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

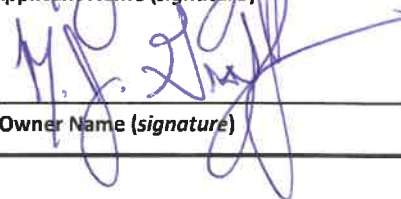
Mark J. Graff

Applicant Name (print)

x 
Applicant Name (signature)

Mark J. Graff

Owner Name (print)

x 
Owner Name (signature)

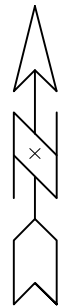
City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394 3542

5/22/2020

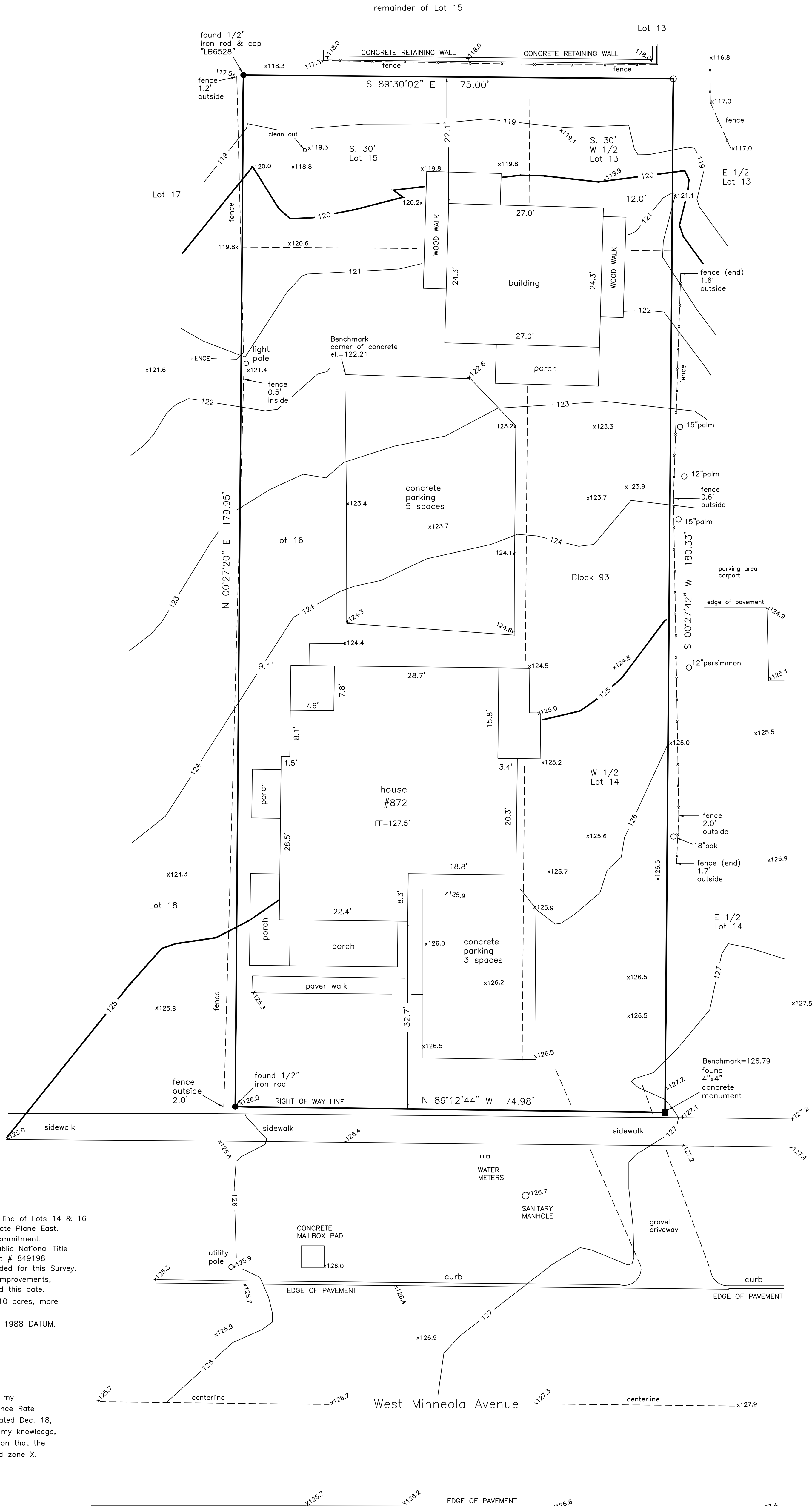
Map of Boundary & Topographic Survey

Description:
The South 30 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14,
the South 30 feet of Lot 15, and all of Lot 16, Block 93,
THE CITY OF CLERMONT, according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Lake County, Florida.

property address: 872 West Minneola Avenue
Clermont, Florida 34711



Scale = 1"=10'

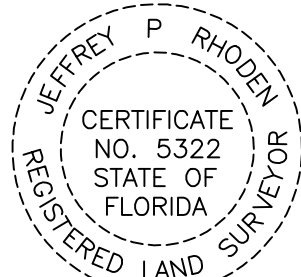


Notes:
-Bearings based on the South line of Lots 14 & 16
as being N 89°12'44" W, FL State Plane East.
-Legal description from title commitment.
-Title commitment by Old Republic National Title
Insurance Company Commitment # 849198
dated Feb. 20, 2020 was provided for this Survey.
-No adjacent or underground improvements,
other than those shown, located this date.
-Subject property contains 0.310 acres, more
or less.
-ELEVATIONS BASED ON NAVD 1988 DATUM.

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

Surveyor's Certification
I hereby certify to GH Residential, LLC, a Florida limited liability company,
Gasdick Stanton Early, P.A.,
and Old Republic National Title Insurance Company
that this Map of Boundary & Topographic Survey
meets the Standards of Practice for surveys
as set forth in Chapter 5J-17 Florida
Administrative Code, pursuant to
Section 472.027, Florida Statutes.

Jeffrey P. Rhoden 02/27/20
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.



LEGEND: ○ Denotes set 1/2" iron rod & cap marked "LB 6980"	
Prepared for:	17035.002 GRAFF DEVELOPMENT
Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	

LEGAL NOTICE

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

ORDINANCE NO. 2021-010

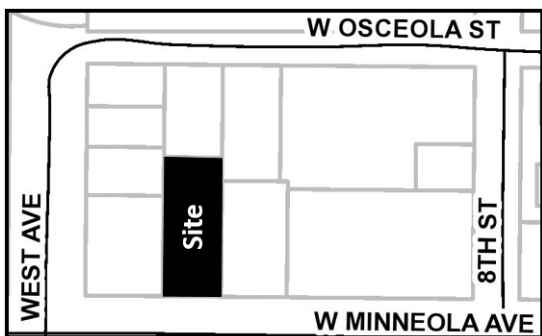
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT,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

LOCATION:

872 West Minneola Ave.
AK 1615135
0.31 +/- Acres

LEGAL DESCRIPTION

THE SOUTH 30 FEET OF THE WEST 1/2 OF LOT 13, THE WEST 1/2 OF LOT 14, THE SOUTH 30 FEET OF LOT 15, AND ALL OF LOT 16, BLOCK 93, THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



REQUESTED ACTION - CHANGE THE ZONING

FROM: Central Business District (CBD)

**TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project**

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

A public meeting to consider this request will be held before the City Council on Tuesday, March 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, April 13, 2021	
Agenda Item Name	
Ordinance No. 2021-013 <i>Introduction Disston Duplexes PUD Rezoning</i>	
Requested Action	
Recommend denial of Ordinance No. 2021-013	
Staff Report	
The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow for up to six (6) two-family duplex styled housing units, with the maximum not to exceed 12 units for the entire site. The applicant has provide a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property. The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,300 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The applicant has identified the garages and a driveway to meet the parking requirements. The proposed project layout as designed does not comply with the Land Development Codes. The Future Land Use is Commercial, which allows the maximum of 12 units per acre. The proposed project is similar in design and comparable to a smaller apartment community, which is required to provide onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed housing development. The project as designed does not provide any onsite dumpsters. The applicant is requesting the 12 units use curbside pickup from the adjacent streets, therefore, each week the residents would be required to place City trash containers and recycling bins at the curbside of the local streets for collection. The very large containers located curbside each week may be considered a nuisance to adjacent property owners and the community. In addition, the proposed development concept plan has proposed the internal access streets and curbs are 21 feet wide, and the code requires all internal access streets/egress points including the curb must be a minimum of 24 feet wide. The proposed 21 feet width for the internal streets are less than the permitted development standards and may not be able to accommodate large trucks and emergency vehicles in the community. The intent of the code requirements for the minimum of 24 feet street width and curbs provides a safe traffic flow pattern, which allows vehicles and pedestrian the ability to safely maneuver and exit the property. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed in a manner to provide quality development that will enhance and creates a uniform development pattern which complies with the general requirements and regulatory process for approval of the project. Staff recommends denial of Ordinance No. 2021-013, or Staff can make a recommendation to approve the PUD with the conditions contained in the PUD Ordinance that requires the proposed project complies with the Land Development Regulations for parking, onsite dumpster requirements, street width and other requirements as identified in Ordinance No. 2021-013.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Staff Analysis Disston Duplexes PUD -	Staff Analysis Disston Duplexes PUD -.pdf
2.	Ord 2021-013 - Disston Duplexs PUD (03.31.2021 V1)	Ord 2021-013 - Disston Duplexs PUD (03.31.2021 V1).pdf
3.	Disston Duplexes Maps	Disston Duplexes Maps.pptx
4.	Zoning Map	Zoning Map.pdf
5.	Final Almond Street Multi-Family - Concept Plan	Final Almond Street Multi-Family - Concept Plan.pdf
6.	Boundary Survey	Boundary Survey.pdf
7.	Elevation - Disston ST. DUPLEX-OPTION 03.24.21	Elevation - Disston ST. DUPLEX-OPTION 03.24.21.pdf
8.	Application	Application.pdf
9.	Disston Duplexes Legal Ad PROOF	Disston Duplexes Legal Ad PROOF.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lake Acquisitions Inc.

APPLICANT: Robert Thompson

PROJECT NAME: Disston Duplexes PUD

REQUESTED ACTION: Consider a request for a rezoning to Planned Unit Development (PUD) for six (6) two-family duplex-style housing units, not to exceed the maximum of 12 units for the site.

SIZE OF PARCEL: 1.39 +/- acres

LOCATION: Vacant parcel located at the corner of Disston and Almond Street, adjacent to the Suntrust Bank Building.

EXISTING ZONING: R-3 Residential/Professional, C-1 Light Commercial and C-2 General Commercial.

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Commercial

ANALYSIS:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow up to six (6) two-family duplex styled housing units, with the maximum not to exceed 12 units for the entire site. The applicant has provide a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property.

The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,300 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The applicant has identified the garages and a driveway to meet the parking requirements. The proposed project layout as designed does not comply with the Land Development Codes. The Future Land Use is Commercial, which allows the maximum of 12 units per acre. The proposed project is similar in design and comparable to a small apartment community, which is required to provide onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed

housing development. The project as designed does not provide any onsite dumpsters. The applicant is requesting the 12 units use curbside pickup, therefore each week the residents would be required to place City trash containers and recycling bins at the curbside of the local streets for collection. The very large containers located curbside each week may be considered a nuisance to adjacent property owners and the community.

In addition, the development concept plan has proposed the internal access streets and curbs are 21 feet wide, and the code requires all internal access streets/egress points including the curb must be a minimum of 24 feet wide. The proposed 21 feet width for the internal streets are less than the code allows and may not be able to accommodate large trucks and emergency vehicles inside the residential community. The code requirements for the minimum 24 feet streets width provides a safe traffic flow pattern, which allows vehicles and pedestrians the ability to safely maneuver and exit the property.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development patterns which complies with the general requirements and regulatory process for approval of the project.

Staff recommends denial of Ordinance No. 2021-013, or Staff can make a recommendation to approve the PUD with the conditions contained in the PUD Ordinance that requires the proposed project complies with the Land Development Regulations for parking, onsite dumpster requirements, street width and other requirements as identified in Ordinance No. 2021-013.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

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

Lots 127 and 128, CLERMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida AND

Lots 11 and 12 and the West 1/2 of Lot 10, FAIRVIEW PLACE, according to the plat thereof, as recorded in Plat Book 9, Page 6, Public Records of Lake County, Florida

LOCATION

Vacant property Southeast of Almond Street and
Disston Avenue Intersection, adjacent to SunTrust Bank
(Alternate Key 1617995, 1618002, and 2827092)
1.393+/- acres

**FROM: “R-3” Residential /Professional, “C-1” Light Commercial
And “C-2” General Commercial**

**TO: Planned Unit Development (PUD)
To allow up to six (6) two-family style dwelling units (duplex)**

SECTION 2: GENERAL CONDITIONS

This application is for a Planned Unit Development (PUD) to allow up to six (6) two-family duplex style-housing units; that may be developed on the 1.393 +/-acre parcels, not to exceed the maximum of 12 dwelling units for the entire site; shall 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. 2021-013

2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Germana Engineering and Associates, identified as (Exhibit A). Formal construction plans incorporating all conditions stated in this permit must be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The Conceptual Site Plan does not grant any development entitlements.
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. This application is for a Planned Unit Development (PUD) to allow up to six (6) two-family duplex style-housing units; and not to exceed the maximum allowed of 12 dwelling units for subject property.
2. All Building setbacks shall comply with R-3-A Residential/Professional zoning Land Development Regulations.
3. The maximum building height shall be up to 35 feet, measured at the highest point.
4. The developer will be required to comply with City vehicular and pedestrian circulation requirements for the project. Internal streets and access points must meet the minimum pavement width (including curb) of 24 feet as required in the Land Development Code, Section 110. The City Engineer will review any required driveway permits at the time of final Engineering.
5. The maximum height of any retaining walls shall be up to 6 feet in height as allowed by the Land Development Regulations. Any fences shall be decorative and meet the requirements of the code.
6. The project will be required to comply with Clermont Solid Waste Collection and Disposal requirements for any onsite dumpsters and refuse collection to meet the solid waste demands for the project. The project will require a minimum of one (1) onsite dumpster and enclosure that comply with the Land Development Regulations.
7. The site may be developed to allow up to six (6) two family (duplex) style housing units, not to exceed the maximum of 12 units per acre. The two family one bedroom dwelling units must provide a minimum of 700 square feet of living space per dwelling unit, exclusive of any garages, carports, and screened areas. The two bedroom units must provide a minimum of 1,000 square foot of living space for each unit, exclusive of any garages, carports, and screened areas.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

8. The buildings shall be constructed to meet the City of Clermont's Architectural Design Standards.
9. The developer may be required to provide installation of fiber optic conduit and pull boxes 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.
10. The residential project must meet school concurrency requirements before final site plan approval in accordance with the Comprehensive Plan and Land Development Codes for Concurrency Management.
11. The project shall be developed according to the R-3-A Residential/Professional zoning designation in the Land Development Code, unless expressly stated above. The site may be used for any other permitted uses in the R-3 A Residential/Professional zoning district.
12. Sidewalks and pedestrian cross access shall be designed and constructed to meet ADA requirements and provide pedestrian safety within the project. Sidewalks are required for all street rights of way for the entire length of the subject parcels.
14. Street lighting is required for this project to provide pedestrian safety. A photometric plan that includes the location and foot candle at ground level will be reviewed during final site plan approval.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

SECTION 8: PUBLICATION & 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. 2021-013

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2021-013

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of May.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-013

Exhibit A: Conceptual Site Plan

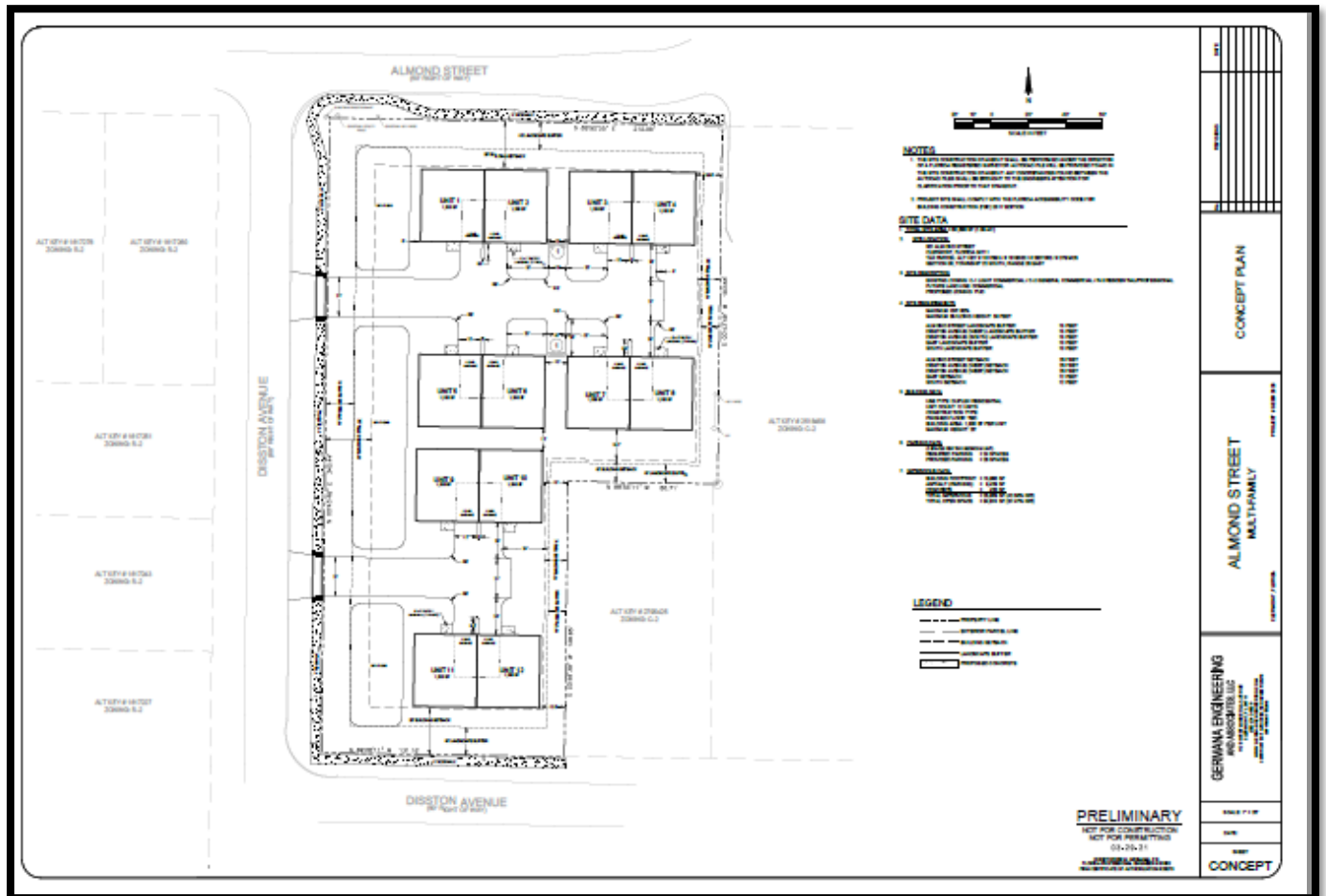


Exhibit - Location Map – Disston Duplexes

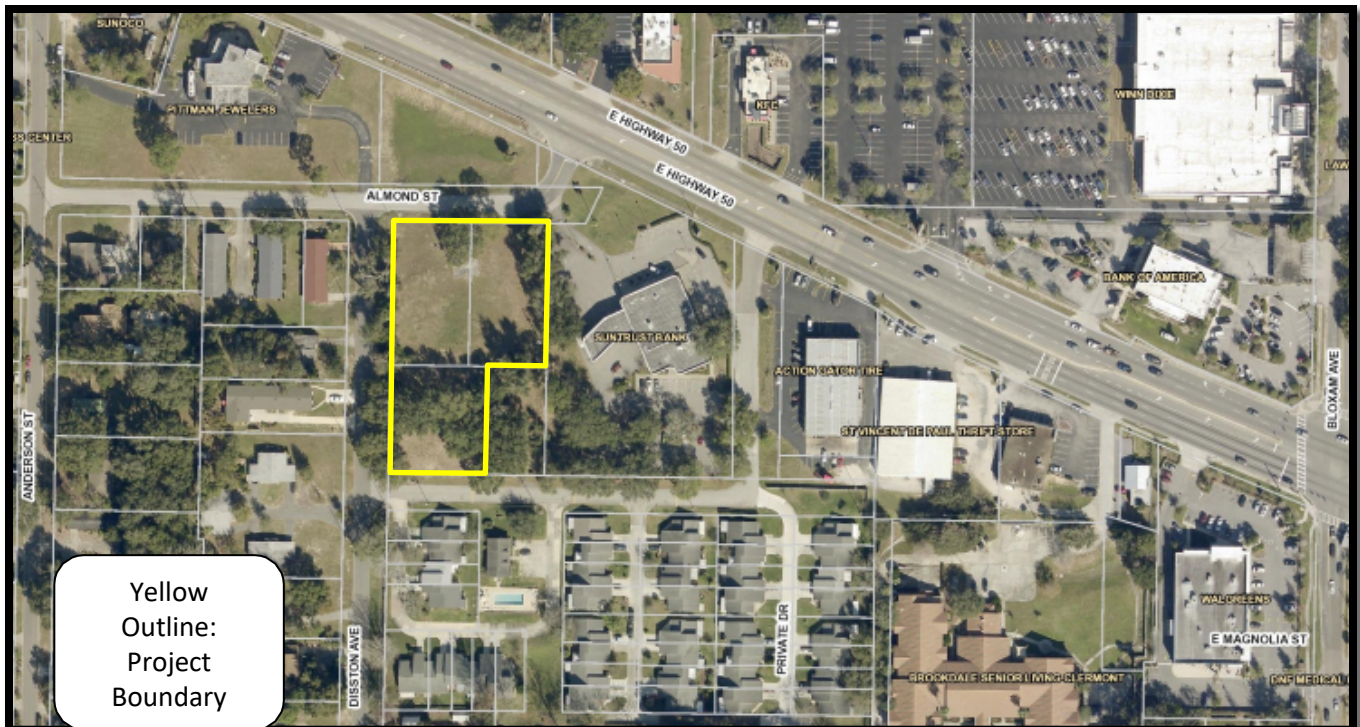
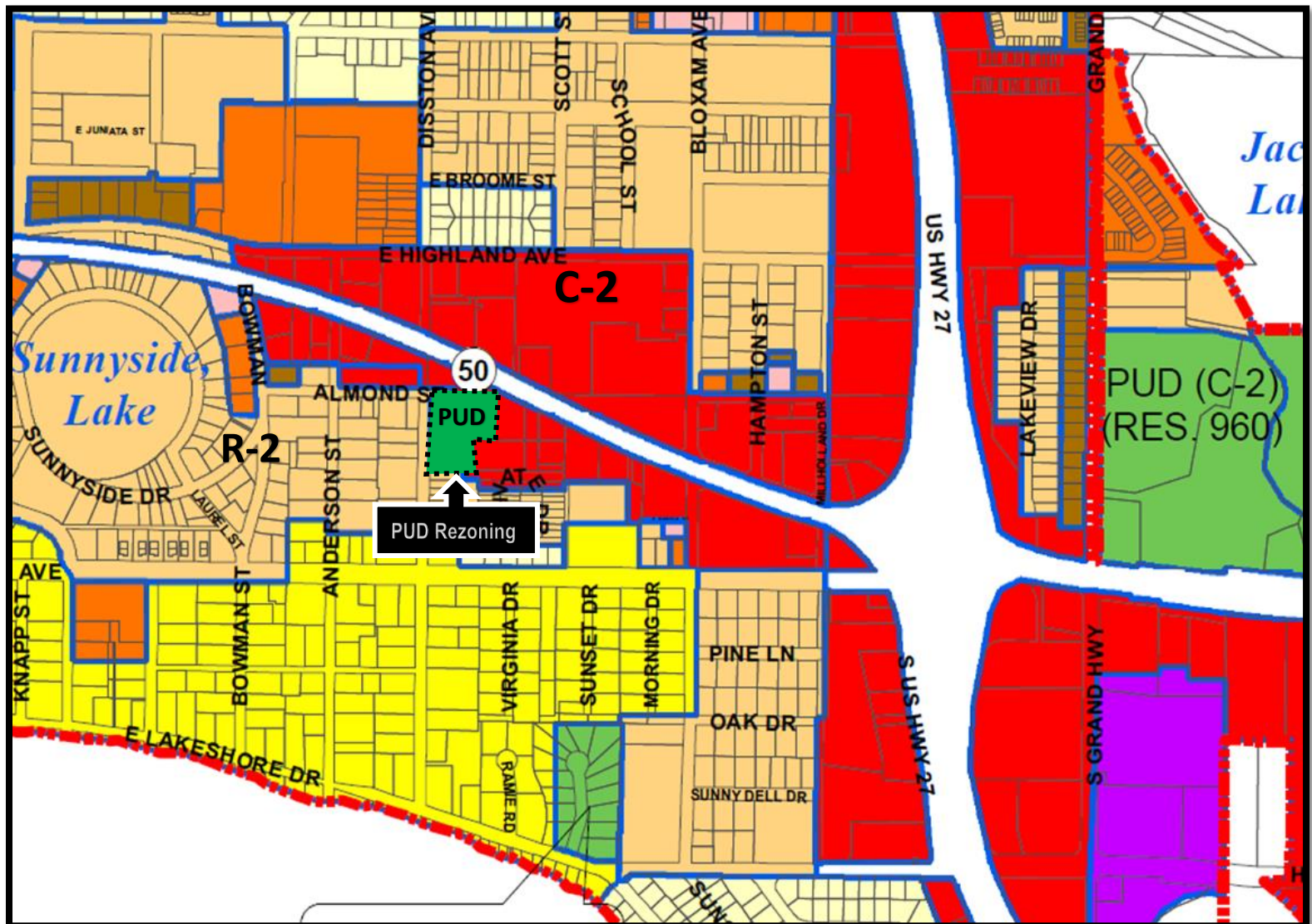


Exhibit – Zoning – Disston Duplexes

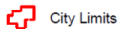
Current
Zoning

Proposed
Zoning

CLERMONT ZONING MAP



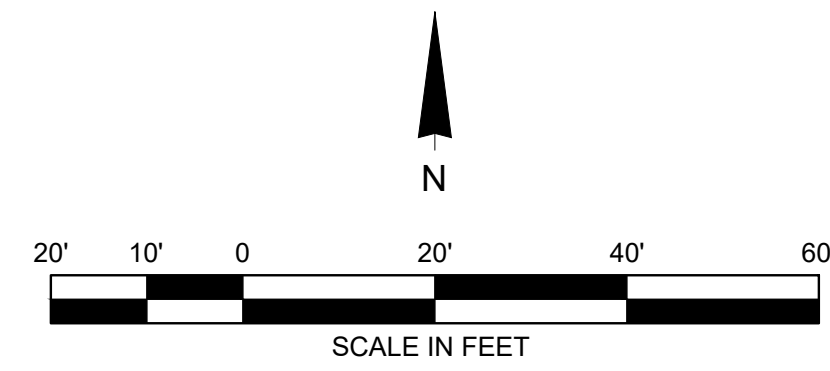
Legend



Zoning Designations

- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS

ALMOND STREET
(50' RIGHT OF WAY)



NOTES

1. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
2. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 2017 EDITION

SITE DATA

1. **TOTAL SITE AREA** = 60,683 SF (1.39 AC)
2. **SITE LOCATION**
501 ALMOND STREET
CLERMONT, FLORIDA 34711
TAX PARCEL: ALT KEY # 1617995 / # 1618002 / # 2827092 / # 2795425
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST
3. **SITE DESCRIPTION**
EXISTING ZONING: C-1 LIGHT COMMERCIAL / C-2 GENERAL COMMERCIAL / R-3 RESIDENTIAL/PROFESSIONAL
FUTURE LAND USE: COMMERCIAL
PROPOSED ZONING: PUD
4. **SITE REQUIREMENTS**
MAXIMUM ISR: 80%
MAXIMUM BUILDING HEIGHT: 55 FEET
ALMOND STREET LANDSCAPE BUFFER: 15 FEET
DISSTON AVENUE (WEST) LANDSCAPE BUFFER: 15 FEET
DISSTON AVENUE (SOUTH) LANDSCAPE BUFFER: 10 FEET
EAST LANDSCAPE BUFFER: 10 FEET
SOUTH LANDSCAPE BUFFER: 10 FEET
ALMOND STREET SETBACK: 25 FEET
DISSTON AVENUE (WEST) SETBACK: 25 FEET
DISSTON AVENUE (WEST) SETBACK: 25 FEET
EAST SETBACK: 12 FEET
SOUTH SETBACK: 12 FEET
5. **BUILDING DATA**
USE TYPE: DUPLEX RESIDENTIAL
UNIT COUNT: 12 UNITS
CONSTRUCTION TYPE:
FINISHED FLOOR: TBD
BUILDING AREA: 1,330 SF PER UNIT
MAXIMUM HEIGHT: 25'
6. **PARKING DATA**
(2 SPACES PER TWO BEDROOM UNIT)
REQUIRED PARKING = 24 SPACES
PROVIDED PARKING = 26 SPACES
7. **IMPERVIOUS DATA**
BUILDING FOOTPRINT = 15,960 SF
ASPHALT (PARKING) = 9,429 SF
CONCRETE = 420 SF
TOTAL IMPERVIOUS = 25,809 SF (42.53% ISR)
TOTAL OPEN SPACE = 34,874 SF (57.47% ISR)

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED CONCRETE

DISSTON AVENUE
(50' RIGHT OF WAY)

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-29-21

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

CONCEPT PLAN

ALMOND STREET
MULTI-FAMILY

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 26719
COPYRIGHT © 2018

SCALE: 1" = 20'

DATE:

SHEET

CONCEPT

CLERMONT, FLORIDA

PROJECT # GE0312020

CONCEPT PLAN

No

REVISIONS

DATE

Description:

Lots 127 and 128, CLERMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

AND

Lots 11 and 12 and the West 1/2 of Lot 10, FAIRVIEW PLACE, according to the plat thereof, as recorded in Plat Book 9, Page 6, Public Records of Lake County, Florida.

Notes:

- Bearings based on the East R/W of Disston Ave. as being N 00°43'48" E, FL State Plane East.
- Legal description supplied by client.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 1.393 acres, more or less, and is subject to any rights of way or easements of record.

LEGEND:

- Denotes found 4"x4" concrete monument unless otherwise noted.
- Denotes set #5 iron rod & cap marked "LB 6980"
- FH denotes fire hydrant
- R/W denotes right of way
- UP denotes utility pole

City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0590 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Surveyor's Certification

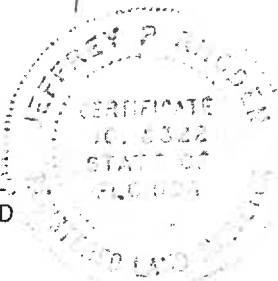
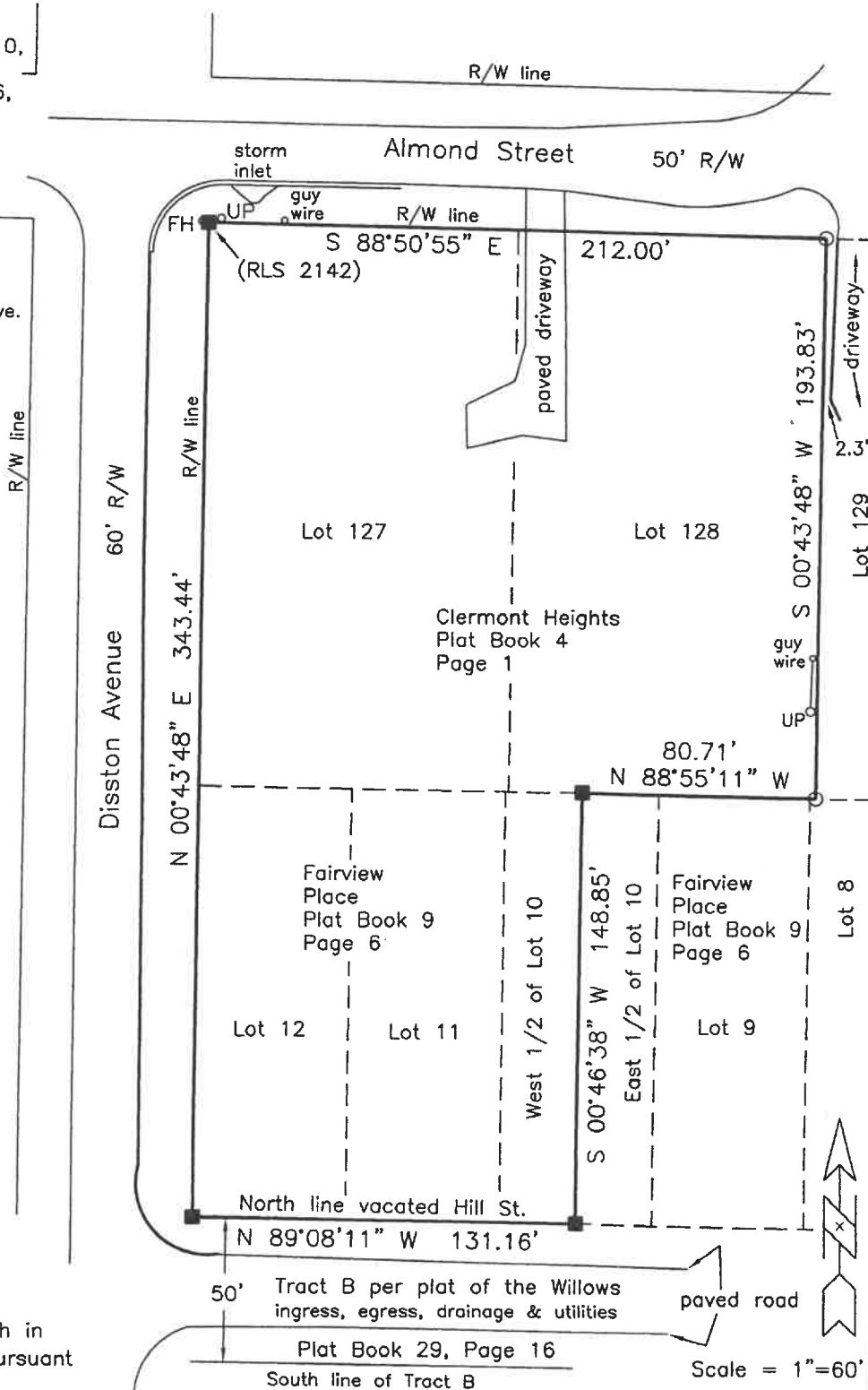
I hereby certify to Lake Construction that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

11/18/2020

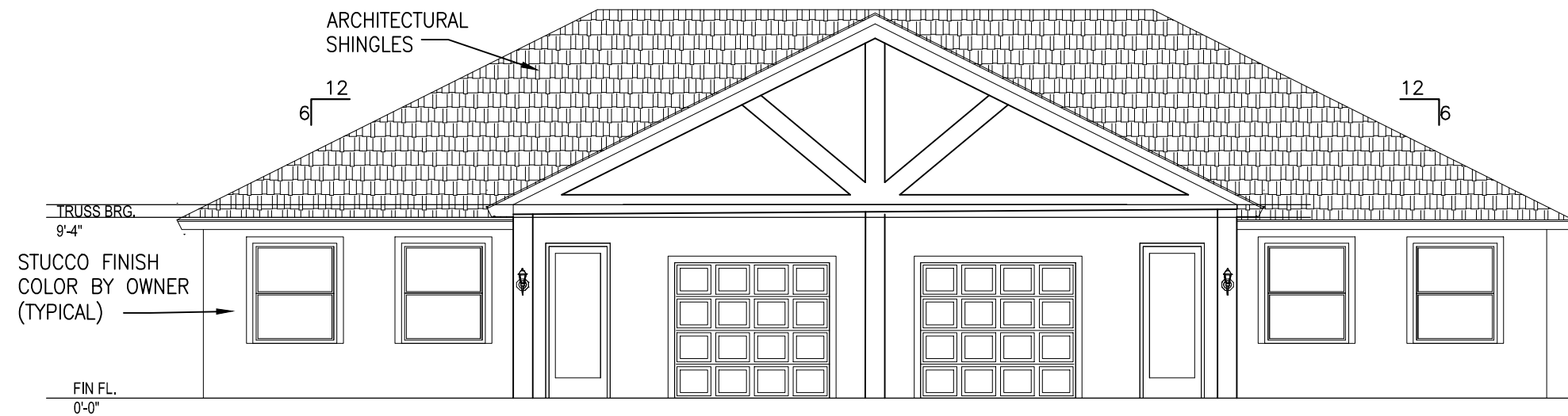
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Map of Boundary Survey

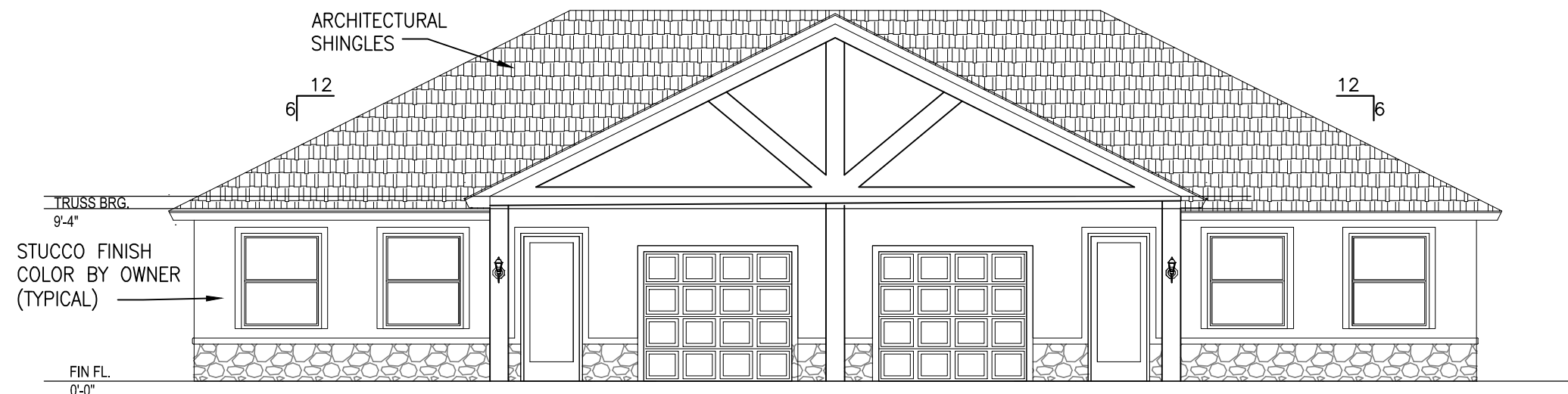


Prepared for: 20048.001
Lake Construction

Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255



FRONT ELEVATION (OPTION A) 1



FRONT ELEVATION (OPTION B) 2



CITY OF CLERMONT REZONING APPLICATION

DATE 2-17-2021		FEE: \$542.00 + cost of advertisement	
Project Name (if applicable) Disston Duplexes			
Applicant Robert Thompson			
Contact Person Brandi Stewart			
Address 11905 Egret Bluff		City Clermont	State FL Zip 34711
Telephone 321-689-5785		Fax 321-689-5789	
Email robertdavisonthompson@gmail.com ; brandi.realtor@gmail.com			
OWNER INFORMATION			
Owner's Name Lake Acquisitions Inc.			
Owner Address 11905 Egret Bluff		City Clermont	State FL Zip 34711
Telephone 352-394-5477		Fax	
PROPERTY INFORMATION			
Address of Subject Property 501 Almond St.		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) Clermont, Clermont Heights Lot 127 PB4 PG1 ORB 649 PG 2004			
Alt Key #'s 1618002, 1617995, 2827092			
Acreage 1.39		Land Use (City verification required)	
Present Zoning (City verification required) C2-C1-R3		Proposed Zoning PUD	



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement



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?

Construction of Duplexes.

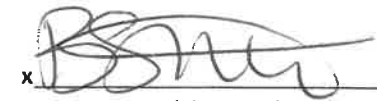
Brandi Stewart

Applicant Name (print)

x 
Applicant Name (signature)

Lake Acquisitions

Owner Name (print)

x 
Owner Name (signature)

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

03/04/2020

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. 2021-013

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 southeast of Almond Street and Disston Avenue Intersection,
Adjacent to Suntrust Bank
AK 1617995, 1618002, 2827092
1.39 +/- Acres

LEGAL DESCRIPTION

LOTS 127 AND 128, CLERMONT HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

LOTS 11 AND 12 AND THE WEST 1/2 OF LOT 10, FAIRVIEW PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



FROM: R-3 Residential/Professional, C-1 Light Commercial, and C-2 General Commercial

**TO: Planned Unit Development (PUD) for
6 two-family units (duplex) for 12 living units total.**

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

A public meeting to consider this ordinance will be held before the City Council on Tuesday, April 27, 2021 for final enactment.

All meetings will be held in the City Council Chamber inside Clermont City Hall, 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 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.