



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, June 22, 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

Florida League of Cities Youth Council Award

PUBLIC COMMENTS

CLOSED SESSION

Private pending litigation session with the Interim City Manager and the City Attorney and the City's assigned defense counsel to discuss settlement and legal expense issues related to a pending litigation matter involving Art District, LLC, VP Development, LLC and the City of Clermont. This meeting is authorized and not open to the public in accordance with 286.011, F.S.

REPORTS

CONSENT AGENDA

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

Item No. 1 - Minutes Approval

Consider approval of the minutes from the May 11, 2021 and June 8, 2021 Council meeting.

Item No. 2 - Surplus Request

Consider declaring end of life inventory as surplus from Information Technology, Police, and Fire Departments and dispose of in accordance with the Procurement Services Policy.

Item No. 3 - Resolution No. 2021-038R

Consider Fiscal Year 2021 Budget Amendment

UNFINISHED BUSINESS

Item No. 4 - Administrative Appeal

Consider request for an administrative appeal to determine the extent of Commercial uses at the Highland Ranch/Black West PUD project.

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, June 22, 2021**

Item No. 5 - Bid Award and Budget Amendment

Consider awarding bid to Maverick Boat Group, Inc. to purchase a boat for the Police Department in the total amount of \$58,586.62 and a budget amendment in the amount \$80,000 from the Police Impact Fund.

Item No. 6 - Piggyback Purchase and Budget Amendment

Consider request to piggyback the Florida Sheriff's Association contract with Garber Chevrolet, Buick, GMC Truck, Inc. to purchase one (1) vehicle for the Police Department in the amount of \$34,636.55 and a budget amendment in the amount of \$55,000 from the Police Impact Fund.

Item No. 7 - Resolution No. 2021-039R Code Enforcement Position

Consider Fiscal Year 2021 Budget Amendment for a new Code Enforcement position to assist with Watercraft business permitting enforcement, parking and other code related duties.

NEW BUSINESS

Item No. 8 - Resolution No. 2021-030R
Costco Wholesale CUP

Consider a Conditional Use Permit to allow tire sales and services as an ancillary permitted use for a retail development.

Item No. 9 - Variance Request
2689 Clearview Street

Consider request to allow for a rear yard setback of 17 feet instead of the required 25 feet setback.

Item No. 10 - Variance Request
Teamont Boba

Consider request to allow for no onsite parking and elimination of the dumpster requirements for vacant property on 7th Street and W. Montrose Street.

Item No. 11 - Roadway Naming

Consider naming the new section of County Road 455 south of Highway 50.

Item No. 12 - Parking Garage

Presentation of three parking garage locations concept plans and estimated costs.

ADJOURN

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, June 22, 2021**

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
REGULAR COUNCIL MEETING
MAY 11, 2021

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, May 11, 2021 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Pastor Marc Milan of Real Life Church followed by the Pledge of Allegiance.

PRESENTATIONS

Legislative Update – Chris Carmody

Chris Carmody, City Lobbyist – Mr. Carmody made his presentation via a PowerPoint.

- Legislative session wrapped up on time this year.
- The Capitol will be fully opened dealing with gaming compact.
- Legislative Victories
 - Expansion of funding for flooding mitigation.
 - Expansion of Tourism Development Dollars
 - Restrictions on Building designs
 - Central Florida Expressway language correction. Changed from “Consent from FDOT” to “Consult with FDOT” for roadway expansion projects.
 - Enforcement of Online Sales Tax placed on retailer and not consumer. Will be used to first replenish the State Unemployment Fund and then to offset taxes on brick and mortar businesses.
 - Documentary Stamp Tax. Will be sued for flood mitigation and water quality.
- Legislative Losses
 - Impact Fee Caps. It is unclear if the governor will sign the bill. The Legislature feels that some local governments are getting out of hand with raising impact fees so they are limiting when and how often a government can increase the fees. This is a tough bill for local governments to swallow.
 - Home Based Businesses. People move into a neighborhood and expect it to be a neighborhood, not a commercial area. There had been conversations towards balance, and the municipal lobbyists did get some concessions; one being that local governments can still regulate parking.
- Appropriations
 - Public Services Building – Funded by legislature
 - Wastewater Plant Expansion – Funded by legislature
- Legal Advertising Requirement changes

Council Member Purvis thanked Mr. Carmody for his in person appearance and relayed that the Council appreciates his efforts. He also asked for clarification regarding his statements on Representative Sabatini. Mr. Carmody stated that Representative Sabatini had stated that he would not be submitting any appropriation bills.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Council Member Purvis asked with all the new funding sources if there was money available to relocate infrastructure on a road needing expansion widening. Mr. Carmody replied that the short answer is yes. He stated they have a good relationship with the Department of Economic Opportunity (DEO). DEO has funds at their disposal and the lobby team can work with city management to explore opportunities.

Council Member Bates asked about the home-based business bill. He has concerns with different aspects and wants to make sure the City stays on top of that. Mr. Carmody stated that the sponsors of the bill are very friendly and receptive to cities.

Council Member Entsuah asked about unintended consequences and asked if the team has taken a veto strategy to send to the Governor. Mr. Carmody stated that Governor DeSantis is very different from Governor Scott whereas Governor Scott leaned heavily on his staff, Governor DeSantis reads the bills himself and reviews the entire budget himself.

Fire Department Awards

Fire Chief Ezell recognized Clermont Firefighters for extraordinary efforts conducted in the line of duty. This is a service award program put in place over a year ago, but this is the first time using this. Normally, these awards would not come before the Council, but Chief Ezell wanted to take the opportunity to showcase what the firefighters have been doing in the field.

These recognitions are related to a call that happened on May 3, 2021 at 3:15am. The call was to assist on a structure fire in Lake County. While crews were in route, they received additional information from dispatch that there was a woman and dog living in the house. House was over 50 percent involved in fire. The firefighters went into rescue mode. It was a dangerous procedure. Recognized 13 individuals and 4 awards.

Unit Citation Award

Battalion Chief Daryl Hyatt
Lieutenant Ty Chapel
Lieutenant Jason Ness
Lieutenant Alan Pun
Lieutenant Steve Smith
Engineer Brian Davis
Engineer Judd Lent
Engineer Bruce Mace
Engineer Kenny Thompson
Firefighter David Dominguez
Firefighter Nelson Figueroa
Firefighter Ridge Litz
Firefighter Jhonthan Munoz
Firefighter Dustin Wamsley

Life Saving Award

Engineer Bruce Mace
Firefighter Nelson Figueroa

Distinguished Service Medal

Engineer Bruce Mace

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Firefighter Nelson Figueroa

Medal of Valor

Lieutenant Steve Smith

Engineer Kenny Thompson

Firefighter Dustin Wamsley

Mayor Murry thanked the Chief on behalf of the Council and residents. He congratulated and thanked the fire department for their dedication to the community.

Clermont Youth Council

Communications Director Deen recognized the graduating Youth Council members Tyler Irby, Mary Landaberde and Luis Mustafa.

Mural Update

Development Services Director Curt Henschel provided an update on murals in the City. He explained to the Council that the current sign code addressing murals was adopted in November 2020, and the reason for this presentation was that the City Council requested a six (6) month update.

In December 2020, the Council approved three of four mural applications within the Central Business District (CBD). A fifth mural has recently been applied for that will be brought to Council in the next months. He continued that two murals have been painted outside the CBD and staff is reviewing their eligibility for a non-conforming use determination by staff. A third mural has been reviewed by staff and appears to be a sign advertising a business and not an actual mural as contemplated in the mural code. The owner is pursuing a sign variance for this location.

Council Member Bates recommended that the murals at the Clermont Fish House and at the Kim's Cabbage Patch be grandfathered since they have been there awhile. The Modern Orthodontists should not be grandfathered as it is new.

The Council discussed expanding the mural borders from the CBD to the Community Redevelopment District boundaries which would then encompass the first two murals. The consensus was to keep the boundaries tied to the CBD.

The Council discussed switching approval from Council approval to administrative. The consensus was to keep applications coming before the Council.

The Council discussed leaving everything as is, but grandfathering in the Clermont Fish House and Kim's Cabbage Patch. The consensus of the Council was to move forward with this option.

PROCLAMATIONS

Energy Efficiency

City Clerk Howe read the proclamation into the record. The proclamation was accepted by Council Member Entsuh.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

World Cultural Diversity Day

City Clerk Howe read the proclamation into the record. The proclamation was accepted by Interim City Manager Dauderis.

Law Enforcement Month

City Clerk Howe read the proclamation into the record. The proclamation was accepted by Police Chief Broadway and Captain McMaster.

Election

City Clerk Howe read the proclamation into the record. Election qualifying will open on June 7, 2021 at 12-noon and close on June 11, 2021 at 12-noon.

PUBLIC COMMENTS

Stephen Franklin, 378 12th Street – Asked if the boat ramp workshop will be a discussion open to public. Mayor Murry told him there would be opportunity for public comment.

Charlene Forth, 939 W. Desoto Street – She stated she is proud of the Fire Departments. She reported a concern she had about actions at the last Planning & Zoning Commission meeting and freedom of speech.

Lavonte Rogers 667 W. Osceola Street – Thanked the Council for their support of the Moonlight Players Theatre.

Dani Page, Tuscan Ridge – Stated she was concerned with the World Cultural Diversity Day proclamation. She felt it was offensive and divisive.

Chris Ballard, 775 W. Montrose – Told the Council that the downtown parking situation is unbelievably packed.

Bill Delaney, 10312 Lake Minneola Shores – Welcomed new council members.

Vincent Niemiec, 4569 Barrister Drive, Regency Hills – Informed the Council that Lake County moved the Hartwood Marsh road project from tier 2 to tier 1.

REPORTS

INTERIM CITY MANAGER REPORT

Interim City Manager Dauderis first reviewed changes to the agenda.

Agenda Item No. 8 was heard out of order and was considered at this time.

Item No. 8 – Ordinance No. 2021-013 – *TABLED TO MAY 25, 2021 – Disston Duplexes PUD*

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 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.

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

MOTION TO TABLE consideration of Ordinance No. 2021-013 until May 25, 2021 made by Council Member Bates. Seconded by Council Member Entsua. Passed unanimously with all members present voicing aye.

Agenda Item No. 9 was heard out of order and was considered at this time.

Item No. 9 – Variance Request – *DWW Squared* – **TABLED TO MAY 25, 2021**

MOTION TO TABLE consideration of the Variance request for DWW Squared until May 25, 2021 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Returning to her report, Interim City Manager Dauderis informed the Council that there will be no workshop on May 18 and that the May 25 Council meeting will be held in the Council Chambers. She concluded her report by highlighting the employee breakfast held last week and giving an update on the City Manager recruitment process.

CITY ATTORNEY REPORT

City Attorney Mantzaris –

- Informed the Council that the City was brought into the lawsuit with VP Development LLC. The City is a defendant in lawsuit and is working through pleadings. He informed the Council that they will have a closed session on it in a few weeks.

CITY COUNCIL REPORT

Council Member Bates –

- Expressed confusion regarding Charlene Forth’s statements during public comments.

Regarding Ms. Forth’s statement, City Attorney Mantzaris informed the Council that he is not aware of what Ms. Forth is referring to. At the Planning & Zoning Commission, he provided general information to the board members as to their roles as it relates to quasi-judicial proceedings and due process.

Mayor Murry opened the floor for comments from Ms. Forth.

Ms. Forth stated that her concern specifically was when one citizen spoke how a circumstance impacted them, the City Attorney informed the board that the citizen’s comments were not pertinent to their decision.

Mayor Murry again closed the floor.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Council Member Purvis –

- Unable to attend the last MPO meeting.
- Inquired as to when the Council is going to have a parking workshop.
- Expressed frustration at the diversity day proclamation. Would like to see a come together day.
- Spoke to a letter received from Citizen Frey regarding snipe signs. Requested staff return with a proposal to address snipe signs.
- Asked the Council to take a vote of no confidence in Mr. Vincent Niemiec as a Planning & Zoning Board member.

Regarding the parking workshop, Interim City Manager Dauderis stated that the properties the Council selected are under review and staff will be bringing it back to Council in June.

Regarding snipe signs, City Attorney Mantzaris explained that snipe signs are temporary in nature and are located within the city's right-of-way. It is a problem throughout the state. Interim City Manager Dauderis explained that the City has a task force of Parks & Recreation, Clermont Police and Code Enforcement. They are looking into the issue and how best to approach it. They will come back to the Council with a plan.

Regarding the vote of no confidence, Council Member Bates agreed that he was very frustrated with Mr. Niemiec regarding the video presentation and stated that it was very unprofessional. He was appalled with the way it happened.

Council Member Pines agreed with Council Member Bates stating that applicants coming to the City have to have confidence that they will receive a fair minded assessment. She asserted that what Mr. Niemiec did at the meeting undermined the work of the Planning & Zoning Board. It could be putting the City at risk.

Mayor Murry said that the last meeting was contested and full of emotion. He was not in agreement with many of the comments made and felt the video was very misleading. He did say the Mr. Niemiec makes it clear that he is representing himself when speaking and not the Planning & Zoning Board. He is not in favor of removal.

The consensus of the Council was disapproval of the actions of Mr. Niemiec, but there was no support for a vote of no confidence.

Council Member Entsuah –

- “Pig on the Pond” will be held this year. They had four scholarship recipients out of 100 applicants.
- Attended the FCA banquet with Mayor Murry.
- Attended the “Boots and Bunnies” event for Greater Cancer Foundation.

Council Member Pines – No report.

Mayor Murry –

- Attended the employee appreciation breakfast. Offered congratulations to employees who received awards. Congratulated Interim City Manager Dauderis and staff on a great event.
- Attended police department promotion ceremony.
- Addressed comments by Council Member Purvis on Diversity Day. Stated the proclamation is about bringing people together. Clermont is a diverse city.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

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 – Plat Approval | Consider approval of Hartwood Landing Phase 1 Plat – 173 lots |
| Item No. 2 – Surplus Request | Consider declaring end of life inventory as surplus from Parks & Recreation and Information Technology and dispose of in accordance with the Purchasing Policy. |
| Item No. 3 – Piggyback Agreement | Consider request to piggyback the Sarasota County contract with NAFECO of Florida to provide Fire Department Uniforms in the annual budgeted amount of \$75,000. |
| Item No. 4 – Piggyback Purchase and Budget Amendment | Consider piggyback purchase of Florida State contract no. 25100000-19-1 with Duval Ford to purchase one vehicle in the amount of \$44,952.75 and a budget amendment in the amount of \$55,000 in the Fire Impact Fund. |
| Item No. 5 – Lease Agreement | Consider first amendment to the South Lake Chamber of Commerce lease agreement. |
| Item No. 6 – Resolution No. 2021-035R | Consider resolution to oppose mining the Green Swamp |

Prior to approval of the consent agenda, a member of the public requested that Item No. 6 be pulled for further consideration. Council Member Bates also asked that Item No. 1 be pulled for further consideration.

MOTION TO APPROVE the consent agenda items 2-5 for May 11, 2021 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

The Council first heard Item No. 6 which was pulled from the agenda.

Rick Alt, 10723 Lake Route Drive – Stated he is in favor of the resolution. Informed the Council about the importance of the Green Swamp.

MOTION TO APPROVE the consent agenda item no. 6 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Regarding the approval of the plat, Council Member Bates stated that this development in the corridor where the City has seen arise in issues and he would like to see something on the record alerting potential buyers to problems in the area specifically traffic on Hartwood Marsh.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

City Attorney Mantzaris stated that it is unfortunately too late in the process for this project to make any kind of meaningful action. It falls on a potential buyer to do their due diligence when purchasing the property.

MOTION TO APPROVE the consent agenda item no. 1 made by Council Member Bates.
Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Prior to the consideration of agenda item no. 7, Mayor Murry read a statement regarding the conditions and process of a quasi-judicial hearing.

Item No. 7 – Ordinance No. 2021-010 – *FINAL – Graff Building*

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

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

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 ten (10) residential apartments and office use. The property is located at 872 W. Minneola Avenue and is approximately 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 first floor will be office use and common use, such as elevator, electrical rooms, etc. The second and third story will consist of five (5) 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 (CBD). The applicant is requesting three (3) additional units through the density bonus over the seven (7) units permitted under the code. According to the Code, bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria 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 (9) public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine (9) spaces will not be reserved for the project and will be open to the public.

The applicant is also requesting three (3) 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 (10) feet to seven (7) feet around the parking area, and the ability to irrigate the landscape from the potable water system.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Staff has reviewed the application and proposed project and determined that the location is suitable for a mixed-use project consisting of residential and office use. The proposed project allows redevelopment of an obsolete structure and site in an urban setting. Staff is able to support the requested waivers and recommends approval of Ordinance 2021-010. The Planning and Zoning Commission recommended 6-1 for approval.

Mayor Murry asked if the applicant was present.

Mark Graff, 1944 Brantley Circle – *Applicant*. Mr. Graff gave a brief history of his involvement with the City and his participation in the visioning process. He congratulated the Council on its success at reviving the downtown area through the City's investments. He then told the Council that he has acquired two (2) dilapidated buildings across from the post office, and he is proposing the City's first three (3) story building that is privately funded. He reiterated that he is asking for a waiver as he is five (5) parking spaces short of the requirement. He added that he is able to put four (4) more spaces onto the street. Mr. Graff thanked the Council for their time and encouraged them to recognize the success of their policies and the amount of private investment going into the downtown.

During Mr. Graff's presentation, he mentioned that he had met with each of the Council Members. Prior to opening the floor, City Attorney Mantzaris informed the Council that they should each disclose if they did indeed meet with the applicant. Each member of the Council stated that they had either met with Mr. Graff or spoken to him on the phone regarding this project.

Mayor Murry opened the floor for comments from the public.

Darren Johnson, 1075 W. Lakeshore Drive – Spoke in support of the project. Stated that a long-term parking solution is needed for the downtown.

Ronaldo Carmalgo, 1949 Brantley Circle – Spoke in support of the project. Stated that a long-term parking solution is needed for the downtown.

David Colby, 3072 St. Croix Avenue - Supports the project in the downtown. Likes that it is mixed use. Stated that a long-term parking solution is needed for the downtown.

Meredith Nagel, 1280 Dianna Place – Supports the project. She recently bought a house in downtown because of the development. She pointed out that parking spaces are being lost because of a dumpster requirement. Urged to approve.

Chris Ballard, 773 W. Montrose – Indifferent about the project. Concerned about parking and about the overdevelopment of small spaces in this area of downtown.

Dani Page, Tuscany Ridge – Indifferent about the project. Concerned about continuity in downtown; she does not feel that a three (3) story fits with current downtown. Asked if this would be affordable housing.

Charlene Forth, 939 W. Desoto Street – Not completely against this project. She would prefer a two (2) story. Concerned with parking in the downtown.

Paul Gainer, 1375 Briar Haven Lane – Spoke in support of the project. Feels that it is not private developer's responsibility to deal with the parking problems downtown.

Tod Howard, 1986 Brantley Circle – Supports the project.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Stephen Franklin, 378 12th Street – Concerned with parking. Has a concern that staff is being too lenient on developers when it comes to parking.

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

Council Member Bates said he supports the project. He has a concern with the third waiver request of potable water for irrigation. Planner Kruse said that the impact is minimal.

Council Member Bates asked if Mr. Graff was proposing a dumpster. Mr. Graff said that he put in a dumpster because that was what was required, but the Council should know he loses two (2) parking spaces doing that.

Public Services Director Stoney Brunson informed the Council that staff was reviewing solid waste management in the downtown and would be bringing a proposal to a future workshop.

After some discussion on dumpsters versus collection cans, City Attorney Mantzaris informed the Council that the ordinance before them does not have a reference related to a dumpster. The dumpster issue was brought up as an ancillary issue and is not a part of the Council's review on this item.

Mayor Murry asked if Mr. Graff could lease parking spaces from the post office. City Attorney Mantzaris cautioned that it would be an enforcement issue if they are even able to use the post office parking.

MOTION TO APPROVE and adopt Ordinance No. 2021-010 with the understanding that staff will work with the applicant on the dumpster issue so that it may be removed at some point to install two (2) parking spaces, unless staff comes up with a better solution made by Council Member Bates. Seconded by Council Member Entsuah. Passed 5/0 on roll call vote with all members present voting aye.

NEW BUSINESS

Mayor Murry recessed the meeting at 9:53pm;

Mayor Murry reconvened the meeting at 9:59pm.

Item No. 8 – *Heard Out of Order* - TABLED

Item No. 9 – *Heard Out of Order* - TABLED

Item No. 10 – Variance Request – *1066 Nathan Ridge Road*

Planning Manager John Kruse presented the variance request.

The applicant is requesting one (1) setback variance in order to allow the expansion of an existing covered lanai with a solid insulated roof ten (10) feet towards the rear property line and twenty two (22) feet along the existing lanai. Under the current code, solid roofs are considered a structure and are required to meet the setbacks for the primary structures. The rear property setback in this subdivision is twenty (20) feet from the rear property line for primary structures.

The existing single-family residence with the proposed structure will be located fourteen (14) feet from the rear property line. This would be a six (6) feet intrusion into the rear setback. The addition of this structure will increase the impervious surface area by 3.5 percent, but will still be under the 75 percent permitted for the total lot coverage.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

The applicant has indicated the installation of the insulated solid roof with the screened walls will provide a play area of artificial turf for their children while protecting them from the environment and mosquitos. Staff recognizes the applicant is seeking reasonable use of the property. However, the impervious surface area is increasing, and the installation of the insulated solid roof into the rear property setback may be intrusive to surrounding property owners.

After review, staff has determined the application as submitted does not meet a positive finding on all of the five review criteria for a variance. Therefore, staff recommends denial of the variance request.

Mayor Murry asked if the applicant was present.

John Garcia, 1066 Nathan Ridge Road – *Applicant*. Mr. Garcia stated he spoke to his neighbors and received support of his request.

Mayor Murry opened the floor for comments from the public.

Dani Page, Tuscany Ridge - Supported the request.

Vincent Niemiec, Regency Hills - Asked if this is a Homeowner's Association (HOA) community and if the applicant had sought HOA approval.

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

In response to the public comments, Mr. Garcia informed the Council that he was told to go to the city first then return to the HOA with the approval.

Council Member Bates stated that he would like to have seen an HOA approval. Council Member Entsuaah agreed. City Attorney Mantzaris reminded the Council that one of the reasons staff was recommending denial was due to the impact on surrounding property owners.

Council Member Purvis informed Mr. Garcia of the process for obtaining a variance.

City Attorney Mantzaris informed the Council that the application as presented does not meet the criteria for a variance. He told the Council that they could table their approval to give the applicant time to get his HOA's approval.

MOTION TO TABLE consideration of the variance request until July 13, 2021 made by Council Member Bates. Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 11 – Boat Ramp and Jet Ski Update

Parks and Recreation Director Scott Davidoff provided an update on actions taken by the City's administration following the April 20, 2021 workshop on the boat ramp and jet ski challenges. The City has received positive feedback from the boating community. He highlighted several of the changes that had been made including: additional signage, barriers along the shoreline, and that vehicles without trailers are no longer allowed to park at the boat ramp.

Regarding enforcement, Director Davidoff informed the Council that the Lake County Sheriff's Office legally has jurisdiction on Lake Minneola, but has entered into a Memorandum of Understanding with the Clermont Police Department (CPD) granting CPD the authority to enforce ordinances upon the waterways.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Upon review, CPD is requesting a marine unit totaling \$657,000 to effectively and efficiently enforce the City's laws upon the water. The city is finalizing agreement with Florida Wildlife Commission to install No Wake Zone buoys in designated areas. FWC only approved placement of buoys at the boat ramp and Lake Hiawatha docks. The permit for Lake Hiawatha will not be approved until the new docks are in place mid-summer.

Regarding the jet ski challenge, the city is continuing to receive complaints. The majority of boat ramps throughout the state do not provide a beaching area for boats or jet skis. Boat ramps are generally standalone facilities, not adjacent to recreational facilities. Staff has installed barriers and signage to prohibit beaching adjacent to the boat ramp. Some jet ski owners say they need to beach because they cannot carry coolers, chairs, extra fuel and stand up jet skis cannot utilize finger docks.

Director Davidoff continued that the City has not prohibited beaching behind the splash pad, at the waterfront pavilion or at Lake Hiawatha dock area. However, the area behind the splash pad and waterfront pavilion has become extremely congested with many jet skis beaching and this is causing hazardous conditions. The City is permitted to restrict any area from beaching along City property, but the City cannot designate a specific area for beaching without getting a land lease agreement from the Florida Department of Environmental Protection.

Regarding jet ski commercial operations, staff has observed 5 to 10 commercial operators renting jet skis and boats. The City Attorney has advised staff that if transactions take place offsite without violating rules and regulations, the City can do very little. This is very common throughout the state, but staff has worked to develop procedures to reduce issues and ensure compliance since late March 2021. There has been no real pushback from vendors.

Director Davidoff highlighted some provisions of an ordinance that will be coming before the Council at a future meeting regarding enforcement. One of these includes the employment of a code enforcement officer to staff the boat ramp.

Mayor Murry asked why the CPD marine unit cannot do the work of the code enforcement officer. Director Davidoff explained that the marine unit will be on the water and the code enforcement officer will be on the land.

Mayor Murry opened the floor for comments from the public.

Tod Howard, 1986 Brantley Circle – Informed the Council that jet ski owners do not have adequate docking space on the water.

Mark Reed, 845 Forest Wood Drive – Owns a stand up jet ski, so he cannot pull up to the dock. He would like to see a load and unloading zone next to the boat ramp. Has a petition for a load and unload zone. Expressed concerns that the City has unpermitted buoys on the waters.

Chris Ballard, 1644 Lakeshore Drive – Feels that there needs to be a public docking system, so that people can get off the lake and go into the downtown.

Charlene Forth, 939 W. DeSoto Street – Opposed to the hiring of additional code enforcement for the boat ramp. Code Enforcement needs to focus on the City not on the boat ramp.

Katie, 1838 Great Falls Way – Owner of a jet ski company. Supports a permitting process.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Stephen Franklin, 378 12th Street – Reminded the Council that everyone should be considered equal; both boaters and jet skiers.

Carrie Carredy, 11136 Lake Catherine Circle – Parent of a child who rows. Has seen children flipped from the boats.

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

Council Member Pines asked Director Davidoff to explain why the rowing area is not getting a no-wake area. Director Davidoff explained that there is no launching at the rowing area, so FWC will not permit a no-wake area.

Council Member Purvis asked for an explanation of the \$750,000 for a marine unit. Police Chief Broadway responded that the cost includes the hiring of four (4) new officers and vehicles. A police boat costs approximately \$80,000 and the truck to haul it is approximately \$60,000. The vast majority of the cost is for personnel. Currently, officers are working on the waterways volunteering for overtime on the weekends and holidays, but this system is not sustainable and there are weekends when there is no coverage.

Interim City Manager Dauderis reminded the Council that staff had suggested easing into the program by utilizing the fire boat for now.

The Council had a discussion on beaching, barriers, and fees near the boat ramp. Director Davidoff stated that the barriers are not just for jet skis as there are paddlers and kayakers that are also causing hazardous conditions.

The Council gave consensus that staff should provide them with an ordinance to review and the issue should come back for their consideration.

The Council stated that they want an update from the Police Department in 90 days on how enforcement is going utilizing the resources currently provided.

The Council directed that staff should remove the barriers and signage on the west side of the boat ramp area.

Council Member Bates asked if there was the possibility of putting in a kayak launch at the rowing area and if that would then allow FWC to grant a permit. Director Davidoff stated that they would have to reach out.

Mayor Murry asked staff to review recently acquired properties on the lakeshore to see if relief areas could be provided there as well.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

Item No. 12 – Ordinance No. 2021-014 – *INTRODUCTION*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 70 “WATERWAYS” OF THE CODE OF ORDINANCES, AMENDING ARTICLE I “SPEED LIMITS”, SECTION 70-1 “AUTHORITY”, SECTION 70-2 “DEFINITIONS”, SECTION 70-3 “IDLE SPEED NO WAKE ZONES, SECTION 70-4 “ADOPTION OF SPEED LIMITS” AND SECTION 70-5 “ENFORCEMENT AND PENALTY”; PROVIDING FOR THE ERECTION OF SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

MOTION TO INTRODUCE for future consideration Ordinance No. 2021-014 made by Council Member Bates. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
MAY 11, 2021

ADJOURN: With no further comments, this meeting adjourned at 11:27 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, June 8, 2021 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was provided by Pastor Carlos Aviles Jr of Calvary Chapel Church followed by the Pledge of Allegiance.

Interim City Manager Dauderis announced two changes to the agenda. Item No. 9 was being withdrawn at the request of the applicant and Item 10 was requested to be tabled to a date and time certain. The changes were considered by the Council and acted upon accordingly.

MOTION TO TABLE consideration of the administrative appeal until June 22, 2021 made by Council Member Bates. Seconded by Council Member Entsuah. Passed unanimously with all members present voicing aye.

PRESENTATIONS

Police Chief Charles Broadway recognized individuals for their service in calendar year 2020.

Citizen of the Year – Renee Lowe

Ms. Lowe gave a short acceptance speech thanking the police department, her friends, family and the Clermont Community.

Life Saving Award – Officer Sean Coons and Officer Brian Rebando

Officer of the Year Award 2020 – Officer Ethan Bell

PUBLIC COMMENTS

Dani Page, Tuscan Ridge, Clermont – Raised additional concerns about the partnership between the City and the Art District LLC. Demanded a motion to implement an investigation by outside legal counsel of the contract and city staff.

Sue Cordova, 2768 Kingston Ridge Drive, Clermont – Stated she put in a public records request and feels that it was not fulfilled. Stated she will be taking civil action against the City if her requests are not fulfilled.

Sharon Keys, 644 W. Osceola Street, Clermont – Representing the Lincoln Park South Lake Alliance. Asked the City to support the project. Stated what they are trying to accomplish is new and there is no comparative model.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

REPORTS

INTERIM CITY MANAGER REPORT

Interim City Manager Dauderis informed the Council that the June 15 workshop has been canceled. She also informed the Council that the all-day retreat on June 30 will be at the Highlander Building beginning at 9:00 am.

CITY ATTORNEY REPORT

City Attorney Mantzaris reminded the Council that there will be a closed litigation session at the June 22, 2021 meeting to discuss the VP Development/Art District litigation.

CITY COUNCIL REPORT

Council Member Bates

No report.

Council Member Purvis

Council Member Purvis –

- Commended those recognized tonight during the Police Department Awards.
- Addressed comments made under open forum from Ms. Cordova – asked for emails from personal AOL account. There was a response to her. Sent in those emails. He sat with the City's IT department and went through 22 years of emails.
- Addressed comments made under open forum from Ms. Page – Called for Council support of a move to hire outside legal counsel to conduct an investigation.

MOTION TO ENGAGE an outside law firm to look into the allegations and processes used within City departments. Seconded by Council Member Entsua. Motion withdrawn prior to vote.

Mayor Murry asked if there was going to be any issue with them conducting an investigation.

City Attorney Mantzaris reminded the Council that they have the authority to order an investigation, but cautioned that the investigation needs to remain confidential due to current litigation going on with the Art District and VP Development.

The Council discussed hiring outside Council with several members saying they support an investigation, but wanted to wait until after the June 22 closed door session.

Council Member Purvis withdrew his motion stating that he plans to bring it back at the next Council meeting.

Council Member Entsua

Council Member Entsua –

- Reminded the public about Pups in the Park this Saturday at Lake Hiawatha at 8:30am.

Council Member Pines

No report.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

Mayor Murry

- Attending lots of events.
- Asked about an agenda for the retreat.
- Potholes on Grand Highway.

Regarding an agenda for the retreat, Interim City Manager Dauderis stated that there is a facilitator in place that is working with the Council to build an agenda.

Regarding potholes, Council Member Entsuah added there are potholes on Hooks Street by the intersection with Knights Drive that need to be reviewed.

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 minutes of the April 20, 2021 Workshop and May 25, 2021 Council Meeting.

Item No. 2 – Clermont Historic Village Use Agreement First Amendment

Consider approval of the Grace Chapel and Replica Outhouse addition to the Historic Village Site.

MOTION TO APPROVE the Consent Agenda as presented for June 8, 2021 made by Council Member Bates. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 3 – Ordinance No. 2021-013 *FINAL – Disston Duplexes PUD*

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

City Clerk Howe read the legal title of Ordinance No. 2021-013 into the record. The staff presentation was made by Planning Manager John Kruse.

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow for development of six (6) two-family styled housing units, with the maximum not to exceed 12 units for the entire site.

The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provides 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.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

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 housing units to 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.

Staff has reviewed the application and proposed project and has determined that as designed, the project does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). Staff recommends denial of the Ordinance. The Planning and Zoning Commission voted 7-0 to make a recommendation of denial.

Mayor Murry asked if the applicant was present.

Bob Thompson, 11905 Egret Bluff, Clermont – *Applicant Representative*. Mr. Thompson thanked staff for their willingness to work with them. He asked forgiveness regarding the dumpster and says they would prefer the garbage cans.

Mayor Murry opened the floor for comments from the public.

Vincent Niemiec, Regency Hills, Clermont – Opposed the project. Mr. Niemiec questioned where the garbage cans will be placed. Expressed concerns about Fire and EMS access.

Lavonte Rogers, Osceola Street, Clermont – Opposed the project. Mr. Rogers said that in his neighborhood it is horrendous on trash day. Trash cans are in the road. Expressed concern.

Charlene Forth, 939 W. Desoto Street, Clermont – Opposed the project.

Seeing no further comments, the floor was closed.

Council Member Bates asked where a dumpster would go on the property. Mr. Thompson displayed a map where a dumpster would be placed. He spoke against the dumpster saying that they attract nuisances such as rats. He also reminded the Council that the project meets all other regulations.

Council Member Pines stated that she is familiar with this area and suggested that the garbage cans would go along Disston Street. She also reminded the Council that it would not be new as there is multi-family across the street. She feels this is a good location for this project.

Council Member Pines asked if this would be affordable housing. Mr. Thompson stated that they are looking at charging \$1,150/month for rent.

Council Member Purvis stated that he likes the concept of the project but he has concerns about the trash and the streets. He asked the applicant if they would be willing to amend their current plan if the City was able to identify a different solution. The applicant agreed stating that he will put a dumpster on the site for now.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

MOTION TO APPROVE and adopt Ordinance No. 2021-013 with addition of verbiage agreeing to improve trash collection at this property at such point in time that another solution is available made by Councilmember Purvis. Seconded by Councilmember Entsua. Entsua.

Prior to the vote, City Attorney Mantzaris suggested that Council Member Purvis amend his motion to adopt the ordinance as presented, but allow the applicant the right to come back to the Council to adjust his plan if collection ordinances are changed for the City. Council Member Purvis agreed to amend the motion and Council Member Entsua agreed to continue his second to the amended motion.

MOTION TO APPROVE and adopt Ordinance No. 2021-013 as presented but require the applicant to return to the City Council to amend his garbage collections should the City change their current collection practices for a better solution made by Council Member Purvis. Seconded by Council Member Entsua. Fails 2-3 on roll call vote with Council Members Entsua, Bates, and Mayor Murry opposing.

Mayor Murry recessed the meeting at 7:34 PM; meeting reconvened at 7:44 PM.

Item No. 4 – Ordinance No. 2021-015 FINAL – Skorman Multi-Family PUD

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

City Clerk Howe read the legal title of Ordinance No. 2021-015 into the record.

Prior to the staff presentation, City Attorney Mantzaris provided a history of the process to date. He explained that the Council had denied the initial ordinance which allowed the property owner to invoke their rights under Florida Statutes for a mediation which the City was required to participate in. The mediation process had an appointed Special Magistrate who acted as a mediator. He reminded the Council that the decision is theirs to make, but cautioned them that should they deny the project it will most likely go to an administrative hearing in front of the same Special Magistrate or go to the circuit courts for final review.

The staff presentation was made by Planning Manager John Kruse. The applicant is requesting to rezone the property from Urban Estate to Planned Unit Development (PUD) for a 204-unit apartment complex. The 17 +/- acre property is located southwest of the Hooks Street and Excalibur Road intersection, adjacent to East Ridge Middle School. The future land use is Residential/Office, which permits up to 12 dwellings units per acre. The project can be served by City services. A traffic impact analysis has been conducted and showed no new roadway deficiencies because of the project. The applicant is requesting one waiver, cut/fill, up to a maximum of 13 feet over 10 percent of the site. Since this is a multi-family project, the maximum cut/full is limited to 10 feet.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

The applicant revised the conceptual plan and has reduced the volume and depth of the original cut/fill request and the request for retaining wall heights greater than six feet has been removed.

Planner Kruse highlighted the changes made during the mediation process and stated that a last minute condition had been added to the ordinance as a condition of approval in that the applicant must begin substantial work on the site within one year of adoption of the ordinance.

Staff has reviewed the application and the proposed project and determined that the location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. Staff is able to support the request and recommends approval of Ordinance No. 2021-015.

Mayor Murry asked if the applicant was present.

Tara Tedrow - *Applicant Representative*. Ms Tedrow provided a thorough review of the project via PowerPoint. Highlighting that Traffic Impact Analysis (TIA) which was reviewed and approved by the City's traffic engineer as well as shows that the impact to the area will be inconsequential. She also reviewed Section 70.51 of Florida Statutes and explained that the mediation process was meant to be collaborative, not adversarial. It provides an opportunity to work through stated reasons for a projects denial and come to a mutually agreeable resolution, if available. On April 30, 2021, City staff participated in that process with the applicant and an agreement was made as to the PUD modifications.

Ms Tedrow concluded her presentation restating that after the project is built, no transportation deficiencies were identified. The projected traffic impact is anticipated to be 1.7 percent or less which means there are no operational concerns identified. Based on the applicants meeting of all code regulations and demonstrating through substantial comprehensive evidence that there will be no impact to traffic, Ms. Tedrow requested the approval of the Council based on the agreed upon conditions.

Mayor Murry opened the floor for comments from the public.

Charlene Forth, 939 W. Desoto Street, Clermont – Expressed opposition to the project. Supported the Council going to litigation.

Dani Page, Tuscany Ridge, Clermont – Expressed opposition to the project. Supported the property staying Urban Estate Low Density.

Seeing no further comments, Mayor Murry closed the floor.

Ms. Tedrow returned to the podium and addressed the comments made by the public.

Council Member Bates disclosed that he met with the applicant. He said that the applicant has good ideas and good thoughts and they did come back with a better plan, however, he still has an issue with the traffic.

Council Member Purvis disclosed that he had email communication with the applicants. He is concerned about entry and exiting of the complex and where the school bus loading zone will be.

Chuck Hitte, BESH Engineering – *Applicant Representative*. Informed Council Member Purvis that the bus loading/unloading zone would be at the Clubhouse and that it would enter and exit off of Hooks Street.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

Council Member Entsuah disclosed that he had a phone call with the applicant. He expressed concerns that the project is too large for the site.

Mayor Murry disclosed that he received a request for a meeting from the applicant which he denied. He thanked the applicant for the presentation, but stated he still has a concern with the traffic. Ms. Tedrow explained that the level of service is sufficient and there is a 68 percent capacity remaining on the roads. She reminded the Council that the traffic was determined to be minimal.

MOTION TO DENY the adoption of Ordinance No. 2021-015 made by Council Member Bates. Seconded by Council Member Entsuah. Passed 3-2 on roll call vote with Council Members Purvis and Pines voting in support of the project.

City Clerk Howe read the legal title of Ordinance No. 2021-016 and Resolution No. 2021-036R into the record. The items were presented concurrently and voted on separately.

Item No. 5 – Ordinance No. 2021-016 *FINAL – Commercial Watercrafts*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 70 “WATERWAYS” OF THE CODE OF ORDINANCES TO ESTABLISH ARTICLE III; CREATING SECTION 70-34 “DEFINITIONS”; CREATING SECTION 70-35 “REQUIREMENTS FOR OPERATING PERSONAL WATERCRAFTS”; SECTION 70-36 “REGULATIONS FOR WATERCRAFT RENTAL BUSINESSES”; SECTION 70-37 “PERMITS FOR WATERCRAFT RENTAL BUSINESSES”; SECTION 70-38 “ENFORCEMENT”; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, PUBLICATION, AND EFFECTIVE DATE.

NEW BUSINESS

Item No. 6 – Resolution No. 2021-036R – *Comprehensive Fee Schedule Amendment*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE PARKS AND RECREATION FEE SCHEDULE; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

The staff presentation for both Ordinance No. 2021-016 and Resolution No. 2021-036R were made by Parks and Recreation Director Scott Davidoff.

Parks and Recreation Director Davidoff explained that both the ordinance and resolution are a result of direction received from the Council. The proposed ordinance amendment to Chapter 70, Waterways addresses creates a required permit for commercial operators of rental watercraft, their regulation and enforcement. The resolution establishes a fee of \$500 for an annual watercraft rental business permit as would then be required by City Code.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

Director Davidoff stated that enforcement would be based on a three-strike system and after three-strikes a permit would be revoked.

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

Council Member Bates asked if a strike would go against an owner or a business. Interim City Manager Dauderis explained that the penalty would go against a business as that is who is receiving the permit.

City Attorney Mantzaris reminded the Council that as will all new ordinances, the City will have to work through some issues, tweak regulations, and utilize the Code Enforcement process where allowed.

Council Member Bates asked if staff had modeled the ordinance after other municipalities. Interim City Manager Dauderis replied that they had looked at several other ordinances, but there were no other ordinances that directly duplicate the conditions and situations that Clermont is trying to address. Staff took best practices gleaned from the example ordinances and incorporated into the document under consideration.

Mayor Murry stated that businesses should get a second chance and be able to reapply a couple years after their permit was permanently revoked. Council Member Bates disagreed with Mayor Murry.

Seeing comments from the public, Mayor Murry reopened the floor.

Katie (Unknown), 1850 Great Falls Lane – Asked about the City’s requirement for insurance and why it is double what the Florida Wildlife Commission requires.

City Attorney Mantzaris responded that the City is requiring a permit and a fee because it gives the City a tool to regulate the boat ramp and an extra level of enforcement.

Seeing no further discussion, Mayor Murry called for the vote on Ordinance No. 2021-016.

MOTION TO APPROVE and adopt Ordinance No. 2021-016 made by Council Member Bates. Seconded by Council Member Pines. Passed 4-1 on a roll call vote with Council Member Purvis opposing.

Parks and Recreation Director Davidoff reiterated that Resolution No. 2021-36R is complimentary to the ordinance just adopted. The resolution sets the fee for the permit which staff is recommending be set at \$500 annually.

Council Member Pines agreed with the fee amount believing it is appropriate. She asked if it was comparative to other municipalities. Director Davidoff replied that it is appropriate in comparison. Council Member Entsuaah agreed with Council Member Pines.

Council Member Bates and Purvis expressed concern that the fee was excessive.

Mayor Murry stated he felt the fee was not high enough.

Council Member Purvis asked what the business tax receipt costs for doing business in the city. City Attorney Mantzaris responded that the business tax receipt varies by business type but is usually around \$40.00. Council Member Purvis stated it was unfair to charge a business \$500 just because they have a propeller.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

City Attorney Mantzaris further clarified that the Business Tax Receipts are set by state statute and is a tax for the privilege of doing business within the City; it is different than a permit with has greater restrictions and which is under consideration by the Council. This permit relates to the City's responsibility to protect the public's health, safety and welfare.

Council Member Pines reminded the Council that these businesses are using City property to conduct their business. Mayor Murry echoed the comment saying that these businesses are making their income off of City assets.

Mayor Murry opened the floor for comments from the public on the Resolution.

Tammy McCoy, 8641 Spyglass Loop – Opposes the fee increase. Asked the Council to keep vision of “Choice of Champions” in place. Believes increasing fees could chase away business and revenues.

Dani Page, Tuscany Ridge, Clermont – Supports the fee increase. Suggested that permit fees can go to fund police marine unit needs.

Vincent Niemiec, 4569 Barrister Drive, Clermont – Supports the fee increase.

Charlene Forth, 939 W. Desoto Street, Clermont – Supports the fee increase.

Katie (Unknown), 1850 Great Falls Lane – Asked for further clarification on why the City is asking permit holders to retain insurance that is double the requirement by the state.

City Attorney Mantzaris responded that if something should happen to an individual on the lake due to an accident by a permit holder that was launched at the boat ramp, the city will be a party to that lawsuit. The City does have sovereign immunity that may protect it, but the \$2,000,000 is consistent with other agreements where the City is exposed to significant risk. The increase in the insurance holdings provides extra protection.

Greg Ammon, 550 East Avenue, Clermont – Supports the fee increase

Max Kryzminski, 3497 Embers Lane, Clermont – Asked where the fee revenues will go. Asked who is enforcing regulations on the water.

Mayor Murry responded that the County has jurisdiction on the waterways, but the Clermont Police Department has entered into a Memorandum of Understanding with the Sheriff's Office to grant the Clermont Police Department enforcement capabilities.

Seeing no further comments, the floor was closed.

MOTION TO APPROVE and adopt Resolution No. 2021-036R implementing a permit fee in the amount of \$500 made by Council Member Entsua. Seconded by Council Member Pines. Passed 3-2 with Council Member Bates and Purvis opposing.

After the vote, Interim City Manager Dauderis addressed items brought up in the public comment. She informed the Council that there is a code enforcement position that was frozen due to the pandemic, but the City can use funds from the American Rescue Act (ARA) to fund that position. The position would require about \$15,000 for the remainder of the current fiscal year, and \$60,000 for FY2022.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

The position would work on the weekends and assist with code enforcement needs throughout the city during the rest of the week. She informed the Council that even if the ARA funds are not made available, the city's administration is still requesting this position be unfrozen and activated.

Mayor Murry said he would like to see additions to the code enforcement staff.

Interim City Manager Dauderis continued that the Police Department needs a dedicated police boat for their enforcement activities. She informed the Council that the Fire Boat is not easily maneuverable and cannot get around. Staff is requesting direction from the Council on whether to move forward with the acquisition of a police boat and truck which would be approximately \$140,000. The entire cost would be covered by police impact fees.

Council Member Purvis expressed concerns about not having the staff to use the equipment since patrolling the lakes on the weekend is voluntary overtime. Interim City Manager Dauderis said that it is a possibility, but right now they are only looking for direction on the boat as there is a seven (7) month lead time.

Council requested that the item be brought back for consideration and to give the public a chance to comment.

Item No. 7 – Variance Request – *Modern Orthodontics*

Development Services Director Curt Henschel made the staff presentation. The applicant is requesting a variance to allow additional signage located at his business located at 1455 East Highway 50. The subject parcel is currently improved with a single commercial building being used as a professional office for Modern Orthodontics. The property fronts on Highway 50 and is zoned C-2 General Commercial. The applicant recently installed this additional signage, which is not in conformance with the City's sign code. The applicant is seeking this variance request in order to keep the sign in place.

Under the City's sign code exterior wall signs are limited to a maximum of 32 square feet in total area. The size of the exterior wall sign is approximately 170 square feet, which is approximately 17 feet wide and 10 feet high. The sign's placement offers itself a primary viewpoint from within the internal parking lot.

The applicant has indicated on the variance application that it is a mural. However, staff has reviewed this application also under the City's new sign code section for murals and found that it does not meet the criteria for a mural. It should be noted that since this section of the code is relatively new, the applicant may not have been aware of this criteria. The applicant has indicated murals attract new local businesses, help bring customers to pre-existing locations, and boost the economy of an area.

In order to grant a variance, the Land Development Code requires a positive finding of the Review Criteria; staff has reviewed the application as presented and finds the application does not meet a positive finding on two of five criteria. Therefore, staff recommends denial of the variance request.

Mayor Murry asked if the applicant was present.

Dr. Alan Wong, 16138 Truly Circle – *Applicant*. Dr. Wong gave a history of the property and his business. He explained how he has been a supporter of the City and City events providing thousands of dollars to the community. They added the mural as a way to make people smile as their business slogan is "Life is better when you're smiling". He requested that the City allow him to keep the mural as it is not a distraction and cannot be seen from Hwy 50.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

Mayor Murry opened the floor for comments from the public.

Charlene Forth, 939 W. Desoto Street, Clermont – Supports the mural.

Donald Hanavan, 10400 Cayeda Forest Drive, Clermont – Supports the mural.

Lavonte Rogers, 667 W. Osceola Street, Clermont – Supports the mural.

Vincent Niemiec, Barrister Drive – Opposes the mural.

Seeing no further comments, Mayor Murry closed the floor and brought the issue to the Council for discussion.

Council Member Bates said he sees this as a sign, but you cannot see it from the road, so he is torn. Mayor Murry agreed and said he would like to see the size reduced.

Mayor Murry asked if the sign violated his overall signage for the building. Director Henschel stated that a conforming secondary sign would be within the code.

MOTION TO DENY the request for variance made by Council Member Purvis. No Second. Motion dies for lack of a second.

Council Member Pines asked if she could make a motion granting the variance if it meets the code. City Attorney Mantzaris replied that if the applicant has a sign that meets the code then the variance is not required. He either has the variance to exceed the sign code, he repaints the wall and shrinks the sign, or he removes the sign altogether.

MOTION TO DENY the request for variance made by Council Member Purvis. Seconded by Council Member Pines. Passed 4-1 with Council Member Entsuaeh opposing.

Item No. 8 – Mural Request – 705 W. Minneola Avenue

Prior to the staff presentation, Director Henschel informed the Council that the applicant was not present. The applicant is requesting to allow for a mural artwork project to be located at 705 W. Minneola Avenue. Staff has reviewed the proposed mural artwork display and finds the project does meet the purpose and intent of the Code of Ordinances. Staff finds the mural can provide artistic value to the Clermont Community. Staff recommends approval of the proposed mural.

Mayor Murry asked if the applicant was present. No one was present on behalf of the applicant.

Mayor Murry opened the floor for comments from the public.

Dani Page, Tuscany Ridge, Clermont – commented on advertising language being included with the artist's signature.

Vincent Niemiec, Regency Hills, Clermont – commented on the advertising language stating that rules are rules.

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

Council Member Purvis stated he is not in opposition of the mural if the hashtag is removed.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

MOTION TO APPROVE the mural as presented with the condition that the advertising language under the artists name be removed within 30 days of approval by Council Member Purvis. Seconded by Council member Bates. Passed unanimously with all members present voicing aye.

After the vote Council member Entsuah clarified that the hashtag is not the advertisement, but the account name after the @ sign is.

Item No. 9 – Sidewalk Café Permit Request – *Twisted Sugar*

This item was withdrawn from the agenda.

Item No. 10 – Administrative Appeal

This item was tabled to date certain earlier in the meeting.

CLOSING COMMENTS

Prior to adjournment, Interim City Manager Dauderis announced that the June 30th retreat would be held at the Highlander Building. Based on the Council's last direction, she has planned a retreat to set priorities for the Council and that she has retained a facilitator for that day. The Council stated they would like the following items discussed: trash, parking, community center, waterfront, workforce housing.

The Council asked when they would be discussing the parking lot. Interim City Manager Dauderis stated that is on the agenda for June 22, 2021. As for trash collection, the Council will be hearing that on July 27 as it needs to go to the Planning & Zoning Commission.

City Attorney Mantzaris explained that a draft ordinance has been prepared and the Planning & Zoning Commission has requested a public hearing on it with the downtown business owners at their next meeting in July.



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
June 8, 2021

ADJOURN: With no further comments, this meeting adjourned at 10:03pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																																						
Tuesday, June 22, 2021																																						
Agenda Item Name																																						
Surplus Request																																						
Requested Action																																						
Request to approve and declare end of life inventory as surplus from the Information Technology Department, Police Department, and Fire Department and dispose of in accordance with the Procurement Services Policy.																																						
Staff Report																																						
The Procurement Services Department, on behalf of the Information Technology Department, Police Department, and Fire Department recommends approval of the above action. Information Technology Department <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(2)</td> <td>Dell Optiplex 7010 Desktop Computer</td> </tr> <tr> <td>(3)</td> <td>Dell Optiplex 3020 Desktop Computer</td> </tr> <tr> <td>(2)</td> <td>Dell Optiplex 9020 Desktop Computer</td> </tr> <tr> <td>(1)</td> <td>Dell Optiplex 745 Desktop Computer</td> </tr> <tr> <td>(1)</td> <td>Dell Optiplex 7040 Desktop Computer</td> </tr> <tr> <td>(1)</td> <td>Dell Optiplex 755 Desktop Computer</td> </tr> <tr> <td>(5)</td> <td>Dell Latitude Laptop</td> </tr> <tr> <td>(1)</td> <td>Apple iPad</td> </tr> <tr> <td>(1)</td> <td>InFocus Digital Projector</td> </tr> <tr> <td>(1)</td> <td>Wall Mount DVR Lockbox</td> </tr> <tr> <td>(7)</td> <td>Uninterruptible Power Supply</td> </tr> <tr> <td>(2)</td> <td>Tripp-Lite Surge Protector</td> </tr> <tr> <td>(4)</td> <td>Computer Monitors</td> </tr> </table> Police Department <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>2019 Dodge Charger Patrol Vehicle - Vehicle Involved in Crash, 13,955 Miles</td> </tr> </table> Fire Department <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(5)</td> <td>Scott Air Packs with Bottles</td> </tr> </table>			Qty.	Property Description	(2)	Dell Optiplex 7010 Desktop Computer	(3)	Dell Optiplex 3020 Desktop Computer	(2)	Dell Optiplex 9020 Desktop Computer	(1)	Dell Optiplex 745 Desktop Computer	(1)	Dell Optiplex 7040 Desktop Computer	(1)	Dell Optiplex 755 Desktop Computer	(5)	Dell Latitude Laptop	(1)	Apple iPad	(1)	InFocus Digital Projector	(1)	Wall Mount DVR Lockbox	(7)	Uninterruptible Power Supply	(2)	Tripp-Lite Surge Protector	(4)	Computer Monitors	Qty.	Property Description	(1)	2019 Dodge Charger Patrol Vehicle - Vehicle Involved in Crash, 13,955 Miles	Qty.	Property Description	(5)	Scott Air Packs with Bottles
Qty.	Property Description																																					
(2)	Dell Optiplex 7010 Desktop Computer																																					
(3)	Dell Optiplex 3020 Desktop Computer																																					
(2)	Dell Optiplex 9020 Desktop Computer																																					
(1)	Dell Optiplex 745 Desktop Computer																																					
(1)	Dell Optiplex 7040 Desktop Computer																																					
(1)	Dell Optiplex 755 Desktop Computer																																					
(5)	Dell Latitude Laptop																																					
(1)	Apple iPad																																					
(1)	InFocus Digital Projector																																					
(1)	Wall Mount DVR Lockbox																																					
(7)	Uninterruptible Power Supply																																					
(2)	Tripp-Lite Surge Protector																																					
(4)	Computer Monitors																																					
Qty.	Property Description																																					
(1)	2019 Dodge Charger Patrol Vehicle - Vehicle Involved in Crash, 13,955 Miles																																					
Qty.	Property Description																																					
(5)	Scott Air Packs with Bottles																																					
Additional Analysis																																						
Fiscal Impact Summary																																						
Surplus property is anticipated to be sold for approximately \$2,000.00.																																						
Fiscal Impact	Fund Number and Description	Available Budget Amount																																				
Exhibits Attached (copies of original agreements)																																						
1.	Police Disposal Form Vehicle	Police Disposal Form Vehicle.pdf																																				
2.	Information Technology Disposal Form	Information Technology Disposal Form.pdf																																				
3.	Fire Department Disposal Form	Fire Department Disposal Form.pdf																																				



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: Unknown/Totaled
Contact Person: Lt. Nicholas Bloom Phone: 352-536-8442
Year / Make / Model: 2019/Dodge/Charger Vehicle No. 2277
Miles / Hours: Unknown/Totaled Serial / VIN: 2C3CDXKT9KH582183
Description of Property 2019 Marked Dodge Charger Patrol Vehicle

☐ 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:** Vehicle Totaled In Crash

Director Signature: [Signature]

Date: 6.8.21

*****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



REPORT SUMMARY



CLAIM INFORMATION

Owner	City Of Clermont Clermont, FL 34711
Loss Unit	Police 2019 Dodge CHARGER AWD POLICE 8cyl. 5.7l Sedan
Loss Unit Type	SPECIALTY VEHICLES
Loss Incident Date	09/25/2020
Claim Reported	05/24/2021



INSURANCE INFORMATION

Report Reference Number	102315253
Claim Reference	VA2020098920
Adjuster	Morgan, Will
Appraiser	Ruiz, Richard
Odometer	13,955
Last Updated	05/24/2021 01:25 PM



VALUATION SUMMARY

Base Value	\$ 29,894.00
Adjusted Value	\$ 29,894.00
Total	\$ 29,894.00

The total may not represent the total of the settlement as other factors (e.g. license and fees) may need to be taken into account.

The CCC ONE® Market Valuation Report reflects CCC Information Services Inc.'s opinion as to the value of the loss unit, based on information provided to CCC by THE DOAN GROUP.

BASE VALUE

This is derived from comparable unit(s) available or recently available in the marketplace at the time of valuation, per our valuation methodology described on the next page.

Inside the Report

Valuation Methodology.....	2
Loss Unit Information.....	3
Comparable Units.....	5
Valuation Notes.....	7
Supplemental Information.....	8

VALUATION METHODOLOGY

How was the valuation determined?

CLAIM INSPECTION



THE DOAN GROUP has provided CCC with the zip code where the loss unit is garaged, loss unit VIN, mileage/hours, options and additional equipment, as well as loss unit condition, which is used to assist in determining the value of the loss unit.



DATABASE REVIEW

CCC maintains an extensive database of units that currently are or recently were available for sale in the U.S. This database includes units advertised for sale by dealerships or private parties. All of these sources are updated regularly.

SEARCH FOR COMPARABLES

When a valuation is created the database is searched and comparable units are selected. On current year units, new units for sale at the time of the valuation may have been used. The zip code where the loss unit is garaged determines the starting point for the search. Comparable units are similar to the loss unit based on relevant factors. If a sufficient number of comparable units cannot be located, CCC may also obtain dealer quotations for a unit with attributes as reported by the insurer.



CALCULATE VALUATION

Adjustments to the price of the selected comparable units are made to reflect differences in attributes, including mileage/hours, options, additional equipment, refurbishments, after factory equipment, and condition. Dollar adjustments are based upon market research. Finally, the Base Value is the straight average of the adjusted values of the comparable units. Due to the unique nature of the loss units valued in the Commercial and Recreational Vehicle division, a valuation specialist handles each request individually.



LOSS UNIT INFORMATION

LOSS UNIT DETAILS

Location	Clermont , FL 34711
VIN	2C3CDXKT9KH582183
Year	2019
Make	Dodge
Model	CHARGER AWD POLICE
Drivetrain	4X4

LOSS UNIT CONDITION

	Condition
Overall Rating	Average

LOSS UNIT EQUIPMENT

CT - Transmission	AUTOMATIC TRANSMISSION	✓
	4 WHEEL DRIVE	✓
PO - Power	POWER STEERING	✓
	POWER BRAKES	✓
	POWER WINDOWS	✓
	POWER LOCKS	✓
	POWER MIRRORS	✓
	POWER DRIVER SEAT	✓
	POWER PASSENGER SEAT	✓
IS - Seats/Interior	POWER TRUNK/LIFTGATE	✓
	BUCKET SEATS	✓
	CLOTH SEATS	✓
CS - Convenience	RECLINING/LOUNGE SEATS	✓
	AIR CONDITIONING	✓
	DUAL MIRRORS	✓

Vehicles sold in the United States are required to have a manufacturer assigned Vehicle Identification Number(VIN). This number provides certain specifications of the vehicles .

Please review the information in the Loss Unit Information Section to confirm the reported mileage and condition, and to verify that the information accurately reflects the options, additional equipment, refurbishments or other aspects of the loss unit that may impact the value.

THE DOAN GROUP uses condition inspection guidelines to determine the condition of the loss unit prior to the loss. The guidelines describe physical characteristics for the loss unit, for the condition selected based upon age. Inspection Notes reflect observations from the appraiser regarding the loss unit's condition.

To the left is the equipment of the loss unit that THE DOAN GROUP provided to CCC.

LOSS UNIT EQUIPMENT

	INTERMITTENT WIPERS	✓
	TILT WHEEL	✓
	CRUISE CONTROL	✓
	REAR DEFOGGER	✓
	KEYLESS ENTRY	✓
	MESSAGE CENTER	✓
	STEERING WHEEL TOUCH CONTROLS	✓
	TELESCOPIC WHEEL	✓
	CLIMATE CONTROL	✓
	OVERHEAD CONSOLE	✓
CR - Radio	AM RADIO	✓
	FM RADIO	✓
	STEREO	✓
	SEARCH/SEEK	✓
	AUXILIARY AUDIO CONNECTION	✓
CW - Wheels	STYLED STEEL WHEELS	✓
SS - Safety	AIR BAG (DRIVER ONLY)	✓
	PASSENGER AIR BAG	✓
	ANTI-LOCK BRAKES (4)	✓
	4-WHEEL DISC BRAKES	✓
	TRACTION CONTROL	✓
	STABILITY CONTROL	✓
	FRONT SIDE IMPACT AIR BAGS	✓
	HEAD/CURTAIN AIR BAGS	✓
	HANDS FREE	✓
	BACKUP CAMERA	✓
	PARKING SENSORS	✓
OP - Other	TINTED GLASS	✓
	CLEARCOAT PAINT	✓
	CALIFORNIA EMISSIONS	✓

COMPARABLE UNITS

	Loss Unit	Comp 1	Comp 2
Price		\$22,656	\$29,500
Year/Make/Model	2019 Dodge CHARGER AWD POLICE	2019 Dodge CHARGER AWD POLICE	2019 Dodge CHARGER AWD POLICE
Odometer	13,955	110,409	21,876
Configuration			
Engine Cylinder	8	8	8
Model Description	5.7L	5.7L	5.7L
Body Type	SEDAN	SEDAN	SEDAN
Drivetrain	4X4	0X0	4X4
Options			
TG - Tinted Glass	✓	✓	✓
RG - Passenger Air Bag	✓	✓	✓
BS - Bucket Seats	✓	✓	✓
4W - 4 Wheel Drive	✓	✓	✓
RD - Rear Defogger	✓	✓	✓
HM - Heated Mirrors	✗	✗	✓
TL - Telescopic Wheel	✓	✓	✓
M3 - Auxiliary Audio Connection	✓	✓	✓
RL - Reclining/Lounge Seats	✓	✓	✓
TQ - Steering Wheel Touch Controls	✓	✓	✓
DM - Dual Mirrors	✓	✓	✓
ST - Stereo	✓	✓	✓
SY - Styled Steel Wheels	✓	✓	✗
XG - Front Side Impact Air Bags	✓	✓	✓
FM - FM Radio	✓	✓	✓
DG - Head/Curtain Air Bags	✓	✓	✓
MC - Message Center	✓	✓	✓
KE - Keyless Entry	✓	✓	✓
AT - Automatic Transmission	✓	✓	✓
HF - Hands Free	✓	✓	✓
SE - Search/Seek	✓	✓	✓
AW - Aluminum/Alloy Wheels	✗	✗	✓
IP - Clearcoat Paint	✓	✓	✓
CS - Cloth Seats	✓	✓	✓
DB - 4-Wheel Disc Brakes	✓	✓	✓

Comp 1 Updated Date: 05/14/2021

2019 Dodge CHARGER AWD POLICE
VIN 2C3CDXKT0KH514743

Dealership WESTGATE IMPORTS

Location Raleigh, NC

Telephone (984) 777-5016

Source Dealer Ad

Comp 2 Updated Date: 03/22/2021

2019 Dodge CHARGER AWD POLICE
VIN 2C3CDXKT7KH647533

Location Springfield, MO

Telephone (417) 894-5468

Source Private Seller

Comparables used in the determination of the Base Value are not intended to be replacement units but are reflective of the market value, and may no longer be available for sale.

Price is the amount that the dealership will accept to sell the unit, though a lower price may be obtainable through negotiation.

COMPARABLE UNITS

	Loss Unit	Comp 1	Comp 2
T1 - Stability Control	✓	✓	✓
SP - Power Driver Seat	✓	✓	✓
IW - Intermittent Wipers	✓	✓	✓
PL - Power Locks	✓	✓	✓
AC - Air Conditioning	✓	✓	✓
PT - Power Trunk/Liftgate	✓	✓	✓
PM - Power Mirrors	✓	✓	✓
PW - Power Windows	✓	✓	✓
AB - Anti-Lock Brakes (4)	✓	✓	✓
EM - California Emissions	✓	✓	✓
AG - Drivers Side Air Bag	✓	✓	✓
PJ - Parking Sensors	✓	✓	✓
CC - Cruise Control	✓	✓	✓
PS - Power Steering	✓	✓	✓
TX - Traction Control	✓	✓	✓
CO - Overhead Console	✓	✓	✓
PX - Backup Camera	✓	✓	✓
AM - AM Radio	✓	✓	✓
TW - Tilt Wheel	✓	✓	✓
PB - Power Brakes	✓	✓	✓
PC - Power Passenger Seat	✓	✗	✗
CL - Climate Control	✓	✓	✓

Condition Average Average Average

Adjustments:

Options

HM - Heated Mirrors		- \$ 74
AW - Aluminum/Alloy Wheels		- \$ 200
PC - Power Passenger Seat	\$ 100	\$ 100

Odometer \$ 6,324 \$ 1,381

Condition

Adjusted Comparable Value \$29,080 \$30,707

VALUATION NOTES

05/24/2021 13:17 - Loss Vehicle Average Mileage: 20,064

05/24/2021 13:17 - STANDARD EQUIPMENT: 4W, AB, AC, AG, AM, AT, BS, CC, CL, CO, CS, DB, DG, DM, EM, FM, HF, IP, IW, KE, M3, MC, PB, PJ, PL, PM, PS, PT, PW, PX, RD, RG, RL, SE, SP, ST, SY, T1, TG, TL, TQ, TW, TX, XG

This Market Valuation Report has been prepared exclusively for use by THE DOAN GROUP, and no other person or entity is entitled to or should rely upon this Market Valuation Report and/or any of its contents. CCC is one source of valuations, and there are other valuation sources available.

SUPPLEMENTAL INFORMATION



LOSS UNIT HISTORY SUMMARY

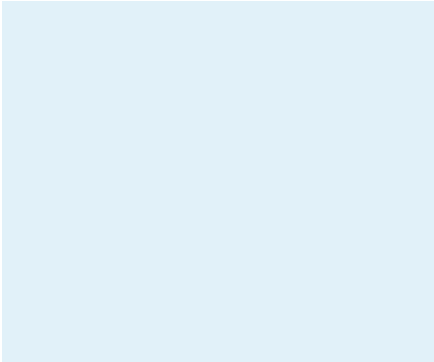
Experian AutoCheck No Title Problem Found



LOSS UNIT HISTORY INFORMATION

VINGuard®

VINGuard® Message: VINGuard has decoded this VIN without any errors



SUPPLEMENTAL INFORMATION

SUPPLEMENTAL INFORMATION



EXPERIAN® AUTOCHECK® VEHICLE HISTORY REPORT

TITLE CHECK		RESULTS FOUND
Abandoned	✓	No Abandoned Record Found
Damaged	✓	No Damaged Record Found
Fire Damage	✓	No Fire Damage Record Found
Grey Market	✓	No Grey Market Record Found
Hail Damage	✓	No Hail Damage Record Found
Insurance Loss	✓	No Insurance Loss Record Found
Junk	✓	No Junk Record Found
Rebuilt	✓	No Rebuilt Record Found
Salvage	✓	No Salvage Record Found
EVENT CHECK		RESULTS FOUND
NHTSA Crash Test Vehicle	✓	No NHTSA Crash Test Vehicle Record Found
Frame Damage	✓	No Frame Damage Record Found
Major Damage Incident	✓	No Major Damage Incident Record Found
Manufacturer Buyback/Lemon	✓	No Manufacturer Buyback/Lemon Record Found
Odometer Problem	✓	No Odometer Problem Record Found
Recycled	✓	No Recycled Record Found
Branded Title Auction	✓	No Branded Title Auction Record Found
Water Damage	✓	No Water Damage Record Found
VEHICLE INFORMATION		RESULTS FOUND
Accident	📄	Accident Record Found
Corrected Title	✓	No Corrected Title Record Found
Driver Education	✓	No Driver Education Record Found
Duplicate Title	✓	No Duplicate Title Record Found
Emissions Safety Inspection	✓	No Emissions Safety Inspection Record Found
Fire Damage Incident	✓	No Fire Damage Incident Record Found
Lease	✓	No Lease Record Found
Lien	✓	No Lien Record Found
Livery Use	✓	No Livery Use Record Found
Government Use	📄	Government Use Record Found
Police Use	✓	No Police Use Record Found
Fleet	✓	No Fleet Record Found
Rental	✓	No Rental Record Found
Fleet and/or Lease	✓	No Fleet and/or Lease Record Found
Fleet and/or Rental	✓	No Fleet and/or Rental Record Found
Repossessed	✓	No Repossessed Record Found
Taxi use	✓	No Taxi use Record Found
Theft	✓	No Theft Record Found

CCC provides THE DOAN GROUP information reported by Experian® regarding the 2019 Dodge CHARGER AWD POLICE 8cyl. 5.7l (2C3CDXKT9KH582183). This data is provided for informational purposes. Unless otherwise noted in this Market Valuation Report, CCC does not adjust the value of the loss unit based upon this information.

LEGEND :

- ✓ No Event Found
- 🚫 Event Found
- 📄 Information Needed

TITLE CHECK

THIS VEHICLE CHECKS OUT

AutoCheck's result for this loss unit show no significant title events. When found, events often indicate automotive damage or warnings associated with the unit.

EVENT CHECK

THIS VEHICLE CHECKS OUT

AutoCheck's result for this loss unit show no historical events that indicate a significant automotive problem. These problems can indicate past previous car damage, theft, or other significant problems.

VEHICLE INFORMATION

INFORMATION FOUND

AutoCheck found additional information on this loss unit. These records will provide more history for this loss unit

ODOMETER CHECK

THIS VEHICLE CHECKS OUT

AutoCheck's result for this loss unit show no indication of odometer rollback or tampering was found. AutoCheck determines odometer rollbacks by searching for records that indicate odometer readings less than a previously reported value. Other odometer events can report events of tampering, or possible odometer breakage.

SUPPLEMENTAL INFORMATION



FULL HISTORY REPORT RUN DATE: 05/24/2021

Below are the historical events for this vehicle listed in chronological order.

EVENT DATE	EVENT LOCATION	ODOMETER READING	DATA SOURCE	EVENT DETAIL
03/08/2019	FL	10	Motor Vehicle Dept.	ODOMETER READING FROM DMV
03/08/2019	CLERMONT, FL		Motor Vehicle Dept.	REGISTRATION EVENT/ RENEWAL
03/08/2019	CLERMONT, FL		Motor Vehicle Dept.	LOCAL GOVERNMENT
06/18/2019	CLERMONT, FL		Motor Vehicle Dept.	TITLE
09/03/2020			Manufacturer	MANUFACTURER RECALL
09/25/2020	CLERMONT, FL		Police Report	ACCIDENT REPORTED
09/25/2020	FL		Police Report	VEHICLE WAS TOWED

AUTOCHECK TERMS AND CONDITIONS:

Experian's Reports are compiled from multiple sources. It is not always possible for Experian to obtain complete discrepancy information on all vehicles; therefore, there may be other title brands, odometer readings or discrepancies that apply to a vehicle that are not reflected on that vehicle's Report. Experian searches data from additional sources where possible, but all discrepancies may not be reflected on the Report.

These Reports are based on information supplied to Experian by external sources believed to be reliable, BUT NO RESPONSIBILITY IS ASSUMED BY EXPERIAN OR ITS AGENTS FOR ERRORS, INACCURACIES OR OMISSIONS. THE REPORTS ARE PROVIDED STRICTLY ON AN "AS IS WHERE IS" BASIS, AND EXPERIAN FURTHER EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING THIS REPORT.

YOU AGREE TO INDEMNIFY EXPERIAN FOR ANY CLAIMS OR LOSSES, INCLUDING COSTS, EXPENSES AND ATTORNEYS FEES, INCURRED BY EXPERIAN ARISING DIRECTLY OR INDIRECTLY FROM YOUR IMPROPER OR UNAUTHORIZED USE OF AUTOCHECK VEHICLE HISTORY REPORTS.

Experian shall not be liable for any delay or failure to provide an accurate report if and to the extent which such delay or failure is caused by events beyond the reasonable control of Experian, including, without limitation, "acts of God", terrorism, or public enemies, labor disputes, equipment malfunctions, material or component shortages, supplier failures, embargoes, rationing, acts of local, state or national governments, or public agencies, utility or communication failures or delays, fire, earthquakes, flood, epidemics, riots and strikes.

These terms and the relationship between you and Experian shall be governed by the laws of the State of Illinois (USA) without regard to its conflict of law provisions. You and Experian agree to submit to the personal and exclusive jurisdiction of the courts located within the county of Cook, Illinois.



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: 7375
Year / Make / Model: VG710b Vehicle No.
Miles / Hours: Serial / VIN: 02X042653424
Description of Property View Sonic

☐ 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:** Proprietary Power supply missing

Director Signature: [Signature] Date: 5-14-21

*****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: Chuck Stinson

Phone: 7375

Year / Make / Model: UNKNOWN

Vehicle No. _____

Miles / Hours: _____

Serial / VIN: CN-02GFKM-74445-2AP-CCL

Description of Property Dell 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).

☐ **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: 5-14-21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: LCD185LED Vehicle No.
Miles / Hours: Serial / VIN: 00812042043
Description of Property LCD MONITOR-UNKNOWN BRAND

☐ 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:** non-functional

Director Signature: ASCS

Date: 5-14-21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: SMART500RT1U Vehicle No.
Miles / Hours: Serial / VIN: 2638CY05M880801246
Description of Property TRIPP-LITE Surge Protector / UPS

☐ 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:** Needs internal battery replacement

Director Signature: [Signature]

Date: 5-14-21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: SMART500 RT1U Vehicle No.
Miles / Hours: Serial / VIN: 2435AY05M880803861
Description of Property TRIPP-LITE Surge Protector / UPS

☐ 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:** Needs internal Battery Replacement

Director Signature: [Signature]

Date: 5-14-21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: SC620 APC Brand Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Uninterruptible Power Supply (7 units)

☐ 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:** Units Functional - No batteries

Director Signature: Shi Date: 5-14-21

*****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: Chuck Stinson Phone: 7375
 Year / Make / Model: DLBX Vehicle No. _____
 Miles / Hours: _____ Serial / VIN: N/A
 Description of Property Wall Mount DVR Lockbox

☐ 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:** Purchased for a cancelled project; never used. part of fiber loop. Room too small for rack

Director Signature: [Signature] Date: 5/14/21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: LP500 Vehicle No.
Miles / Hours: Serial / VIN: AALN22490689
Description of Property InFocus Digital Projector

☐ 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:** No Power Cord - Proprietary Video Connections
missing - Unknown Operational Status

Director Signature: [Signature] Date: 8-14-21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN: LT-9PM9WF2
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.

☐ **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:** Windows 10 op system;
No power cord

Director Signature: [Signature] Date: 5-14-21

*****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: Chuck Stinson Phone: 7375
Year / Make / Model: E5570 Vehicle No.
Miles / Hours: Serial / VIN: LT-23G9WF2
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.

☐ **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:** Windows 10 op system ;
No power cord

Director Signature: [Signature]

Date: 5-14-21

*****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 #: 10759
Contact Person: Chuck Stinson Phone: 7375
Year / Make / Model: E5570 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: LT-12814F2
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.

☐ **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:** Windows 10 operating system ;
No power cord

Director Signature: [Signature]

Date: 5-14-21

*****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: 1215



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #: 11547
Contact Person: _____ Phone: _____
Year / Make / Model: Latitude 5580 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: LT-H9531N2
Description of Property Dell Latitude 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.
- ☐ **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:** Windows 10 operating System - No Power Cord

Director Signature: [Signature] Date: 5-14-21

*****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: 7664



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: 7375
Year / Make / Model: E5450 Vehicle No.
Miles / Hours: Serial / VIN: 7Y58N32
Description of Property Dell Latitude 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.

☐ **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:** No operating system installed
No Power Cord

Director Signature: [Signature] Date: 5-14-21

*****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 755 Vehicle No.
Miles / Hours: Serial / VIN: 7PF17G1
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: 5-12-21

*****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: BFH6DD2
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, HD, Bad MB and or Power supply.

Director Signature: 

Date: 5-12-21

*****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 745 Vehicle No.
Miles / Hours: Serial / VIN: 8K84CD1
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: 5-12-21

*****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: 24X7L02
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: 5-12-21

*****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: 2W88V62
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: 5-12-21

*****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: F6N7GZ1
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: 5-12-21

*****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: 30ZMR22
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: 5-12-21

*****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: BJ1H942
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, HD

Director Signature: 

Date: 5-12-21

*****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: 3Z4QCZ1
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: 5-12-21

*****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: 3Z5QCZ1
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: 5-12-21

*****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: FIRE/FIRE Property Tag #: Various
Contact Person: Chuck Chapman Phone: 352-801-5919
Year / Make / Model: Varies Vehicle No. N/A
Miles / Hours: Varies Serial / VIN: _____
Description of Property 5 Air Packs with Bottles (Scott Manufacture)

☐ 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: 6/10/21

*****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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Resolution No. 2021-038R		
Requested Action		
Request Approval of Resolution No. 2021-038R to amend the Fiscal Year 2021 Budget.		
Staff Report		
Resolution No. 2021-038R is proposed to amend the Fiscal Year 2021 Budget. The resolution formally amends the annual budget for council actions and other items since October 1, 2020 that have not been incorporated into a previous budget amendment.		
Additional Analysis		
Fiscal Impact Summary		
The total decrease to fund balance for all funds is \$977,004.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2021-038R Budget Amendment 06 22 2021 corrected	Resolution 2021-038R Budget Amendment 06 22 2021 corrected.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2021-038R

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

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

GENERAL FUND

1. Increase Professional Services (10510-53100) \$ 24,900
To amend the City Council Department budget to fund professional services for the City Manager executive search firm of Strategic Government Resources approved by the City Council on April 13, 2021.
2. Increase Capital Outlay – Equip. Confiscation Funds (10521-66401-21902) \$ 4,000
To amend the Police Department Budget for expenditures related to the purchase of a police canine (Juno) utilizing State Confiscation Funds.
3. Increase State Grant – Cultural Affairs CPAC (10334-33470-79002) \$ 43,443
Increase Performer Fees – CPAC (10579-54922-79002) \$ 26,000
Increase Performer Fees Rental Cost – CPAC (10579-54925-79002) \$ 17,443
To amend the Parks & Recreation Department Budget for a State Performing Arts Center programming grant award agreement effective August 10, 2020 and the related grant match expenditures.
4. Decrease Fund Balance (10599-59900) \$ 28,900
Total General Fund adjustments.

INFRASTRUCTURE SALES TAX FUND

1. Decrease Road Resurfacing – Streets (12541-54603) \$ 190,000
Increase Capital Outlay – Streets PS Facility (12549-66201-49000) \$ 190,000
To reallocate funds for the Public Services Department Facility awarded to Johnson-Laux Construction, LLC approved by the City Council on April 13, 2021.

CITY OF CLERMONT
RESOLUTION NO. 2021-038R

FIRE IMPACT FEE FUND

1. Increase Capital Outlay – Vehicle (16522-66400) \$ 55,000
To amend the Fire Impact Fee Fund budget for the purchase of a rapid deploy vehicle for the fire boat (Marine 101) from Fire Station 1 approved by the City Council on May 11, 2021.
2. Decrease Fund Balance (16599-59900) \$ 55,000
Total Fire Impact Fund adjustments.

CAPITAL PROJECTS FUND

1. Increase Capital Outlay – Building PW Facility (32549-66201-49000) \$ 260,351
To amend the budget for the construction contract for the Public Services Department Facility awarded to Johnson-Laux Construction, LLC approved by the City Council on April 13, 2021.
2. Decrease Fund Balance (32599-59900) \$ 260,351
Total Capital Projects Fund adjustments.

WATER FUND

1. Increase Capital Outlay–Utility Relocation (41533-66307-33600) \$ 97,825
Increase Reimbursement – Utility Relocation (41366-36650-33600) \$ 97,825
To amend the Water Fund budget for utility relocation costs and a related reimbursement from Lennar Homes, LLC related to a water main relocation in King’s Ridge.

WATER IMPACT FEE FUND

1. Increase Capital Outlay – Watermain PS Facility (43533-66307-49000) \$ 62,481
To amend the Water Impact Fee Fund budget for the construction contract for the Public Services Department Facility awarded to Johnson-Laux Construction, LLC approved by the City Council on April 13, 2021.
2. Decrease Fund Balance (43599-59900) \$ 62,481
Total Water Impact Fee Fund adjustments.

CITY OF CLERMONT
RESOLUTION NO. 2021-038R

SANITATION FUND

- | | | |
|---|----|---------|
| 1. Increase Capital Outlay – Building PW Facility (49534-66201-49000) | \$ | 570,272 |
| To amend the Sanitation Fund budget for a construction contract for the
Public Services Department Facility awarded to Johnson-Laux
Construction, LLC approved by the City Council on April 13, 2021. | | |
| 2. Decrease Fund Balance (49599-59900) | \$ | 570,272 |
| Total Sanitation Fund adjustments. | | |

Net Decrease to Fund Balance – All Funds	\$	977,004
--	----	---------

CITY OF CLERMONT
RESOLUTION NO. 2021-038R

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

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of June, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

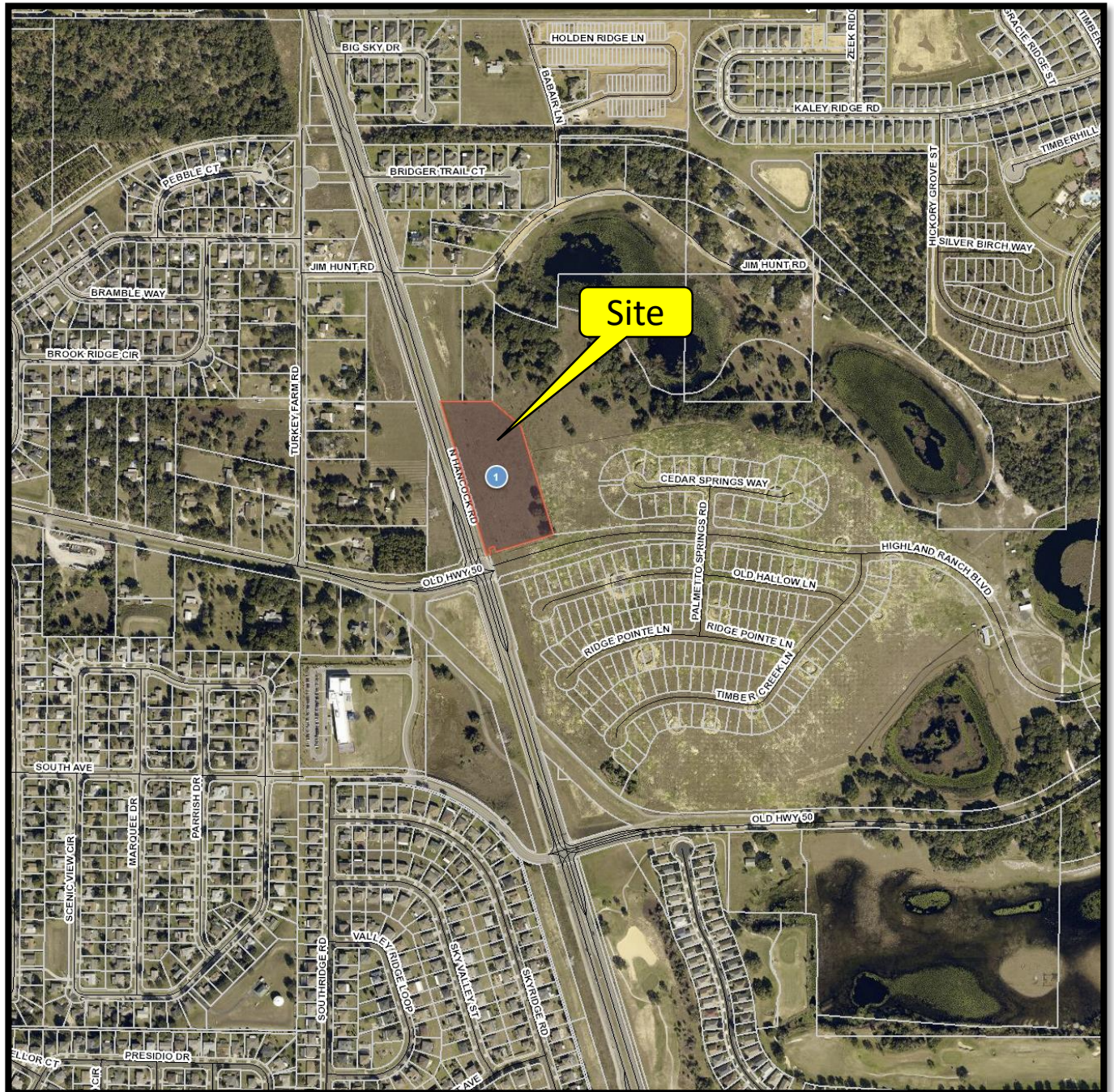
AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Administrative Appeal		
Requested Action		
Determine which commercial use, either C-1 Light Commercial or C-2 General Commercial, is the designated use.		
Staff Report		
Jimmy Crawford, on behalf of Center Lake Properties, is requesting this Administrative appeal in regards to a commercial use designation located within the Highland Ranch/Black West PUD. Mr. Crawford (applicant) is requesting this appeal, under Section 86-252 of the Land Development Code, due to the fact that staff is not in agreeance with the applicant's interpretation of "commercial uses" contained in Resolution 2019-26R. Resolution 2019-26R provided many details governing the development, such as overall density, cut and fill locations, gated community approval, age restricted community details, and commercial locations. The Resolution specifically states the Conditional Use Permit allows a Planned Unit Development in the Urban Estate Zoning District. The City's current zoning map shows the property as Urban Estate. The commercial intensity detail is where staff does not agree with the applicant's interpretation. Within the PUD, a commercial location was depicted along Hancock Rd. Staff reads the PUD to allow C-1 Light Commercial uses within this area. The applicant believes the uses should allow C-2 General Commercial uses. The PUD does not clearly state or document the "commercial uses" are C-1 Light Commercial or C-2 General Commercial district. Reviewing the original traffic study, the trip generation code used for the traffic generation was for office and retail. Under the C-1 Light Commercial district, the purpose of the C-1 district is to provide light retail sales and services, which would not be detrimental to adjacent residential districts. The commercial aspect of the project is surrounded by residential uses. The applicant believes otherwise, that C-2 General Commercial uses are allowed. The C-2 district is intended for full-scale retail sales and service needs of the community. This district would permit higher intensity commercial uses, such as gas stations, hotels and motels, childcare centers, along with shopping centers. Staff does not believe the parcel was intended for C-2 General Commercial uses, especially since these types of intensities and uses occur within 2 miles of the parcel to the north, the New Publix Shopping Center, and the south, Target Shopping Center. City staff and the applicant are seeking the direction from City Council on this item.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Location Map	Location Map.pdf	
2. Appeal Ltr re_Black West Commercial	Appeal Ltr re_Black West Commercial.pdf	

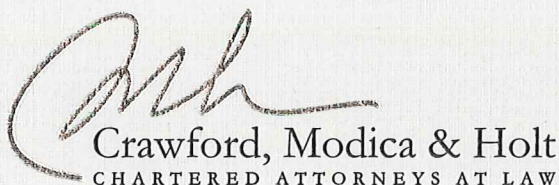
3.	Traffic Impact Study	Traffic Impact Study.pdf
4.	Resolution No. 2019-26R-Signed	Resolution No. 2019-26R-Signed.pdf
5.	C-1 and C-2 Uses	C-1 and C-2 Uses.pdf

Highland Ranch/Black West "Commercial Use" Parcel



Highland Ranch/Black West "Commercial Use" Parcel





CMH LAWYERS

JIMMY D. CRAWFORD
PARTNER

STEPHANIE M. MODICA
PARTNER

LINDSAY C.T. HOLT
PARTNER

May 17, 2021

Mr. Curt Henschel, Development Services Director
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Re: Black West/Highland Ranch/Commercial PUD Uses

Curt:
Dear Mr. Henschel:

We are in receipt of your letter that determined Resolution 2013-17, amended by Resolution 2019-26R, authorizes only C-1 Light Commercial uses on the property. On behalf of Center Lake Properties, LLLP, please accept this letter as our official appeal of such determination pursuant to City Code Section Sec. 86-252, and our request the item be placed on the next available City Council hearing.

Our appeal is based on our position as follows:

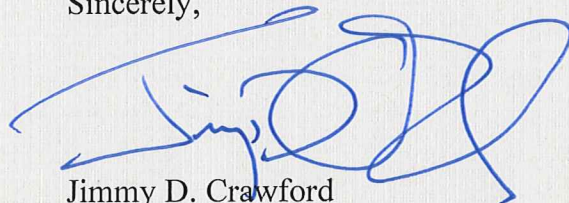
1. Black West was approved by CUP/PUD in 2013 (copy attached for your convenience), for 1200 residential units and 100,00 sf of "commercial." There are several references in the CUP/PUD to "commercial" uses approved, and the Zoning designation is listed on Page 1 as "C-2 General Commercial." There is no reference to C-1 zoning or uses.
2. Black West was amended by Resolution 2019-26R, which reduced the commercial allowable square footage from 100,000 sf to 50,000 sf. Again, there are several statements that "commercial" use is approved, and no reference to limiting such commercial use to C-1 uses.
3. The zoning backup file for Black West contains 5 references to "commercial" uses approved, and no reference to C-1 uses.
4. This author listened to the entire City Council hearing for the Black West 2013 approval, and there was no mention of C-1 uses; only "commercial" uses being approved.

5. C-1 allowed uses don't allow commercial buildings over 5,000 square feet, which would result in 10 or more buildings being required for the 6.4 acre parcel – a bad planning result and ludicrous business result.
6. The intersection at Hancock Road and Old SR 50 is completed and signalized; an intersection of major collector roads connected to the state highway system (SR 50) and the Florida Turnpike.
7. The area is experiencing intense growth, with a high school expansion, construction of a new Publix grocery, over 300 multi-family units, and significant additional commercial and residential construction.
8. This growth is spurred by the completion of Hancock Road north to the new Minneola Turnpike Interchange, and the growth of the Hills of Minneola development and neighboring growth in Lake County, Clermont, Minneola and Montverde.
9. Center Lake Properties, the owner of the commercial parcel, dedicated many acres of right-of-way to allow road and infrastructure construction in the area.
10. Center Lake Properties has partnered with Taylor Morrison Homes to construct a quality community within the City of Clermont.
11. Center Lake Properties and its related companies own hundreds more acres in Lake County which can be annexed into the City of Clermont in the future, and we wish to preserve our strong working relationship and partnership.
12. Center Lake Properties believes its entitlements include all commercial uses allowed in the City of Clermont, without limitation to C-1 uses. We believe the documents state that clearly.
13. Center Lake Properties wishes to obtain recognition by the City of the allowed commercial uses on the property, so proper marketing and development approvals may be commenced.
14. Center Lake Properties is not willing to submit to a Conditional Use Permit amendment process, as we believe the commercial entitlement exists currently.
15. Center Lake Properties is willing to discuss alternative resolutions and solutions.

Mr. Curt Henschel
Black West Commercial
May 17, 2021
Page 3 of 3

Alternatively, in an effort to compromise with staff, we offer the attached list of limited general commercial uses that we are willing to accept in a Settlement or Development Agreement with the City. We appreciate your review and consideration. Should you have any questions, or would like to discuss the matter further, please do not hesitate to contact us.

Sincerely,



Jimmy D. Crawford
CRAWFORD, MODICA & HOLT
CHARTERED ATTORNEYS AT LAW

Attachments

I. INTRODUCTION

The Black West PD is a mixed-use development located in the City of Clermont, Lake County, Florida. The project is located north of Old Hwy 50, east of the proposed North Hancock Road Extension, and south and west of Florida's Turnpike (**Figure I-1, Site Location**). The development is planned to include a total of 737 single-family residential dwelling units, 413 age-restricted residential dwelling units, **50,000 square feet of office space**, and **50,000 square feet of retail space**. The development will be completed in three phases, scheduled for 2017, 2021, and 2025.

The project site is currently undeveloped, as is much of the area to the north and east of the proposed development. However, there are approved developments planned for the surrounding area, including the Hills of Minneola, Founder's Ridge, the Reserve at Minneola, and Bella Collina. The extension of North Hancock Road to Florida's Turnpike and the construction of a new Turnpike interchange have been deemed essential for the construction of many of the surrounding developments. Outside of the proposed new connection to Florida's Turnpike, the project site has access to State Route 50 and US 27 provided via Hancock Road, Old Hwy 50, and Blackstill Lake Road, and bicycle/pedestrian connections to the West Orange Trail and South Lake Trail (Lake Apopka Trail).

**Table IV-1
Trip Generation
Black West PD**

Land Use	LUC	Intensity	Daily Trips	PM Peak		
				Total Trips	In	Out
Phase I						
Single-Family	210	129 DU	1,327	132	83	49
Sr. Adult Housing - Detached	251	97 DU	460	44	27	17
Office	710	0 KSF	0	0	0	0
Retail	820	0 KSF	0	0	0	0
Subtotal			1,787	176	110	66
Phase II						
Single-Family	210	479 DU	4,438	430	271	159
Sr. Adult Housing - Detached	251	219 DU	950	81	49	32
Office	710	25 KSF	458	106	18	88
Retail	820	25 KSF	1,068	237	114	123
Subtotal			6,914	854	452	402
Phase III						
Single-Family	210	129 DU	1,327	132	83	49
Sr. Adult Housing - Detached	251	97 DU	97	30	27	17
Office	710	25 KSF	458	106	18	88
Retail	820	25 KSF	1,068	237	114	123
Subtotal			2,950	505	242	277
Phase I Total			1,787	176	110	66
Phase I & Phase II Subtotal			8,701	1,030	562	468
Internal Capture (10.06% of all)			875	104	57	47
Pass-By (48.3% of retail)			516	114	55	59
Phase I & Phase II Total			7,310	812	450	362
Phase I, Phase II, & Phase III Subtotal			11,651	1,535	804	745
Internal Capture (13.35% of all)			1,555	205	107	99
Pass-By (48.3% of retail, limited by 10% of adj. street)			717	159	76	83
Phase I, Phase II & Phase III Total			9,379	1,171	621	563

Source: ITE Trip Generation, 9th Edition



**CITY OF CLERMONT
RESOLUTION NO. 2019-26R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, TO ALLOW AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION NO. 2016-10) TO AMEND THE (PUD) MASTER DEVELOPMENT PLAN TO CONVERT A DESIGNATED COMMERCIAL PARCEL TO RESIDENTIAL USE FOR THE DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL LOTS.

WHEREAS, the project was approved under Resolution 2013-17 and amended with Resolution No. 2016-10 to allow for a Planned Unit Development (PUD), a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres with the conditions contained in Resolution No. 2016-10.

WHEREAS, the developer has requested several amendments to the existing Planned Unit Development (PUD) Master Development Plan with Resolution No. 2016-10. The current request to amend the Master Development Plan would allow a designated commercial parcel be converted to residential use for development of single-family residential lots.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on October 1, 2019, recommended approval of the request to amend the Conditional Use Permit to convert a designated commercial use to residential use for development of single family lots at the following location:

LOCATION:

579 acres north of Old Highway 50 and Southwest of the Florida Turnpike
(Alternate Key 3809256)

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit. This Resolution would amend Resolution No. 2016-10.

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

This application for a Conditional Use Permit to allow a Planned Unit Development in the UE Urban Estate Zoning District; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.



**CITY OF CLERMONT
RESOLUTION NO. 2019-26R**

2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Waldrop Engineering and referenced as (Exhibit A). Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a Zoning Clearance of other development permits. The Conceptual Site Plans submitted with the Conditional Use Permit application are not the approved construction plans.
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. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all Building Code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions have been met.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.



**CITY OF CLERMONT
RESOLUTION NO. 2019-26R**

SECTION 2. Land Use

1. This Planned Unit Development (PUD) is for a mixed-use development with up to a maximum 1,200 residential dwelling units, and up to 100,000 square feet of commercial use on 579 acres. This amendment to the CUP would modify the residential parcel, identified as P-2 (also known as Canyons Phase 6), adding the southernmost commercial parcel, identified as "commercial" on the master plan be converted to residential use. The four (4) acre commercial parcel shall be combined with the (Canyons Phase 6) residential parcel to allow construction of 168 single-family residential lots on parcel identified as P-2. The development will provide the maximum allowed of 1,200 dwelling units for the Planned Unit Development. The gross residential density will be 2.46 dwelling units per acre. All other conditions of the Planned Unit Development (PUD) Master Plan shall remain as approved.
2. This Planned Unit Development includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10% (to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10% (to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the requested changes to the Planned Unit Development.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

SECTION 3. Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the Final Site Review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.



**CITY OF CLERMONT
RESOLUTION NO. 2019-26R**

5. All platting must be completed in accordance with City Codes.

SECTION 4. Transportation Improvements

1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The approximately 50-foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the property, but may be used as a trail or other multi-modal purpose.

SECTION 5. Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

SECTION 6. Landscaping

1. The landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

SECTION 7. Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

SECTION 8. Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

SECTION 9. Variances included within the Planned Unit Development

Specific considerations/variances within the Planned Unit Development are as follows:

- 1) To allow for private streets with gates.



CITY OF CLERMONT
RESOLUTION NO. 2019-26R

- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per Code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi-level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the Planned Unit Development (where they would be adjacent to property that is located outside of the Planned Unit Development) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to 5,500 square feet.
- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings for lot types A-F and 3'/12' side yard setback for lot type A-2.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 48-51 and 60-63 within Highland Ranch Esplanade Phase 1 (PB 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 5 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, 2021.

[illegible]



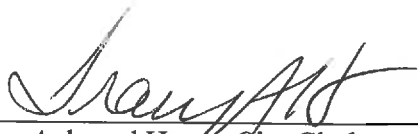
**CITY OF CLERMONT
RESOLUTION NO. 2019-26R**

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, 22 of October, 2019.

CITY OF CLERMONT


Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:


Daniel F. Mantzaris, City Attorney

DIVISION 10. - C-1 LIGHT COMMERCIAL DISTRICT¹⁰

Footnotes:

--- (10) ---

Note— See the editor's note to div. 2.

Sec. 122-201. - Intent.

The purpose of the C-1 district is to provide light retail sales and services which would not be detrimental to adjacent residential districts.

(Code 1998, § 122-201; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Sec. 122-202. - Site plan review.

A site plan is required for uses in the C-1 district and must be approved by the administrative official.

(Code 1998, § 122-202; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Sec. 122-203. - Permitted uses.

(a) *Generally.* Permitted uses in the C-1 district are as follows:

- (1) Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctor offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Dwelling units permitted in the R-3 district, provided that they meet the regulations of the R-3 district.
- (5) Buildings, structures and uses maintained or operated by the city.
- (6) Lodges and clubs.
- (7) Churches and places of religious worship, less than one acre or 5,000 square feet or less.
- (8) Restaurants.
- (9) Shopping centers. Any group of businesses with shared parking or in which the total land area of the development less than five acres.

(b) *Floor space.* Any business establishment or structure proposing to occupy more than 5,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.

(c) *Uses to be enclosed; outdoor storage.* All uses must be within a completely enclosed building, except for outdoor storage, which must be screened from public streets and adjacent property.

- (d) *Sidewalk use.* Restaurant or food service business establishments may utilize outside private sidewalk area adjacent to the business for patron use to include non-fastened small tables and chairs or benches during business hours only. Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act (ADA). Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable city administrator. Number and size limitations are as follows:
- (1) Limited to 50 percent of restaurant frontage as approved by the planning and zoning department.
 - (2) Maximum number of tables and chairs; four tables with maximum four chairs each.
 - (3) Maximum table width; four feet.
 - (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act (ADA) access and do not have any advertising unless approved by the planning and zoning department.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
- (1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, landscape, and so forth, must be demonstrated and maintained.
 - (2) Separation or isolation from other uses may be provided with decorative fencing; no chain link is permitted, landscaping, or similar materials as approved by the site review committee.
 - (3) Outdoor seating cannot exceed more than half the total square feet or number of seats; whichever is less, of the indoor seating area.
 - (4) Any outdoor seating shall be provided for with approved parking spaces according to the Land Development Code.
 - (5) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act (ADA) accessibility.
 - (6) No advertising shall be permitted on table umbrellas or fencing material unless approved by the planning and zoning department.
 - (7) Required landscaping must be maintained in accordance with the city Land Development Code.

(Code 1998, § 122-203; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. [2013-04](#), § 2, 2-26-2013)

Sec. 122-204. - Conditional uses.

- (a) Conditional uses in the C-1 district are as follows:
- (1) Retail businesses, personal service establishments, professional offices, lodges and clubs and churches greater than 5,000 square feet; provided, however, that no retail establishment may occupy more than 100,000 square feet.
 - (2) Public or semipublic facilities or structures not maintained or operated by the city and not listed under permitted uses; such as operated by any other unit of government.
 - (3) Utility facilities; such as electrical transformers, gas regulator stations; and so forth.
 - (4) Hospitals, clinics, nursing homes, and funeral homes.
 - (5) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
 - (6) Cemeteries.

- (7) Private schools.
 - (8) Mobile home parks per article V of this chapter.
 - (9) Planned unit developments per article IV of this chapter.
 - (10) Convenience stores and gas stations.
 - (11) Laundries.
 - (12) Automobile and truck services.
 - (13) Lounges.
 - (14) Bed and breakfast inns per article V of this chapter.
 - (15) Shopping centers; any group of businesses with shared parking or in which the total land area of the development five acres or more.
- (b) In case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council are not more obnoxious to the district than uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

DIVISION 11. - C-2 GENERAL COMMERCIAL DISTRICT

Footnotes:

--- (11) ---

Note— See the editor's note to div. 2.

Sec. 122-221. - Intent.

The C-2 district is intended for full-scale retail sales and service needs of the community.

(Code 1998, § 122-221; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Sec. 122-222. - Site plan review.

A site plan is required for uses in the C-2 district and must be approved by the administrative official.

(Code 1998, § 122-222; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Sec. 122-223. - Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
- (5) Restaurants and lounges.
- (6) Buildings, structures or uses maintained or operated by the City.
- (7) No retail establishment may occupy more than 100,000 square feet.
- (8) Lodges and clubs.
- (9) Laundries.
- (10) Hotels and motels.
- (11) Convenience stores and gas stations.
- (12) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
- (13) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.

- (b) *Floor space.* Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.
- (c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.
- (d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

- (1) Limited to 50 percent of restaurant frontage as approved by the development services department.
- (2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.
- (3) Maximum table width; four feet.
- (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
 - (1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.
 - (2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.
 - (3) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act accessibility.
 - (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.
 - (5) Required landscaping must be maintained in accordance with the city Land Development Code.

(Code 1998, § 122-223; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § II, 4-13-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. [2013-04](#), § 2, 2-26-2013; Ord. No. [2016-27](#), § 2, 6-28-2016)

Sec. 122-224. - Conditional uses.

- (a) Conditional uses in the C-2 district are as follows:
 - (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.
 - (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.

- (3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.
- (4) Agricultural service operations.
- (5) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.
- (6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
- (7) Recreational vehicle parks.
- (8) Hospitals, clinics, and nursing homes.
- (9) Automobile and truck repair garages; and painting, welding and body shops.
- (10) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.
- (11) Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.
- (12) Churches, funeral homes and cemeteries.
- (13) Retail establishments more than 100,000 square feet.
- (14) Private schools.
- (15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
- (16) Bed and breakfast inns.
- (17) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

(Code 1998, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 333-C, § 4, 3-23-2004; Ord. No. [2013-04](#), § 2, 2-26-2013; Ord. No. [2016-27](#), § 2, 6-28-2016)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Bid Award and Budget Amendment		
Requested Action		
Recommend to approve purchase of boat for the Police Department in the total amount of \$58,586.62 and budget amendment for \$80,000 from Police Impact Fund.		
Staff Report		
The Procurement Services Department and the Police Department recommend approval of the above action. The Police Department contacted the Procurement Services Department to determine the most effective manner to purchase a boat to police the waters of Lake Minneola. The Procurement Services Department issued a Request for Bid (RFB) number 21-011 to obtain a competitive price. The RFB was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were two (2) responses to the RFB. The purchase of this boat will allow the Police Department to patrol the waters of Lake Minneola and regulate actions for the safety of the public. Award is being recommended to the low responsive and responsible bidder Maverick Boat Group, Inc. at the total amount of \$58,586.62 who complied with all terms, conditions, and specifications stated in the RFB. A budget amendment in the amount of \$80,000.00 (Police Impact Fund) is being requested. This will cover the boat and trailer purchase as well as other equipment to outfit the boat such as lights, striping, siren, radio, computer stand, required associated safety equipment and Bimini top.		
Additional Analysis		
Fiscal Impact Summary		
The current year approved budget does not have funds budgeted for this purchase. A budget amendment to the Police Impact Fund in the amount of \$80,000 is recommended to cover the boat purchase in the amount of \$58,586.62 along with the needed equipment to outfit the boat for emergency service. Department Account No. 15521-66401		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 21-011 Response Tabulation	RFB 21-011 Response Tabulation.pdf	
2. RFB 21-011 Award Recommendation	RFB 21-011 Award Recommendation.pdf	
3. Police Boat Price & Specs	Police Boat Price & Specs.pdf	



**RFB 21-011, PATHFINDER 2300 HPS BOAT AND TRAILER
DUE APRIL 29, 2021 AT 2:00 P.M. (EST)**

COMPANY NAME	ADDENDUM 1	TOTAL PRICE	
Maverick Boat Group, Inc. – Fort Pierce, FL	N	\$58,378.62	Alternate \$58,586.62
Marineland of Waco, Inc. – Waco, TX	N	\$79,951.00	

Addendum 1 was not mandatory with bid submittal.



FREDDY L. SUAREZ
Procurement Services Director
Procurement Services Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
MAY 4, 2021
RFB - 21-011, PATHFINDER 2300 HPS BOAT AND TRAILER

Based on the results of the bid submittals, the Procurement Services Department is recommending award to the low responsive and responsible bidder, Maverick Boat Group, Inc., for the alternate total price of \$58,586.62.



Sales Order B116747-C

Date 04/15/21

MAVERICK BOAT GROUP, INC.
3207 INDUSTRIAL 29TH STREET
FORT PIERCE, FL 34946
Telephone: 772/465-0631

Bill To:

City of Clermont
Procurement Services Department
685 W. Montrose Street
Clermont, FL 34711

Ship To:

City of Clermont
Procurement Services Department
685 W. Montrose Street
Clermont, FL 34711

THIS IS A BID/ESTIMATE

Customer	Ship Via	Sale Type	Terms	Hull ID	Salesperson	Reference No.
COC10		FGSA	1% 10 DAYS, NET 30	MVIPV 21	SL	
Qty	Item Number	Description	Tax	Unit Price	Amount	
1	PMVIPV23-21	PATHFINDER 2300 HPS (PV), 2021	N	29294.00	\$29,294.00	
1	MOTORF300XSB	F300XSB, YAMAHA	N	25837.00	\$25,837.00	
1	PVRIGHMEXDES	HELM MASTER, EX SINGLE ENGINE F150-F350 WITH DES	N	2799.00	\$2,799.00	
1	GOEPGAR12SPS	ELEC, GARMIN, 12" TOUCHSCREEN W/SONAR SINGLE SCREEN, STEP H	N	5099.00	\$5,099.00	
1	PVPOWPOLEB10SSP	POWER POLE, BLACK, 10 FT, SIGNATURE SERIES BLADE, PORT SIDE	N	1899.00	\$1,899.00	
1	PVPOWPOLEB10SSS	POWER POLE, BLACK, 10 FT. SIGNATURE SERIES BLADE, STBD SIDE	N	1899.00	\$1,899.00	
1	TA-TLRAMP232S	TRAILER, PATHFINDER 2300HPS, TANDEM AXLE, PV	N	5204.00	\$5,204.00	
1	PY-150020SDS	PROP YAM, 15x20 SWS II SDS POLISHED 3-BLADE (RH)	N	521.00	\$521.00	
1	TRANSPORTFPU	TRANSPORTATION: FACTORY PICK UP	N	300.00	\$300.00	
1	CREDIT	GSA DISCOUNT	N	-14799.30	(\$14,799.30)	
1	MISCFEES	INDUSTRIAL FUNDING FEE	N	325.92	\$325.92	
1	TA-SPARETIRE	TRAILER OPTION, SPARE TIRE W/ MOUNT	N	208.00	\$208.00	
RFB No. 21-011 GSA CONTRACT #GS-07F-5953P					Nontaxable Subtotal Taxable Subtotal Tax (6.000%) Total Order	
					\$58,586.62 \$0.00 \$0.00 \$58,586.62	



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Piggyback Purchase and Budget Amendment		
Requested Action		
Recommend to approve a piggyback contract number FSA20-VEL28.0 from the Florida Sheriffs Association with Garber Chevrolet, Buick, GMC Truck, Inc. to purchase one (1) vehicle in the total amount of \$34,636.55 and budget amendment for \$55,000 from Police Impact Fund.		
Staff Report		
The Procurement Services Department and the Police Department recommend approval of the above action. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2106-001 to notify local vendors of the City's intent to utilize other governmental agency contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. The Florida Sheriffs Association contract number FSA20-VEL28.0 was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The purchase of this vehicle will allow to safely tow and launch a police boat at Lake Minneola. The use of piggyback contracts is allowed under the Purchasing Policy Section E.9 and is a procurement best practice that takes advantage of competitive pricing from a contract formerly bid by another government agency. The Procurement Services Department has determined that the use of piggyback contracts is advantageous and in the best interest of the City to reduce administrative time and expense while providing favorable pricing. A budget amendment in the amount of \$55,000.00 (Police Impact Fund) is being requested. This will cover the vehicle purchase as well as other equipment to outfit the vehicle, such as the light package, all associated emergency equipment, striping, tag and tint.		
Additional Analysis		
Fiscal Impact Summary		
The current year approved budget does not have funds budgeted for this purchase. A budget amendment to the Police Impact Fund in the amount of \$55,000 is recommended to cover the vehicle purchase in the amount of \$34,636.55 along with the needed equipment to outfit the vehicle for emergency service. Department Account No. 15521-66400		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Police Truck Quote	Police Truck Quote.pdf	



CLERMONT POLICE DEPT

Specification # 263

Unit Description CHEVROLET SSV 4X4

CK10543

Prepared for:

Prepared by:

6/10/2021

CLERMONT POLICE DEPT
ATTN: CPT MICHAEL MCMASTER
[352.394.5588](tel:352.394.5588)
MMCMaster@CLERMONTFL.ORG

Garber Chevrolet, Buick, GMC Truck Inc

Todd Brandt
(904) 264-2442 ext.2348 FAX: (904) 284-0054
3340 Highway 17 Green Cove Springs FL, 32043
tbrandt@garberautomall.com



**Florida Sheriffs
Association**

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

Base Price

CK10543/5W4

2022 CHEVROLET SILVERADO 1500 SSV CREW CAB 4X4, CK15043/5W4

\$ 28,356.00

Codes	Optional Equipment	Unit Price	Net Price
1WT/5W4/LWB	SPECIAL SERVICE PACKAGE AND ADD LONG WHEEL BASE	298	\$298.00
L82	5.3L ECOTEC3 V8 ENGINE	0	\$0.00
MYC	6-SPEED AUTOMATIC TRANSMISSION	0	\$0.00
GAZ	SOLID EXTERIOR PAINT: SUMMIT WHITE	0	\$0.00
AE7/H1T	CLOTH 40/20/40 SEATS: JET BLACK	0	\$0.00
5T5	FRONT ROW CLOTH AND SECOND ROW VINYL	0	\$0.00
5H1	TWO ADDITIONAL KEYS/FOBS: INCLUDED	0	\$0.00
Z71	OFF-ROAD PACKAGE W/2-SPEED TRANSFER CASE/SKID PLATES ETC	348	\$348.00
DSPOTLIGHT	DELETE DRIVERS SIDE SPOT LIGHT	-150	(\$150.00)
JL1	INTEGRATED TRAILER BRAKE CONTROLLER	273	\$273.00
QDV	265/70R/17 ALL-TERRAIN BLACKWALL TIRES	198	\$198.00
Z82	TRAILER TOWING PACKAGE W/HITCH GUIDANCE	393	\$393.00
G80	LOCKING DIFFERENTIAL: INCLUDED	0	\$0.00
DPO	POWER TRAILER MIRRORS: REQUIRES PCV UPGRADE	0	\$0.00
PCV	UPGRADE TO PCV CONVENIENCE PACKAGE	768	\$768.00
V46	FRONT AND REAR CHROME BUMPER	198	\$198.00
UF2	LED CARGO AREA LIGHTING	123	\$123.00
	1200LB CARGO GLIDE BED SLIDE	1575	\$1,575.00
	WEATHER TEC MATS FRONT AND REAR	249	\$249.00
	TINT TO MATCH REAR W/STRIP	271	\$271.00
	RETRAX/ROLLING LOCK RETRACTABLE/LOCKABLE BED COVER	1620	\$1,620.00
YTAG/DEL	TEMP TAG AND DELIVERY	116.55	\$116.55

TOTAL PURCHASE AMOUNT PER VEHICLE

\$ 34,636.55

\$ -



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Resolution No. 2021-039R Code Enforcement Position		
Requested Action		
Request Approval of Resolution No. 2021-039R to amend the Fiscal Year 2021 Budget.		
Staff Report		
Resolution No. 2021-039R is proposed to amend the Fiscal Year 2021 Budget. This resolution formally amends the annual budget for the reinstatement of a Code Enforcement Officer position. This item is for a full time Code Enforcement position that was originally frozen in 2020. This Code Enforcement Officer will provide services for the waterfront and boat ramp area on weekends and holidays (Saturday and Sunday), and provide supplemental support to the existing officers 3 days during the week. This additional support will include: picking up snipe signs, addressing property maintenance issues, and responding to citizen complaints. One of the allowable uses of The American Rescue Plan Act (ARPA) funds is for the restoration of staffing to pre-pandemic levels. These ARPA funds are anticipated to be received later this Fiscal Year and will be used for staffing this position, the General Fund will upfront these costs and reimbursement will be made upon receipt.		
Additional Analysis		
Fiscal Impact Summary		
The total decrease to fund balance for all funds is \$15,000 for the remainder of the current Fiscal Year. One of the allowable uses of The American Rescue Plan Act (ARPA) funds is for the restoration of staffing to pre-pandemic levels. These ARPA funds are anticipated to be received later this Fiscal Year and will be used for staffing this position, the General Fund will upfront these costs and reimbursement will be made upon receipt.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2021-039R Budget Amendment 06 22 2021	Resolution 2021-039R Budget Amendment 06 22 2021.pdf	
2. Resolution 2021-039R Budget Amendment 06 22 2021 ver2	Resolution 2021-039R Budget Amendment 06 22 2021 ver2.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2021-039R

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

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

GENERAL FUND

- | | | |
|---|----|--------|
| 1. Increase Transfer Out to ARPA Fund (10581-99180) | \$ | 15,000 |
| To amend the General Fund Budget for a transfer to the American Rescue Plan Act (ARPA) Fund to reinstate a code enforcement officer position eliminated as a result of COVID-19 until ARPA funds are made available through the State of Florida. | | |
| 2. Decrease Fund Balance (10599-59900) | \$ | 15,000 |
| Total General Fund adjustments. | | |

AMERICAN RESCUE PLAN ACT FUND

- | | | |
|---|----|--------|
| 1. Increase Regular Salaries (18515-12100-60800) | \$ | 11,250 |
| Increase FICA (18515-12220-60800) | \$ | 860 |
| Increase Group Insurance (18515-12300-60800) | \$ | 2,504 |
| Increase Life Insurance (18515-12305-60800) | \$ | 28 |
| Increase EAP (18515-12315-60800) | \$ | 66 |
| Increase Workers Comp (18515-12400-60800) | \$ | 292 |
| Increase Transfer In from General Fund (18381-38100) | \$ | 15,000 |
| To amend the Planning & Development Services Department budget to reinstate a code enforcement officer position eliminated during FY 2020 as a result of COVID and a funding transfer from the General Fund until ARPA funds are made available through the State of Florida. | | |

Net Decrease to Fund Balance – All Funds	\$	15,000
--	----	--------

CITY OF CLERMONT
RESOLUTION NO. 2021-039R

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

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of June, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

AGENDA ITEM

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Resolution No. 2021-030R <i>Costco Wholesale CUP</i>		
Requested Action		
Recommend approval of Resolution 2021-030R.		
Staff Report		
The applicant, Costco Wholesale, is requesting a Conditional Use Permit to allow an internal tire store as a service to its club members in the proposed Costco building within the Plaza Collina development. The five (5) service bays for this use are located on the eastern side of the proposed building.  East Elevation The tire service is an ancillary use to the primary use of retail sales of the club. The Land Development Code, Section 122-224 (17), requires a Conditional Use Permit for any automotive services in the C-2 zoning district. The current Plaza Collina PUD permits the proposed size of the Costco Wholesale building. The location of the service bays within the building are almost centered on the 20 acre parcel and do not face toward any public right-of-way, such as SR 50 or Old Highway 50. The nearest single-family residence is over 1,000 feet away. The two existing automotive dealerships to the west within Plaza Collina also provides this type of automotive service. Plaza Collina was approved by Lake County on January 24, 2006 under the Development of Regional Impact (DRI) process. The development was approved for 1.2 million square feet of commercial use. Included in this commercial use was the ability to have one commercial building not to exceed 187,000 square feet of floor area. Costco Wholesale will be the commercial user of this entitlement, which is approximately 152,000 square feet. The City of Clermont annexed the property in 2015 and the existing entitlements transferred over into Resolution No. 2015-08. When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards are met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2021-030R. <i>The Planning and Zoning Commission voted 6-0 to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Staff Analysis-Costco CUP	Staff Analysis-Costco CUP.pdf
2.	Costco CUP RES 2021-030R	Costco CUP RES 2021-030R.pdf
3.	Costco Maps	Costco Maps.pdf
4.	CUP-Application	CUP-Application.pdf
5.	COSTCO TIRE CUP Legal Ad Proof	COSTCO TIRE CUP Legal Ad Proof.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Plaza Collina (Orlando) ASLI VI LLLP

APPLICANT: Brad Wester for Costco Wholesale

PROJECT NAME: Costco Wholesale Tire Service/Sales

REQUESTED ACTION: Consider a Conditional Use Permit (CUP) for automotive services as required by the Land Development Code, Section 122-224 (a)(17).

SIZE OF PARCEL: 19.2 +/- acres

LOCATION: AK 1037433 – Vacant parcel east of Central Florida Hyundai

EXISTING ZONING: Resolution No. 2015-08 - PUD with C-2- General Commercial Uses

EXISTING LAND USE: Vacant

FUTURE LAND USE CATEGORY: Master Planned Development

ANALYSIS:

The applicant, Costco Wholesale, is requesting a Conditional Use Permit to allow an internal tire store as a service to its club members in the proposed Costco building. The five (5) service bays for this use are located on the eastern side of the proposed building.

The proposed site is a vacant portion, approximately 20 acres in size, within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The tire service is an ancillary use to the primary use of retail sales of the club. The Land Development Code, Section 122-224 (17), requires a Conditional Use Permit for any automotive services in the C-2 zoning district. The current Plaza Collina PUD permits the proposed size of the Costco Wholesale building. The location of the service bays within the building are almost centered on the 20 acre parcel and do not face toward any public right-of-way, such as SR 50 or Old Highway 50. The nearest single-family residence is over 1,000 feet away. The two existing automotive dealerships to the west within Plaza Collina also provides this type of automotive service.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards are met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. All tires shall be stored within the building with no outside storage. The hours of operation will coincide with the hours of the club. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2021-030R.



CITY OF CLERMONT
RESOLUTION NO. 2021-030R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TIRE STORE WITH FIVE SERVICE BAYS WITHIN COSTCO AS PART OF THE MIXED-USE PLANNED UNIT DEVELOPMENT OF PLAZA COLLINA WITHIN THE URBAN ESTATE ZONING.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 1, 2021 recommended approval of this Conditional Use Permit to allow for a tire store with five service bays within the Costco, at the following location:

LOCATION:

Vacant parcel within the Plaza Collina Development
Directly north of SR 50 and West of the Orange County Line
Alternate Key 1037433

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location;

WHEREAS, the applicant has applied for a Conditional Use Permit to allow a tire store within the Costco building, which is a conditional use under the C-2 General Commercial uses, the subject parcel is part of the Plaza Collina Planned Unit Development Master Plan (Resolution No. 2015-08);

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a tire store with five automotive service bays in the Mixed-Use Planned Unit Development in the UE Urban Estate zoning district, be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.



CITY OF CLERMONT
RESOLUTION NO. 2021-030R

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



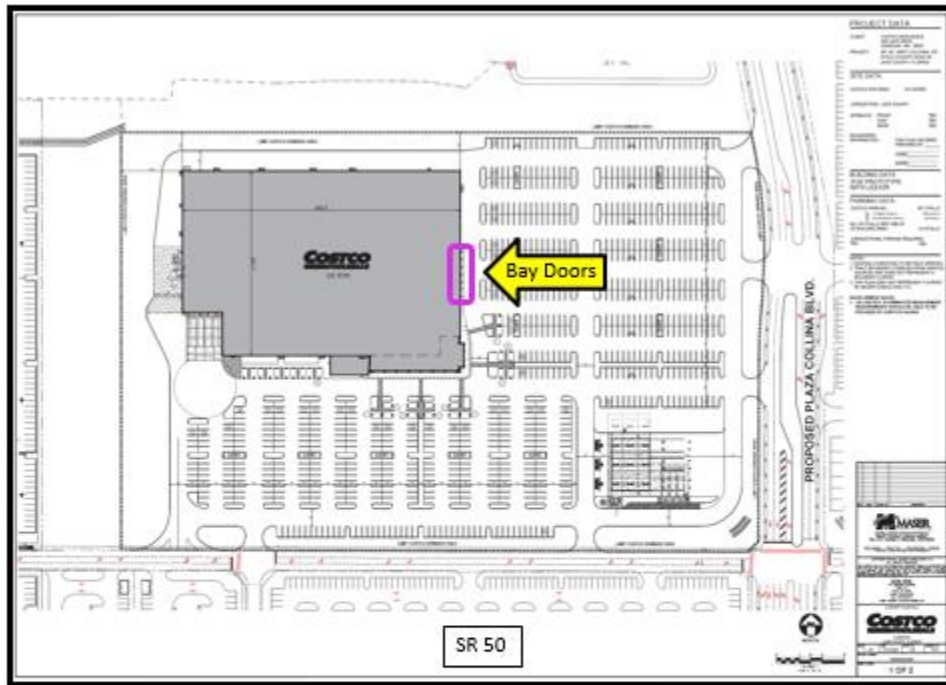
CITY OF CLERMONT
RESOLUTION NO. 2021-030R

SECTION 2. Land Uses and Specific Conditions:

1. This Conditional Use Permit is for an internal tire store with five (5) service bays located in the Plaza Collina Mixed Use Development Master Plan (Resolution No. 2015-08). The Planned Unit Development allows C-2 General Commercial permitted uses.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan (Exhibit A) prepared by Maser Consulting with a date of 07/31/2020. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the City's Architectural Design Standards and Land Development Codes.
3. The orientation of the bay doors shall be directed to the East, as shown on the East Elevation, and will be internal to the site and towards Plaza Collina Blvd.
4. No outside storage of any tires will be allowed. Any tire storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. No outside auto service operations shall be permitted.
6. The hours of operation of the tire sales/service will coincide with the general operating hours of the Costco Wholesale club. This use shall not be allowed to operate without the club being open.
6. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive-day period as verified by staff, this Conditional Use Permit shall be presented to the City Council for consideration of further conditions or revocation of this Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2021-030R

Exhibit A – Preliminary Conceptual Site Plan





CITY OF CLERMONT
RESOLUTION NO. 2021-030R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of June, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

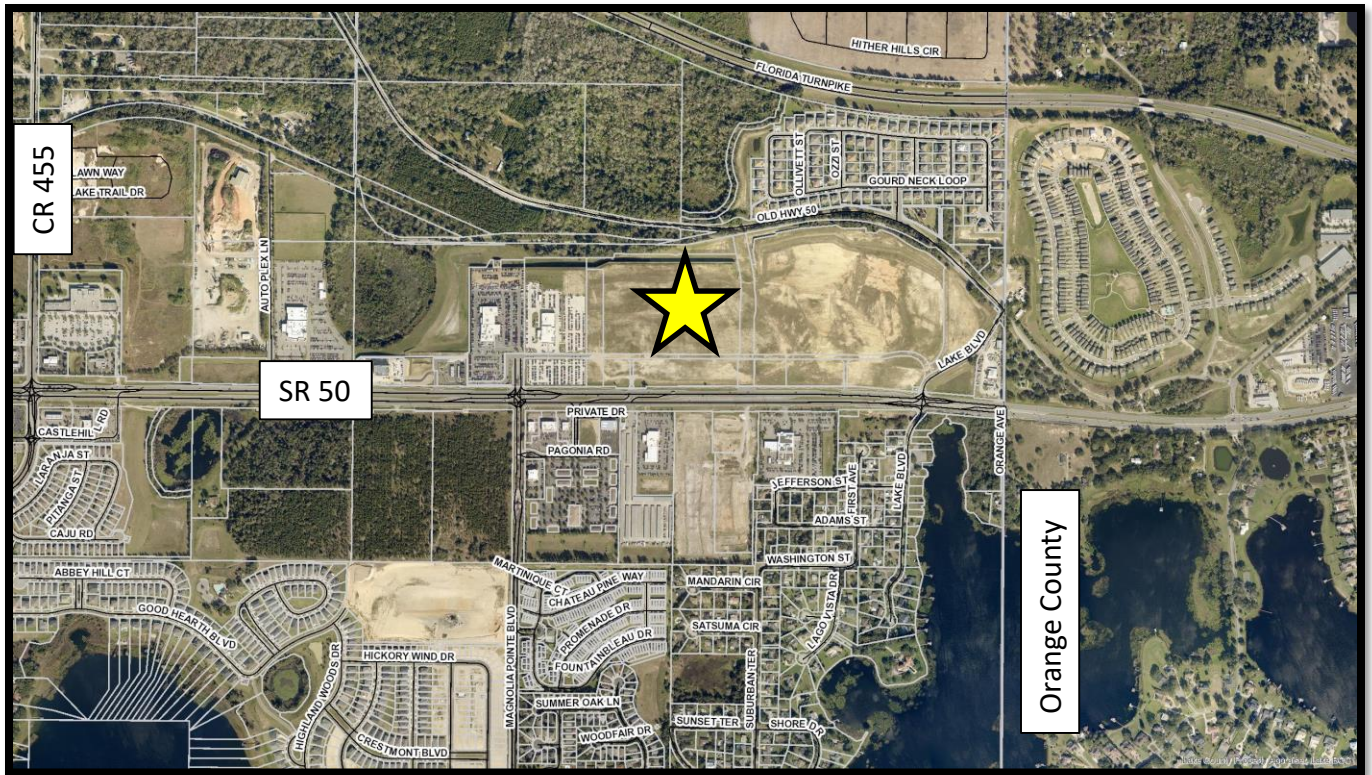
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Costco



PROJECT DATA:

CLIENT:	COSTCO WHOLESALE
ADDRESS:	881 LAKE DRIVE
PROJECT:	151K PROTOTYPE WITH LIQUOR
LOCATION:	DR. 80 WEST COLONIAL DR. ARLING COUNTY ROAD 50 LAKE COUNTY, FLORIDA

SITE DATA:

COSTCO SITE AREA:	19.2 ACRES
ADJACENT TO:	LAKE COUNTY
SETBACKS:	FRONT: TBD SIDE: TBD REAR: TBD
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY: USING: DATE:

BUILDING DATA:

151K PROTOTYPE WITH LIQUOR	
COSTCO FINISHES:	881 STALLS
NO. OF STALLS PER SIDE OF BUILDING AREA:	5.5 STALLS
ADDITIONAL PARKING REQUIRED:	TBD

NOTES:

- EXISTING CONDITIONS TO BE FIELD VERIFIED.
- THIN BOUNDARY COME FROM VARIOUS SOURCES AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS PLAN DOES NOT REPRESENT A SURVEY BY MAYER CONSULTING, P.A.

DEVELOPMENT NOTES:

- ALL UTILITIES INFORMATION MANAGEMENT REQUIREMENTS SHOULD BE ABLE TO BE PROVIDED BY SURFACE BARRIERS.

PROPOSED PLAZA COLLINA BLVD.

SR 50

1 OF 2





CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director or appointed designee, is required. Call 352-394-4083 to schedule a meeting.
2. After meeting with the Development Services Director or appointed designee, the applicant shall prepare and submit one set of preliminary site plans and one PDF on CD for review by the Site Review Committee (SRC) (if required). The material can also be emailed to planning@clermontfl.org. The preliminary site plan shall clearly depict the proposed project, showing the location and dimension of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the Conditional Use Permit (CUP) application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, **and is not an approved site plan for construction.**
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be tentatively scheduled for public hearing the following month, pending City Manager approval. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning and Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

**The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



CITY OF CLERMONT **CONDITIONAL USE PERMIT** FILING INSTRUCTIONS

In addition to the attached application, the applicant shall provide the following information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property provided in a word document to be used for the legal advertising and in the CUP. It may be included on the CD as a word document or emailed to planning@clermontfl.org
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (if provided electronically, applicant does not need to provide paper copies)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00 plus the cost of advertisement, plus the cost of traffic review fee*, if necessary.

*If the conditional use impacts traffic, a third party review through the City's traffic consultant will be necessary. The cost of review will be the responsibility of the applicant.



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date April 8, 2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Costco Wholesale			
Applicant Brad Wester (Driver McAfee) for Costco			
Contact Person Brad Wester			
Address One Independent Dr, Suite 1200	City Jacksonville	State FL	Zip 32202
Telephone 904-294-3768	Fax N/A		
Email bwester@drivermcafee.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name PLAZA COLLINA (ORLANDO) ASLI VI LLLP			
Owner Address 923 N PENNSYLVANIA AVE	City WINTER PARK,	State FL	Zip 32789
Telephone N/A	Fax N/A		
PROPERTY INFORMATION			
Address of Subject Property Old Highway 50 (25-22-26-0001-000-00300)	City Clermont	State FL	Zip 34711
General Location North of SR50, West of the Orange County line, South of Old Highway 50 (2015-08).			
Legal Description & Alternate Key (include copy of survey) See attached legal description from property records.			
Land Use (City verification required) Master Planned Development			
Zoning (City verification required) PUD in a Urban Estate (UE) Zoning (2015-08)			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

The request is for a tire sales and services center as part of a Costco Wholesale. As a follow up to the March 31 pre-application meeting with staff, it was determined that a Conditional Use Permit is required for the tire service component of the Costco Wholesale. Resolution 2015-08 allows only two services facilities. The tire sales and service facility is integrated into the Costco Wholesale building as shown on the enclosed site plans.

Brad Wester

Applicant Name (print)

x _____
Applicant Name (signature)

See attached auth.

Owner Name (print)

x _____
Owner Name (signature)

*******NOTICE*******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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

5/26/2020

Advertising Receipt

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: 10102143
Phone: (352) 241-7331
Date: 05/21/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a i	05/25/2021	06/15/2021	\$182.28

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow tire sales/service in five service bays within Costco at the following location:

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10102143
May 25, 2021 &
June 15, 2021

LOCATION

Vacant parcel within the Plaza Collina Development
Directly north of SR 50 and West of the Orange County Line
Alternate Key 1037433

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

This request will be considered by the Planning & Zoning Commission on, Tuesday, June 1, 2021 at 6:30 PM.

The City Council will consider the request at a public hearing on Tuesday, June 22, 2021 at 6:30 PM.

All meetings will be held in City Hall, first floor Council Chambers, located at 685 West Montrose Street, Clermont FL

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

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

Payment Info	
Ad Price	\$182.28
Tax	\$0.00
Sub Total	\$182.28
Prepaid Amount	\$0.00
Balance Due	\$182.28



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Variance Request 2689 Clearview Street		
Requested Action		
Recommend approval of requested variance.		
Staff Report		
The applicant is requesting a variance to allow a rear yard setback of 17 feet instead of the 25 feet as required by the development standards for the approved Planned Unit Development (PUD). The requested variance would allow construction of a 10' x 17' screen porch enclosure with a solid roof over an existing concrete slab. Under the current code, any structures with a solid roof are required to meet the setbacks for the primary structure. The existing single-family primary residence is currently located 27 feet from the rear property line, and the proposed screen porch addition will be 17 feet from the rear property line. This would provide a 10 -foot encroachment into the rear yard setback. The proposed 10' x 17' screen room enclosure will be constructed over the existing patio slab; therefore providing no increase of the impervious surface area for the property. The applicant has presented supporting documents with the application that includes approval from the Homeowners Association Review Board and letters of no objections from adjacent property owners that may be impacted by the proposed development. The applicant has indicated the construction of the screen porch with the solid roof will allow the family an opportunity to enjoy the outdoors, while providing shelter protection from the impacts of the weather elements. The variance request is the minimum permitted to allow reasonable use of the property. The screen porch addition will not be detrimental to the health, safety and general welfare of the surrounding neighborhoods. 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 this application as submitted and finds the application does meet a positive finding for the provisions of the five review criteria. Therefore, staff recommends <u>approval</u> of the requested variance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis 2689 Clearview Street	Staff Analysis 2689 Clearview Street.pdf	
2. New 86-174 Review Criteria- 2689 Clearview Street	New 86-174 Review Criteria- 2689 Clearview Street.pdf	
3. Location Map	Location Map.pdf	
4. Survey-Site Plan	Survey-Site Plan.pdf	
5. HOA Approval	HOA Approval.pdf	

6.	Adjacent Properties - Letters of No Objection	Adjacent Properties - Letters of No Objection.pdf
7.	Variance Application	Variance Application.pdf
8.	2689 Clearview St-Legal AD	2689 Clearview St-Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Steve Taylor

APPLICANT: Steve Taylor

PROJECT NAME: 2689 Clearview Street – Rear Yard Setback Variance

REQUESTED ACTION: Consider a request for the following variance: (1) to allow for a rear yard setback of 17 feet instead of 25 feet as required in the Kings Ridge PUD Master Development Plan (Resolution 1455).

SIZE OF PARCEL: 8,625 SF lot

LOCATION: 2689 Clearview Street – Somerset Estates, Phase 1 Subdivision

EXISTING ZONING: Planned Unit Development (PUD)

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Master Planned Development

ANALYSIS:

The applicant is requesting a variance to allow a rear yard setback of 17 feet instead of the 25 feet as required by the development standards for the approved Planned Unit Development (PUD). The requested variance would allow construction of a 10' x 17' screen porch enclosure with a solid roof over an existing concrete slab. Under the current code, any structures with a solid roof are required to meet the setbacks for primary structure.

The existing single-family primary residence is currently located 27 feet from the rear property line, and the proposed screen porch addition will be 17 feet from the rear property line. This would provide a 10 -foot encroachment into the rear yard setback. The proposed 10' x 17' screen room enclosure will be constructed over the existing patio slab; therefore providing no increase of the impervious surface area for the property. The applicant has presented supporting documents with the application that includes an HOA approval and letters of no objections from adjacent property owners that may be impacted by the proposed development. The applicant has indicated the screen porch addition with a solid roof will provide the opportunity to enjoy the outdoors with shelter protection from the impacts of the environments and weather elements.

The variance request is the minimum permitted to allow reasonable use of the property. The screen porch addition will not be detrimental to the health, safety and general welfare of the surrounding neighborhoods.

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 this application as submitted and finds the application does meet a positive finding on the five review criteria provisions. Therefore, staff recommends **approval** of the requested variance.

2689 Clearview Street Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: All neighbors had no objections to the proposed variance.

Staff comments: The applicant is requesting a variance to allow a rear yard setback of 17 feet instead of the required 25 feet rear yard setback. The request would allow for construction of a screen porch with a solid roof over the existing 10' x 17' concrete slab. The proposed screen porch addition is not out of character to other similar structures in the community.

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: Yes, the variance would allow my family the ability to enjoy the home and provide shelter for my wife who cannot sit in the sun because of health reasons.

Staff comments: The variance request is not out of character with other properties in the same zoning category. The proposed screen porch structure will allow reasonable use of the property.

Positive Finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: 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 proposed screen porch addition over the existing 10' x 17' concrete slab will not increase the existing impervious surface ratio for the lot. The solid roof screen porch would provide the benefit of allowing the homeowner the ability to enjoy the outdoors without the weather elements. The approval of this variance should 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 is not in conflict to the City's Comprehensive Plan. conflict.

Staff comments: The requested variance is not in conflict with the Clermont Comprehensive Plan goals, objectives and policies.

Positive Finding

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

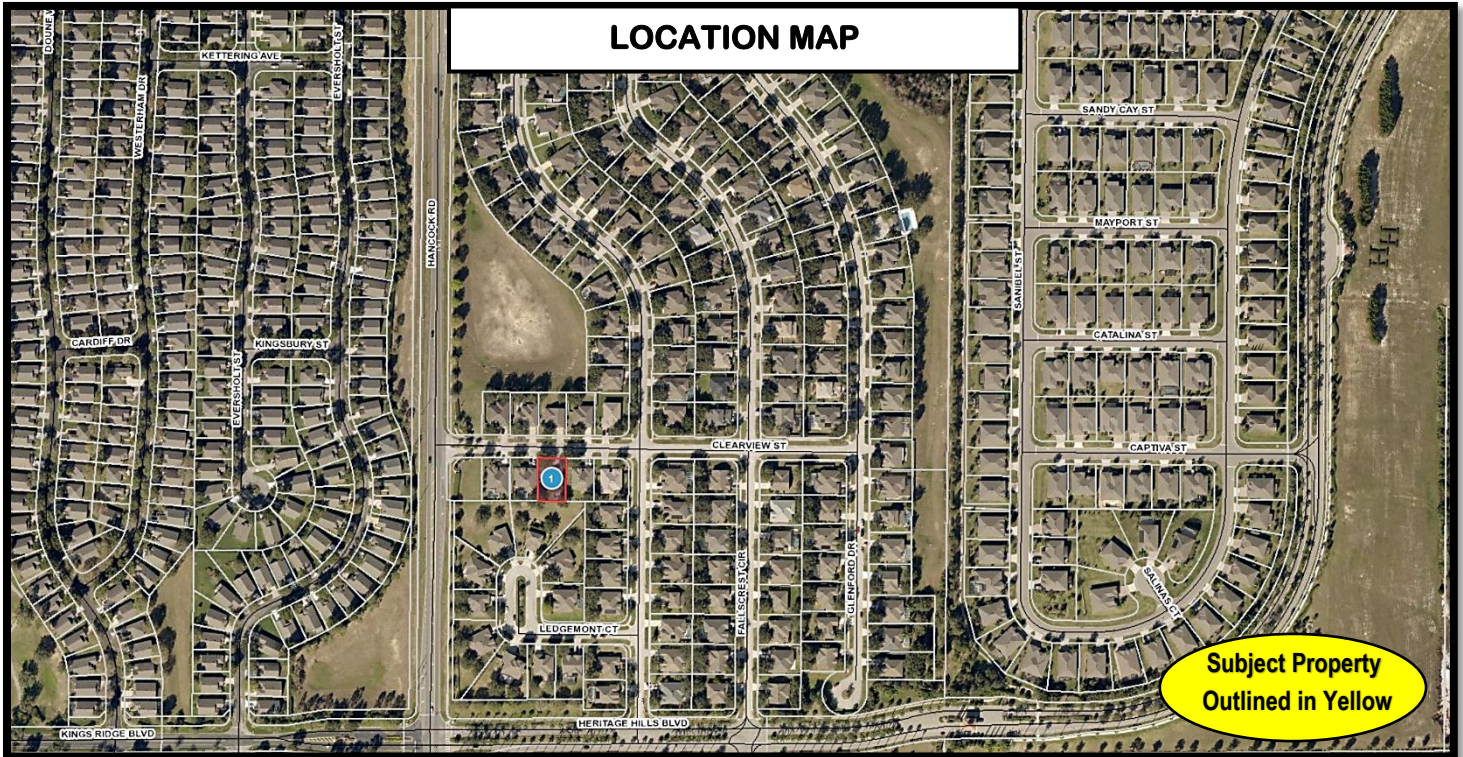
Applicant response: *The variance requested will make reasonable use of the property.*

Staff comments: *The applicant is requesting to enclose the existing 10' x 17' slab to allow the construction of a screen porch addition with a solid roof. The requested variance is the minimum allowed to make reasonable use of the property and to allow the homeowner the ability to use and enjoy the screen porch without the weather elements.*

Positive Finding

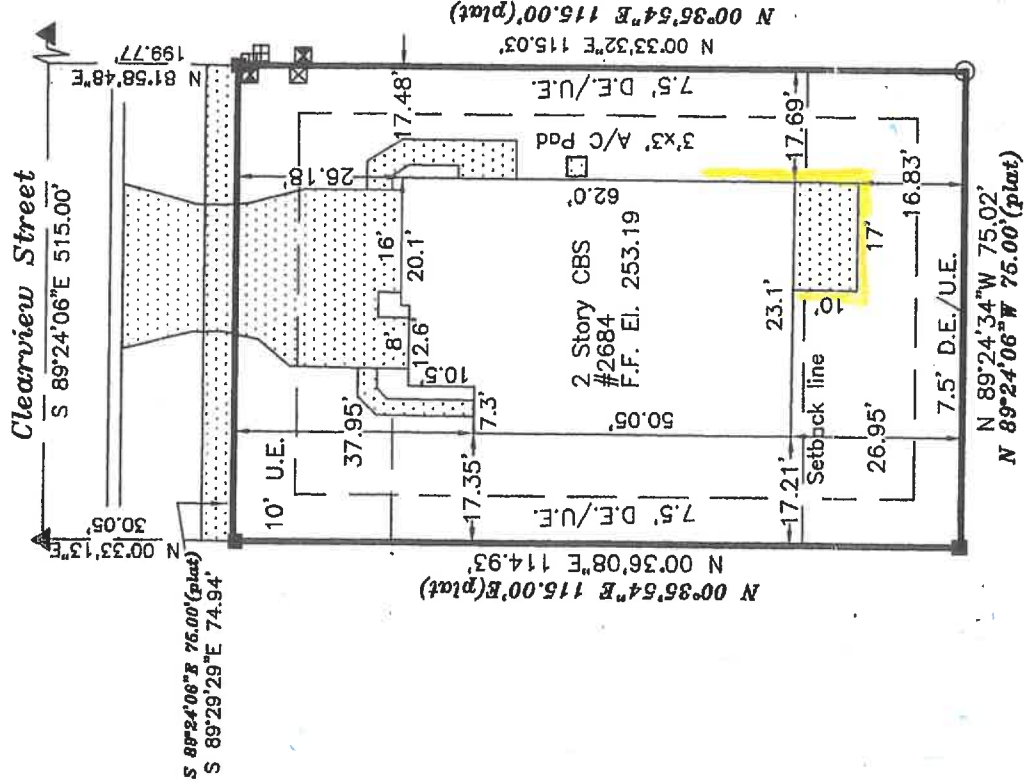
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as submitted and finds this application does meet a positive finding of the provisions of the Land Development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

LOCATION MAP



Map of Boundary Survey

Lot 3, Somersset Estates, Phase I, according to the plat thereof, as recorded in Plat Book 44, Page 8, Public Records of Lake County, Florida.



Lake County
I hereby declare that I have
examined the Flood Insurance
Rate Map panel 12069C 0650
D dated July 3, 2002, and
that to the best of my
knowledge, information and
belief and my professional
opinion that the above
described property lies within
flood zone X.

Notes:
Setback Requirements are as follows:

- Front=25.00'
- Sides=7.50'
- Rear=25.00'
- Elevations shown are hereon are based on Lake County Datum, NGVD 1929.
- Bearings based on the center line of Clearview Street as being S89°24'06"W, an assumed meridian.
- Legal description supplied by client.
- No title commitment or abstract for the above property has been provided. It is possible there are recorded or unrecorded documents which could affect the boundary of this parcel.
- No adjacent, underground or internal improvements, other than those shown, located this date.

Legend:

- denotes found 1/2" iron rod & cap marked "RLS 4709" unless otherwise noted
- denotes found 4"x4" concrete monument & disk, marked "RLS 4709" unless otherwise noted
- ▲ denotes found "PK" nail & disk marked "PCP LS 4709" being a PERMANENT CONTROL POINT
- 田 denotes water meter
- ☒ denotes telephone riser
- ☒ denotes cable TV riser
- ℄ denotes center line

Surveyor's Certification:
I hereby certify to Lennar Corp. that I have surveyed the property described hereon and that said survey and drawing are accurate to the best of my knowledge and belief. I further certify that this Map of Boundary Survey meets the minimum technical standards for surveys as set forth in Chapter 61G17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
FLORIDA GEODETIC SURVEYING & MAPPING, INC., LE 7063

JAMES H. WALTERS JR. PLS #2565
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.

#	Date	Revisions	Field Survey 3/19/03	Prepared for: Lennar Corp. Project#: 94010.005
			Party Chief MC	
			Computed by JHW	
			Drawn by GMT	
			Scale 30	

Name: TAYLOR

Address: 2689 CLEARVIEW STREET

City: CLERMONT

L -

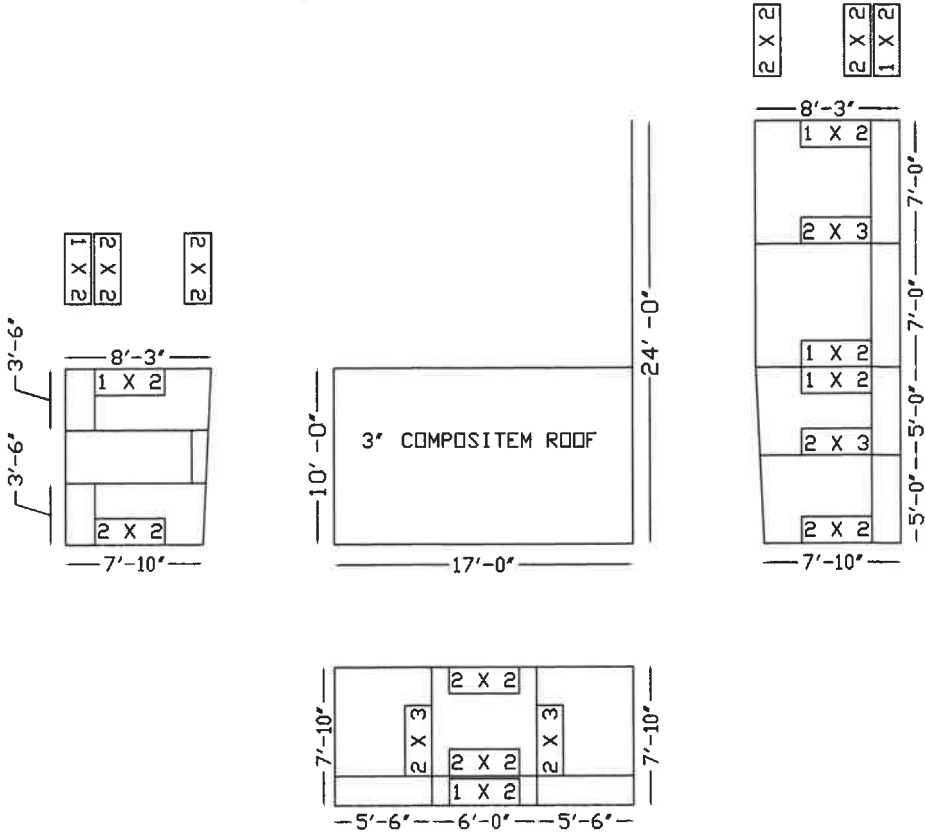
Subdivision:

130 MPH EXPOSURE B
ATTACH TO HOUSE WALL
ATTACH TO EXISTING CONCRETE SLAB

MATERIAL LEGEND

- 1 X 2 = 1' X 2' X. 044
- 2 X 2 = 2' X 2' X. 044
- 2 X 3 = 2' X 3' X. 045
- 2 X 4 = 2' X 4' X. 044 X. 100
- 2 X 5 = 2' X 5' X. 050 X. 100
- 2 X 6 = 2' X 6' X. 050 X. 120
- 2 X 7 = 2' X 7' X. 055 X. 120
- 2 X 8 = 2' X 8' X. 072 X. 224
- 2 X 9 = 2' X 9' X. 072 X. 224
- 902 = 2' X 9' X. 082 X. 310
- 1002 = 2' X 10' X. 092 X. 369

ACTION ALUMINUM PRODUCTS, INC
1215 PINE AVENUE
ORLANDO, FLORIDA 32824
407-812-7617





April 30, 2021

013820 100003
Steven Taylor
2689 Clearview St
Clermont, FL 34711

Re: Somerset Estates Architectural Application: 2689 Clearview St

Dear Homeowner:

This letter is being written at the direction and on behalf of the Board of Directors for Somerset Estates Community Association, Inc.

The Architectural Control Committee reviewed and **approved** your application to replace the old mansard style screen enclosure with flat covered style enclosure; side screens will be the same as current.

***Please review attached application for any notes, comments or changes. ***

If you have any questions, please contact me at: Somerset Estates Community Association, Inc., c/o Sentry Management, Inc., 1645 E. Hwy 50, Suite 201, Clermont, FL 34711, or at my email address: jprezioso@sentrymgt.com or by phone at (352) 243-4595 ext. 59006.

Sincerely,

John Prezioso, LCAM
Community Association Manager

BOTH SIDE
AND REAR
NEIGHBORS AGREE

**SOMERSET ESTATES COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW APPLICATION
PLEASE COMPLETE AND RETURN FORM FOR APPROVAL
PRIOR TO COMMENCEMENT OF ANY WORK**

RECEIVED MAR 29 2021

MAIL TO: SOMERSET ESTATES COMMUNITY ASSOCIATION, C/O SENTRY MANAGEMENT
1645 E. HWY 50 SUITE 201 CLERMONT FL 34711

PROPERTY OWNER: STEVEN TAYLOR DATE: 3-27-21

PROPERTY ADDRESS: 2689 CLEARVIEW ST CLERMONT FL ZIP: 34711

MAILING ADDRESS: SAME

PHONE(S): 407-595-7170 EMAIL: TAYLORS1949@HOTMAIL.COM

PLEASE ATTACH A PROPERTY SURVEY COPY LOCATING EXTERIOR CONSTRUCTION PROJECTS
ATTACH PAINT/COLOR SAMPLES, PLANS, PHOTOS AS NEEDED TO DESCRIBE DESIRED MODIFICATIONS
ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT MUST BE OBTAINED

DESCRIBE THE ADDITION, CHANGE OR INSTALLATION TO BE REVIEWED BY THE ARB:

- () SWIMMING POOL () LANDSCAPING - (Identify plantings and provide Rendering if significant changes)
(X) SCREENING () FENCE () YARD ORNAMENTS - (Pictures and Placements Needed)
() EXTERIOR COLORS - Attach Sample Colors and/or Provide Paint Vendor Code (Must be from Approved Color Listing)

BASE _____ TRIM _____ ISAKAGE _____ LOOK _____

() OTHER (Please Describe in Detail - Add additional Sheets if needed) DUE TO ILLNESS, MY WIFE
CANT SIT IN SUN, SO WE WISH TO REPLACE OLD MANHARD STYLE SCREEN
ENCLOSURE WITH FLAT COVERED STYLE ENCLOSURE, SIDE SCREENS
WILL BE THE SAME AS WE NOW HAVE, THANK YOU!

St C Taylor
OWNER SIGNATURE

Carmela Taylor
OWNER SIGNATURE

FOR USE BY ARCHITECTURAL REVIEW BOARD

DATE RECEIVED _____ DATE TO ARB _____ DATE TO HOMEOWNER _____

THE ARB'S DECISION ON THE PLANS SUBMITTED IS AS FOLLOWS.

- () APPROVED (MUST CONFORM TO ASSOCIATION COVENANTS & RESTRICTIONS)
() PLANS INCOMPLETE, INFORMATION REQUESTED _____
() APPROVED WITH THE FOLLOWING CONDITION _____
() REJECTED REASON _____

WORK MAY NOT COMMENCE UNTIL THE ARB HAS RENDERED A WRITTEN APPROVAL.
THANK YOU FOR YOUR COOPERATION.

BY: [Signature]
SOMERSET ESTATES COMMUNITY
HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD

DATE: 27 Apr 2021

BY: _____
SOMERSET ESTATES COMMUNITY
HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW BOARD

DATE: _____

I HAVE NO PROBLEM WITH THE TAYLORS'
AT 2689 CLEARVIEW ST, CLERMONT FL 34711
REPLACING OLD SCREENED ENCLOSURE
WITH A FLAT COVERED STYLE ENCLOSURE.

NAME Virginia Anderson

ADDRESS 2685 Clearview St.

SIGNATURE Virginia

6-6-21

I HAVE NO PROBLEM WITH THE TAYLORS,
AT 2689 CLEARVIEW ST. CLERMONT FL. 34711
REPLACING OLD SCREENED ENCLOSURE WITH
A FLAT COVERED STYLE ENCLOSURE.

NAME JB
ADDRESS 2649 CLEMENT ST
SIGNATURE JOSE BURGO

6-6-21

I HAVE NO PROBLEM WITH THE TAYLORS'
AT 2689 CLEARVIEW ST. CLERMONT FL 34711
REPLACING OLD SCREENED ENCLOSURE WITH
A FLAT COVERED STYLE ENCLOSURE.

NAME OMAR MASHOOD

ADDRESS

2693 CLEARVIEW ST

CLERMONT FL 34711

SIGNATURE

Omar Mashood



CITY OF CLERMONT VARIANCE APPLICATION

DATE <u>5-7-2021</u>		FEE: <u>\$300.00</u>	
Project Name (if applicable) <u>2689 CLEARVIEW ST CLERMONT FL. 34711</u>			
Applicant <u>STEVEN TAYLOR</u>			
Contact Person <u>STEVEN TAYLOR</u>			
Address <u>2689 CLEARVIEW ST</u>		City <u>CLERMONT</u>	State <u>FL.</u>
Telephone <u>407-595-7170</u>		Zip <u>34711</u>	
Fax <u>—</u>			
Email <u>TAYLORSTAYLOR@HOTMAIL.COM</u>			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name <u>SAME</u>			
Owner Address		City	State
Telephone		Zip	
Email			
PROPERTY INFORMATION			
Address of Subject Property <u>2689 CLEARVIEW ST</u>		City <u>CLERMONT</u>	State <u>FL.</u>
General Location		Zip <u>34711</u>	
Legal Description & Alternate Key (include copy of survey)			
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:

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

How does the Code create a hardship?

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;

ALL NEIGHBORS SAID IT WAS OK. WITH THEM

- (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;

YES. IT WILL ALLOW ~~TO~~ MY FAMILY TO ENJOY AS MY WIFE CAN'T SIT IN SUN FOR HEALTH REASONS

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

YES



CITY OF CLERMONT
VARIANCE
APPLICATION

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

IT IS NOT IN CONFLICT

(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.

IT WILL MAKE REASONABLE USE OF PROPERTY

STEVEN TAYLOR
Applicant Name (print)

x *STEVEN TAYLOR*
Applicant Name (signature)

STEVEN TAYLOR
Owner Name (print)

x *STEVEN TAYLOR*
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)



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Of Clermont-Legals
Contact Phone:	3523944081
Contact Email:	
PO Number:	

Date:	06/08/2021
Order Number:	5943900
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/15/2021 - 06/15/2021	Govt Public Notices
LEE dailycommercial.com	1	06/15/2021 - 06/15/2021	Govt Public Notices

Total Order Confirmation

\$90.58

Ad Preview

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 17 feet instead of 25 feet as required by the Planned Unit Development (PUD), Land Development Code, Section 122-313, at the following location:

LOCATION:

Somerset Estates, Phase 1
2689 Clearview Street
(Alt. Key 3796507)

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

The request will be heard by the Clermont City Council at a public hearing to be held on Tuesday, June 22, 2021 at 6:30 P.M. in the Clermont City Hall, located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

5943900
June 15, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Variance Request <i>Teamont Boba</i>		
Requested Action		
Recommend denial of requested variances.		
Staff Report		
The applicant is requesting two (2) variances to the Land Development Code on a 1,875 square foot vacant lot located east of 7th Street between Montrose Street and Minneola Avenue. The following (2) two variances are being requested: (1) to allow for offsite public parking to meet the requirements for the minimum number of parking spaces and (2) to allow for the elimination of the dumpster for solid waste collection. The applicant is proposing to construct a 1,320 square foot single story building to operate a restaurant with a patron bar area with 35 seats. The Land Development Code, Section 98-14, requires 0.5 spaces per every four seats, which would require a minimum of five (5) onsite parking spaces. The applicant is requesting the variance to allow for public parking as compliance to the requirements of the code. City staff encourages new development in the Central Business District, but with the existing limited amount of public parking for all businesses located in Downtown Clermont, staff cannot support a new business that cannot provide any onsite parking for their patrons, especially an ADA accessible space. This lot, which measures 25 feet wide by 75 deep, was split from a parent parcel with lot dimensions of 75 feet wide by 75 feet deep. Therefore, the existing property hardship was created with the requested lot split. This small lot cannot reasonably accommodate the requirements for becoming a buildable lot. The definition for a buildable lot means a lot or parcel of land that can comply with the land development regulations for the zoning district, which includes the principle structure or building, access points, parking, open space, setbacks and any other development standards that allows the property to become a stand-alone piece of land. This is evident in the fact that the applicant is requesting a variance to Section 114-8 for the elimination of a dumpster and onsite parking to serve the development. The Land Development Code, Section 86-174, requires a positive finding on the five review criteria for granting a variance. Staff has reviewed the application and supporting documents and finds the applicant does not meet a positive findings for the provisions of the review criteria. Therefore, staff recommends denial of the requested variances to the Clermont Land Development Code.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis -Teamont Boba Variance	Staff Analysis -Teamont Boba Variance.pdf	
2. New 86-174 Review Criteria-Teamont Boba	New 86-174 Review Criteria-Teamont Boba.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. Conceptual Plan	Conceptual Plan.pdf	

5.	Building Floor Plan	Building Floor Plan.pdf
6.	Building Elevations	Building Elevations.pdf
7.	Variance Application	Variance Application.pdf
8.	Legal AD	Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: MADE4JADE, LLC

APPLICANT: VP Development Enterprises, LLC

PROJECT NAME: Teamont Boba – Variance

REQUESTED ACTION: Consider a request for the following two variances: (1) to allow for offsite public parking in compliance to the requirements for the minimum number of parking spaces as indicated for the Central Business District, Section 98-14; and (2) to allow for the elimination of the dumpster for solid waste collection instead of as required by the Land Development Code; Section 114-8.

SIZE OF PARCEL: 25 foot width by 75' foot depth

LOCATION: Vacant parcel located on 7th Street and Montrose Street

EXISTING ZONING: Central Business District (CBD)

EXISTING LAND USE: Vacant Parcel

FUTURE LAND USE CATEGORY: Downtown Mixed Use

ANALYSIS:

The applicant is requesting two (2) variances to the Land Development Code on a 1,875 square foot vacant lot located east of 7th Street between Montrose Street and Minneola Avenue. The following (2) two variances are being requested: (1) to allow for offsite public parking to meet the requirements for the minimum number of parking spaces and (2) to allow for the elimination of the dumpster for solid waste collection. The applicant is proposing to construct a 1,320 square foot single story building to operate a restaurant with a patron bar area with 35 seats.

The Land Development Code, Section 98-14, requires 0.5 spaces per every four seats, which would require a minimum of five (5) onsite parking spaces. The applicant is requesting the variance to allow for public parking as compliance to the requirements of the code. City staff encourages new development in the Central Business District, but with the existing limited amount of public parking for all businesses located in Downtown Clermont, staff cannot support a new business that cannot provide any onsite parking

for their patrons, especially an ADA accessible space for the development. This lot, which measures 25 feet wide by 75 deep, was split from a parent parcel with lot dimensions of 75 feet wide by 75 feet deep. Therefore, the existing property hardships have been created with the requested split of the parent parcel.

This small lot cannot reasonably accommodate the requirements for becoming a buildable lot. The definition for a buildable lot means a lot or parcel of land that can comply with the land development regulations for the zoning district, which includes the principle structure or building, access points, parking, open space, setbacks and any other development standards that allows the property to become a stand-alone piece of land. This is evident in the fact that the applicant is requesting a variance to Section 114-8 for the elimination of a dumpster and onsite parking to serve the development.

STAFF RECOMMENDATION:

The Land Development Code, Section 86-174, requires a positive finding on the five review criteria for granting a variance. Staff has reviewed the application and supporting documents and finds the application does not meet positive findings for the provisions of the review criteria. Therefore, staff recommends **denial** of the requested variances to the Clermont Land Development Codes.

Teamont Boba – Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

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

Staff comments: The requested variance may interfere with the reasonable enjoyment of the adjacent property owners because of the lot size and intensity of the proposed development. The project as designed is proposing development of a 1,320 square foot restaurant with 35 seats including a bar area. The Land Development Code, Section 98-14 requires 0.5 spaces per every four seats and the applicant is proposing 35 seats, which requires a minimum of (5) onsite parking space. The applicant is proposing a variance to allow for public parking as compliance to the requirements of the code. City Staff supports and encourages new development in the Central Business District, but with the existing limited amount of public parking for all businesses located in Downtown Clermont, Staff cannot support a new business that cannot provide any onsite parking for their patrons. Staff finds that other similar development have been able to provide some onsite parking. The Central Business District currently have some existing businesses which have been granted parking credits for their existing uses; and have been able to utilize some shared parking, but those existing sites are permitted as grandfathered non-conforming sites, but all new development is required to conform to the provisions of the code. This lot, which measures 25 feet wide by 75 deep, was split from a parent parcel with lot dimensions of 75 feet wide by 75 feet deep. Therefore, the existing property hardship was created with the requested lot split.

Negative finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *The variance will allow reasonable use of the property, which use is not out of character with other properties in the same zoning category.*

Staff comments: The requested variances will not allow reasonable use of the land, the proposed development is requesting five off-site parking spaces to meet the code requirements for the required parking; the site is very small and not able to accommodate the development intensity required for the restaurant and bar use at this location. Because the proposed development lot size is only 25 foot width x 75 foot depth, the lot size cannot reasonably accommodate the requirements for being a building lot. The definition for a buildable lot means a lot or parcel of land that can comply with the land development regulations for the zoning district, which includes the principle structure or building, access, parking, open space, setbacks and any other development standards that allows the property to become a stand-alone piece of land. The Central Business District zoning allows 100 percent impervious for development, which is not permitted in any other zoning district in Clermont, to allow development flexibility and more urban intensity to help foster and revitalize Downtown Clermont. The code intent and purpose is not to allow developer creation of non-conforming development in this zoning district. Section 86-174 requires justification and non-created hardships for granting a Variance. The development as designed will not be able to provide any onsite parking, not even one ADA parking space to provide

reasonable accommodations for patrons and citizens. The proposed site is required to provide five onsite parking spaces for the operation of the business. **Negative 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: In the context presented, strict compliance with the land development regulations will not further any legitimate city objective, or the benefits that would be achieved under the variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied.

Staff comments: The proposed 25' width x 75' depth lot is very small and may not be able to accommodate the proposed intensity of a restaurant and patron bar use at this location.

Negative finding

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

Applicant response: The granting of the variance is consistent with the city's comprehensive plan.

Staff comments: The variance request is not in conflict to 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 request is the minimum variance that will make reasonable use of the land, or structure 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.

Staff comments: The variance request is **not** the minimum variance allowed to make reasonable use of the land, although the Central Business District (CBD) does not require a minimum lot size for commercial developments but the code does require all commercial development must comply with the Land Development Regulations, which includes providing the providing onsite parking and dumpsters for waste collection for commercial development.

Negative 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 four of the five criteria provisions does not meet a positive finding. Therefore, staff recommends **denial** of variance request to the Land Development Code.

LOCATION MAP



(60' Right-of-Way)
Seventh Street
(Asphalt Road)

2' Concrete Curb & Gutter

5' Concrete Sidewalk

5' Concrete Sidewalk

N 00°00'02" E 25.00'(D)

PARCEL ID
24-22-25-0100-077-01804

6"

2'-6"

N 90°00'00" W 75.12'(M)

NOT INCLUDED
24-22-25-0100-077-01803

SUBJECT BUILDING

5'

2.5 feet off
the North Side

SETBACKS ALLOWED: ZERO LOT LINE
SETBACKS PROPOSED: 10' FRONT- 5' REAR- 2'6" SIDE

PROPOSED BUILDING SQUARE FOOTAGE: 1320 Sq Feet
IMPERVIOUS SURFACE COVERAGE: 100%

 **PLOT PLAN**
1/8" = 1'

PROJECT #
VP1-2A
DATE
12-11-2020

VP DEVELOPMENT
ENTERPRISES LLC

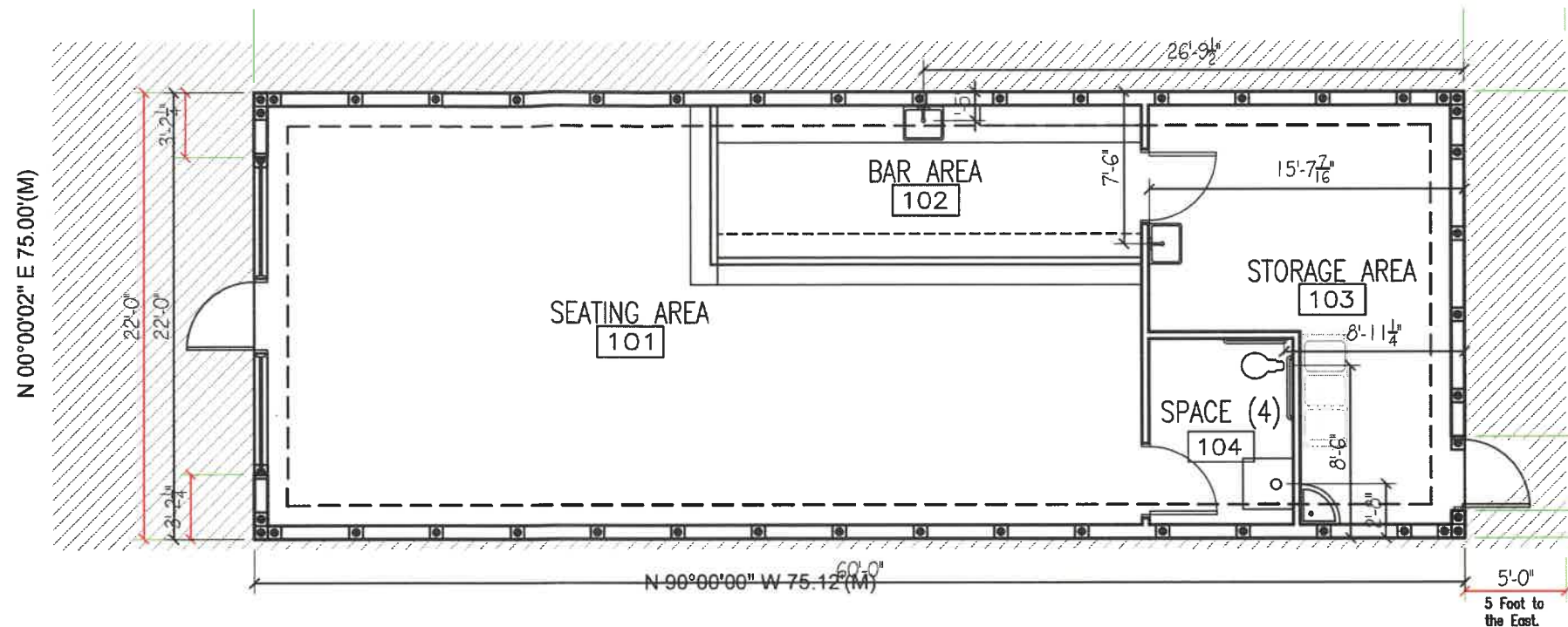
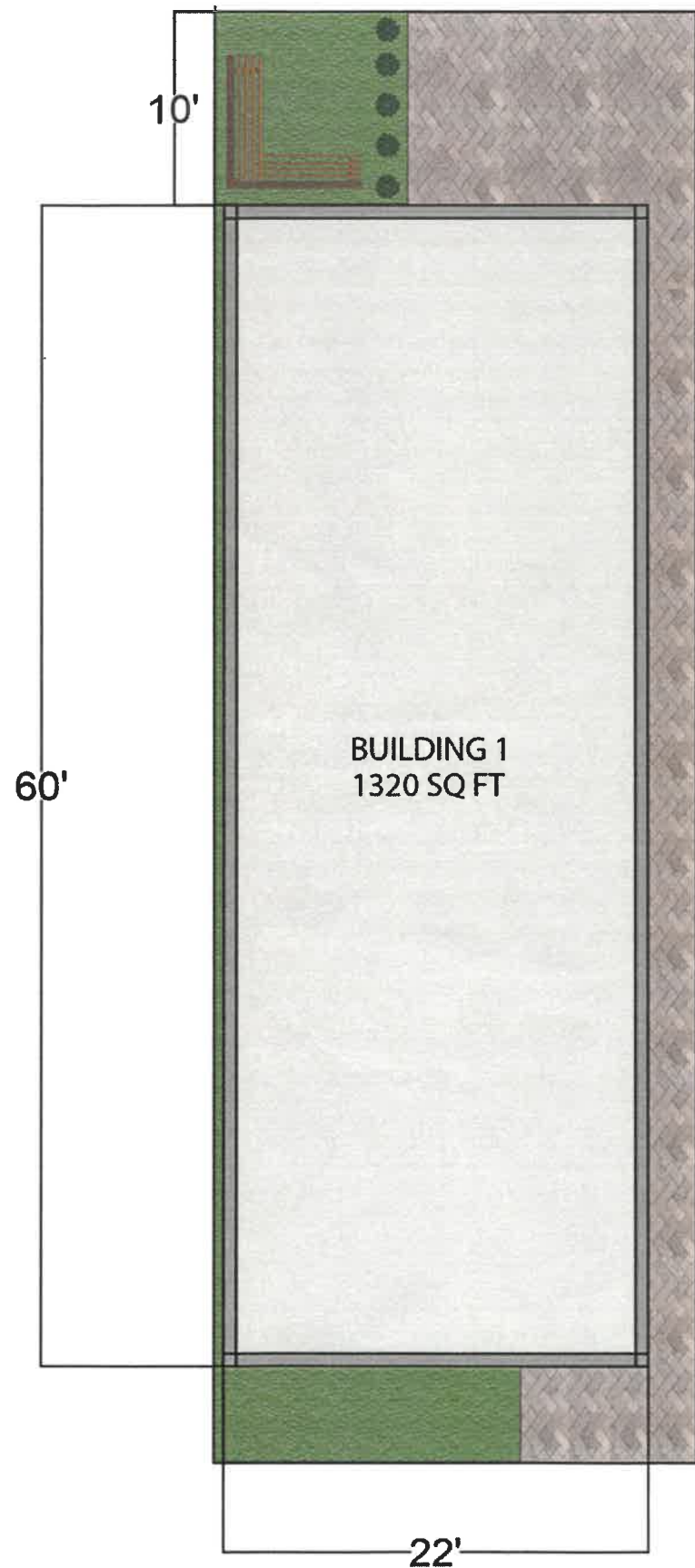


VP DEVELOPMENT ENTERPRISES LLC
PARCEL C 645 7th Street

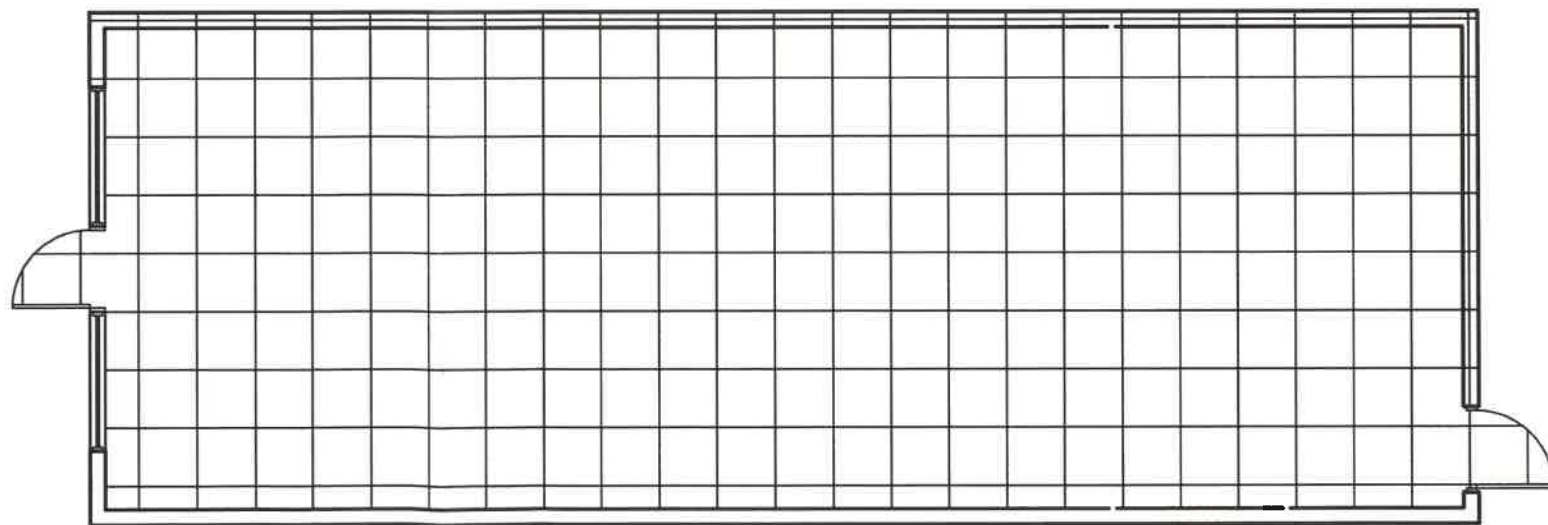

Thompson Engineering
Group, Inc.

Michael A. Thompson
PE # 47509
4401 Vineland Road, Suite
A6
Orlando, FL 32811
407-734-1450
www.tegfl.com

PLOT PLAN



FLOOR PLAN
SCALE 1/8" = 1'



REFLECTED CEILING PLAN
SCALE 1/8" = 1'

PROJECT #
VP1-2A
DATE
12-11-2020

VP DEVELOPMENT
ENTERPRISES LLC

VP DEVELOPMENT ENTERPRISES LLC
PARCEL C 645 7th Street

TEG
Thompson Engineering
Group, Inc.

Michael A. Thompson
PE # 47509
4401 Vineland Road, Suite
AG
Orlando, FL 32811
407-734-1450
www.tegfi.com

Project Sheet
A2



CITY OF CLERMONT VARIANCE APPLICATION

DATE 5.13.2021		FEE: 600		PAID R29788	
Project Name (if applicable) Teamont Boba					
Applicant VP DEVELOPMENT ENTERPRISES LLC					
Contact Person Patrick Bianchi					
Address 752 West Montrose Street		City Clermont	State Florida	Zip 34711	
Telephone 407-271-7895		Fax			
Email Patrick@vpdevelopmentgroup.com					
OWNER INFORMATION ☒ (Check box if information is same as Applicant)					
Owner's Name MADE4JADE LLC					
Owner Address 136 COLONIAL PINE		City MINNEOLA	State FLORIDA	Zip 34715	
Telephone (352) 801-3524		Email teamontboba@gmail.com			
PROPERTY INFORMATION					
Address of Subject Property 7TH Street		City Clermont	State Florida	Zip 34711	
General Location 7th STREET ACROSS FROM TRAINGLE VINYL Alt #3922907 KY					
Legal Description & Alternate Key (include copy of survey) THE SOUTH 25 FEET OF THE NORTH 75 FEET OF THE WEST 1/2 OF LOT 18 AND THE SOUTH 25 FEET OF THE NORTH 75 FEET OF OF LOT 20, BLOCK 77, IN THE CITY OF CLERMONT, FLORIDA, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA					
Land Use (City verification required) Downtown MU					
Zoning (City verification required) Central Business District					



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:

Sec. 98-14. - Table of minimum parking space requirements. (0.5 Spaces per 4 seats including outdoor seating)

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

Construct a specialty beverage location that would bring continued traffic to Downtown Clermont

How does the Code create a hardship?

The property is 25 feet wide by 70 feet deep. It would be impossible to construct a building to include a size practical to service the Clermont citizens and guests. With a structure that is adequate, it leaves no room to deliver parking.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 98-14. - Table of minimum parking space requirements. (0.5 Spaces per 4 seats including outdoor seating)

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;

Granting this 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 used of the property, which use in not out of character with other properties in the same zoning category;

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;

- (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;

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



CITY OF CLERMONT VARIANCE APPLICATION

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

The granting of the variance is consistent with the city's comprehensive plan

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

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.

Patrick Bianchi

Applicant Name (print)

x [Signature]
Applicant Name (signature)

Kevin Green

Owner Name (print)

x [Signature]
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



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Of Clermont-Legals
Contact Phone:	3523944081
Contact Email:	
PO Number:	

Date:	06/09/2021
Order Number:	5949195
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	57.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/15/2021 - 06/15/2021	Govt Public Notices
LEE dailycommercial.com	1	06/15/2021 - 06/15/2021	Govt Public Notices

Total Order Confirmation	\$100.06
---------------------------------	-----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for the following two variances: (1) to allow for offsite public parking in compliance to the requirements for the minimum number of parking spaces as indicated for the Central Business District, Section 98-14; and (2) to allow for the elimination of the dumpster for solid waste collection instead of as required by the Land Development Code; Section 114-8, at the following location:

LOCATION:

Vacant parcel located on 7th Street, on the north side of West Montrose Street
Teamont Boba
(Alt. Key 3922907)

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 Clermont City Council at a public meeting on Tuesday, June 22, 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

5949195
June 15, 2021



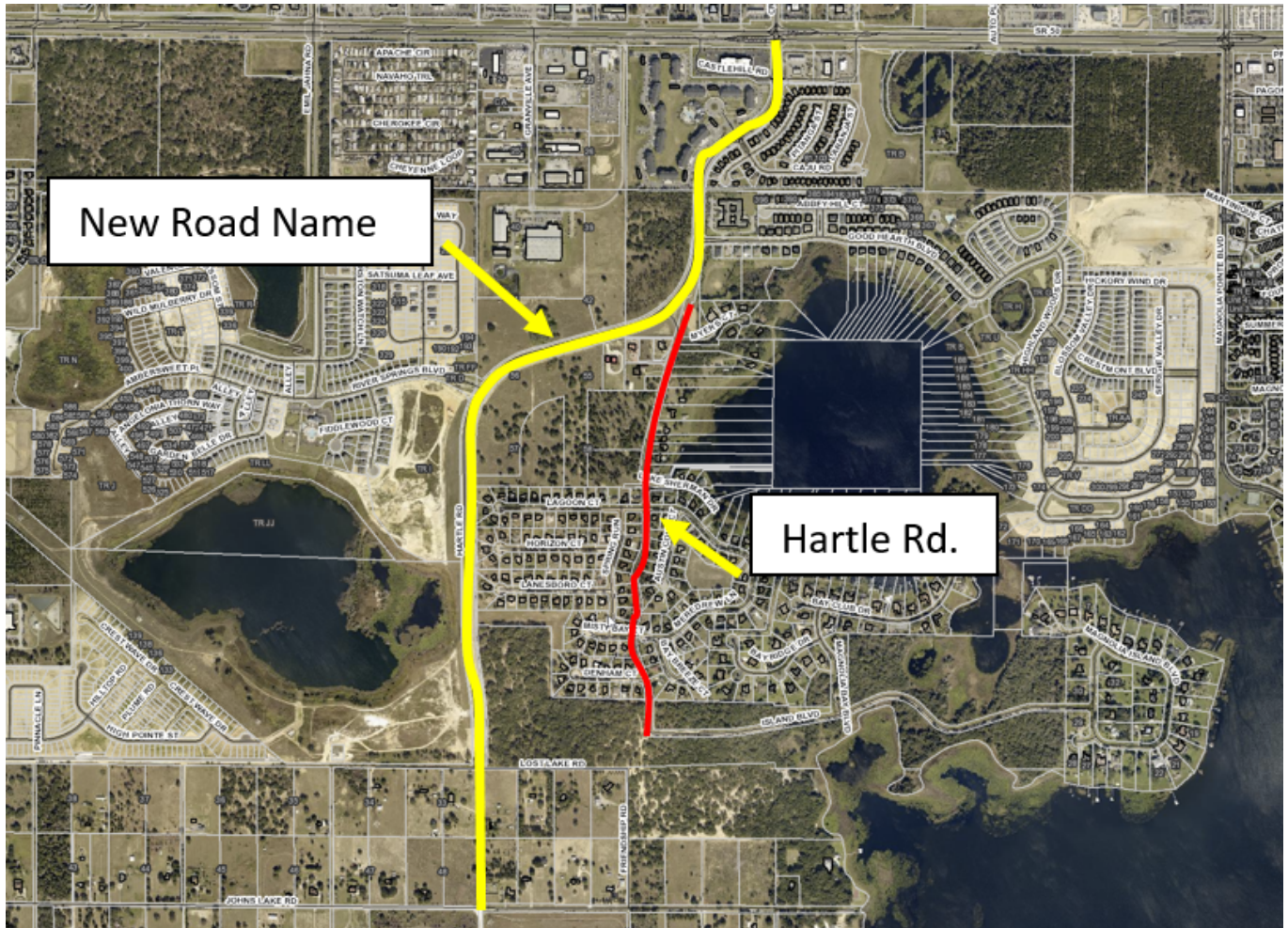
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Roadway Naming		
Requested Action		
Staff Report		
Lake County staff is seeking input on naming the new section of County Road 455 south of Highway 50. The current name of this section of roadway is Hartle Road. The name of Hartle Road will remain as a spur off of County Road 455. Three names have been vetted through the emergency /addressing system from Lake County and are available for use. 1) Innovative Parkway 2) Progressive Parkway 3) Champions Choice Parkway City staff will forward the chosen name to Lake county staff who will then present the name to the Lake County Board of County Commissioners for approval.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CR 455	CR 455.docx	

County Road 455





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 22, 2021		
Agenda Item Name		
Parking Garage		
Requested Action		
Staff Report		
Staff will present the concept plans for three property locations that were selected by the City Council on February 2021. Along with the concept plans, estimated design costs, construction costs and estimated land acquisition costs will also be presented.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		