



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, September 14, 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

PROCLAMATION

Constitution Week

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

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| Item No. 1 - Minutes Approval | Consider approval of the August 10, 2021 Council Meeting Minutes. |
| Item No. 2 - Plat Approval | Consider Integra Heights Plat on 14.28 acres within the Olympus PUD Development. |
| Item No. 3 - Plat Approval | Consider Plaza Collina Commercial Plat, as required by the PUD. |
| Item No. 4 - Surplus Request | Consider declaring end of life inventory as surplus from Parks and Recreation, Public Services, Police, and Information Technology Departments and dispose of in accordance with the Purchasing Policy. |
| Item No. 5 - Legislative Priorities | Consider list of Legislative Priorities to include our upcoming Master Plan projects and other overall priorities. |
| Item No. 6 - Special Magistrate Appointment | Consider the appointment of Mr. Samuel Reda from Shepard, Smith, Kohlmyer & Hand, P.A. Law Firm. |
| Item No. 7 - Collective Bargaining Negotiations Team Request | Consider the proposed City negotiation team to start negotiations on the Collective Bargaining Agreement. |

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Item No. 8 - Agreement Renewal

Consider Law Enforcement Dispatch Services Agreement for 2021 to 2022.

Item No. 9 - Piggyback Purchase

Consider the piggyback request of HGAC Buy Cooperative contract with Otto Environmental Systems North America, Inc. to purchase residential recycling and trash containers in the budgeted amount of \$110,016.

Item No. 10 - Resolution No. 2021-049R
Authorizing Acceptance of the ARPA Funds

Consider granting authorization for the City Manager to accept the American Rescue Plan Act - Coronavirus Local Fiscal Recovery Fund Agreement with the State of Florida in the amount of \$19,359,997.

Item No. 11 - Event Request
The Florida Free Wheeler's Bicycle Club

Consider the Horrible Hundred event request at Waterfront Park on November 20-21, 2021.

Item No. 12 - Event and Open Container
Clermont Cars and Guitars Festival

Consider event and open container request from The Miller Sound Company at Waterfront Park on November 14, 2021.

Item No. 13 - Event, Fee Variance, Open Container, Road Closure and Boat Ramp Closure Request
Sommer Sports

Consider Sommer Sports request of the 2022 season, including open container allowance, a fee variance, road closure for one event, and boat ramp closure for two of the events in the season.

UNFINISHED BUSINESS

Item No. 14 - Ordinance No. 2021-015 *Final*
Skorman Multi-family PUD

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

Item No. 15 - Mural Request
756 W. Montrose St.

Consider allowing a mural artwork project in the Central Business District.

NEW BUSINESS

Item No. 16 - Variance Request
Costco at Plaza Collina

Consider a request for ten (10) variances to the code for vacant parcels located on the north side of State Road 50 and south of Old Highway 50.

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Item No. 17 - Variance Request
Perez

Consider allowing a residential lot street frontage to be less than the required 50 feet measured along the property lines contiguous to any street for vacant lots located on Pitt St. and Bloxam Ave.

Item No. 18 - Ordinance No. 2021-022
Introduction
Karma Housing Rezoning
Table to November 9, 2021

Consider amendment to Ord. 2020-01 to increase the number of dwelling units from 36 units to 54 units on the 3.04 +/- acre project through use of the Workforce Housing Density Bonus.

Item No. 19 - Ordinance No. 2021-025
Introduction

Request to Table The Vue Rezoning to October 12, 2021

Item No. 20 - Ordinance No. 2021-027
Introduction
Olympus Rezoning

Consider an amendment to Ordinance 2020-40 to reallocate permitted uses within the development project along with updating several exhibits.

ADJOURN

Public Notice

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

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

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

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

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

PROCLAMATION

Whereas, the Constitution of the United States established a foundation for the success of our nation through core beliefs such as popular sovereignty and limited governments; and

Whereas, September 17, 2021 marks the two hundred thirty fourth anniversary of the Framing of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

Whereas, United States public law 915 guarantees the issuing of a proclamation each year by the President of the United State of America designating September 17 – 23 as Constitution Week.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Week of September 17th – 23rd Two Thousand and Twenty One as:

CONSTITUTION WEEK

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 14th Day of September in the year Two Thousand and Twenty One.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

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CALL TO ORDER

The City Council met in a regular meeting session on Tuesday, August 10, 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 Pledge of Allegiance was provided by Pastor Chris Walker of Champions Cathedral Church followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Joan Duggar, 508 South Bloxam Ave, Minneola – *Representing the Clermont Triathlon Club*. Ms. Duggar thanked the Council for supporting the organization and the racing community.

Charlene Forth, 939 W. Desoto Street, Clermont – Expressed concern for the area behind Bishop Field. She feels it is a dangerous situation and needs to be addressed.

REPORTS

INTERIM CITY MANAGER REPORT

Interim City Manager Dauderis reported that the Council would have a workshop the following Tuesday, August 17 with the South Lake Alliance being the only item on the agenda. She also notified the Council that there would be a Special Meeting on August 18 as part of the City Manager recruitment process.

Interim City Manager Dauderis provided an update on the City Center. Per city consultant Jeff Powell, the structure is safe for human occupancy. There are no deep soil issues, but there was loose soil in the upper 10 feet. Staff will continue to monitor and will conduct a walk through with Mr. Powell prior to opening. The red tag has been removed. The plan is to open on Friday.

Interim City Manager Dauderis concluded her report by informing the Council that the roof of Fire Station No. 1 is completed.

CITY ATTORNEY REPORT

City Attorney Mantzaris informed the Council that they should have received a recommended order from the Special Magistrate related to the Skorman development and the issue will be on the agenda for September 14.

CITY COUNCIL REPORT

Council Member Bates –

- Apologized for being absent the last several meetings as he was out sick.

Council Member Purvis

- Welcomed Council Member Bates back.
- Attended swearing in of the new police officer.
- Asked if city streets get street lights when developed.

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In regards to Council Member Purvis's question, Mayor Murry said that under today's standards, street lights are normally put in as part of the development, but the area Ms. Forth referenced is in the old part of town.

Council Member Purvis stated that if there are no lights, it is not a safe situation. He asked staff to review the area and report back to the Council on a course of action. Interim City Manager Dauderis informed him that staff would review the situation.

Council Member Entsuaeh –

- Presented awards to Police Department and Fire Department.
- Inquired about the use of personal helicopters and landing in front of their driveway. He asked that staff look into it and report back.
- Asked that the city recognize Olympians from Clermont.

Council Member Pines –

- Read a statement into the record regarding a vote on a non-agenda item, specifically the motion dealing with the Art District and permit issuance. She asked for a motion of reconsideration of the motion to direct staff not to proceed with Art District permit issuance.

In regards to the motion for reconsideration, Council Member Pines felt that permit issuance is a function of city staff, and that staff needs to be allowed to apply city code without direction from the Council. She also feels that the Council should have had more time and due diligence to discuss the issue before a vote.

City Attorney Mantzaris asked Council Member Pines for clarification on whether she was making a motion to reconsider or rescind prior action on this issue. Council Member Pines responded that she was looking to rescind the prior action.

Mayor Murry agreed that the action taken was pre-mature.

MOTION TO RESCIND the prior vote of the Council from July 27, 2021 which directed staff to suspend all permit applications for the Art District and Art District associated entities made by Council Member Pines. Seconded by Council Member Bates. Passed 4-1 with Council Member Purvis dissenting.

Prior to the vote, Council Member Purvis stated that the prior action of the Council was a temporary suspension until the Council felt more confident in the handling by staff of the Art Walk project as it is a joint venture with the City as a partner.

Council Member Bates stated that while he does not necessarily agree with the vote from the prior meeting, he does believe something needs to be done.

Council Member Entsuaeh stated that he had opposed the prior vote, so he will support this one.

Council Member Purvis asked a point of clarification of the City Attorney if this was a proper course of action to take. City Attorney Mantzaris stated that it was appropriate.

Mayor Murry –

- Apologized to the Police Department for not attending the ceremony and congratulated the new officer.
- Read a letter from a citizen entitled "Outstanding Officer".

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- Commented that he has seen a great improvement over the last couple of months on the waterfront since changes were made.
- Asked staff to contact Lake County regarding the bridge on 561 and removing graffiti.
- Announced that the next Lunch with the Mayor will be in October at Lily's on the Lake.

CONSENT AGENDA

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

Item No. 1 – Minutes Approval

Consider approval of the meeting minutes from the Budget Workshop held July 20, 2021 and Special Meeting held July 26, 2021 and Joint Workshop held August 3, 2021.

Item No. 2 – Agreement Termination

Consider terminating agreement between the City of Clermont and Johnson-Laux Construction LLC in the award amount of \$10,515,667 with a settlement of \$19,791.57 for permits.

Item No. 3 – LC School Board Amended SRO Agreement

Consider approval of the amended School Resource Officer Agreement for year 2021-2022. This is a reduction of the previously approved agreement by \$25,500. The reduction was requested by the school board to more in line with their budget and school and safety funding. The reimbursement amount to the City of Clermont will be the same as the 2020-2021 school year.

Item No. 4 – Task Order Approval

Consider task order with Atkins for the design of a storm water project in the amount of \$103,469.

Item No. 5 – Task Order Approval

Consider approval of the HALFF Civil Engineering Task Order for the removal and relocation of Gopher Tortoises in the amount of \$116,741.

Item No. 6 – Grant Acceptance and Budget Amendment

Consider acceptance of the 2020 Assistance to Firefighters Grant and a Budget Amendment in the amount of \$8,000 in the General Fund towards the City's match for the grant.

MOTION TO APPROVE the consent agenda for August 10, 2021 made by Council Member Purvis. Seconded by Council Member Entsuh. Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

Mayor Murry informed the Council that the next four items will be heard concurrently and voted on separately.

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City Clerk Howe read the legal titles of agenda items 7 through 11 into the record.

Item No. 7 – Ordinance No. 2021-017 *FINAL – Headquarter Honda Garage*

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

Item No. 8 – Ordinance No. 2021-018 *FINAL – Headquarter Honda Garage*

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

Item No. 9 – Ordinance No. 2021-019 *FINAL – Headquarter Honda Garage*

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

Item No. 10 – Resolution No. 2021-037R – *Headquarter Honda Garage CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A VEHICLE STORAGE AND INVENTORY GARAGE STRUCTURE IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

The staff presentation was made by Planning Manager John Kruse. The applicant is requesting an annexation, small-scale comprehensive plan amendment, rezoning, and a Conditional Use Permit (CUP) for the 3.12 acre vacant parcel located on State Road 50 and the southwest corner of Lake Boulevard.

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The requested CUP will allow for the construction of a four-story garage structure to be used in conjunction with the existing Headquarter Honda Dealership. The conceptual site plan prepared by Tannath Design Group Inc, shows the layout of the proposed structure and parking for the site.

With the annexation petition to the City; a request was also included to change the future land use from Lake County Urban Low Density to Clermont Commercial designation. The proposed rezoning from Lake County “CP” Commercial Planned to Clermont “C-2” General Commercial is being requested. In addition, a CUP is needed to allow for any automotive sales and services, such as the inventory garage, located in the “C-2” General Commercial zoning district, as required by the Land Development Code. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes for annexation.

The project will connect to City water and sewer services, if applicable, which has adequate capacity to service the development. The applicant indicates the proposed development will allow the existing Honda dealership the ability to use the garage structure for the expansion of vehicle inventory, storage and display of new and used vehicles at this location. The project will be required to provide cross access from the existing Honda dealership, which shall be used as the primary access point for the public and any customers that utilize the garage structure. The secondary access point on Lake Boulevard will be gated and used for Emergency Vehicles only.

The proposed development will be required to comply with Clermont code and standards to allow for construction of the garage structure. The applicant has not requested any variances to the code for construction of the garage. The adjacent parcel located to the west is within Clermont boundaries and zoned C-2 General Commercial, the Honda Dealership use, and the parcel located to the south and southeast of subject property is located in Lake County, with an Urban Low zoning category.

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning.

Staff recommends approval of Ordinance No. 2021-017 annexation and Ordinance No. 2021-018, changing the future land use to Clermont Commercial. Staff also recommends approval of Ordinance No. 2021-019, rezoning the subject parcel to C-2 General Commercial zoning category and the Conditional Use Permit, with the provisions and conditions contained in Resolution No. 2021-037R, to allow a garage structure to be used ancillary to an existing automobile dealership located in the “C-2” General Commercial zoning district. The Planning and Zoning Commission recommended approval of the items by a 6-1 vote.

Mayor Murry asked if the applicant was present.

Mary Solik, 121 South Orange Avenue, Suite 1500, Orlando – *Applicant Representation*. Ms. Solik introduced herself as the legal counsel for Headquarter Honda. She reminded the Council that city staff has reviewed all four requested items in great detail and has recommended approval. She highlighted that the applicant is not in need of the Lake Blvd access and the City is free to close it as she is aware that residents are not satisfied with the access point. She also stated that they are in agreement with all conditions.

Mayor Murry opened the floor for comments from the public.

Those that spoke in opposition:

- Angel – *Exempted address due to service as law enforcement officer*

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- Bob Strike, 13104 South Sunset, Lake County
- Anya Calashefski Cobb, 13630-13634 First Avenue, Lake County
- Danielle Chapman, 13609 Lake Blvd, Lake County
- Dinah Havery, 17548 Mandarin Circle, Lake County
- Andrea Rae, 13365 First Avenue, Lake County
- Robin Ulrie, 13228 Shore Drive, Winter Garden
- Charlie Craus, 13643 First Avenue, Lake County
- Gary Crab, 13332 First Avenue, Lake County
- Charlene Kunled, 13412 Suburban Terrace, Lake County
- Jeff Avery, 17548 Mandarin Circle, Lake County
- Kathy Leo, 13437 Lake Blvd, Lake County
- Tom Jenkins, 17706 Jefferson Street, Lake County
- Patrick Finnegan, 13653 Lake Blvd, Lake County
- Connie Craft, 13622 First Avenue, Lake County
- Doris Powell, 17541 Jefferson Street, Lake County
- Tom, 13228 Shore Drive, Winter Garden
- Charlene Forth, 939 W. Desoto Street, Clermont
- Brandon Welsh, 17538 Satsuma Circle, Lake County
- Don Thomas, 13206 Shore Drive, Lake County

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

Ms. Solik returned to the podium and addressed the issues brought up by the residents.

Regarding the Lake Blvd. access, the applicants removed the access for general use following the Planning and Zoning Commission hearing. There is a condition of approval that indicates primary access will come from the property to the west and SR50 only.

Regarding the conceptual drawing, the City Code requires an applicant to submit a conceptual drawing as part of the application. Ms. Solik reminded the Council that this is not the final drawing or site plan as that will happen later in the process.

Regarding the intersection of Lake Blvd and SR50, Ms. Solik stated that the clearing of the site will improve visibility and may reduce to the risk associated with that intersection. She can appreciate the frustration of the neighbors, but believes that the improvements Headquarter Honda makes to the site will improve the area overall in terms of safety.

Regarding drainage, she again reminded the Council and those in attendance that conceptual drawing is only conceptual; reviews still need to be done by the water management district and city staff. She stated that the majority of the drainage issues will be addressed during the site plan process. She invited the projected engineer to speak.

Brian Potts, 2494 Rose Spring Drive, Orlando – Mr. Potts informed the Council that when they drew the conceptual plan they did not have any topography or drainage reports. They have since received them and they are showing that the water table appears to be 20 to 30 feet below the surface. They also identified a swale that will need to be mitigated. It is possible that after water management review, the parking lot shown on the conceptual plan may become a retention pond. Mr. Potts also addressed the use of wells by residents stating that they are aware of the issue and will design around it. He also reiterated that they have not done any of the hard engineering as they were waiting for the vote tonight.

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Council Member Bates expressed confusion about the removal of parking. Mr. Potts stated that he does not know at this time as they have to size the pond which is not done until later into the development process.

Keith Thomas, Architect – *Applicant Representative*. Mr. Thomas informed the Council that they recently received a soil boring report from Universal Engineering. Based on the results of the report, the engineers are recommending shallow foundation footings and not any type of pylons.

Ms. Solik invited Mike Jahingan who is the top sales representative at Headquarter Honda to explain why the garage is needed.

Mr. Jahingan stated there is a specific need for it in Clermont as a commuter city.

Ms. Solik invited Judy Farquera to address hours of operations and deliveries. She informed the Council that they have informed their carriers that they will only accept deliveries during business hours which are from 9am-6pm, Mon-Sat. She stated that they are dealing with a national logistics operation who is also represented at the meeting. The agreement was renewed in December 2020 with the same terms.

Council Member Purvis asked if the site controls the arrival of new deliveries. Ms. Farquera clarified that they do not control it, but they have an agreement in place specifying their hours.

Council Member Purvis asked how many deliveries they have refused because they came outside of operating hours. Ms. Farquera stated she did not have an answer.

City Attorney Mantzaris asked Council Member Purvis if he was okay with the hours as provided in the CUP. Council Member Purvis stated that he would address that later.

Council Member Purvis asked if Ms. Farquera could recall ever sending a carrier away. She stated she could not recall.

Ms. Solik informed the Council that Honda contracts with a third party logistics company for delivery of vehicles. She invited the representative from the logistics company to explain what had happened previously and what steps they would take to make sure it does not happen again.

Rob Suttle, Hanson Action Auto Transport – *Applicant Representative*. Mr. Suttle explained that all the cars come from Tampa, not Orlando. Mr. Suttle stated that management has made significant strides to ensure drivers are aware of operating hours.

Council Member Bates asked if the applicant could address lighting. Ms. Solik stated condition nine (9) in the resolution provides the requirements from light. Mr. Thomas added that they are using LED lights that are standard for car dealerships and will meet code requirements.

The Council discussed the height of the wall and whether it should be 8ft or 6ft. City Attorney Mantzaris stated that an 8ft wall would require a variance. Ms. Solik stated that the applicant is not opposed to an 8ft wall.

Council Member Purvis asked if there would be an elevator. Ms. Solik confirmed there would be an elevator.

Council Member Purvis addressed the Council stating that these garages are the new way of selling cars. He asked if the applicant would consider removal of the Lake Blvd access point. Ms. Solik said they would.

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Mayor Murry and Council Member Purvis encouraged those Lake County residents in attendance to bring their concerns to the Lake County Board as Lake Blvd. is their road; not Clermont.

Council Member Entsuaeh stated he would like to see Honda have a community outreach person to engage with the neighbors saying it would be beneficial for the community.

Clermont Fire Chief David Ezell informed the Council that the Lake Blvd. access would be required from EMS. However, it does not have to be paved, and it can be locked with a specialized key only the Fire Department can open. The owner of the property does not typically have the keys.

The Council again discussed an 8ft wall versus a 6ft. They also asked about the relocation of the gopher tortoises which Ms. Solik stated would be addressed during the environmental review.

Hearing no further discussion. Mayor Murry called for a vote.

MOTION TO APPROVE and adopt Ordinance No. 2021-017 annexing the property into the City of Clermont made by Council Member Purvis. Seconded by Council Member Bates. Passed 4-1 on a roll call vote with Council Member Pines dissenting.

MOTION TO APPROVE and adopt Ordinance No. 2021-018 amending the future land use designation in the comprehensive plan made by Council Member Purvis. Seconded by Council Member Bates. Passed 4-1 on a roll call vote with Council Member Pines dissenting.

MOTION TO APPROVE and adopt Ordinance No. 2021-019 assigning zoning to the property made by Council Member Purvis. Seconded by Council Member Bates. Passed 3-2 on a roll call vote with Council Member Pines and Entsuaeh dissenting.

City Attorney Mantzaris advised the Council that if any additional restrictions were to be imposed by the Council it would be on the next item. He read the resolution text regarding the Lake Blvd access. There was no objection from the Council.

Mayor Murry asked about the wall height. City Attorney Mantzaris informed the Council that the wall would need to return to Council as an 8ft wall would require a variance order.

City Attorney Mantzaris advised that if the Council wanted to restrict delivery times for the benefit of the surrounding neighbors, it should be done in this resolution.

MOTION TO APPROVE the Conditional Use Permit contained in Resolution 2021-037R with the additional condition that product delivery be limited to Monday – Saturday, 9am – 6pm made by Council Member Purvis. Seconded by Council Member Bates. Passed 3-2 with Council Member Pines and Entsuaeh dissenting.

The Council further directed staff to send a formal request to the County in support of the residents and their issues with Lake Blvd.

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Item No. 11 – Ordinance No. 2021-026 *FINAL* – *Golf Carts*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AMENDING CHAPTER 62 “TRAFFIC AND VEHICLES” CREATING ARTICLE IV, “GOLF CARTS” SECTIONS 62-45 THROUGH 62-55 OF THE CITY CODES OF THE CITY OF CLERMONT AUTHORIZING THE USE OF GOLF CARTS UPON DESIGNATED STREETS; PROVIDING THAT STATE AND COUNTY ROADS ARE NOT AUTHORIZED; PROVIDING FOR A REVOCABLE LICENSE; PROVIDING FOR WAIVER OF CLAIMS; PROVIDING FOR PARKING REGULATIONS; PROVIDING THAT A DRIVER’S LICENSE IS REQUIRED; PROVIDING FOR REGISTRATION; PROVIDING FOR REQUIRED EQUIPMENT; DESIGNATING A GOLF CART BOUNDARY AREA AUTHORIZING USE ON CERTAIN STREETS; PROVIDING FOR NUMBER OF OCCUPANTS, SPEED AND REQUIRED INSURANCE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the legal title into the record. The staff presentation was given by Parks & Recreation Director Scott Davidoff via PowerPoint. He provided details on how to safely permit golf carts within the downtown area to provide parking relief. City staff received requests from downtown businesses and private citizens to permit golf carts within the downtown area.

Mayor Murry opened the floor for comments from the public.

Charlene Forth, 939 W Desoto Street – Spoke in opposition.

Dani Page, Tuscan Ridge – Spoke in opposition.

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

Council Member Purvis stated he spoke with Director Davidoff prior to the meeting about the issue and finds that it is challenging to mix golf carts with cars and pedestrians. He is not in favor.

Council Member Entsuaah agreed with Council Member Purvis and would like to see the downtown develop more. He is okay with holding off on it for now.

Council Member Bates states he likes the idea, but feels it is premature.

Council Member Pines likes the idea, but says it is too dangerous at this time.

Mayor Murry stated that he is in agreement with the Council; he wants to look at a shuttle service.

Interim City Manager Dauderis suggested that staff withdraw the ordinance and return at a later date.

The Council discussed a shuttle idea. City Attorney Mantzaris stated that a shuttle service is a much different issue. Any operation that uses a golf cart for a shuttle would have to jump through more hoops. Mayor Murry asked staff to look into the issue.

Interim City Manager Dauderis again suggested that staff withdraw the item.

The Council stated that they are ready to vote.

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REGULAR COUNCIL MEETING
AUGUST 10, 2021

MOTION TO DENY Ordinance No. 2021-026 made by Council Member Purvis.
Seconded by Council Member Bates. Passed 5-0 on roll call vote with no dissention.

NEW BUSINESS

Item No. 12 – Resolution No. 2021-047R – Fee Schedule Amendment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE POLICE FEE SCHEDULE; PROVIDING FOR CONFLICT, PUBLIC ACCESS, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND AN EFFECTIVE DATE.

This item was withdrawn from the agenda.

Item No. 13 – Traffic Concerns

Police Chief Charles Broadway reviewed traffic study results of Crystal Lake Drive and W. Minneola Avenue. He recommended the Council reduce speed limit to 25mph due to the number of residential properties in this area. He also recommended the creation of a four way stop at the intersection of 4th Street and W. Minneola Avenue. The stop signs would be another deterrent for vehicles to speed on this stretch of roadway.

He reviewed the results of East Desoto Street. Chief Broadway recommended a reduction of the speed limit to 25 mph due to the number of residential properties in this area. A reduction in the speed limit will also foster a safer environment for children who may walk to Clermont Elementary School.

For Pitt Street, a directed enforcement detail was conducted last summer. A traffic study will be conducted. Staff requested to reduce speed from 30 mph to 25 mph on E. Desoto Street; reduce speed from 30 mph to 25 mph on West Minneola; and add two stop signs at 4th and West Minneola creating a four way stop intersection.

Mayor Murry opened the floor for comments from the public.

Joy Black, 445 W. Minneola Avenue – Spoke in support of the recommended changes.

Seeing no further comments, Mayor Murry closed the floor.

Mayor Murry told Chief Broadway that traffic needs to be measured in both directions, not just one.

MOTION TO ACCEPT the three (3) recommend changes as presented by Chief Broadway made by Council Member Purvis. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
AUGUST 10, 2021

Item No. 14 – Ordinance No. 2021-020 INTRODUCTION – Realty Professionals of Florida Rezoning

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

City Clerk Howe read the legal title into the record.

MOTION TO INTRODUCE for future consideration Ordinance No. 2021-020 made by Council Member Purvis. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 15 – Ordinance No. 2021-023 INTRODUCTION – Disston Duplexes Rezoning

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

City Clerk Howe read the legal title into the record.

MOTION TO INTRODUCE for future consideration Ordinance No. 2021-023 made by Council Member Purvis. Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

CLOSED SESSION

Mayor Murry read a statement entering the Council into a closed session.

The Meeting Recessed into Closed Session at 9:31pm

The Meeting Returned to Regular Order at 10:21pm

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
AUGUST 10, 2021

ADJOURN: With no further comments, this meeting adjourned at 10:21 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of the Integra Heights plat.		
Staff Report		
The applicant is requesting approval of the Integra Heights Plat. The plat consists of one parcel in the Olympus PUD Development, which will be used for 289 multi-family units. The remaining areas are unplatted and will be platted in the future. The plat has been reviewed and approved by the City's Engineer and Surveyor. The property is located in the southwest corner of the project.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Olympus_Integra_FINAL	Olympus_Integra_surplat.pdf	

Drawing name: S:\Clonts Property\Platting\Olympus-Integra-survey.plt.dwg Sheet: 1 Aug 25, 2021 3:03pm by: bdonley

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S00°01'04"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
4. ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
5. THE DRAINAGE, UTILITY & LANDSCAPE EASEMENT SHOWN HEREON IS GRANTED TO AND WILL BE MAINTAINED BY THE OLYMPUS COMMUNITY DEVELOPMENT DISTRICT.
6. TRACT A, PRIVATE ROADWAY IS TO OWNED AND MAINTAINED BY THE OLYMPUS COMMUNITY DEVELOPMENT DISTRICT AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
7. LOT 1 AND TRACT A ARE SUBJECT TO THE OLYMPUS ORLANDO COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 5392, PAGE 1659 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
8. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK, AS DERIVED BY FROM NGS BENCHMARK GPS 18 LAKE, DESCRIBED AS A CONCRETE MONUMENT W/SURVEY DISK STAMPED "GPS18 LAKE 1993", HAVING AN ELEVATION OF 118.55 (NAVD 88).
9. PLAT SHOWN HEREON IS SUBJECT TO THE FOLLOWING RIGHTS OF WAY, RESTRICTIONS, EASEMENTS, OR PLATS:

a. PROVISIONS IN PLAT OF MONTE VISTA PARK FARMS RECORDED FEBRUARY 23, 1926 IN PLAT BOOK 2, PAGE 27, AS AFFECTED BY RESOLUTION NO. 2019-15, PAGE 1 VACATION PETITION NO. 1239 RECORDED FEBRUARY 25, 2019 IN OFFICIAL RECORDS BOOK 5240, PAGE 172, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS PLOTTED AS APPLICABLE]

b. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED JUNE 7, 1977 IN OFFICIAL RECORDS BOOK 630, PAGE 713, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]

c. DECLARATION OF ACCESS EASEMENT RECORDED JUNE 24, 2019 IN OFFICIAL RECORDS BOOK 5299, PAGE 20, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]

d. SITE WORK, EASEMENT, ESCROW AND DEVELOPMENT AGREEMENT BY AND BETWEEN CLONTS GROVES, INC., A FLORIDA CORPORATION AND OLYMPUS ORLANDO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JUNE 24, 2019 IN OFFICIAL RECORDS BOOK 5299, PAGE 46, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]

e. THE INTEREST OF THE STATE OF FLORIDA BY REASON OF DESIGNATION OF THE PROPERTY AS BEING IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN AS SET FORTH IN INSTRUMENT RECORDED AUGUST 5, 1976 IN OFFICIAL RECORDS BOOK 614, PAGE 57, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]

f. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BY AND BETWEEN THE CITY OF ORLANDO, A FLORIDA MUNICIPAL CORPORATION, ORANGE COUNTY, A CHARTER COMPANY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, LILLIAN D. BRADSHAW, LAKE TRIMBEY GROVES, INC., A FLORIDA CORPORATION; HI-ACRES, INC., A FLORIDA CORPORATION AND THE CHARLES E. BRADSHAW RESIDUAL TRUST, RECORDED OCTOBER 9, 1985 IN OFFICIAL RECORDS BOOK 854, PAGE 885; AFFECTED BY PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1994 IN OFFICIAL RECORDS BOOK 1280, PAGE 1674; TOGETHER WITH ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 1569, PAGE 1174; AND AFFECTED BY PARTIAL RELEASE OF WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 119; AND ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1204; AND ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1210, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

g. ORDINANCE NO. 2018-35 OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RECORDED JUNE 14, 2019 IN OFFICIAL RECORDS BOOK 5295, PAGE 255, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]

h. ORDINANCE NO. 2018-36 OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RECORDED JUNE 18, 2019 IN OFFICIAL RECORDS BOOK 5296, PAGE 1412, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]

i. QUIT-CLAIM ASSIGNMENT OF DEVELOPMENT RIGHTS BY CLONTS GROVES, INC., A FLORIDA CORPORATION, IN FAVOR OF OLYMPUS ORLANDO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JUNE 24, 2019 IN OFFICIAL RECORDS BOOK 5299, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]

j. NOTICE OF ESTABLISHMENT OF THE OLYMPUS COMMUNITY DEVELOPMENT DISTRICT RECORDED DECEMBER 18, 2019 IN OFFICIAL RECORDS BOOK 5392, PAGE 1659; TOGETHER WITH ORDINANCE NO. 2019-48 OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RECORDED OCTOBER 15, 2020 IN OFFICIAL RECORDS BOOK 5563, PAGE 1471, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS NOT PLOTTABLE]



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

SHEET INDEX:

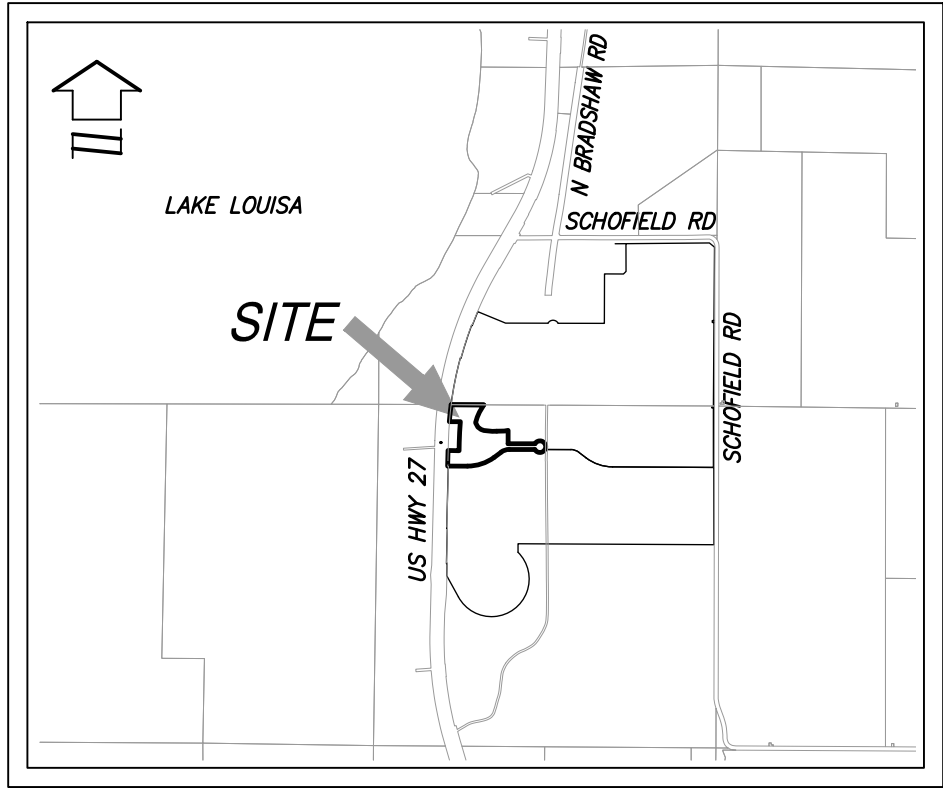
- SHEET 1 – LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
- SHEET 2 – PLAT DETAIL

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

INTEGRA HEIGHTS
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



VICINITY MAP
1" = 3000'

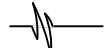
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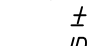
A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

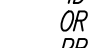
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2591.84 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28; THENCE S89°14'49"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1091.83 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN S30°54'48"W, A DISTANCE OF 21.32 FEET; THENCE S23°18'45"W, A DISTANCE OF 86.70 FEET; THENCE S17°07'16"W, A DISTANCE OF 90.95 FEET; THENCE S27°22'27"E, A DISTANCE OF 77.56 FEET; THENCE S54°08'52"E, A DISTANCE OF 61.09 FEET; THENCE S69°13'41"E, A DISTANCE OF 47.41 FEET; THENCE S84°22'20"E, A DISTANCE OF 133.90 FEET; THENCE N88°31'21"E, A DISTANCE OF 68.79 FEET; THENCE N88°39'08"E, A DISTANCE OF 117.49 FEET; THENCE N80°17'54"E, A DISTANCE OF 60.88 FEET; THENCE S00°03'09"W, A DISTANCE OF 209.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 03°23'06"; A CHORD BEARING OF N88°18'27"E AND A CHORD DISTANCE OF 17.72 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.72 FEET TO POINT OF TANGENCY; THENCE N90°00'00"E, A DISTANCE OF 403.32 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 299°59'01", A CHORD BEARING OF S01°16'36"W AND A CHORD DISTANCE OF 90.02 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 471.21 FEET TO THE END OF SAID CURVE; THENCE N90°00'00"W, A DISTANCE 401.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07"; A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE 138.26 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20"; A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, FP NO. 238422 1, DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 02°43'27", A CHORD BEARING OF N06°05'04"E AND A CHORD DISTANCE OF 266.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 266.20 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°42'18"E, A DISTANCE OF 510.27 FEET; THENCE S34°46'40"W, A DISTANCE OF 6.90 FEET; THENCE S30°34'48"W, A DISTANCE OF 103.05 FEET TO THE POINT OF BEGINNING.

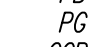
CONTAINING 621,875 SQUARE FEET OR 14.28 ACRES, MORE OR LESS.

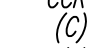
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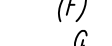
-  BREAK IN LINE

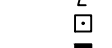
 MORE OR LESS

 IDENTIFICATION

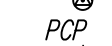
 OR OFFICIAL RECORD BOOK

 PLAT BOOK

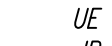
 PAGE

 CERTIFIED CORNER RECORD

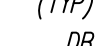
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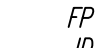
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 CENTERLINE

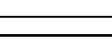
 FOUND CONCRETE MONUMENT AS NOTED

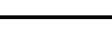
 SET 4"x4" CONCRETE MONUMENT (PRM LB 8011)

 PERMANENT REFERENCE MONUMENT

 SET NAIL & DISK (PCP LB 8011)

 PERMANENT CONTROL POINT

 CHANGE IN DIRECTION (R/W LINE)

 PUBLIC DRAINAGE EASEMENT

 UTILITY EASEMENT

 IRON PIPE

 NAVD88 NORTH AMERICAN VERTICAL DATUM 1988 (TYP) TYPICAL

 DEED BOOK

 FINANCIAL PROJECT

 IDENTIFICATION
- L LENGTH

R RADIUS

Δ DELTA

CB CHORD BEARING

CH CHORD DISTANCE

PNT POINT OF NON-TANGENCY

PC POINT OF CURVATURE

PT POINT OF TANGENCY

PRC POINT OF REVERSE CURVATURE

R/W RIGHT OF WAY

(R) RADIAL

(NR) NON RADIAL

CM CONCRETE MONUMENT

LB LICENSED BUSINESS

PI POINT OF INTERSECTION

RP RADIUS POINT

HWY HIGHWAY

AKA ALSO KNOWN AS

NAVD NORTH AMERICAN VERTICAL DATUM

EL ELEVATION

INTEGRA HEIGHTS
JOINDER AND CONSENT

THE UNDERSIGNED, HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK BEING THE HOLDER OF MORTGAGE RECORDED _____, 2021 IN OFFICIAL RECORDS BOOK _____, PAGE _____

OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (COLLECTIVELY, THE "MORTGAGE DOCUMENT"), AS THE MORTGAGE DOCUMENT MAY BE AMENDED FROM TIME TO TIME, DOES HEREBY JOIN IN, AND BY ITS JOINDER, RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT OF INTEGRA HEIGHTS, (THE "PLAT"), AND ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS UNDERSIGNED AUTHORIZED OFFICER ON THIS _____ DAY OF _____, 2021.

HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK

BY:

NAME: _____
(PRINTED)

SIGNED: _____ (CORPORATE SEAL)

TITLE: _____

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ PRINTED NAME _____

WITNESS SIGNATURE _____ PRINTED NAME _____

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____, AS _____ OF _____

HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK, SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [_____] PHYSICAL PRESENCE OR [_____] ONLINE NOTARIZATION AND [_____] IS PERSONALLY KNOWN TO ME OR [_____] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY – STATE OF FLORIDA

NOTARY PRINTED NAME _____ (NOTARY SEAL)

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE _____ DAY OF _____, 2021 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN _____ DAYS.

ATTEST: _____ CITY OF CLERMONT

CITY CLERK _____ MAYOR _____

PRINT NAME _____ PRINT NAME _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2021, AT _____ FILE NO. _____.

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

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1 PLATTING, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH ALL OF THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

NAME: JENNINGS E. GRIFFIN _____ DATE _____

PROFESSIONAL LAND SURVEYOR NO. 4486
HALFE AND ASSOCIATES, INC.
902 N. SINCLAIR AVE., TAVARES, FL. 32778
(352-343-8481) LICENSED BUSINESS NO. 8348

PLAT
BOOK: _____ PAGE: _____

INTEGRA HEIGHTS
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT OLYMPUS ORLANDO HOLDINGS, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DO HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

1. PERPETUAL RIGHTS OF INGRESS AND EGRESS FOR THE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES AND THEIR VEHICLES AND PERSONNEL.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, A.D. 2021.

OLYMPUS ORLANDO HOLDINGS, LLC., A FLORIDA LIMITED LIABILITY COMPANY

NAME: MICHAEL J. CARROLL SR.

SIGNED: _____ (CORPORATE SEAL)

TITLE: MANAGER

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ PRINTED NAME _____

WITNESS SIGNATURE _____ PRINTED NAME _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY MICHAEL J. CARROLL SR., AS MANAGER OF OLYMPUS ORLANDO HOLDINGS, LLC., SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [_____] PHYSICAL PRESENCE OR [_____] ONLINE NOTARIZATION AND [_____] IS PERSONALLY KNOWN TO ME OR [_____] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY – STATE OF FLORIDA

NOTARY PRINTED NAME _____ (NOTARY SEAL)

MY COMMISSION EXPIRES _____

INTEGRA HEIGHTS
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PRM HEIGHTS/CLERMONT OWNER, LLC., BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DO HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

1. PERPETUAL RIGHTS OF INGRESS AND EGRESS FOR THE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES AND THEIR VEHICLES AND PERSONNEL.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, A.D. 2021.

PRM HEIGHTS/CLERMONT OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY

NAME: DAVID G. MCDANIEL

SIGNED: _____ (CORPORATE SEAL)

TITLE: AN AUTHORIZED PERSON

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ PRINTED NAME _____

WITNESS SIGNATURE _____ PRINTED NAME _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, DAVID G. MCDANIEL AN AUTHORIZED PERSON OF PRM HEIGHTS/CLERMONT OWNER, LLC., SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [_____] PHYSICAL PRESENCE OR [_____] ONLINE NOTARIZATION AND [_____] IS PERSONALLY KNOWN TO ME OR [_____] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY – STATE OF FLORIDA

NOTARY PRINTED NAME _____ (NOTARY SEAL)

MY COMMISSION EXPIRES _____

QUALIFICATION STATEMENT
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION; AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, PART 1 PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

PRELIMINARY

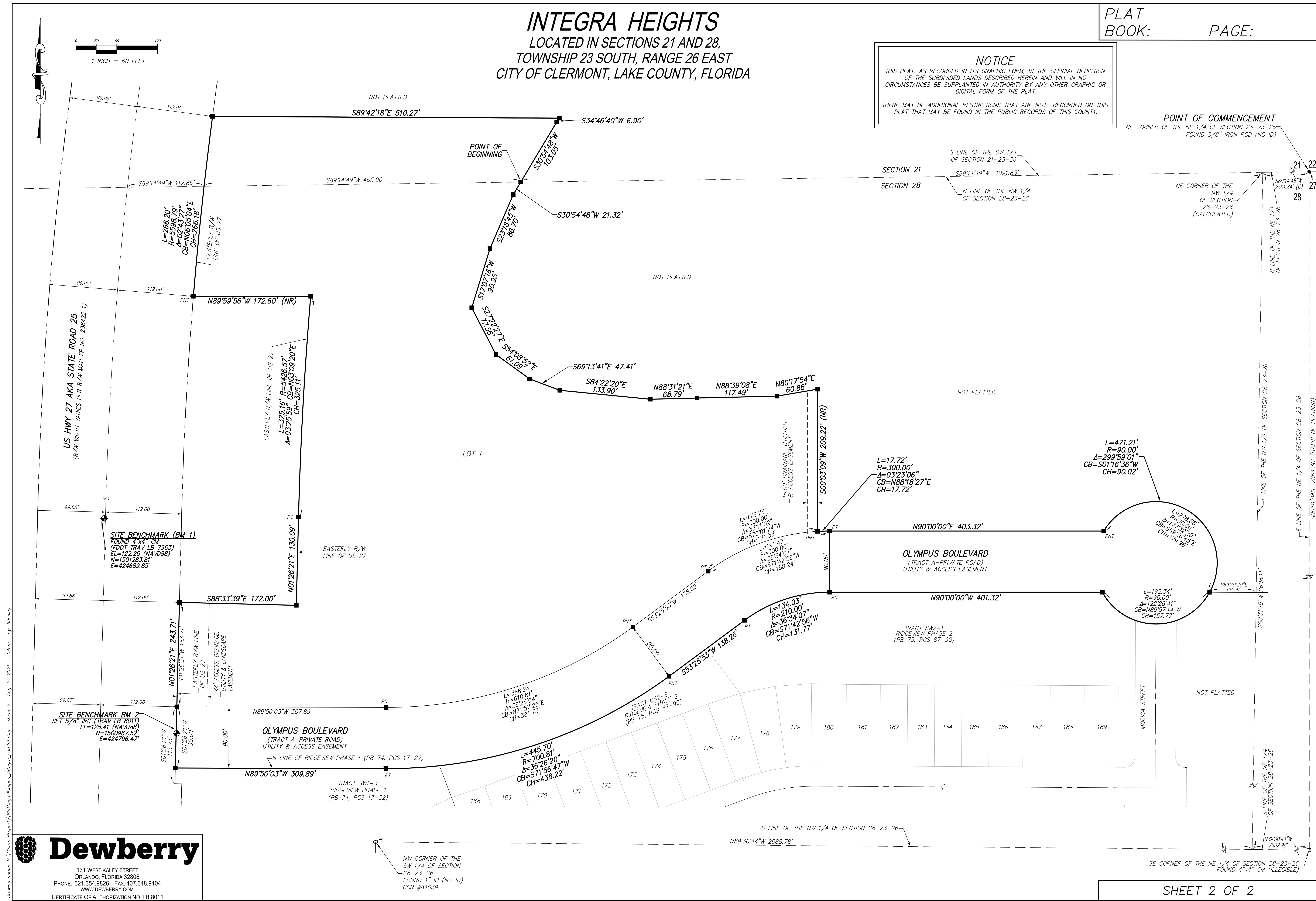
WILLIAM D. DONLEY _____ DATE _____
FLORIDA REGISTRATION NUMBER: 5381
DEWBERRY _____ (SEAL)
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

INTEGRA HEIGHTS
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT
BOOK: PAGE:

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

POINT OF COMMENCEMENT
NE CORNER OF THE NE 1/4 OF SECTION 28-23-26
FOUND 5/8" IRON ROD (NO ID)



Drawing name: S:\Certs Property\Platting\Olympus_Integra_surplat.dwg Sheet 2 Aug 25, 2021 3:04pm b.c. bailey

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of the Plaza Collina Plat.		
Staff Report		
The applicant is requesting approval of the Plaza Collina Plat. The plat consists of 12 lots and common areas. The plat has been reviewed and approved by the City's Engineer and Surveyor.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. PLAZA COLLINA FINAL 8-27-2021	PLAZA COLLINA FINAL 8-27-2021.pdf	

PLAZA COLLINA

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

DESCRIPTION

A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S89°27'24"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 2,690.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE S89°25'47"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 50.07 FEET; THENCE N79°05'09"E A DISTANCE OF 434.24 FEET; THENCE N79°00'45"E A DISTANCE OF 556.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1861.14 FEET, A CHORD BEARING OF N86°37'49"E, A CHORD DISTANCE OF 284.43 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'53", A DISTANCE OF 284.70 FEET TO A POINT OF TANGENCY; THENCE S88°59'15"E A DISTANCE OF 67.39 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1045.00 FEET, A CHORD BEARING OF S82°00'43"E, A CHORD DISTANCE OF 253.83 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'05", A DISTANCE OF 254.46 FEET TO A POINT OF TANGENCY; THENCE S88°59'15"E A DISTANCE OF 67.39 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1045.00 FEET, A CHORD BEARING OF S82°00'43"E, A CHORD DISTANCE OF 253.83 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'24", A DISTANCE OF 459.94 FEET TO A NON-TANGENT POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S89°25'47"E ALONG SAID NORTH LINE A DISTANCE OF 65.88 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1378.71 FEET, A CHORD BEARING OF S48°23'22"E, A CHORD DISTANCE OF 158.59 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'39", A DISTANCE OF 158.68 FEET TO A POINT OF TANGENCY; THENCE S45°05'32"E A DISTANCE OF 542.37 FEET TO THE NORTHWESTERLY MOST CORNER OF LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976: (1) S49°18'35"W ALONG THE NORTHWEST LINE OF SAID LANDS A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LANDS; (2) S40°41'25"E ALONG THE SOUTHWEST LINE OF SAID LANDS A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LANDS; (3) N49°18'35"E ALONG THE SOUTHEAST LINE OF SAID LANDS A DISTANCE OF 25.02 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE BOULEVARD PER "A REPLAT OF EDGEWATER BEACH", RECORDED IN PLAT BOOK 10, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE OF LAKE BOULEVARD: (1) S31°24'39"W A DISTANCE OF 328.14 FEET; (2) S48°56'05"W A DISTANCE OF 104.19 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11070, F.P. NO. 238429 4: (1) S61°12'47"W A DISTANCE OF 366.55 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, A CHORD BEARING OF S33°16'54"W, A CHORD DISTANCE OF 168.63 FEET, (2) RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'45", A DISTANCE OF 175.50 FEET TO A NON-TANGENT POINT; THENCE S21°13'59"W A DISTANCE OF 11.08 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 5276, PAGE 976, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 5276, PAGE 976: (1) N02°04'08"E ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; (2) N87°55'49"W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; (3) S02°04'08"W ALONG THE WEST LINE OF SAID LANDS

A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (WEST COLONIAL DRIVE) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11070, F.P. NO. 238429 4: (1) N87°55'49"W A DISTANCE OF 0.79 FEET; (2) N84°37'49"W A DISTANCE OF 469.80 FEET; (3) S89°59'09"W A DISTANCE OF 579.04 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 1298, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 1298: (1) N00°00'00"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 224.78 FEET TO THE NORTHEAST CORNER OF SAID LANDS; (2) N89°48'40"W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 251.36 FEET; (3) S41°39'24"W ALONG SAID NORTH LINE A DISTANCE OF 17.10 FEET; (4) S00°11'20"W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 212.90 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (WEST COLONIAL DRIVE): (1) S89°59'09"W A DISTANCE OF 892.74 FEET; (2) S00°00'51"E A DISTANCE OF 17.00 FEET; (3) S89°59'09"W A DISTANCE OF 250.03 FEET; (4) N00°00'51"W A DISTANCE OF 17.00 FEET; (5) S89°59'09"W A DISTANCE OF 1,349.34 FEET; (6) N89°06'32"W A DISTANCE OF 820.80 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°40'13"E ALONG SAID WEST LINE A DISTANCE OF 1,183.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,151,000 SQUARE FEET OR 141.208 ACRES MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S89°27'24"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 2,690.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE S89°25'47"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 50.07 FEET; THENCE N79°05'09"E A DISTANCE OF 434.24 FEET; THENCE N79°00'45"E A DISTANCE OF 556.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1861.14 FEET, A CHORD BEARING OF N86°37'49"E, A CHORD DISTANCE OF 284.43 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'53", A DISTANCE OF 284.70 FEET TO A POINT OF TANGENCY; THENCE S88°59'15"E A DISTANCE OF 67.39 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1045.00 FEET, A CHORD BEARING OF S82°00'43"E, A CHORD DISTANCE OF 253.83 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'05", A DISTANCE OF 254.46 FEET TO A POINT OF TANGENCY; THENCE S88°59'15"E A DISTANCE OF 67.39 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1045.00 FEET, A CHORD BEARING OF S82°00'43"E, A CHORD DISTANCE OF 253.83 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'24", A DISTANCE OF 459.94 FEET TO A NON-TANGENT POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S89°25'47"E ALONG SAID NORTH LINE A DISTANCE OF 65.88 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1378.71 FEET, A CHORD BEARING OF S48°23'22"E, A CHORD DISTANCE OF 158.59 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'39", A DISTANCE OF 158.68 FEET TO A POINT OF TANGENCY; THENCE S45°05'32"E A DISTANCE OF 542.37 FEET TO THE NORTHWESTERLY MOST CORNER OF LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976, PUBLIC RECORDS LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S45°05'32"E A DISTANCE OF 39.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE BOULEVARD PER "A REPLAT OF EDGEWATER BEACH", RECORDED IN PLAT BOOK 10, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S31°24'39"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 3.14 FEET TO THE EAST CORNER OF SAID LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976; THENCE N40°42'43"W ALONG THE NORTHEAST LINE OF SAID LANDS A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 60 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1: COVER, DESCRIPTION AND DEDICATION
SHEET 2: KEY MAP AND DETAIL PAGE
SHEETS 3, 4 & 5: LOT DETAIL PAGES
SHEETS 6 - 21: EASEMENT DETAIL PAGES
SHEET 22: NOTES AND VICINITY MAP

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

PLAZA COLLINA DEDICATION

AS TO LOT 1 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Fifty West Realty, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this ____ day of _____, 2021.

OWNER: Fifty West Realty, LLC

By: _____
Thomas Kovatch, Manager

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____
Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Thomas Kovatch, Manager of Fifty West Realty, LLC, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY

PRINT NAME
My Commission Number:
My commission expires:

PLAZA COLLINA DEDICATION

AS TO LOT 4 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Don Mealey Automotive, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this ____ day of _____, 2021.

OWNER: Don Mealey Automotive, LLC

By: _____
Donald C. Mealey, President

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____
Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Donald C. Mealey, President of Don Mealey Automotive, LLC, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY

PRINT NAME
My Commission Number:
My commission expires:

PLAZA COLLINA DEDICATION

AS TO LIFT STATION TRACTS 1, 2 & 3, AND TRACTS C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13 & S1 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Plaza Collina Common Area Holdings, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this ____ day of _____, 2021.

OWNER: Plaza Collina Common Area Holdings, LLC

By: _____
Owner

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____
Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY

PRINT NAME
My Commission Number:
My commission expires:

PLAZA COLLINA DEDICATION

AS TO LOTS 5 & 6 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Hyundai of Central Florida, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this ____ day of _____, 2021.

OWNER: Hyundai of Central Florida, LLC

By: _____
Gerald L. Mullinax, Manager

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____
Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Gerald L. Mullinax, Manager of Hyundai of Central Florida, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY

PRINT NAME
My Commission Number:
My commission expires:

PLAT
BOOK

PAGE

PLAZA COLLINA DEDICATION

AS TO LOTS 2, 7, 8, 9, 10, 11, & 12, AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Plaza Collina, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this ____ day of _____, 2021.

OWNER: Plaza Collina (Orlando) ASLI VI, L.L.L.P.

By: Avanti Properties Group II, L.L.L.P.
By: Avanti Management Corporation

By: _____
Andrew Dubill, Executive Vice President

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____
Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, on behalf of Avanti Properties Group II, L.L.L.P., on behalf of Plaza Collina (Orlando) ASLI VI, L.L.L.P., who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY

PRINT NAME
My Commission Number:
My commission expires:

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in the City of Clermont, Lake County, Florida.

Dated: _____ Signed: _____
Registration Number: RONALD K. SMITH, PSM #5797
LB #4475 Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the ____ day of _____, 2021 provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 365 days from the date of approval by said City of Clermont, Florida

Attest: _____ City of Clermont:
City Clerk _____ Mayor
Print Name _____ Print Name _____

CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER

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

Besh Haiff, Inc. _____ Date _____
902 N. Sinclair Avenue
Tavares, FL 32778

CERTIFICATE OF CLERK

I, HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on _____ at _____ File No. _____.

Clerk of the Circuit Court _____ Date _____
In and for Lake County, Florida

SHEET 1 OF 22

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

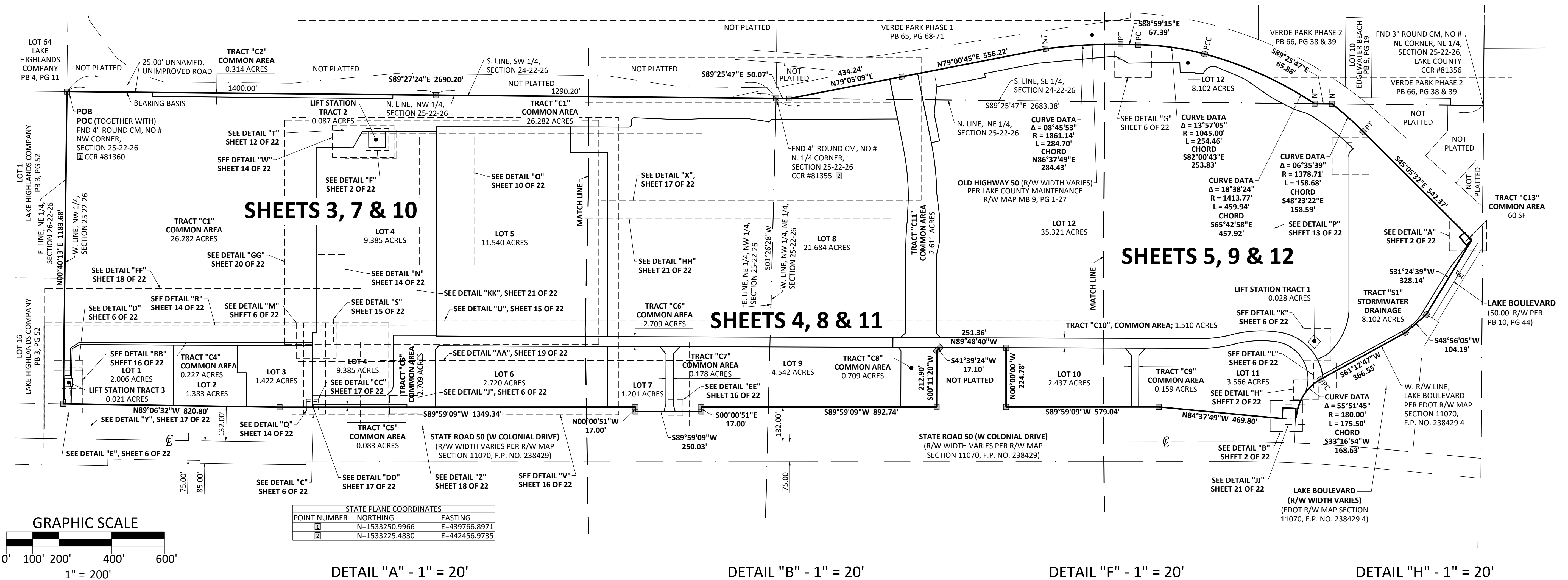
PLAZA COLLINA

PLAT
BOOK

PAGE

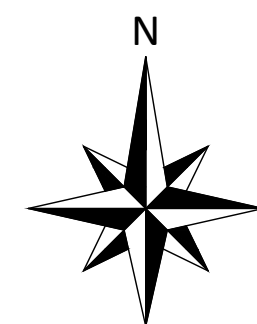
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

KEY MAP

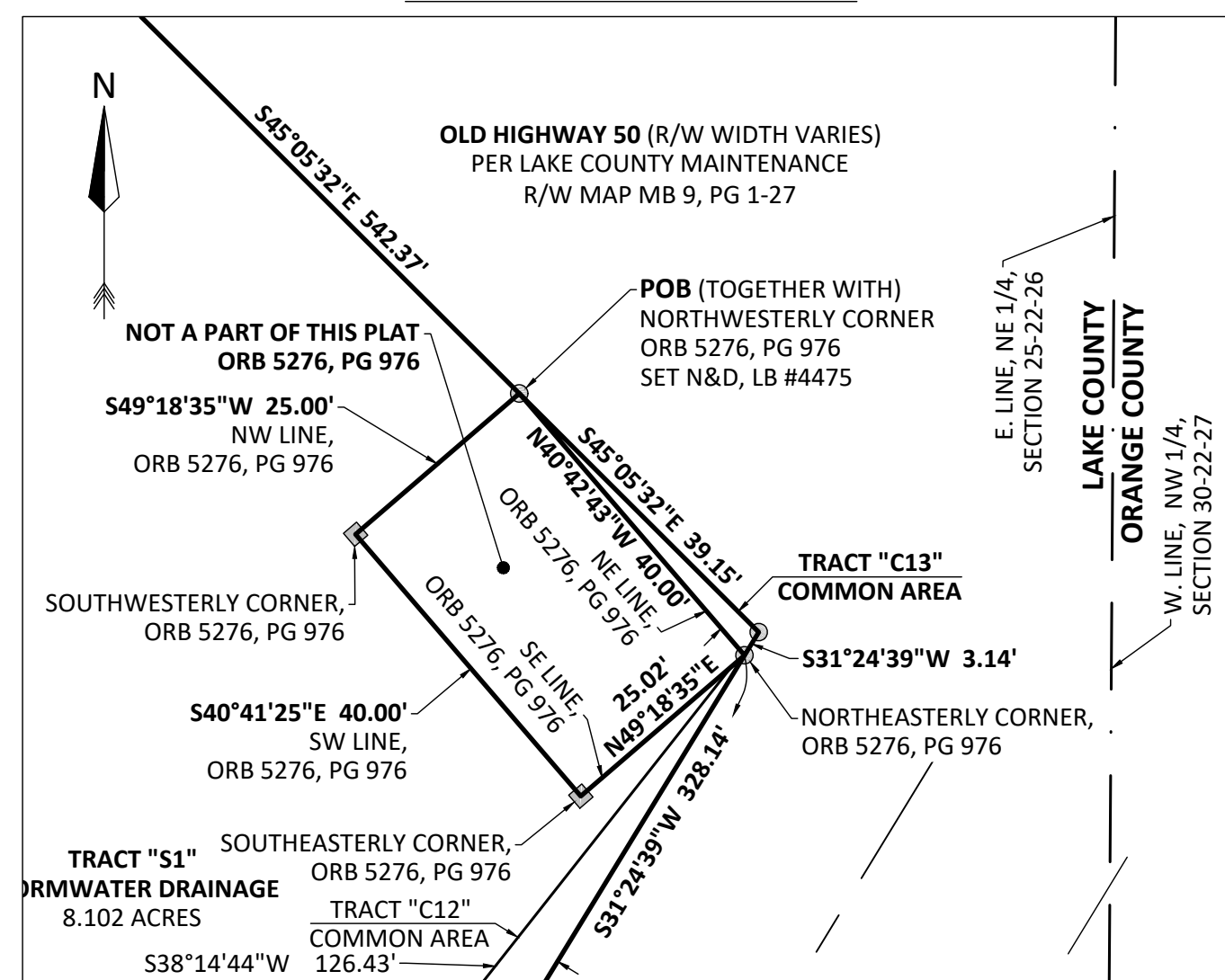


LEGEND

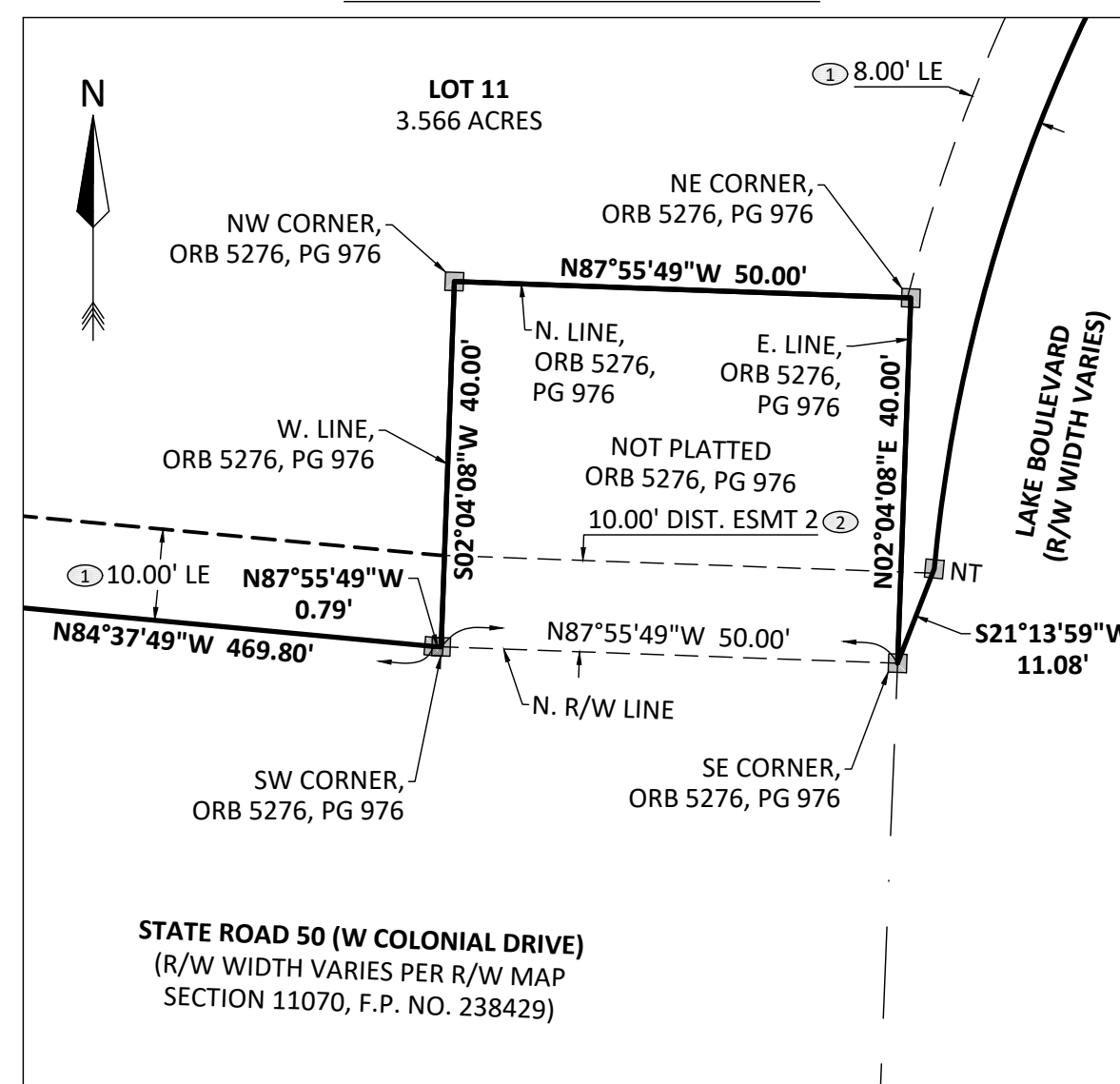
- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- C - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- E - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- 4"x4" - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



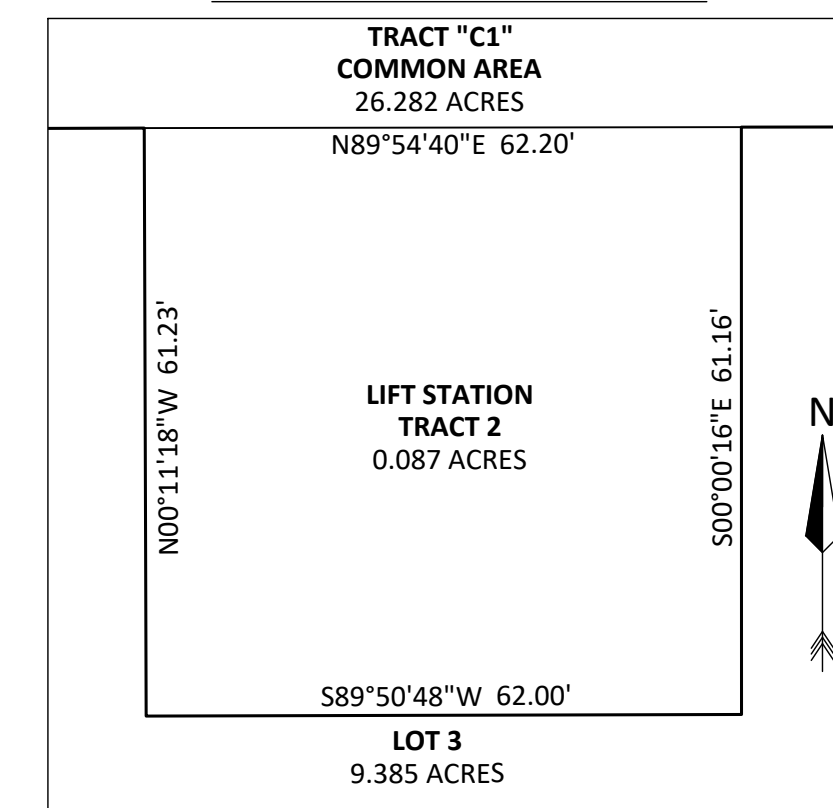
DETAIL "A" - 1" = 20'



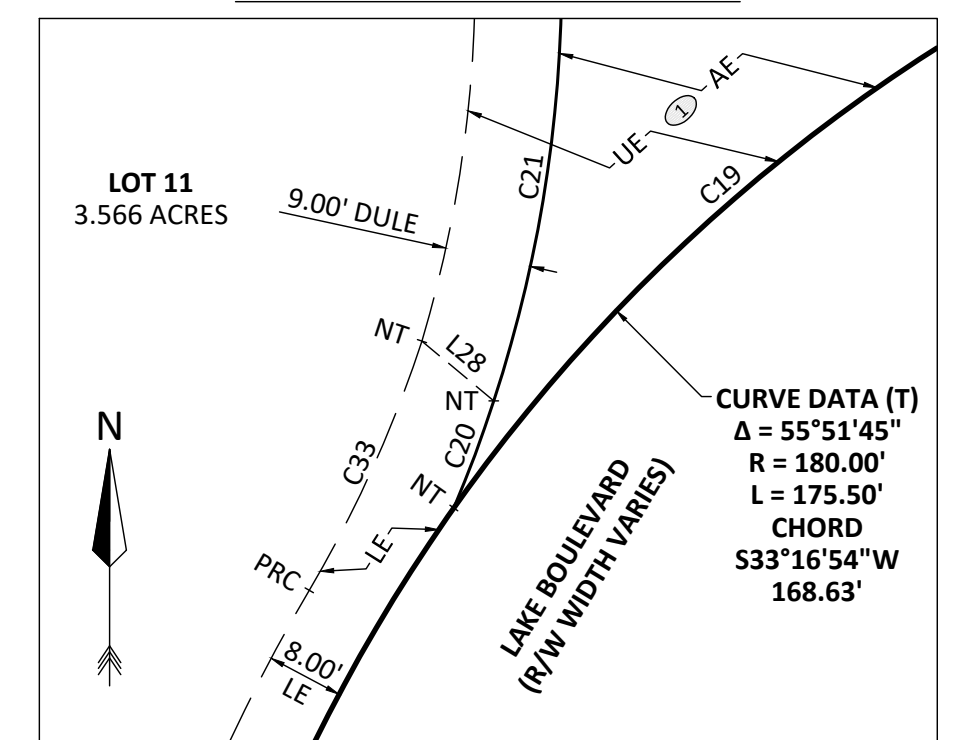
DETAIL "B" - 1" = 20'



DETAIL "F" - 1" = 20'



DETAIL "H" - 1" = 20'



LINE CHART
L28 N50°16'48"W 9.73'

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.
② - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

	CURVE		CHART		
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	25°56'49"	180.00'	81.51'	S48°14'23"W	80.82'
C20	05°06'51"	133.51'	11.92'	N20°27'39"E	11.91'
C21	100°20'52"	142.00'	248.70'	N32°01'58"W	218.11'
C33	12°17'28"	133.00'	28.53'	S24°20'03"W	28.48'



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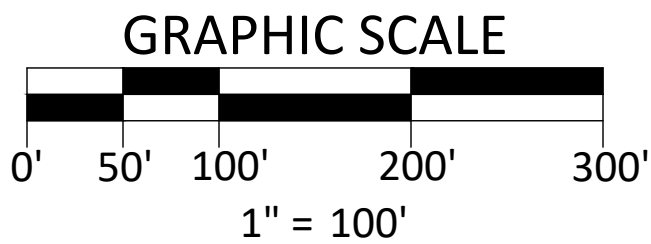
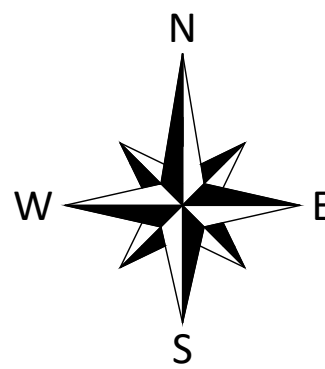
PLAZA COLLINA

PLAT
BOOK

PAGE

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LOT DETAIL PAGE



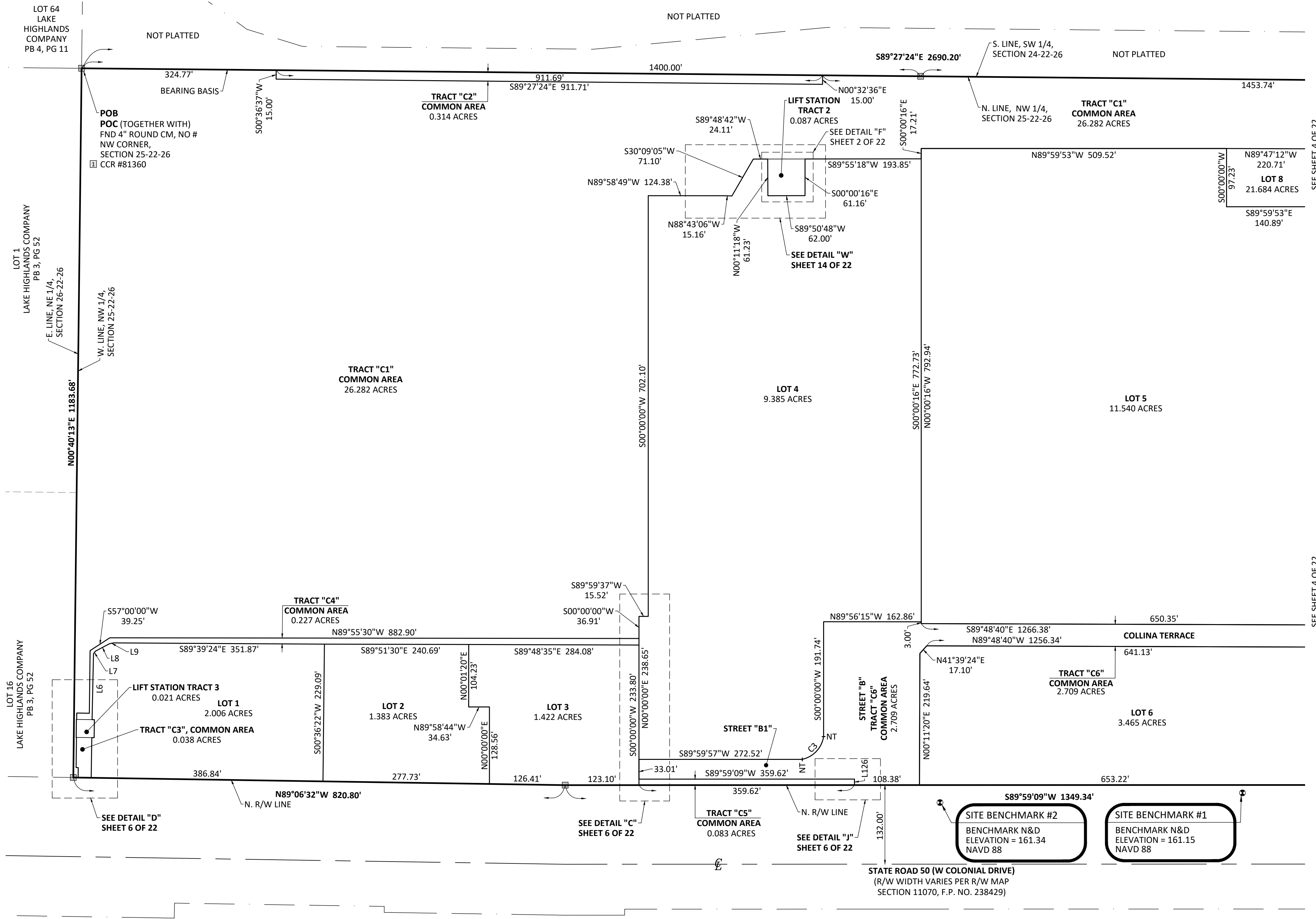
LINE CHART

L6	N01°14'43"E	104.82'
L7	N35°58'50"E	5.40'
L8	N62°10'13"E	26.93'
L9	N78°40'48"E	6.62'
L126	N00°00'51"W	10.00'

NO.	CENTRAL ANGLE	CURVE RADIUS	CHART ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	68°51'06"	46.05'	55.33'	S43°08'12"W	52.06'

LEGEND

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- (T) - TOTAL
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- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



SEE SHEET 4 OF 22

SEE SHEET 4 OF 22

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PLAZA COLLINA

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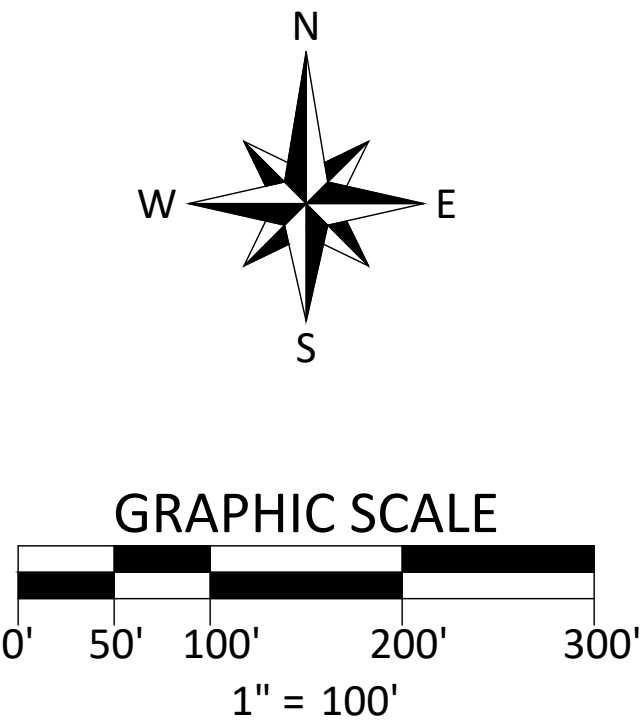
LOT DETAIL PAGE

LINE CHART

L1	S49°13'17"W	15.06'
L2	N68°52'32"W	3.63'
L3	N77°11'41"W	3.63'
L4	S03°08'29"W	16.70'
L10	S02°40'10"W	83.45'
L11	S05°54'55"W	8.05'
L12	N77°25'02"E	32.00'
L124	N89°49'50"E	56.05'

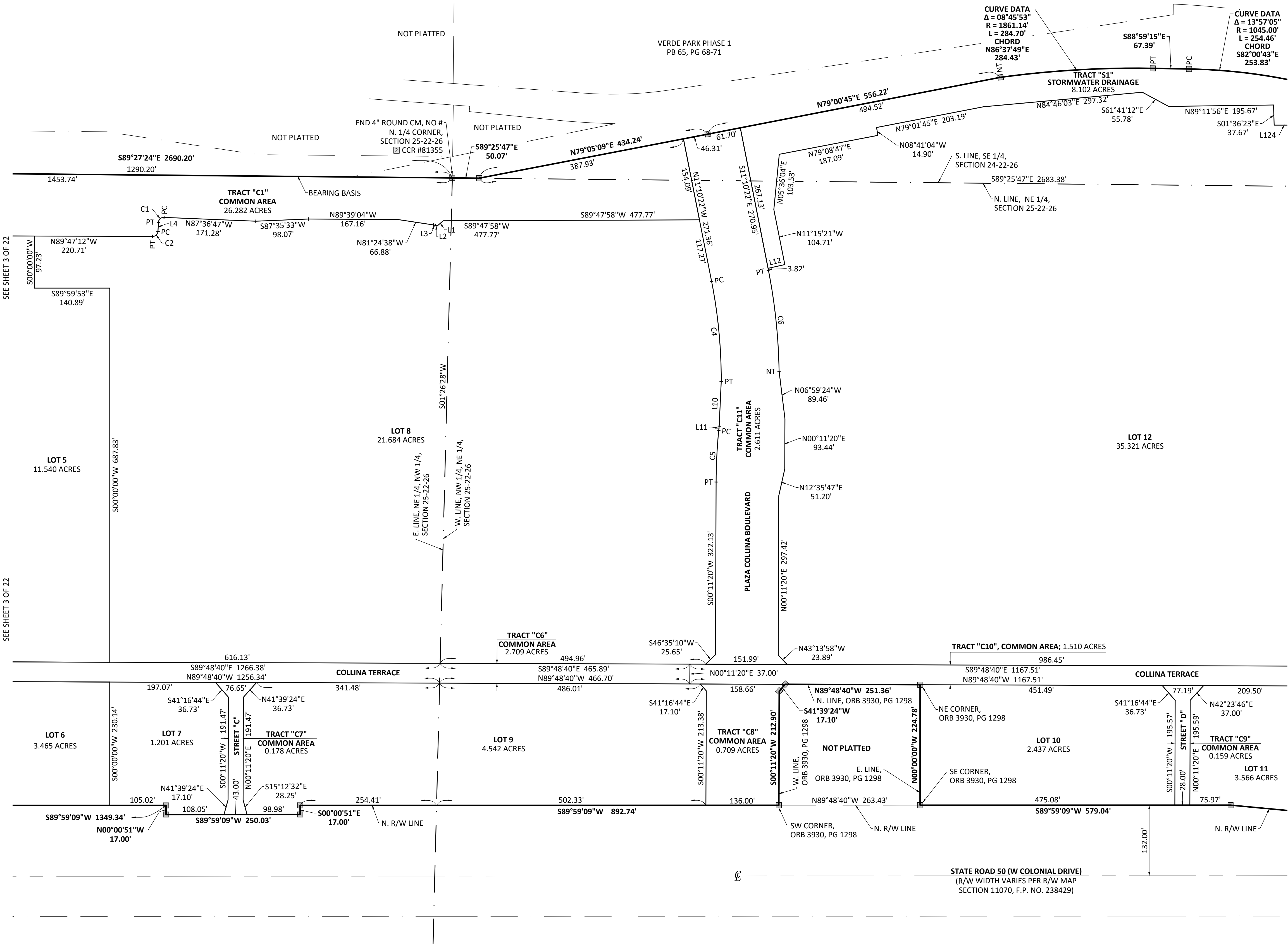
CURVE CHART

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	89°14'45"	10.00'	15.58'	S47°45'51"W	14.05'
C2	87°04'19"	10.00'	15.20'	S46°40'39"W	13.78'
C4	11°21'23"	946.00'	187.50'	S05°29'40"E	187.20'
C5	05°26'54"	1015.00'	96.52'	S02°54'47"W	96.48'
C6	10°18'06"	1054.00'	189.51'	N06°01'18"W	189.25'



LEGEND

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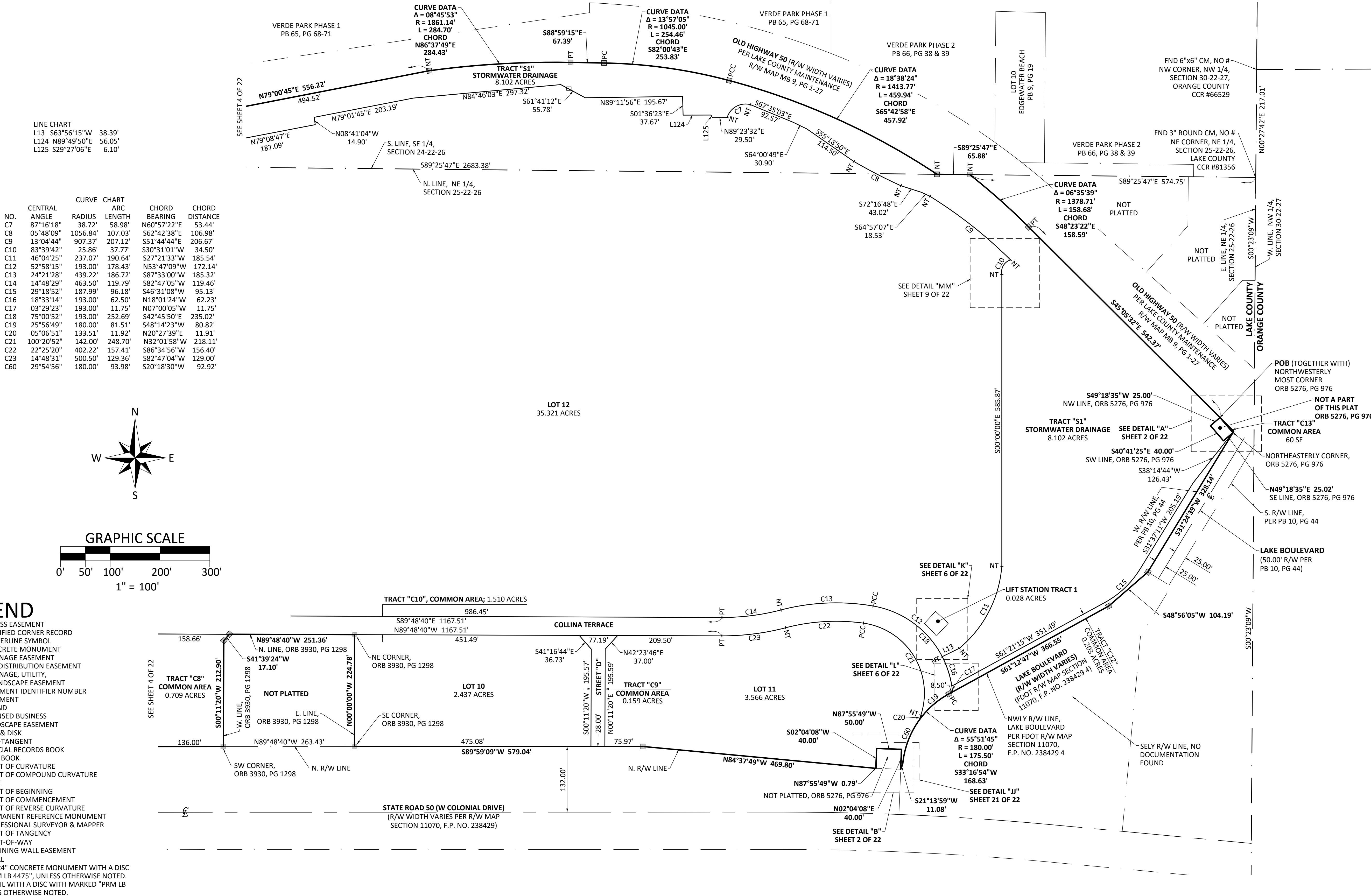
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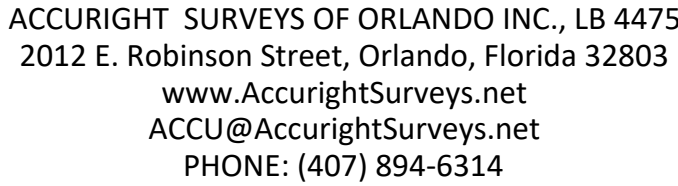
PLAT
BOOK

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LOT DETAIL PAGE

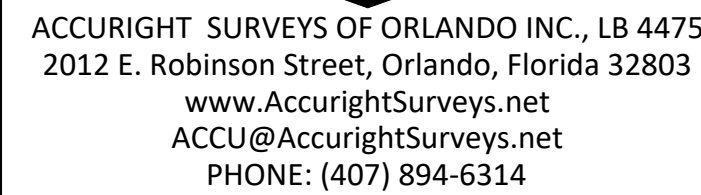




PLAT	PAGE
BOOK	

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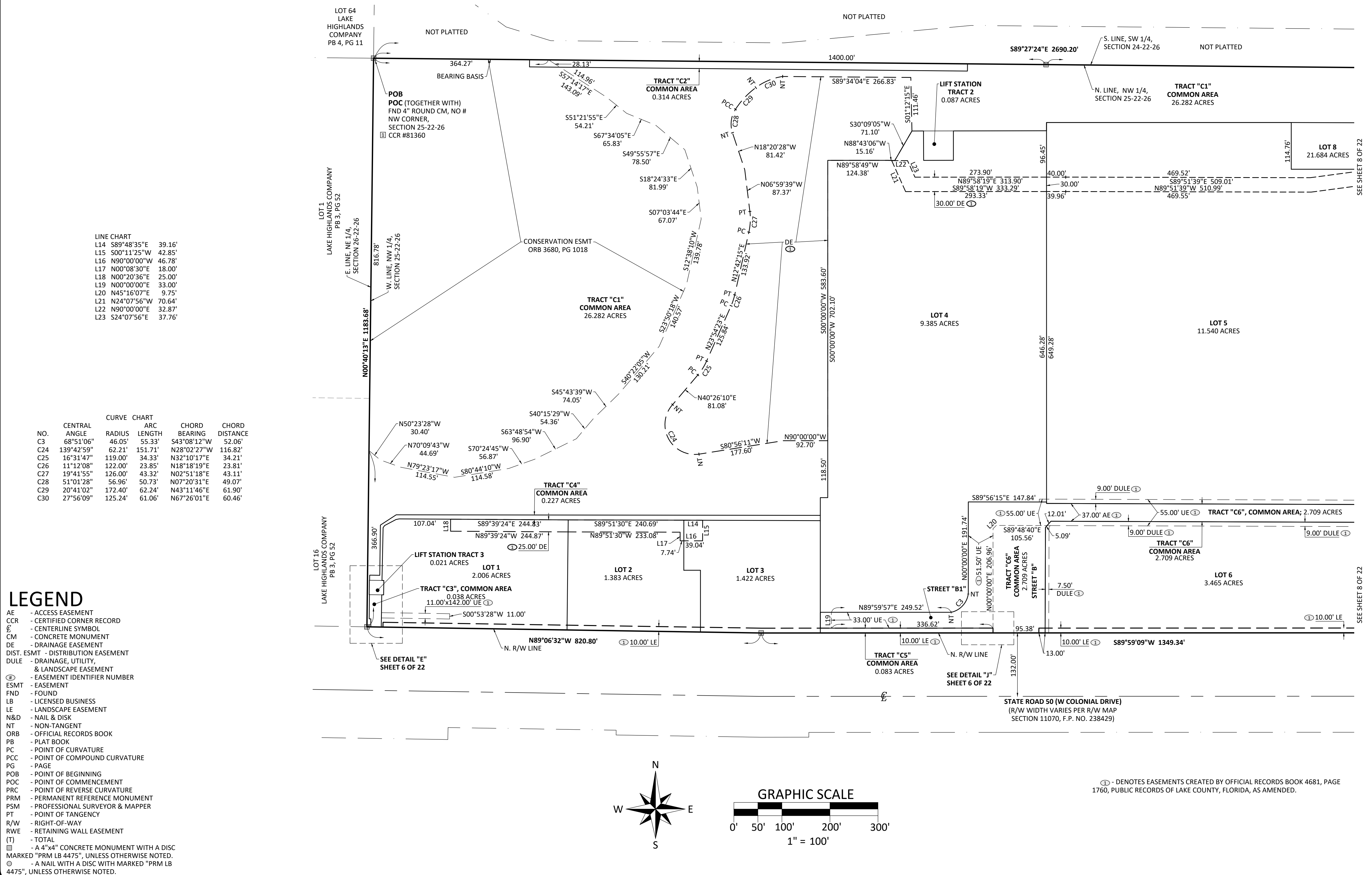
PLAZA COLLINA

PLAT
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EASEMENT DETAIL PAGE





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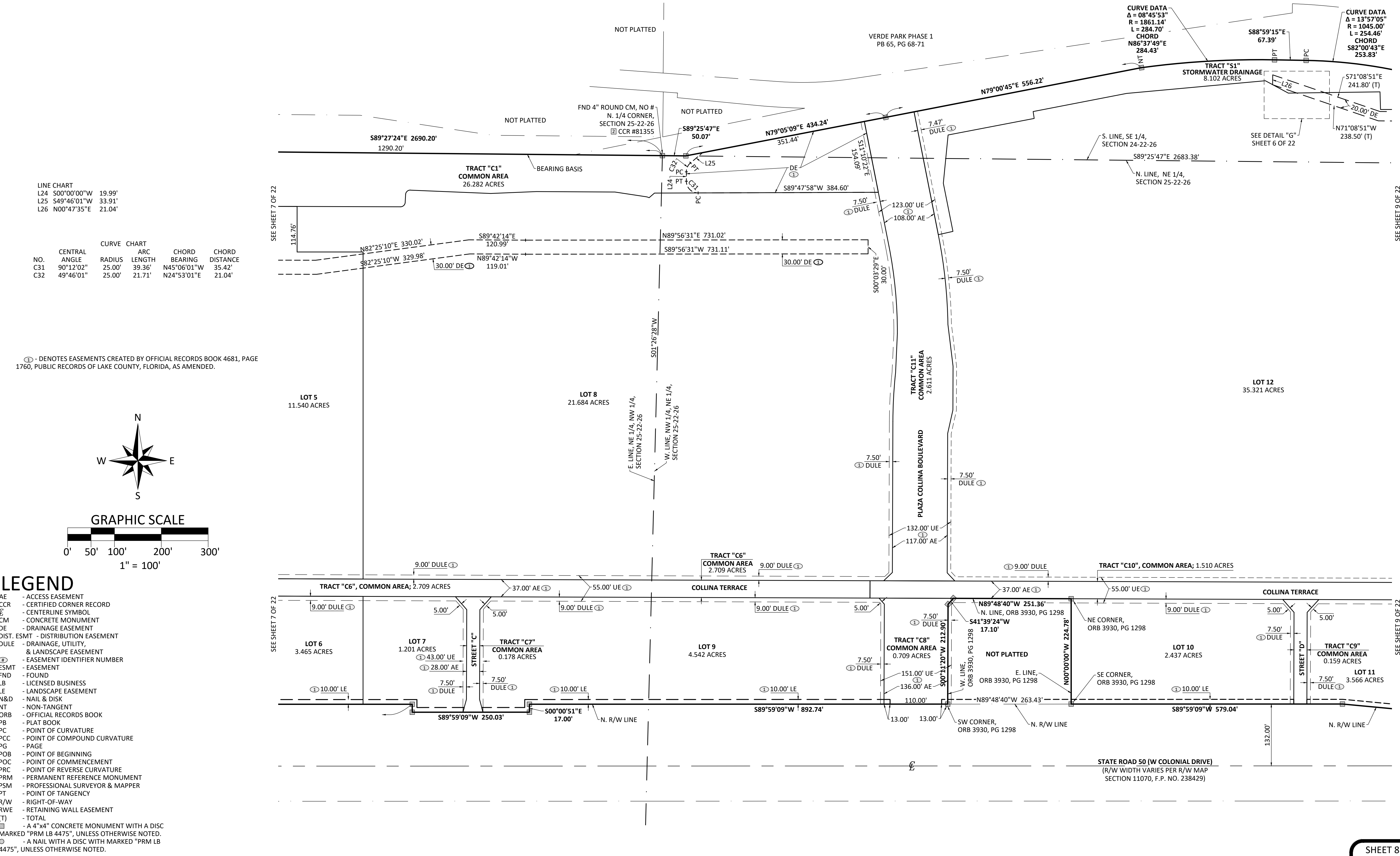
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EASEMENT DETAIL PAGE



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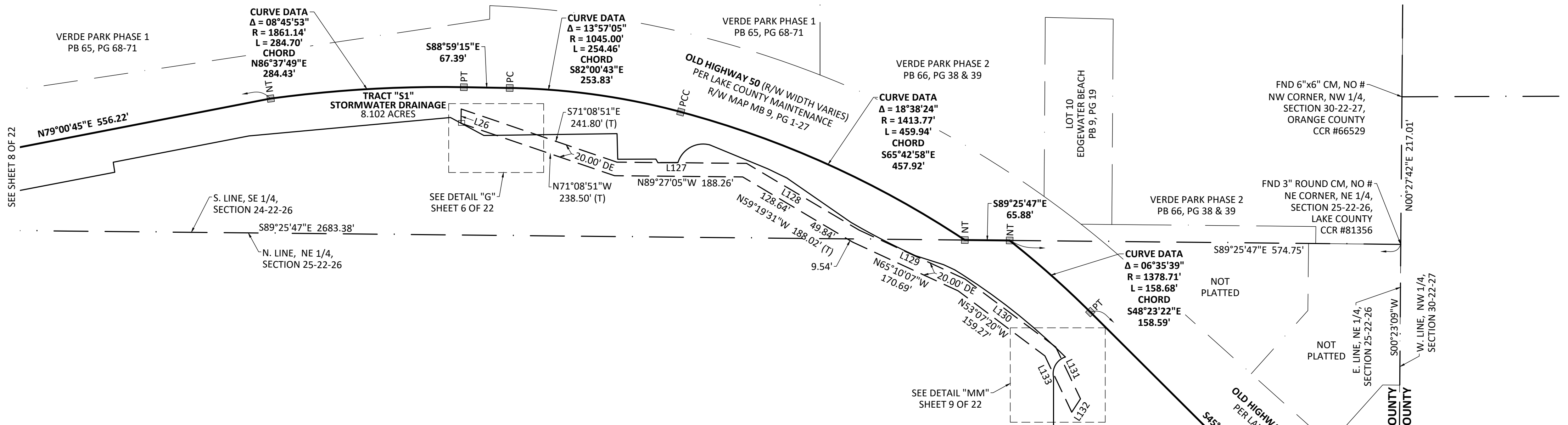
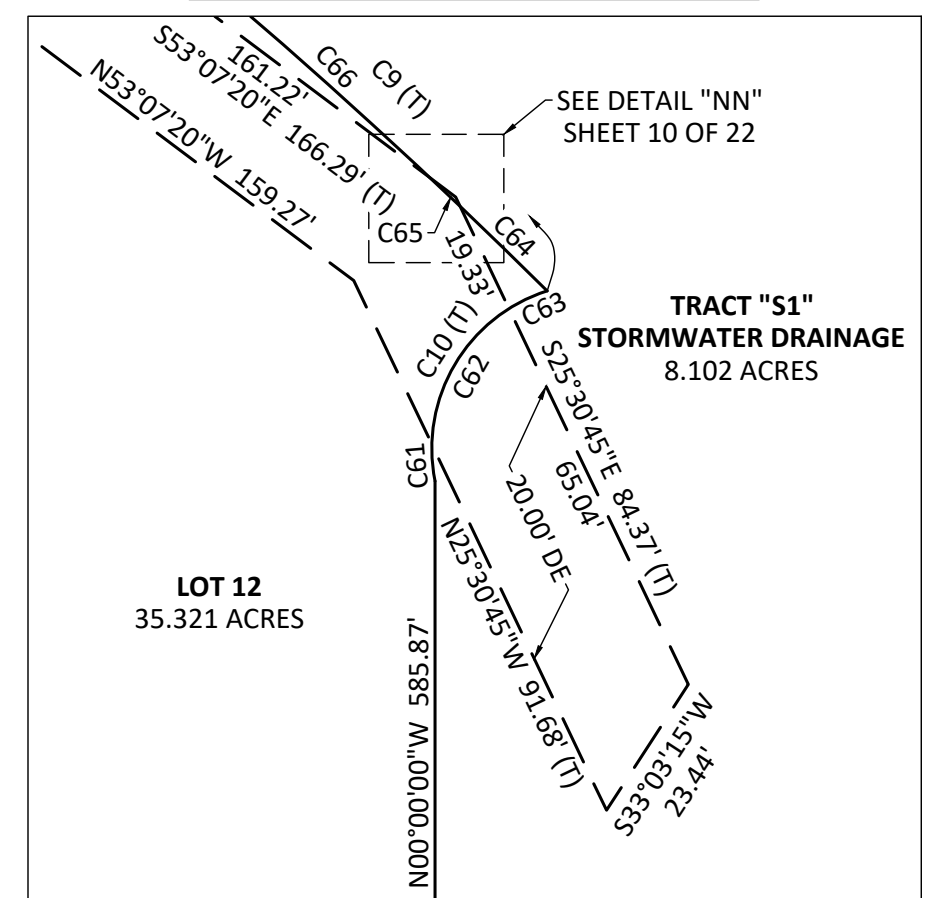
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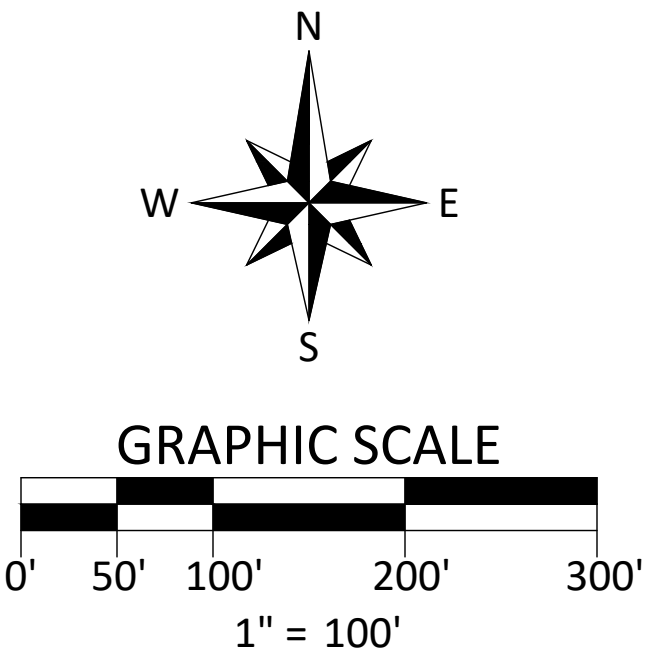
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EASEMENT DETAIL PAGE

DETAIL "MM" - 1" = 30'



① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

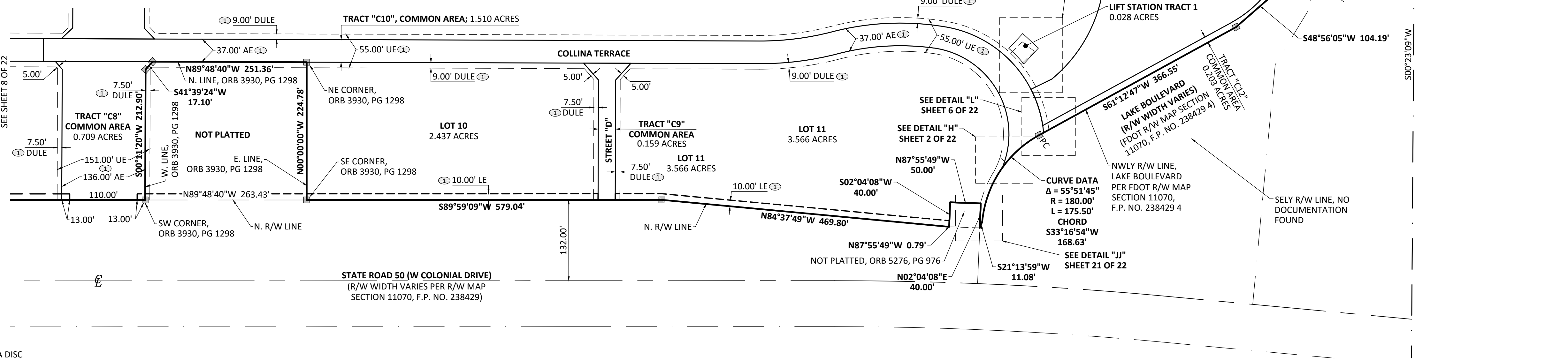


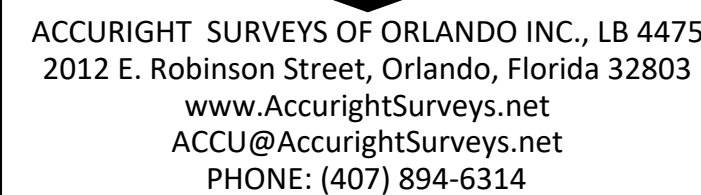
LINE CHART					
L26	N00°47'35"E	21.04'			
L127	S89°27'05"E	190.42'			
L128	S59°19'31"E	192.38'			
L129	S65°10'07"E	171.78'			
L130	S53°07'20"E	166.29'			
L131	S25°30'45"E	84.37'			
L132	S33°03'15"W	23.44'			
L133	N25°30'45"W	91.68'			

CURVE CHART					
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	13°04'44"	907.37'	207.12'	S51°44'44"E	206.67'
C10	83°39'42"	25.86'	37.77'	S30°31'01"W	34.50'
C61	12°48'57"	25.86'	5.79'	N04°54'22"W	5.77'
C62	56°13'47"	25.86'	25.38'	N29°37'00"E	24.38'
C63	14°36'58"	25.86'	6.60'	N65°02'23"E	6.58'
C64	01°11'53"	907.37'	18.97'	N45°48'18"W	18.97'
C65	00°23'42"	907.37'	6.26'	N46°36'06"W	6.26'
C66	11°29'08"	907.37'	181.89'	N52°32'32"W	181.59'

LEGEND

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PLAT BOOK	PAGE
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② - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

③ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TRACT "S1"
STORMWATER DRAINAGE
 8.102 ACRES

20.00' DRAINAGE ESMT

20.85'

N00°47'35"E 21.04' (T)

17.62'

0.13'

1.07'

1.00'

N61°41'12"W 55.78' (T)

N71°08'51"W 238.50' (T)

53.65'

37.09'

LOT 12
 35.321 ACRES

TRACT "S1"
STORMWATER DRAINAGE
 8.102 ACRES

LOT 12
 35.321 ACRES

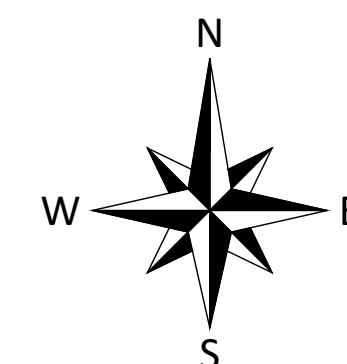
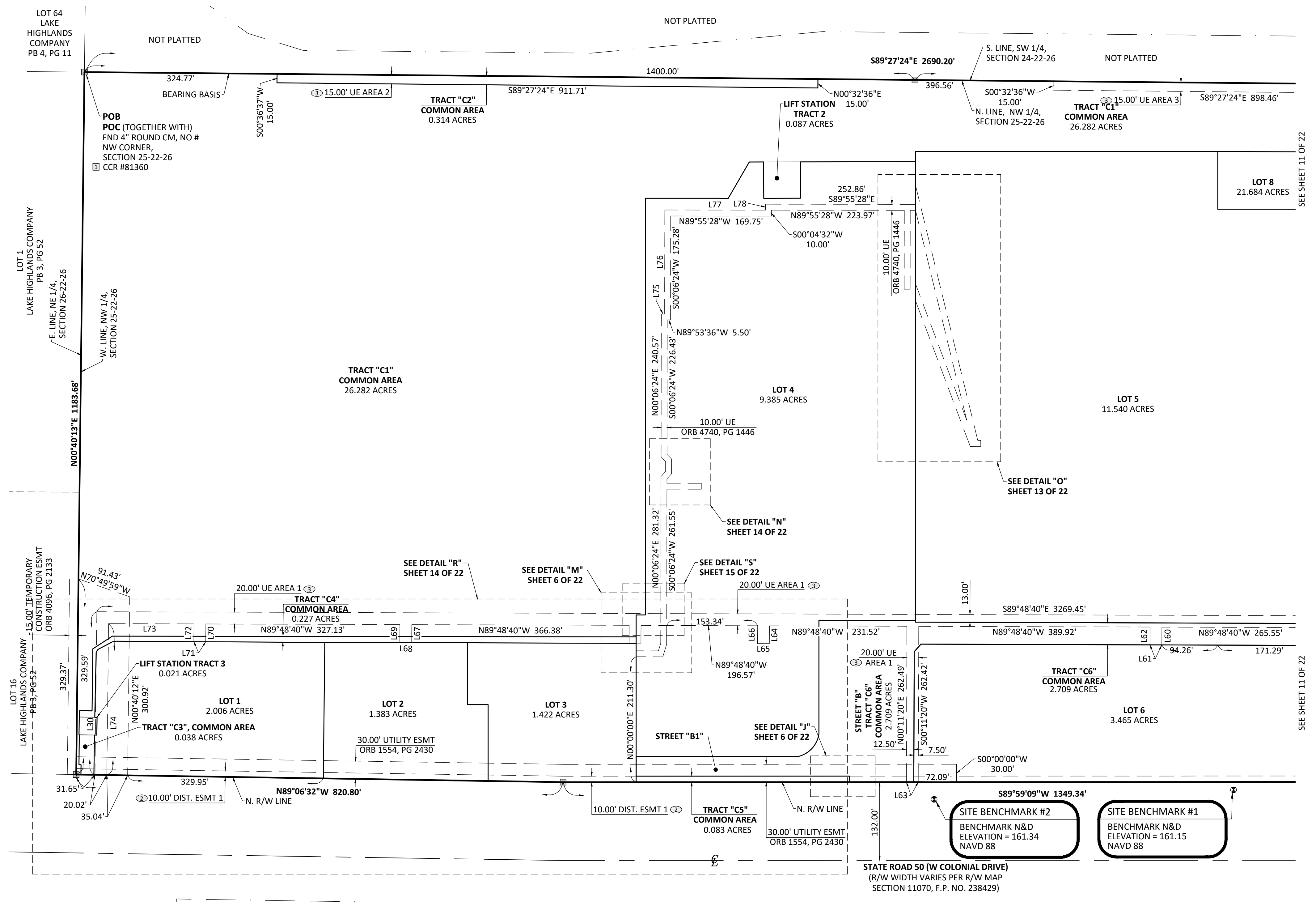
20.00' DRAINAGE ESMT

Boundary lines and bearings for Tract "S1":
 - N53°07'20"W 161.22'
 - S86°29'17"E 166.29' (T)
 - C9 (T)
 - S50°1'00"E 5.07'
 - S85°1'00"E 1.80'
 - C85
 - S84°31'17"E 17.73'
 - S23°30'45"W 84.31' (T)
 - C84

AE	- ACCESS EASEMENT
CCR	- CERTIFIED CORNER RECORD
C	- CENTERLINE SYMBOL
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RWE	- RETAINING WALL EASEMENT
(T)	- TOTAL
MARKED "A 4"x4"	CONCRETE MONUMENT WITH A DISC
MARKED "PRM LB 4475"	UNLESS OTHERWISE NOTED.
○	- A NAIL WITH A DISC WITH MARKED "PRM LB
4475"	UNLESS OTHERWISE NOTED.

LINE	CHART	TIME
L30	N00°39'47"E	274.89°
L60	S00°24'28"W	29.99°
L61	N89°48'40"W	20.00°
L62	N00°24'28"E	29.99°
L64	S89°59'09"W	20.00°
L66	S00°24'28"W	30.00°
L68	N89°48'40"W	20.00°
L66	N00°24'28"E	30.00°
L67	S00°24'28"W	30.00°
L68	N89°48'40"W	20.00°
L69	N00°24'28"E	30.00°
L70	S00°24'28"W	30.00°
L71	N89°48'40"W	20.00°
L72	N00°24'28"E	30.00°
L73	N89°48'40"W	143.95°
L74	S00°39'47"E	255.13°
L75	S89°53'36"E	5.50°
L76	N00°06'24"E	175.21°
L77	S89°55'28"E	169.74°
L78	N00°04'32"E	10.00°

NO.	CENTRAL		CURVE CHART		CHORD BEARING	CHORD DISTANCE
	ANGLE	RADIUS	ARC LENGTH			
C9	13°04'44"	907.37'	207.12'		S51°44'44"E	206.67'
C64	01°11'53"	907.37'	18.97'		N45°48'18"W	18.97'
C65	00°23'42"	907.37'	6.26'		N46°36'06"W	6.26'
C66	11°29'08"	907.37'	181.89'		N52°32'32"W	181.59'



GRAPHIC SCALE

A horizontal scale bar divided into five equal segments. The top segment is white, the second is black, the third is white, the fourth is black, and the fifth is white. Below the bar, the segments are labeled 0', 50', 100', 200', and 300'. Below the entire bar, the text "1" = 100'" is centered.



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PLAZA COLLINA

PLAT
BOOK

PAGE

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

EASEMENT DETAIL PAGE

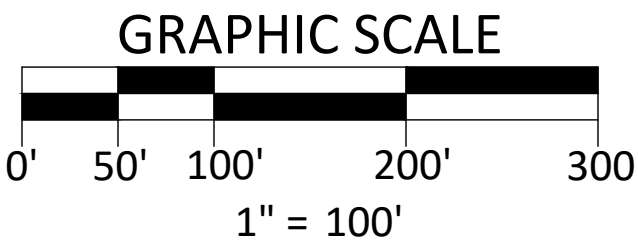
② - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

③ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LINE CHART

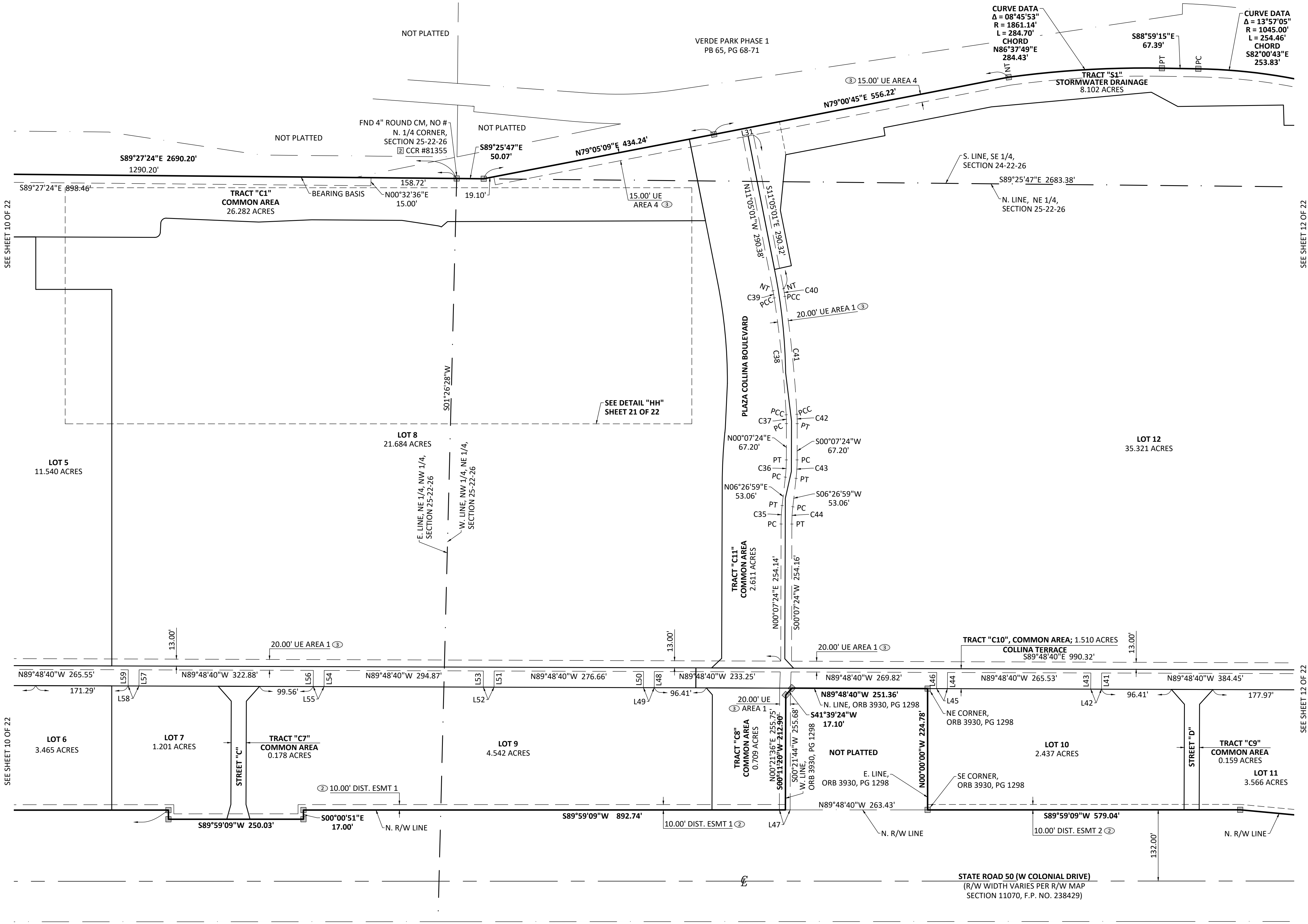
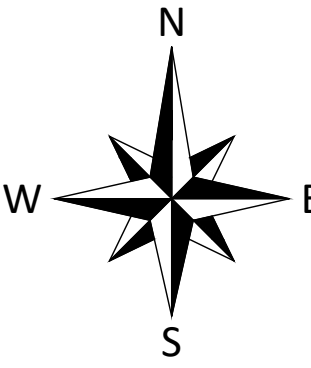
L31	N79°00'45"E	20.00'
L41	S00°24'28"W	29.99'
L42	N89°48'40"W	20.00'
L43	N00°24'28"E	29.99'
L44	S00°24'28"W	29.99'
L45	N89°48'40"W	20.00'
L46	N00°24'28"E	29.99'
L47	S89°59'09"W	20.00'
L48	S00°24'28"W	29.99'
L49	N89°48'40"W	20.00'
L50	N00°24'28"E	29.99'
L51	S00°24'28"W	29.99'
L52	N89°48'40"W	20.00'
L53	N00°24'28"E	29.99'
L54	S00°24'28"W	29.99'
L55	N89°48'40"W	20.00'
L56	N00°24'28"E	29.99'
L57	S00°24'28"W	29.99'
L58	N89°48'40"W	20.00'
L59	N00°24'28"E	29.99'

NO.	CENTRAL ANGLE	CURVE CHART RADIUS	CHORD BEARING	CHORD DISTANCE
C35	06°19'34"	310.00'	N03°17'11"E	34.21'
C36	06°19'32"	290.00'	N03°17'11"E	32.00'
C37	03°13'51"	290.00'	N01°29'31"W	16.35'
C38	05°28'17"	2280.82'	N05°50'34"W	217.72'
C39	02°39'42"	290.00'	N09°54'35"W	13.47'
C40	02°39'29"	310.00'	S09°54'25"E	14.38'
C41	05°28'17"	2300.82'	S05°50'34"E	219.63'
C42	03°13'52"	310.00'	S01°29'31"E	17.48'
C43	06°19'34"	310.00'	S03°17'11"W	34.21'
C44	06°19'32"	290.00'	S03°17'11"W	32.00'



LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
| LB | - LICENSED BUSINESS |
| LE | - LANDSCAPE EASEMENT |
| N&D | - NAIL & DISK |
| NT | - NON-TANGENT |
| ORB | - OFFICIAL RECORDS BOOK |
| PB | - PLAT BOOK |
| PC | - POINT OF CURVATURE |
| PCC | - POINT OF COMPOUND CURVATURE |
| PG | - PAGE |
| POB | - POINT OF BEGINNING |
| POC | - POINT OF COMMENCEMENT |
| PRC | - POINT OF REVERSE CURVATURE |
| PRM | - PERMANENT REFERENCE MONUMENT |
| PSM | - PROFESSIONAL SURVEYOR & MAPPER |
| PT | - POINT OF TANGENCY |
| R/W | - RIGHT-OF-WAY |
| RWE | - RETAINING WALL EASEMENT |
| TOTAL | - TOTAL |
| 4"x4" | - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED. |
| NAIL WITH A DISC | - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED. |





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PLAZA COLLINA

PLAT
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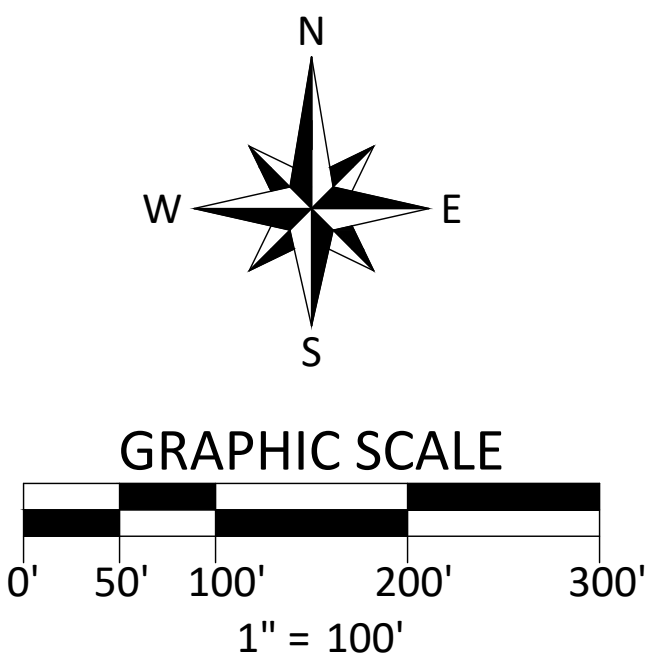
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EASEMENT DETAIL PAGE

NO.	CENTRAL ANGLE	CURVE RADIUS	CHART ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C45	14°48'29"	458.50'	118.50'	N82°47'06"E	118.17'
C46	09°57'16"	444.22'	77.18'	N80°20'53"E	77.08'
C47	14°23'58"	450.42'	113.20'	S87°25'57"E	112.90'
C48	69°07'43"	206.00'	248.54'	S45°39'14"E	233.74'
C49	72°18'37"	186.00'	234.74'	N44°03'48"W	219.47'
C50	03°38'34"	430.42'	27.36'	N82°03'16"W	27.36'
C51	02°50'57"	402.22'	20.00'	N85°08'35"W	20.00'
C52	08°05'32"	430.42'	60.79'	S89°24'55"W	60.74'
C53	09°57'11"	424.22'	73.69'	S80°20'50"W	73.60'
C54	14°48'27"	478.50'	123.66'	S82°47'06"W	123.32'

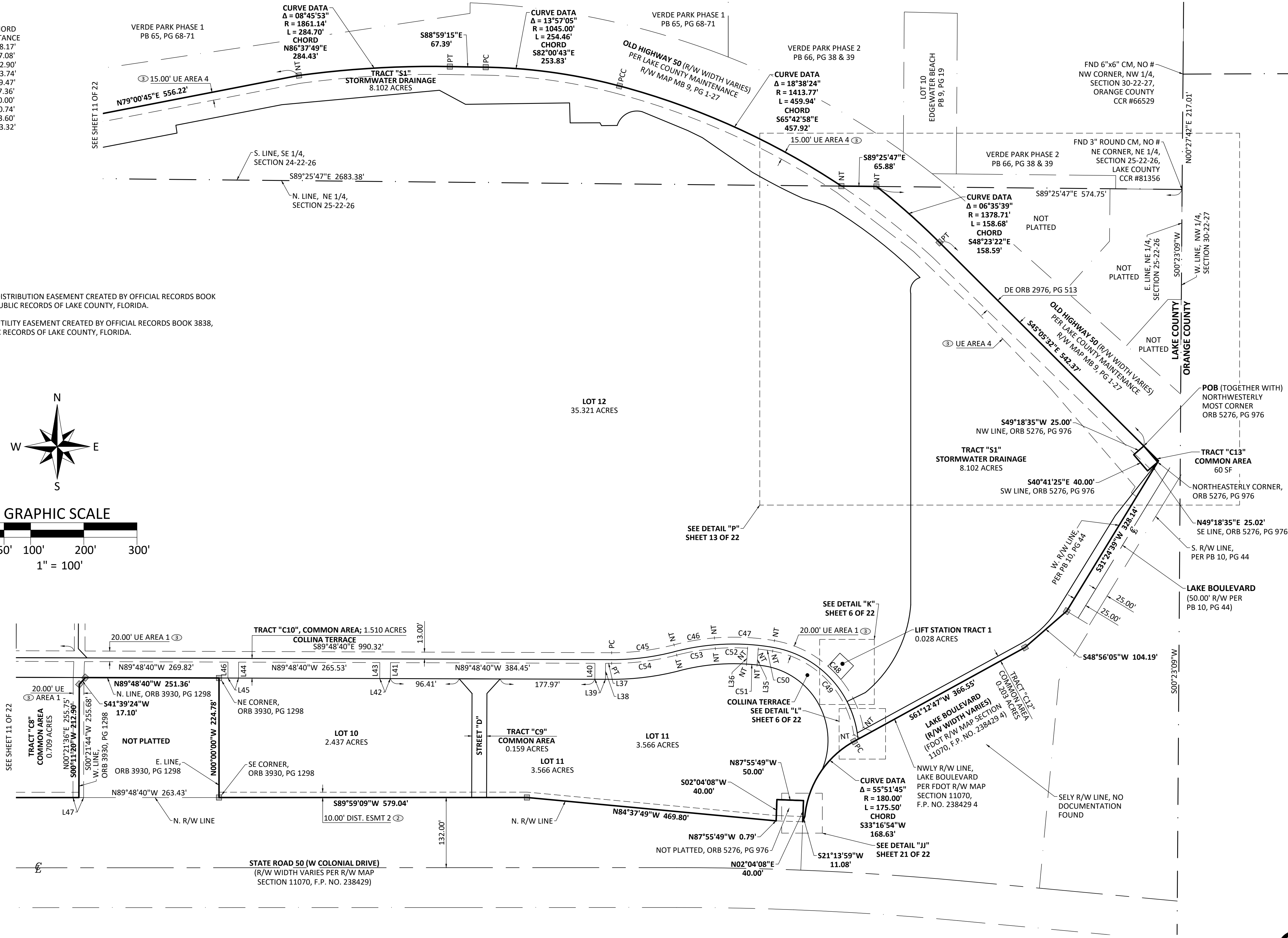
LINE CHART	
L35	S04°00'49"W 30.03'
L36	N04°00'49"E 30.00'
L37	N89°48'40"W 11.43'
L38	S00°24'28"W 29.99'
L39	N89°48'40"W 20.00'
L40	N00°24'28"E 29.99'
L41	S00°24'28"W 29.99'
L42	N89°48'40"W 20.00'
L43	N00°24'28"E 29.99'
L44	S00°24'28"W 29.99'
L45	N89°48'40"W 20.00'
L46	N00°24'28"E 29.99'
L47	S89°59'09"W 20.00'

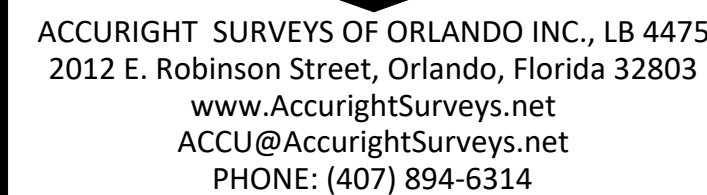
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- ESMT - EASEMENT
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- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
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- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.





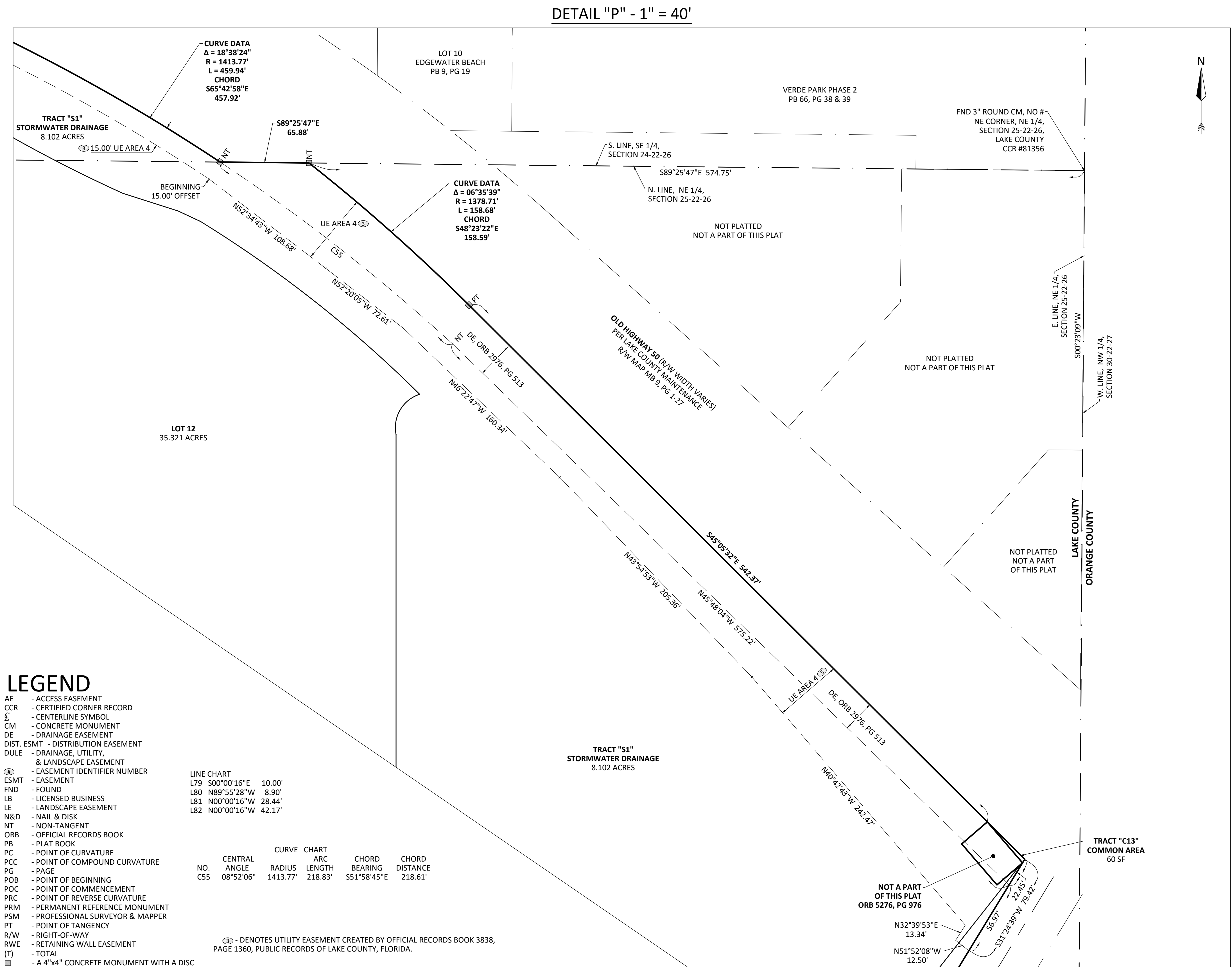
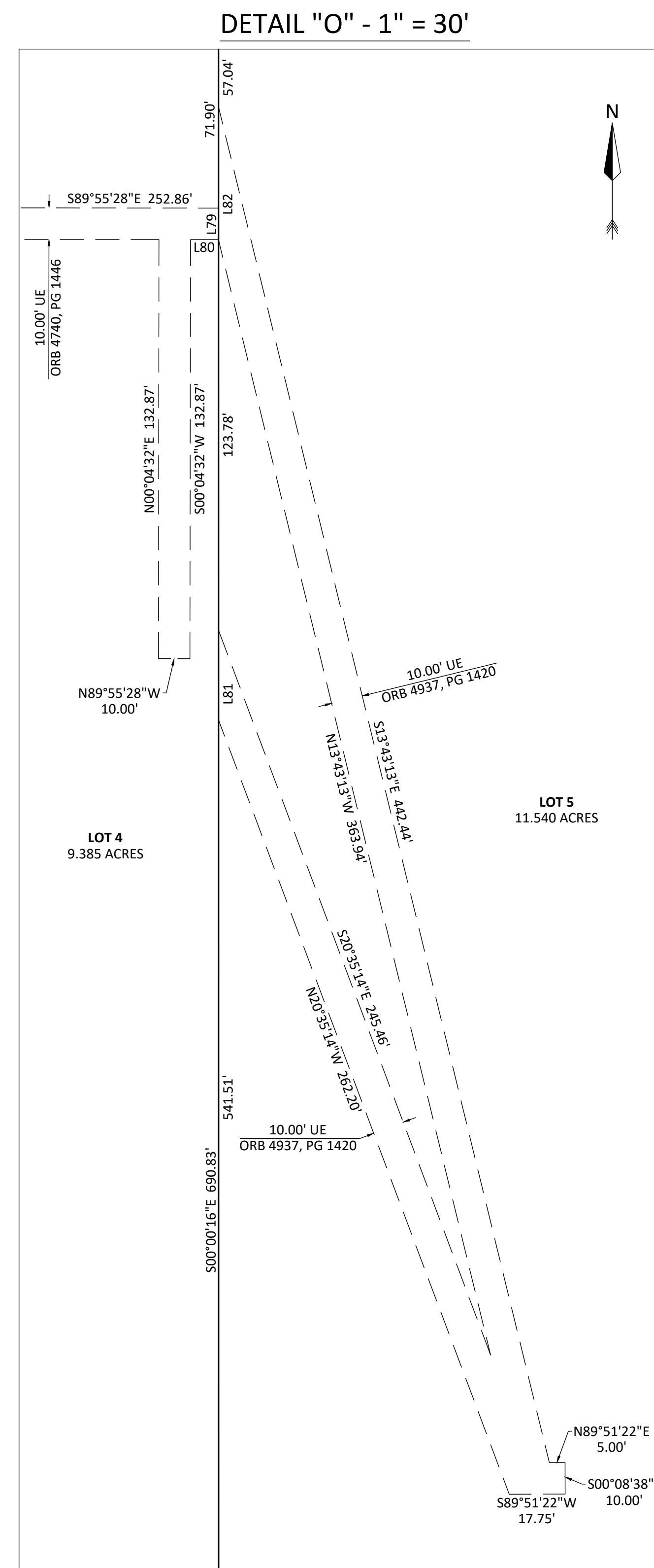
PLAZA COLLINA

PLAT
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EASEMENT DETAIL PAGE



SHEET 13 OF 22



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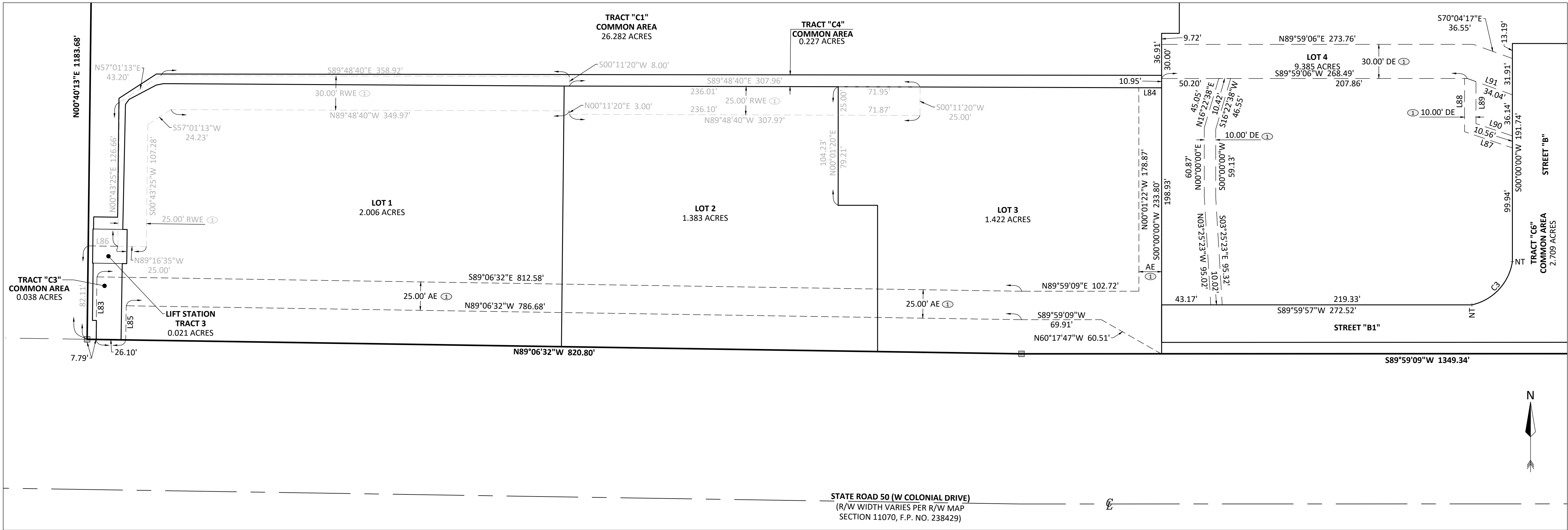
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EASEMENT DETAIL PAGE

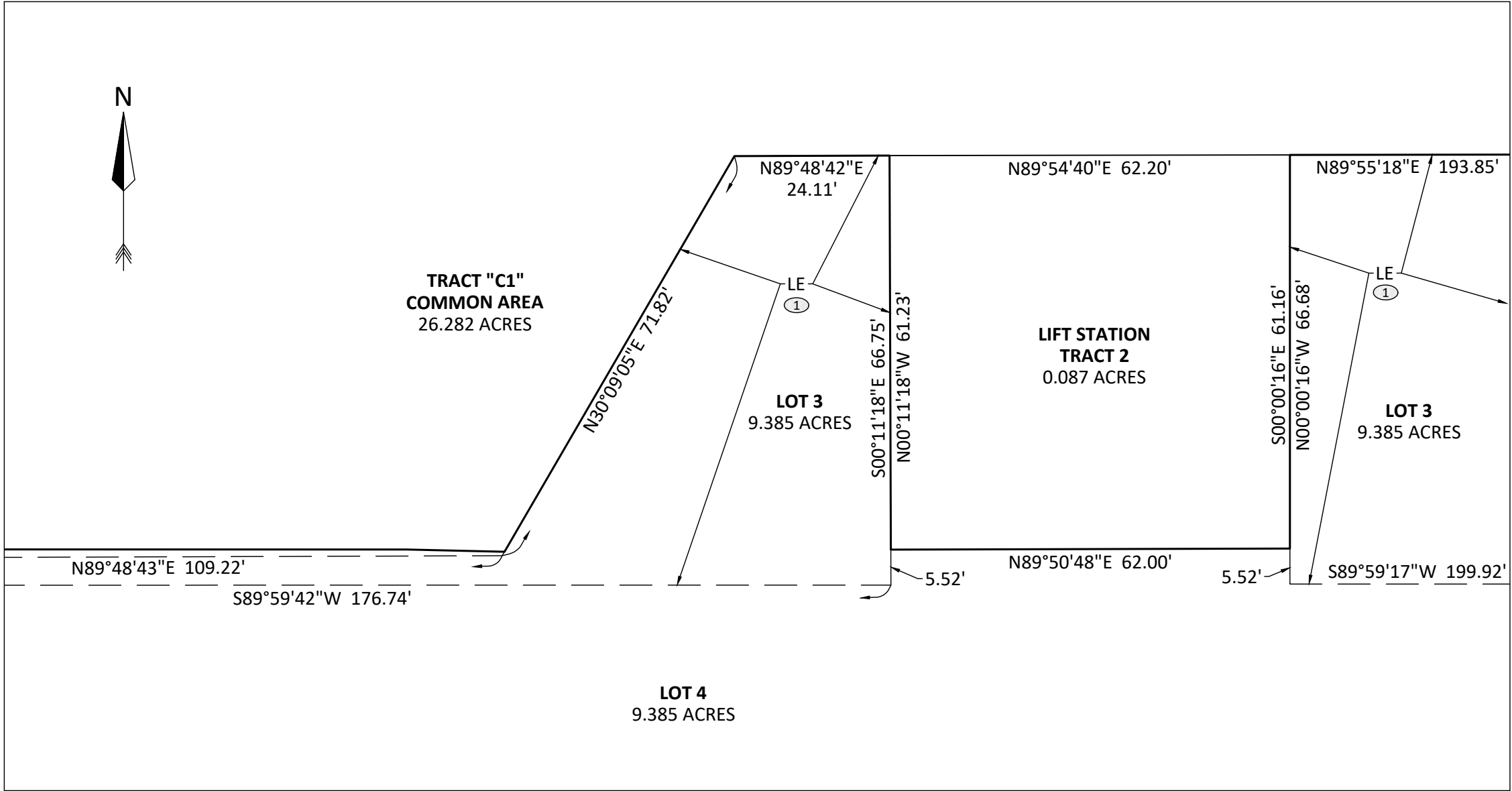
LINE CHART				CURVE CHART			
L86	S89°16'35"E	26.02'		NO.	CENTRAL ANGLE	RADIUS	CHORD
L87	N71°17'35"W	44.34'				LENGTH	ARC
L88	N00°00'00"E	46.84'				BEARING	CHORD
L89	S00°00'00"W	36.90'				DISTANCE	CHORD
L90	S71°17'35"E	33.79'					
L91	N70°04'17"W	42.16'					

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

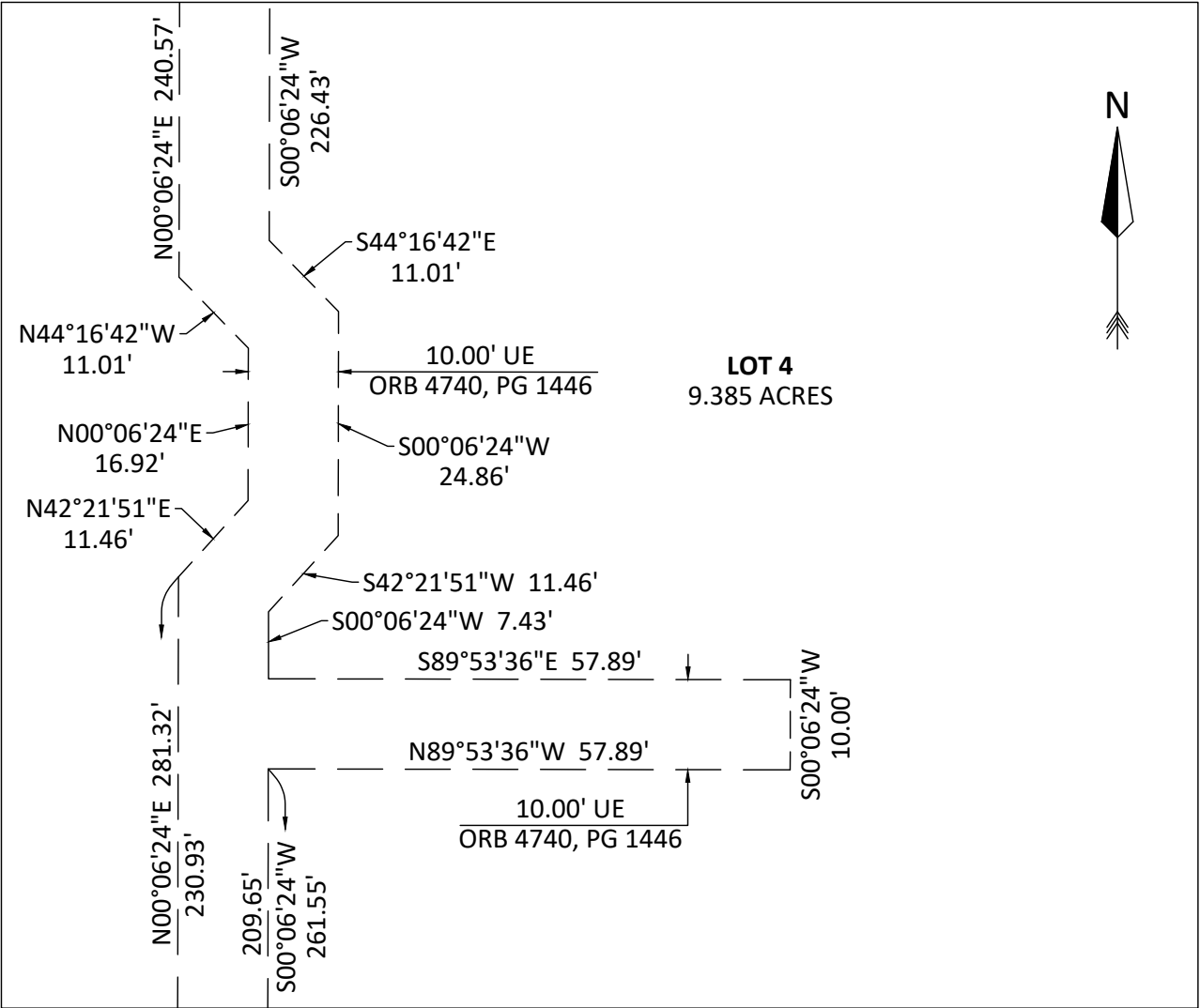
DETAIL "R" - 1" = 50'



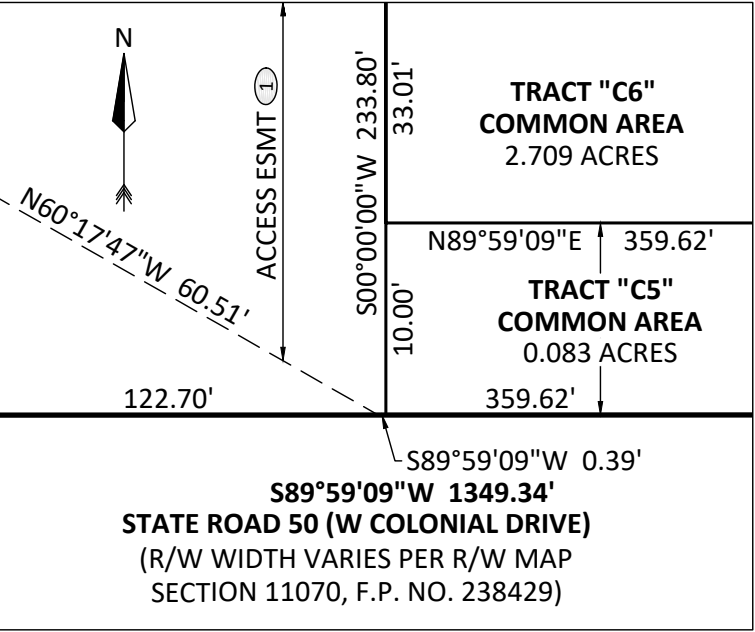
DETAIL "W" - 1" = 20'



DETAIL "N" - 1" = 20'

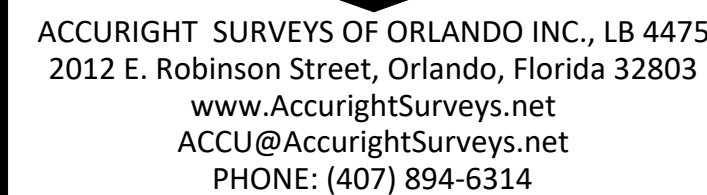


DETAIL "Q" - 1" = 10'



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PLAZA COLLINA

PLAT
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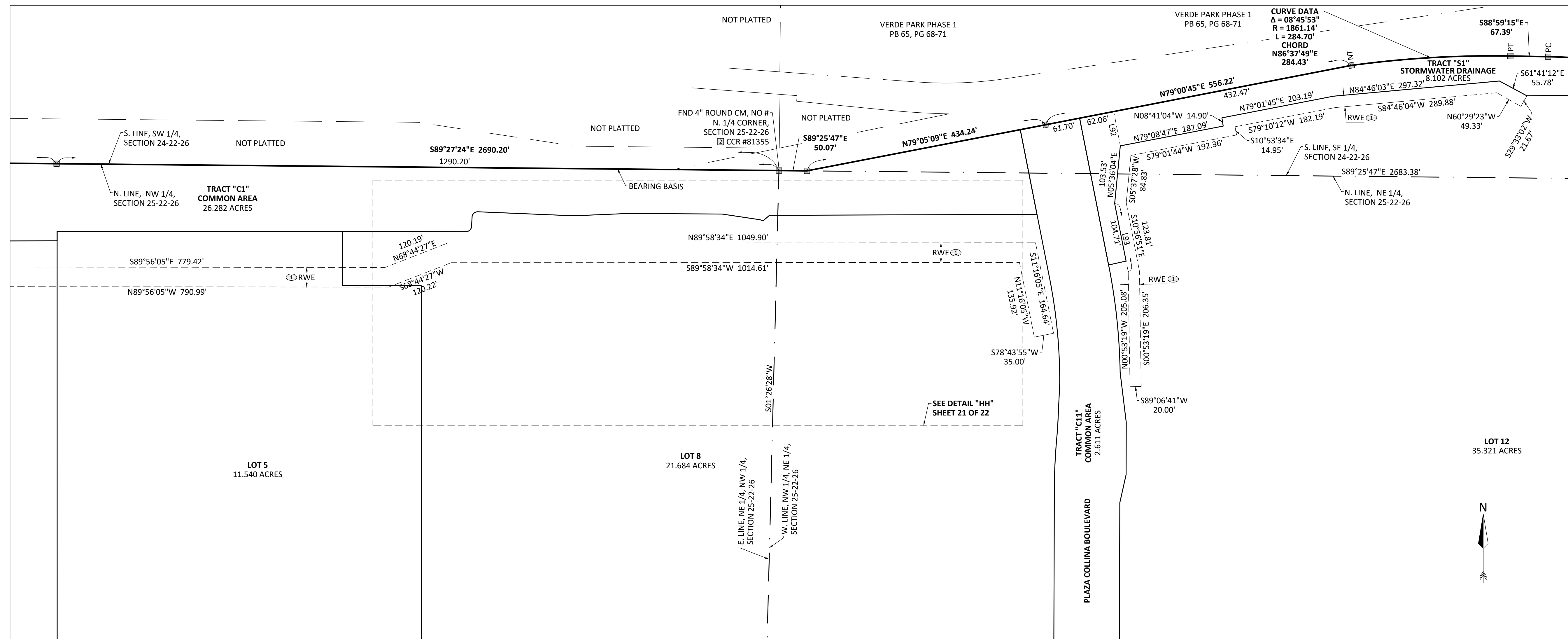
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EASEMENT DETAIL PAGE

LINE CHART
L92 S10°51'13"E 62.31'
L93 N11°15'21"W 124.15'

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

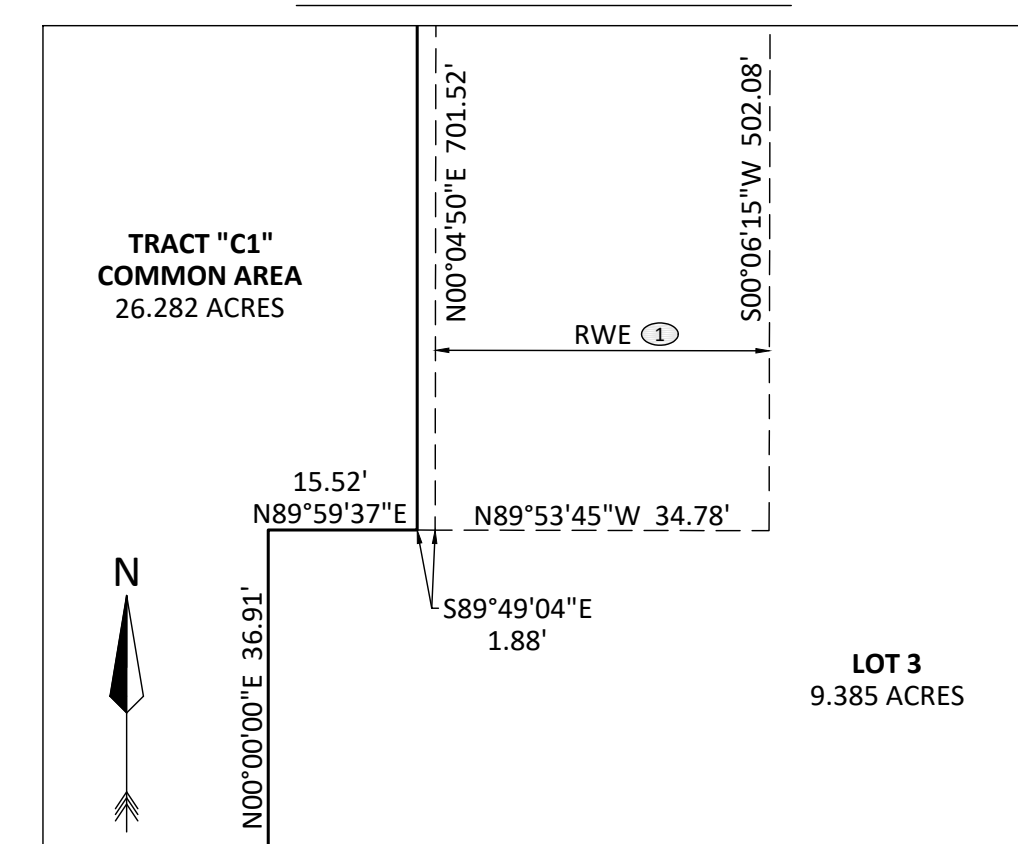
DETAIL "U" - 1" = 100'



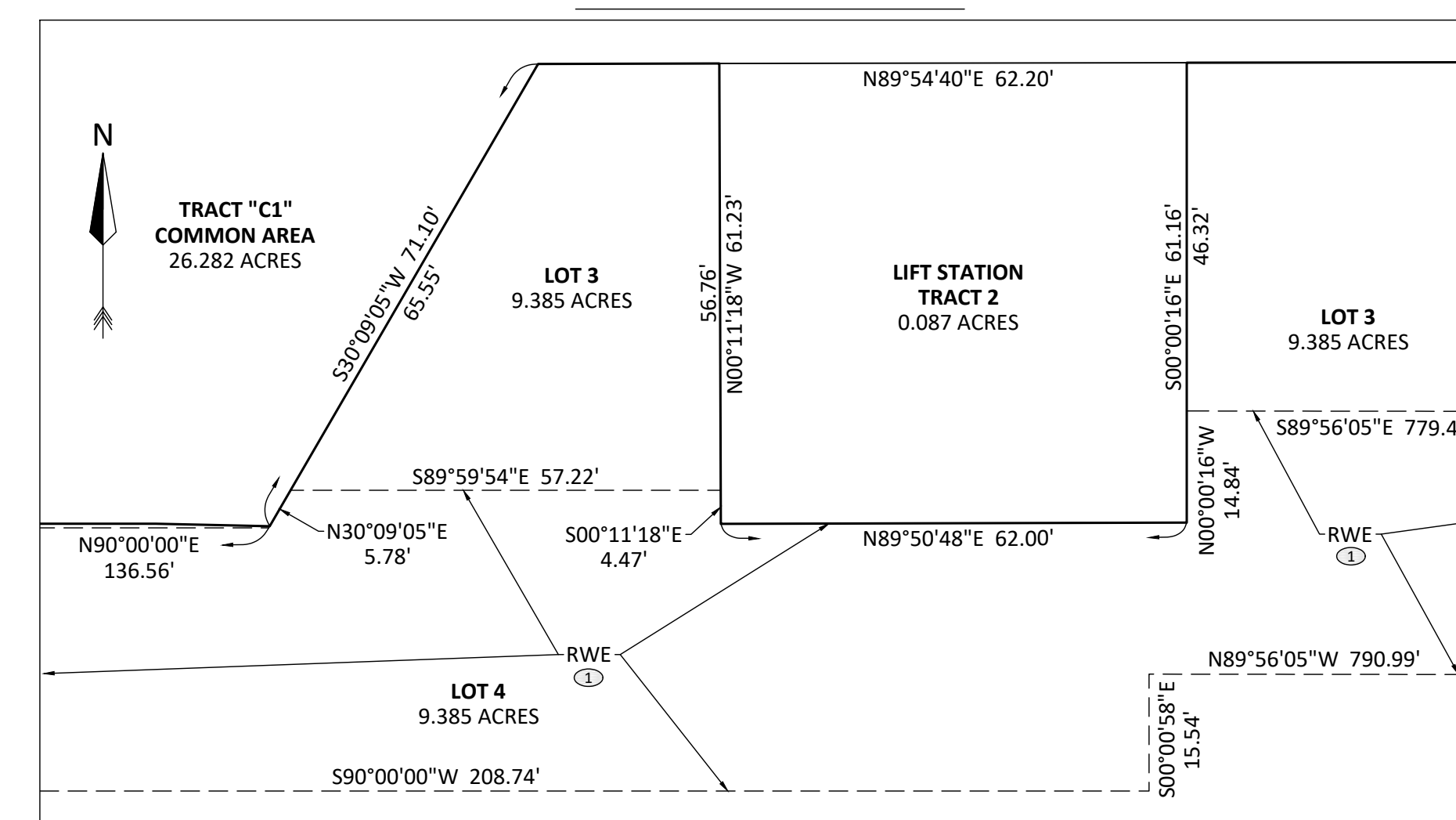
LEGEND

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- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TIE
- "PRM LB 4475" CONCRETE MONUMENT WITH A DISC
 MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- " - A NAIL WITH A DISC WITH MARKED "PRM LB
 4475", UNLESS OTHERWISE NOTED.

DETAIL "S" - 1" = 20'



DETAIL "T" - 1" = 20'





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DETAIL "V" - 1" = 60'

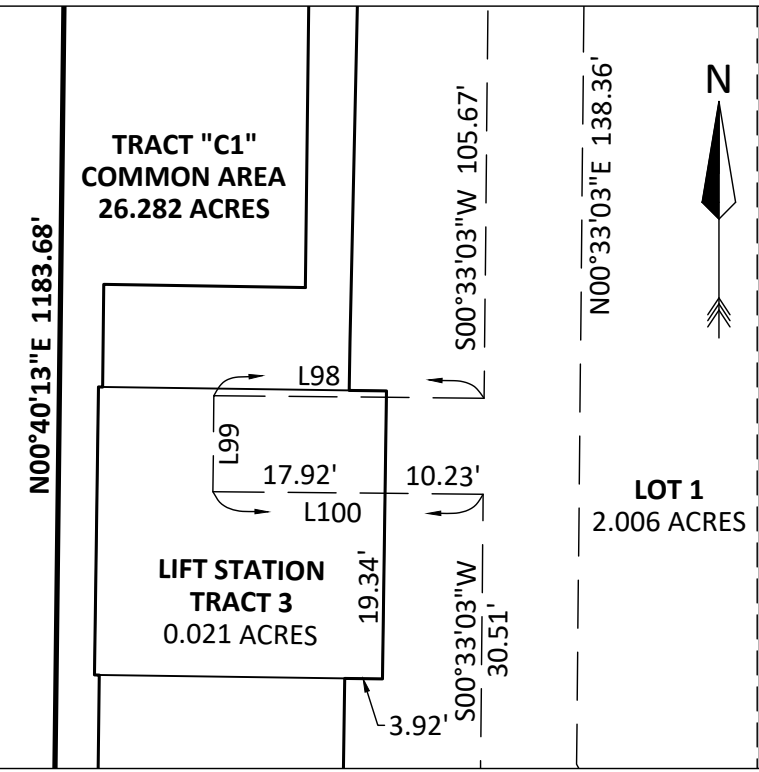
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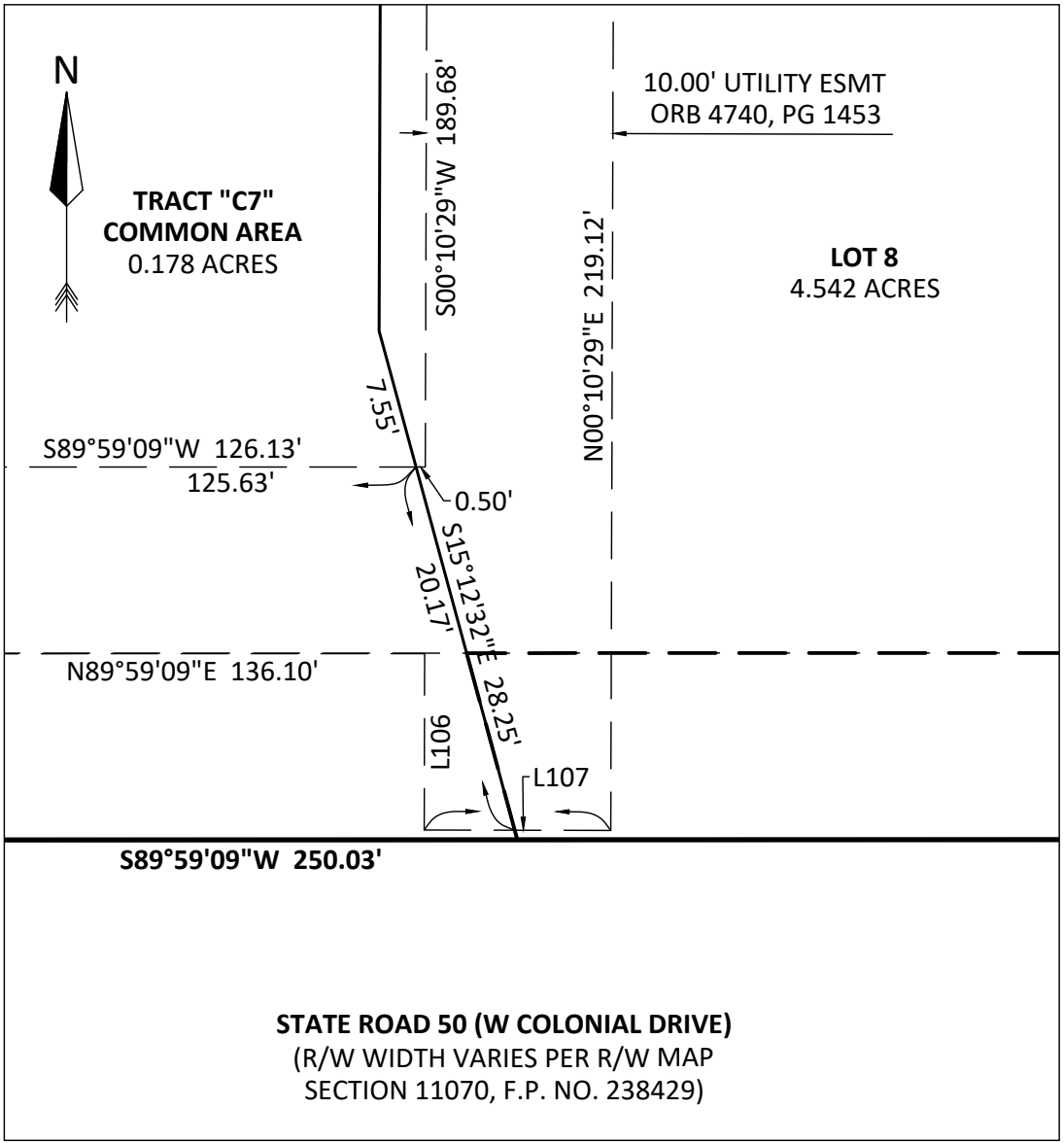
NO.	CENTRAL ANGLE	CURVE RADIUS	CHART ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	68°51'06"	46.05'	55.33'	S43°08'12"W	52.06'
C56	70°50'10"	56.05'	69.29'	S43°18'45"W	64.96'
C57	85°50'03"	17.60'	26.37'	N45°39'37"E	23.97'

DETAIL "BB" - 1" = 20'

LINE	CHART
L94	N00°00'16"W 55.00'
L95	S00°00'16"E 65.00'
L98	N89°26'57"W 28.15'
L99	S00°33'03"W 10.00'
L100	S89°26'57"E 28.15'
L106	S00°10'29"W 9.45'
L107	S89°49'31"E 10.00'

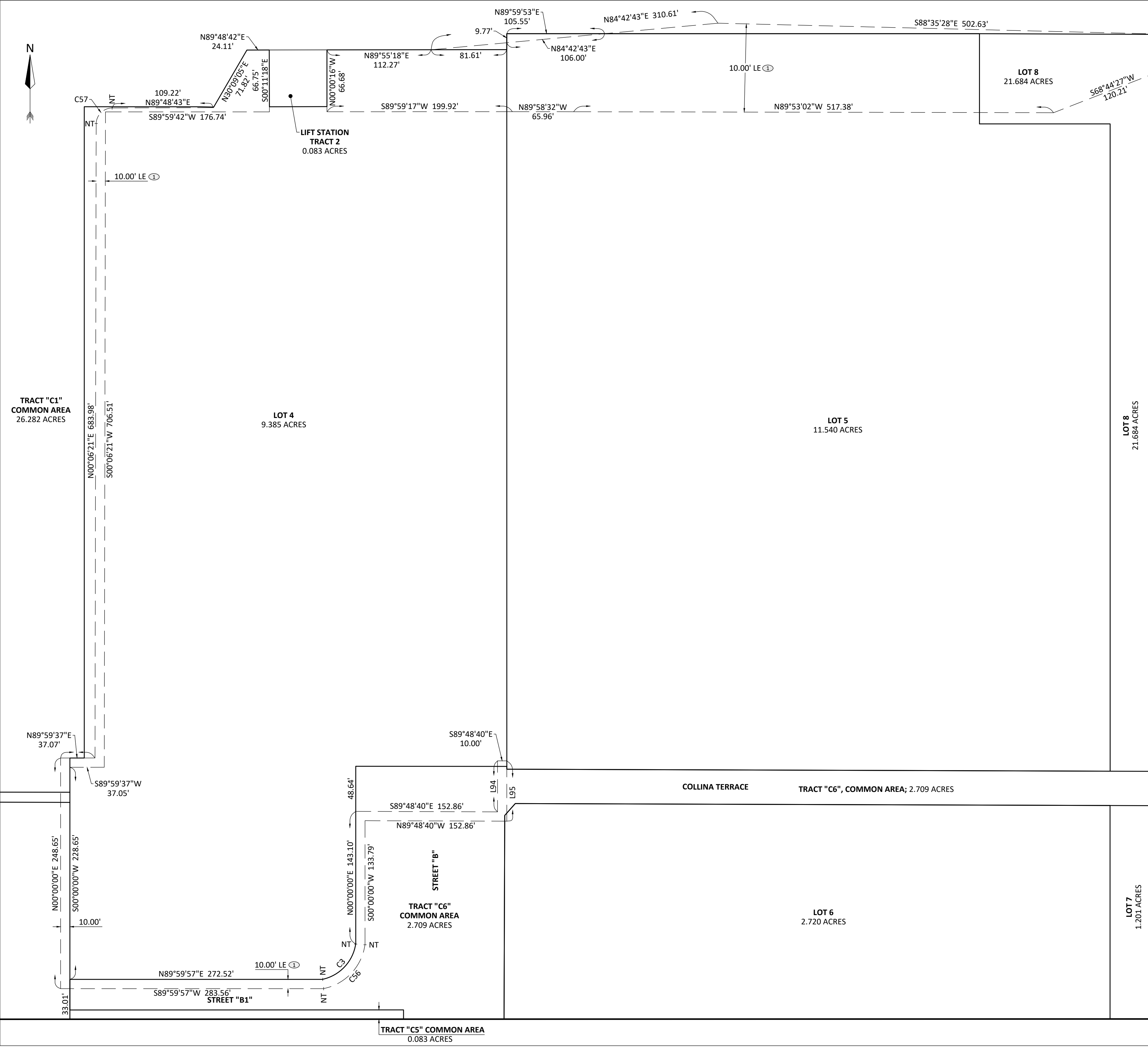


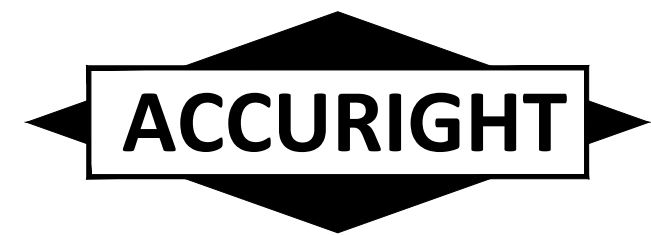
DETAIL "EE" - 1" = 10'



LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- C - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- E - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.





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PLAZA COLLINA

PLAT
BOOK

PAGE

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

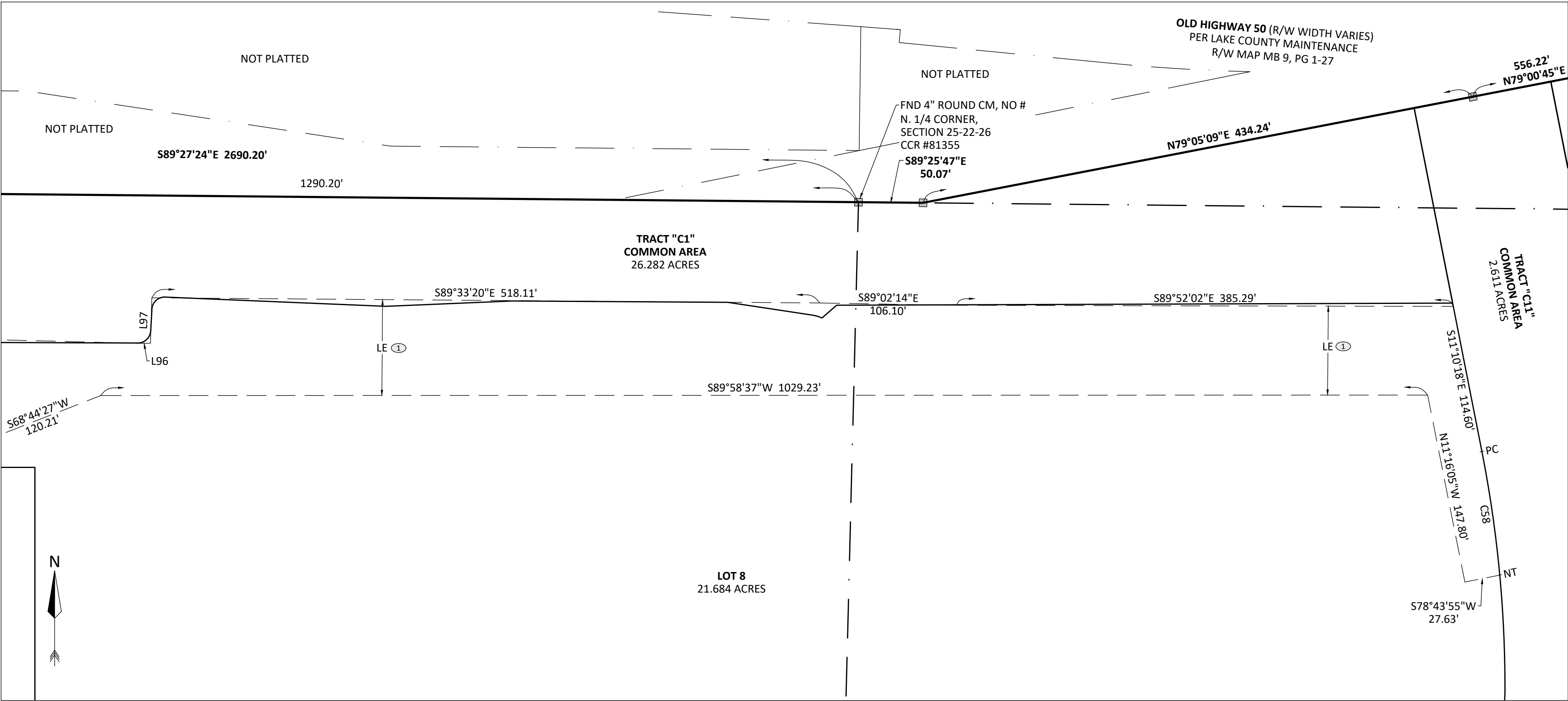
EASEMENT DETAIL PAGE

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

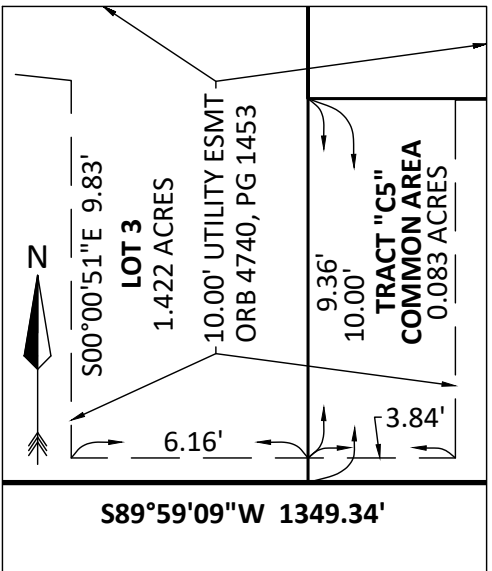
DETAIL "X" - 1" = 60'

NO.	CENTRAL ANGLE	CURVE CHART		CHORD BEARING	CHORD DISTANCE
		RADIUS	ARC LENGTH		
CS8	05°51'56"	946.00'	96.85'	S08°14'23"E	96.80'

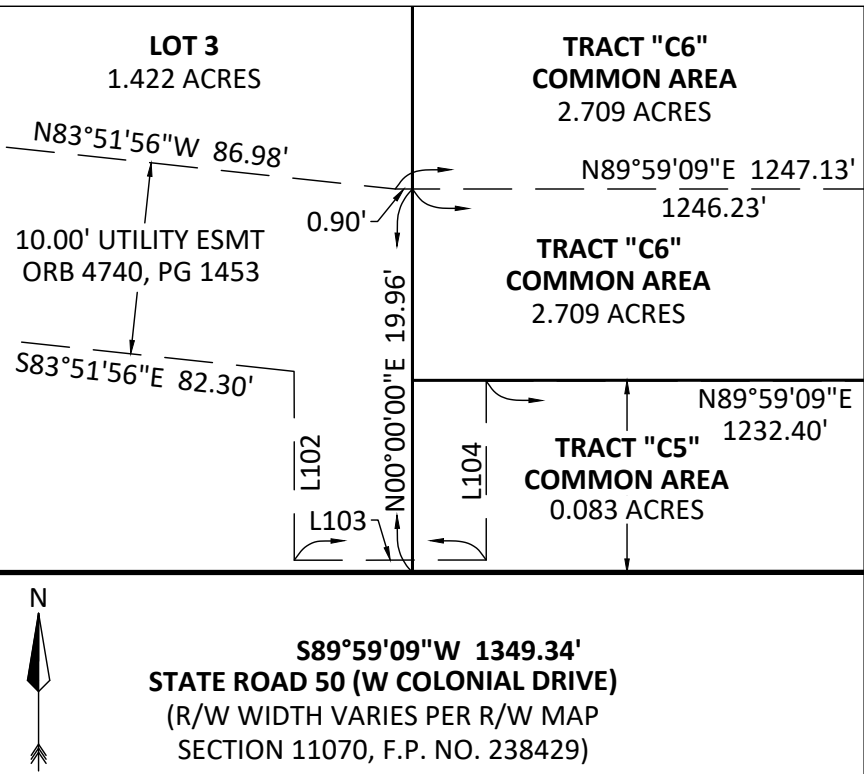
LINE CHART		
L96	N90°00'00"E	9.84'
L97	N01°45'55"E	35.26'
L98	N89°26'57"W	28.15'
L99	S00°33'03"W	10.00'
L100	S89°26'57"E	28.15'
L101	S00°33'03"W	30.51'
L102	S00°00'51"E	9.83'
L103	N89°59'09"E	10.00'
L104	N00°00'51"W	9.32'



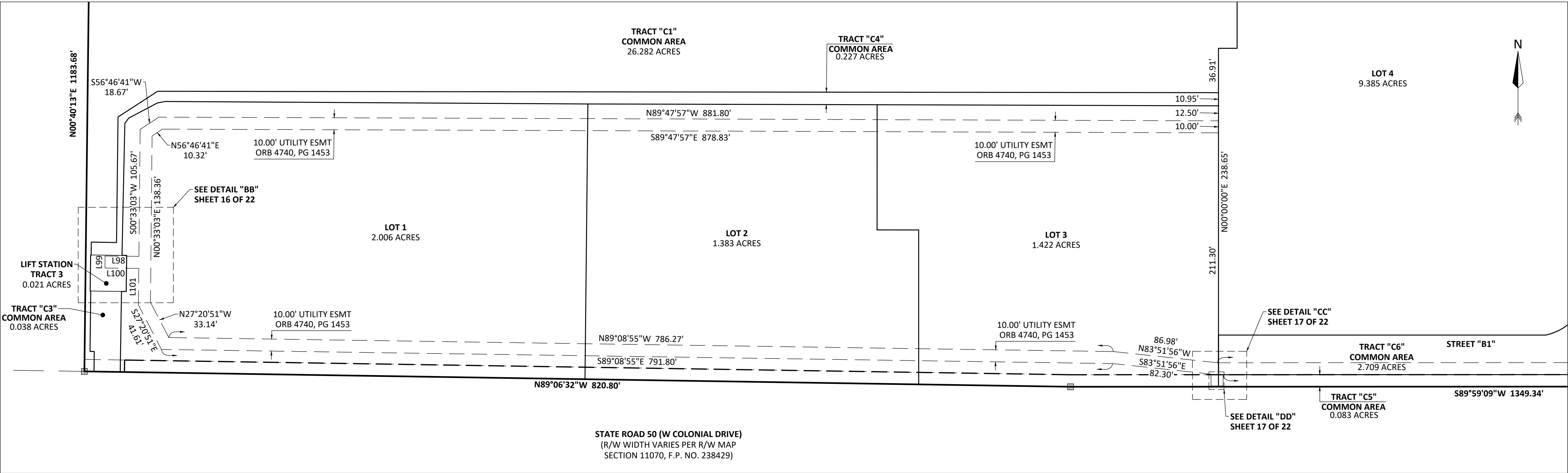
DETAIL "DD" - 1" = 10'



DETAIL "CC" - 1" = 10'



DETAIL "Y" - 1" = 50'



LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- E - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



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PLAZA COLLINA

PLAT
BOOK

PAGE

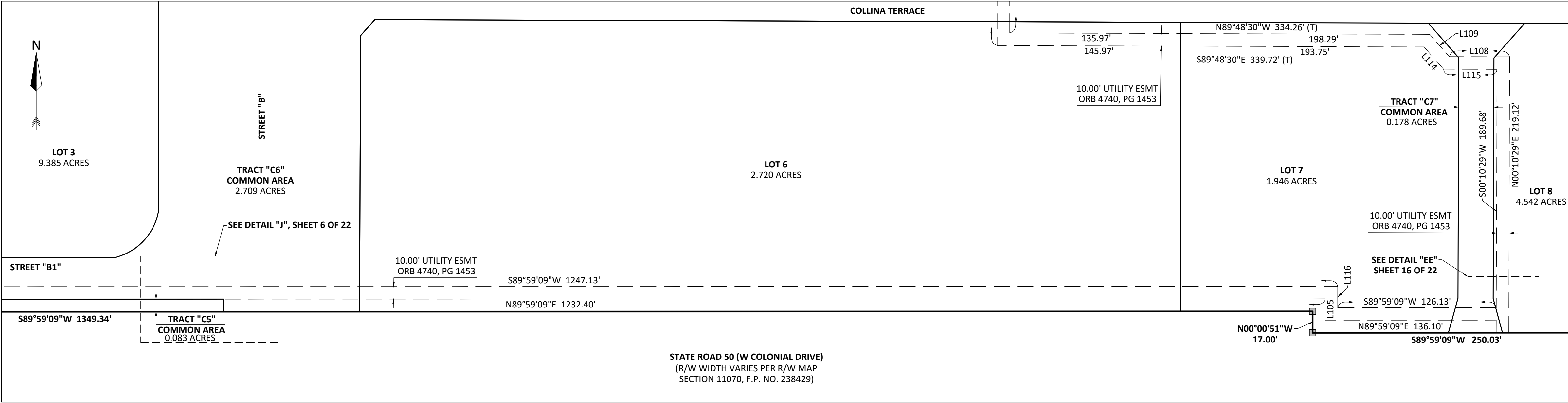
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EASEMENT DETAIL PAGE

DETAIL "Z" - 1" = 50'

Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

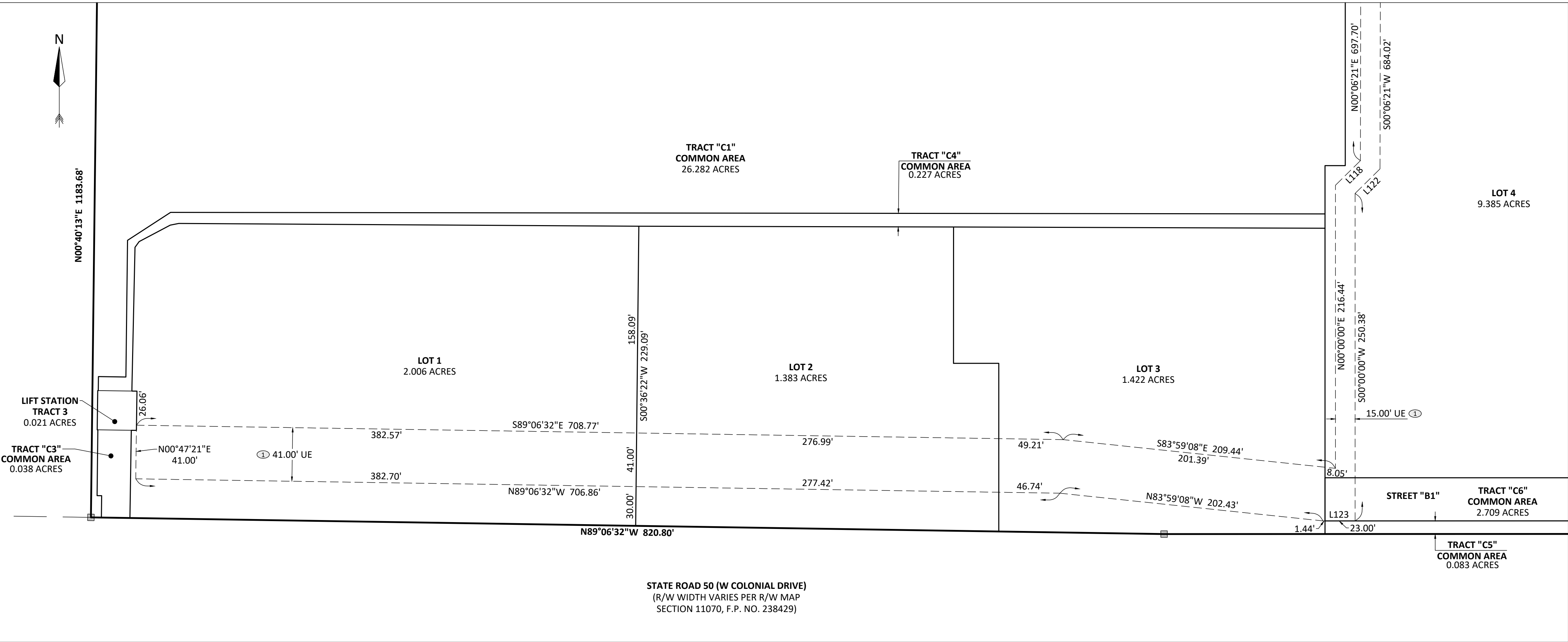
LINE CHART
L105 S00°00'51"E 16.99'
L108 N89°49'03"W 47.98'
L109 N41°13'17"W 23.50'
L114 S41°13'17"E 23.50'
L115 S89°49'03"E 42.50'
L116 N00°00'51"W 16.99'
L118 N45°26'52"E 26.76'
L122 S45°26'52"W 26.75'
L123 S89°59'09"W 24.44'



DETAIL "FF" - 1" = 50'

LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
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- ESMT - EASEMENT
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- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- T - TOTAL
- Ⓢ - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- Ⓢ - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.





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PLAZA COLLINA

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EASEMENT DETAIL PAGE

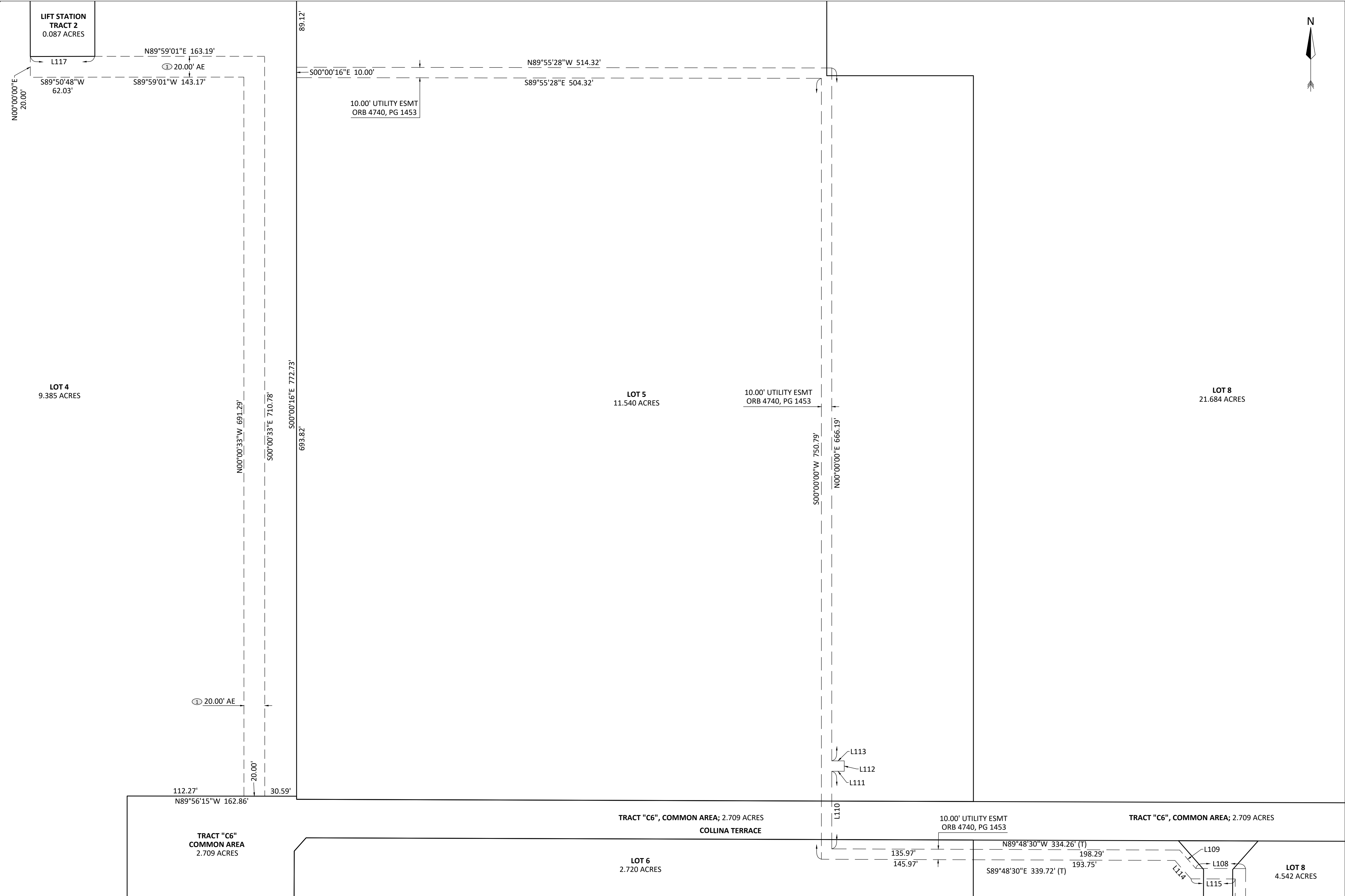
DETAIL "AA" - 1" = 50'

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

LINE CHART
L108 N89°49'03"W 47.98'
L109 N41°13'17"W 23.50'
L110 N00°00'00"E 74.61'
L111 N90°00'00"E 12.00'
L112 N00°00'00"E 10.00'
L113 N90°00'00"W 12.00'
L114 S41°13'17"E 23.50'
L115 S89°49'03"E 42.50'
L117 N89°50'48"E 62.00'

LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ① - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
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- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



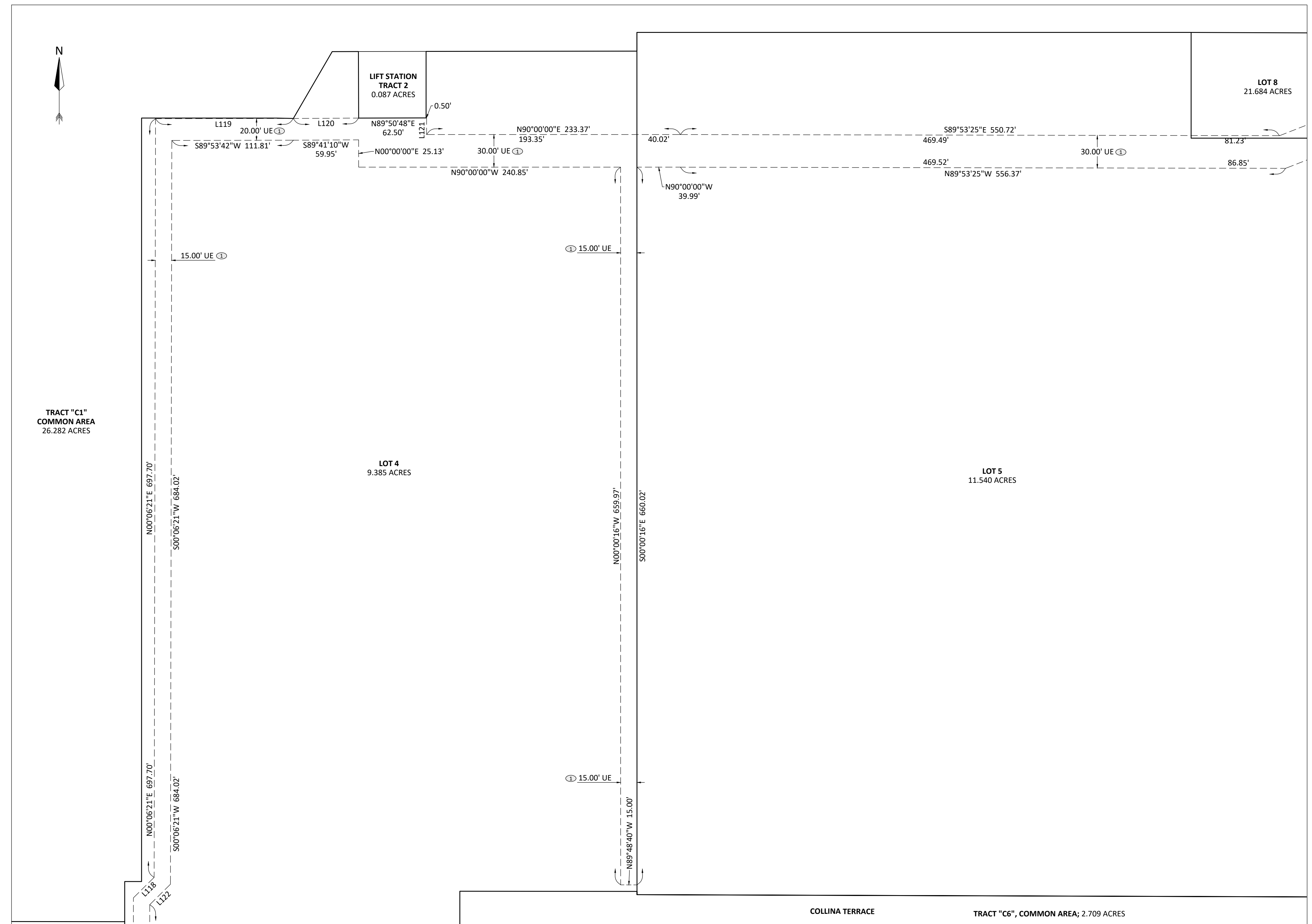
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① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

LINE CHART

L118	N45°26'52"E	26.76'
L119	N89°53'42"E	126.70'
L120	N89°41'10"E	60.02'
L121	S00°00'00"W	15.29'
L122	S45°26'52"W	26.75'



- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- ℄ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY,
 & LANDSCAPE EASEMENT
- ② - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
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- NT - NON-TANGENT
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- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- 4" x 4" - CONCRETE MONUMENT WITH A DISC
 MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- ⊙ - A NAIL WITH A DISC WITH MARKED "PRM LB
 4475", UNLESS OTHERWISE NOTED.



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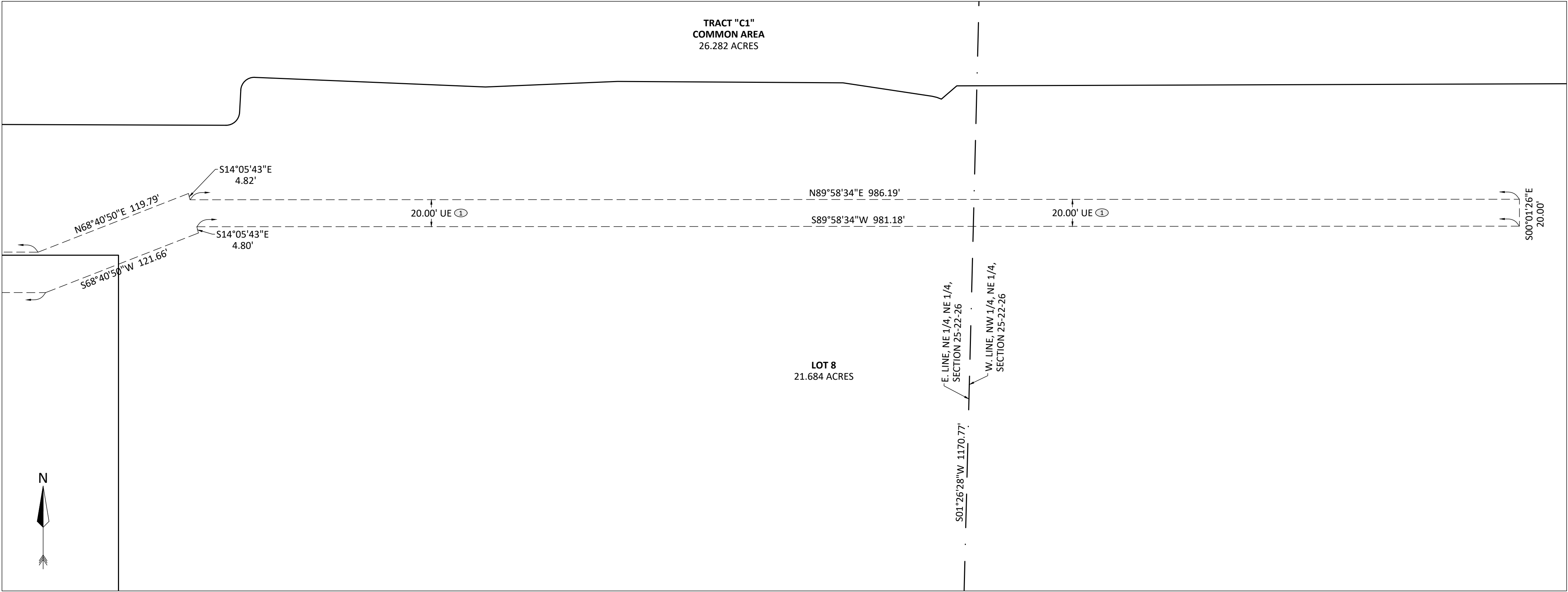
PAGE

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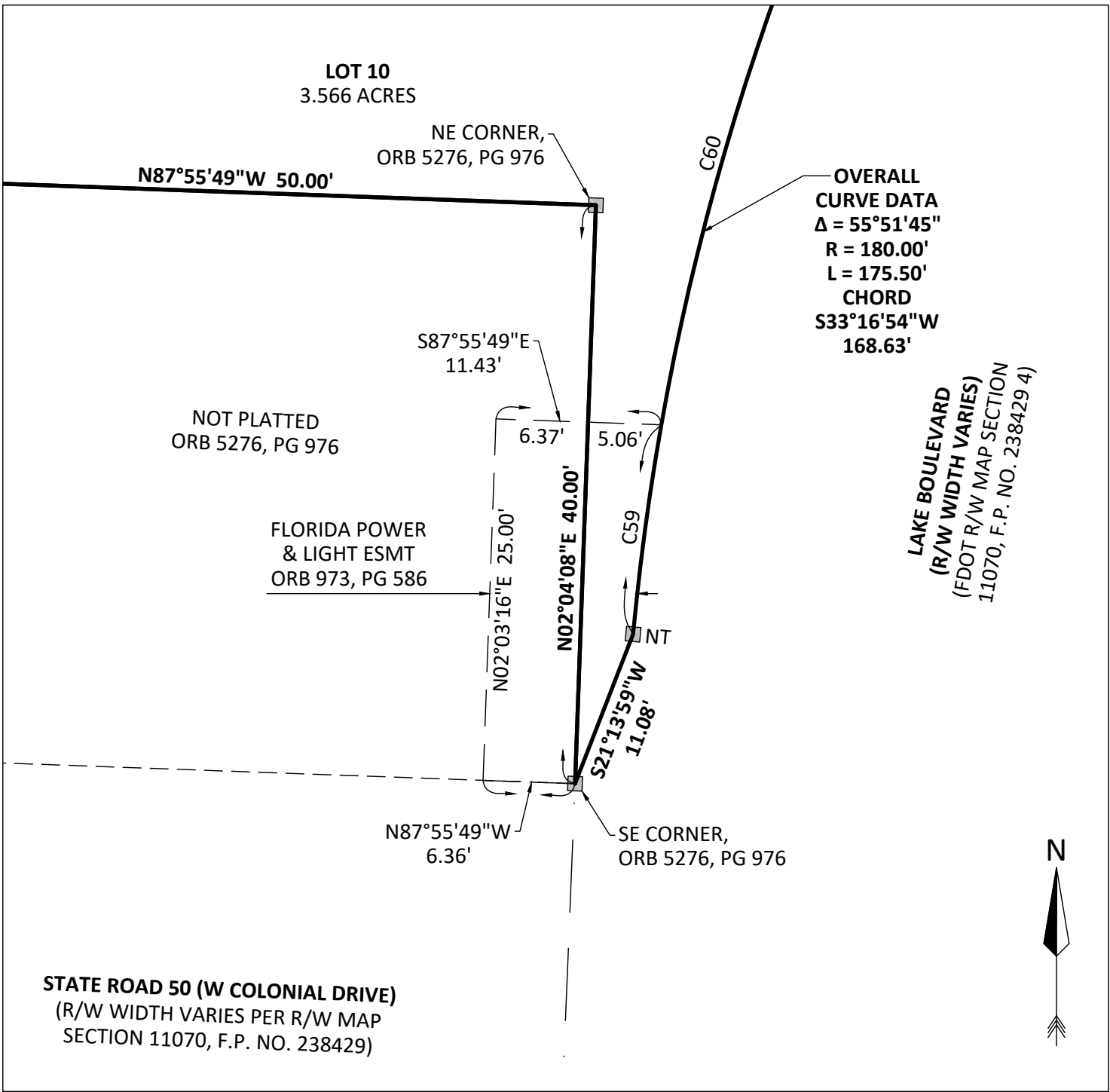
EASEMENT DETAIL PAGE

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

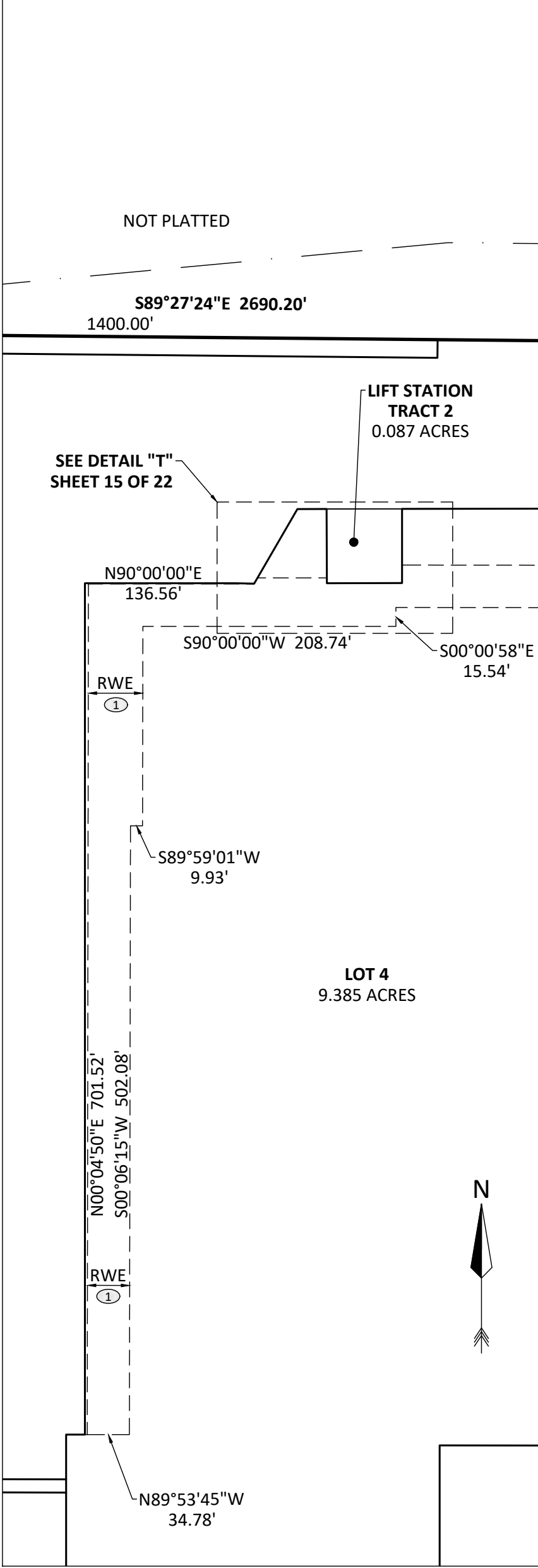
DETAIL "HH" - 1" = 50'



DETAIL "JJ" - 1" = 10'



DETAIL "KK" - 1" = 100'



LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
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- CM - CONCRETE MONUMENT
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- DIST. ESMT - DISTRIBUTION EASEMENT
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PLAZA COLLINA

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NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25-22-26, BEING: S89°27'24"E.
2. STATE PLANE COORDINATES VALUES SHOWN HEREON, FLORIDA STATE PLANE EAST NAD83 (1990), SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
3. - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
4. - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
5. ALL CURVILINEAR LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
6. THIS PLAT CONTAINS 12 LOTS AND 17 TRACTS FOR A TOTAL OF 29.
7. - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.
8. - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
9. - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
10. ALL TRACTS SHOWN ON THIS PLAT ARE OWNED AND MAINTAINED BY PLAZA COLLINA COMMON AREA HOLDINGS, LLC.

11. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

12. PART OF ALL OF THIS PLAT IS SUBJECT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASLI VI, L.L.P. AND BYBLOS CLERMONT, LLC RECORDED JULY 23, 2010 IN OFFICIAL RECORDS BOOK 3930, PAGE 1338, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

13. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED SEPTEMBER 18, 2015 IN OFFICIAL RECORDS BOOK 4681, PAGE 1760, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED SEPTEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4682, PAGE 2261, AND AS FURTHER AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED APRIL 17, 2018 IN OFFICIAL RECORDS BOOK 5096, PAGE 562; SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED MAY 2, 2019 IN OFFICIAL RECORDS BOOK 5272, PAGE 1649; AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED JULY 8, 2019 IN OFFICIAL RECORDS BOOK 5305, PAGE 756, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(SHOWN HEREON.)**

14. PART OF ALL OF THIS PLAT IS SUBJECT TO EASEMENT FROM BLUE WATER EXPRESS WASH 6, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED MAY 17, 2018 IN OFFICIAL RECORDS BOOK 5111, PAGE 491, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

15. THIS PLAT IS SUBJECT TO EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED JUNE 20, 1988 IN OFFICIAL RECORDS BOOK 973, PAGE 586, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

16. THIS PLAT IS SUBJECT TO NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF CITY OF CLERMONT, ACCORDING TO INSTRUMENT RECORDED OCTOBER 11, 1997 IN OFFICIAL RECORDS BOOK 1554, PAGE 2430 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

17. THIS PLAT IS SUBJECT TO NON-EXCLUSIVE EASEMENT IN FAVOR OF LAKE COUNTY RECORDED OCTOBER 12, 2005 IN OFFICIAL RECORDS BOOK 2976, PAGE 513, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

18. THIS PLAT IS SUBJECT TO CONSERVATION EASEMENT IN FAVOR OF ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT, A PUBLIC BODY EXISTING UNDER CHAPTER 373, FLORIDA STATUTES RECORDED SEPTEMBER 23, 2008 IN OFFICIAL RECORDS BOOK 3680, PAGE 1018, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

19. THIS PLAT IS SUBJECT TO PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF CLERMONT RECORDED NOVEMBER 6, 2009 IN OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

20. THIS PLAT IS SUBJECT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASLI VI, L.L.P. AND BYBLOS CLERMONT, LLC RECORDED JULY 23, 2010 IN OFFICIAL RECORDS BOOK 3930, PAGE 1338, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CONTAINS BLANKET EASEMENTS.)**

21. THIS PLAT IS SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT SLOPE AND MAINTENANCE EASEMENT BY AND BETWEEN CLERMONT MOTOR SALES, LLC AND PLAZA COLLINA (ORLANDO) ASLI VI, LLLP RECORDED NOVEMBER 22, 2011 IN OFFICIAL RECORDS BOOK 4096, PAGE 2133, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

22. THIS PLAT IS SUBJECT TO DISTRIBUTION EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D.B.A DUKE ENERGY RECORDED JUNE 6, 2013 IN OFFICIAL RECORDS BOOK 4334, PAGE 544, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

23. PART OF ALL OF THIS PLAT IS SUBJECT TO GRANTOR CONSTRUCTION EASEMENT RESERVED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4682, PAGE 2248, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

24. THIS PLAT IS SUBJECT TO EASEMENT FROM DON MEALEY AUTOMOTIVE, LLC IN FAVOR OF DUKE ENERGY, FLORIDA RECORDED FEBRUARY 12, 2016 IN OFFICIAL RECORDS BOOK 4740, PAGE 1446, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

25. THIS PLAT IS SUBJECT TO EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC D/B/A DUKE ENERGY RECORDED FEBRUARY 12, 2016 IN OFFICIAL RECORDS BOOK 4740, PAGE 1453, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

26. THIS PLAT IS SUBJECT TO EASEMENT FROM HYUNDAI OF CENTRAL FLORIDA, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED MAY 1, 2017 IN OFFICIAL RECORDS BOOK 4937, PAGE 1420, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

27. PART OF ALL OF THIS PLAT IS SUBJECT TO EASEMENT FROM BLUE WATER EXPRESS WASH 6, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED MAY 17, 2018 IN OFFICIAL RECORDS BOOK 5111, PAGE 491, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

28. PART OF ALL OF THIS PLAT IS SUBJECT TO EASEMENT FROM FIFTY WEST REALTY, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED JULY 8, 2019 IN OFFICIAL RECORDS BOOK 5305, PAGE 986, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

29. PART OF ALL OF THIS PLAT IS SUBJECT TO WATER AND SEWER UTILITIES AGREEMENT BETWEEN THE CITY OF CLERMONT AND LAKE COUNTY GATEWAY, LLC RECORDED APRIL 21, 2006 IN OFFICIAL RECORDS BOOK 3142, PAGE 359, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

30. PART OF ALL OF THIS PLAT IS SUBJECT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT, WHICH INCLUDES PAYMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, BETWEEN LAKE COUNTY GATEWAY, LLC AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 996 AS AMENDED BY FIRST AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1753; SECOND AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1762; THIRD AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL

RECORDS BOOK 3824, PAGE 1768; AND FOURTH AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1775; RATIFICATION OF FOURTH AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED JULY 23, 2010 IN OFFICIAL RECORDS BOOK 3930, PAGE 1333, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

31. PART OF ALL OF THIS PLAT IS SUBJECT TO RESERVATIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DEED IN FAVOR OF PLAZA COLLINA COMMON AREA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 21, 2016 IN OFFICIAL RECORDS BOOK 4865, PAGE 1739, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

32. PART OF ALL OF THIS PLAT IS SUBJECT TO CITY OF CLERMONT RESOLUTION NO. 2015-08 RECORDED JULY 21, 2015 IN OFFICIAL RECORDS BOOK 4654, PAGE 1514, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

33. PART OF ALL OF THIS PLAT IS SUBJECT TO SHORT FORM CONDITIONAL USE PERMIT RECORDED JULY 21, 2015 IN BOOK 4654, PAGE 1513 AND CITY OF CLERMONT RESOLUTION NO. 2015-08 GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MIXED USE PLANNED UNIT DEVELOPMENT IN THE UE URBAN ESTATE ZONING DISTRICT RECORDED JULY 21, 2015 IN OFFICIAL RECORDS BOOK 4654, PAGE 1514; AS AFFECTED BY THE ASSIGNMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASLVI VI, L.L.L.P. IN FAVOR OF DON MEALEY AUTOMOTIVE, LLC RECORDED SEPTEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4682, PAGE 2254, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

34. PART OF ALL OF THIS PLAT IS SUBJECT TO ASSIGNMENT OF ENTITLEMENTS IN FAVOR HYUNDAI OF CENTRAL FLORIDA, LLC RECORDED APRIL 11, 2016 IN OFFICIAL RECORDS BOOK 4764, PAGE 2191 AND AMENDMENT TO ASSIGNMENT RECORDED DECEMBER 17, 2020 IN OFFICIAL RECORDS BOOK 5603, PAGE 1390, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

35. PART OF ALL OF THIS PLAT IS SUBJECT TO NON-TAXABLE AGREEMENT NOT TO ENCUMBER OR TRANSFER PROPERTY EXECUTED BY DON MEALEY AUTOMOTIVE, LLC RECORDED JULY 13, 2016 IN OFFICIAL RECORDS BOOK 4805, PAGE 2259, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

36. PART OF ALL OF THIS PLAT IS SUBJECT TO SHORT FORM CONDITIONAL USE PERMIT AS TO PROPERTY DESCRIBED AS ALTERNATIVE KEY 3906281 RECORDED JANUARY 10, 2018 IN OFFICIAL RECORDS BOOK 5052, PAGE 672, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

36. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY WELLS FARGO BANK, NATIONAL ASSOCIATION ON BEHALF OF PLAZA COLLINA (ORLANDO) ASLI VI, LLLP TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

37. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY BRANCH BANKING & TRUST COMPANY ON BEHALF OF DON MEALEY AUTOMOTIVE, LLC TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

38. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY WELLS FARGO BANK, NATIONAL ASSOCIATION ON BEHALF OF HYUNDAI OF CENTRAL FLORIDA, LLC TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

39. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY CENTER BANK, NA ON BEHALF OF BLUE WATER EXPRESS WASH 6, LLC TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

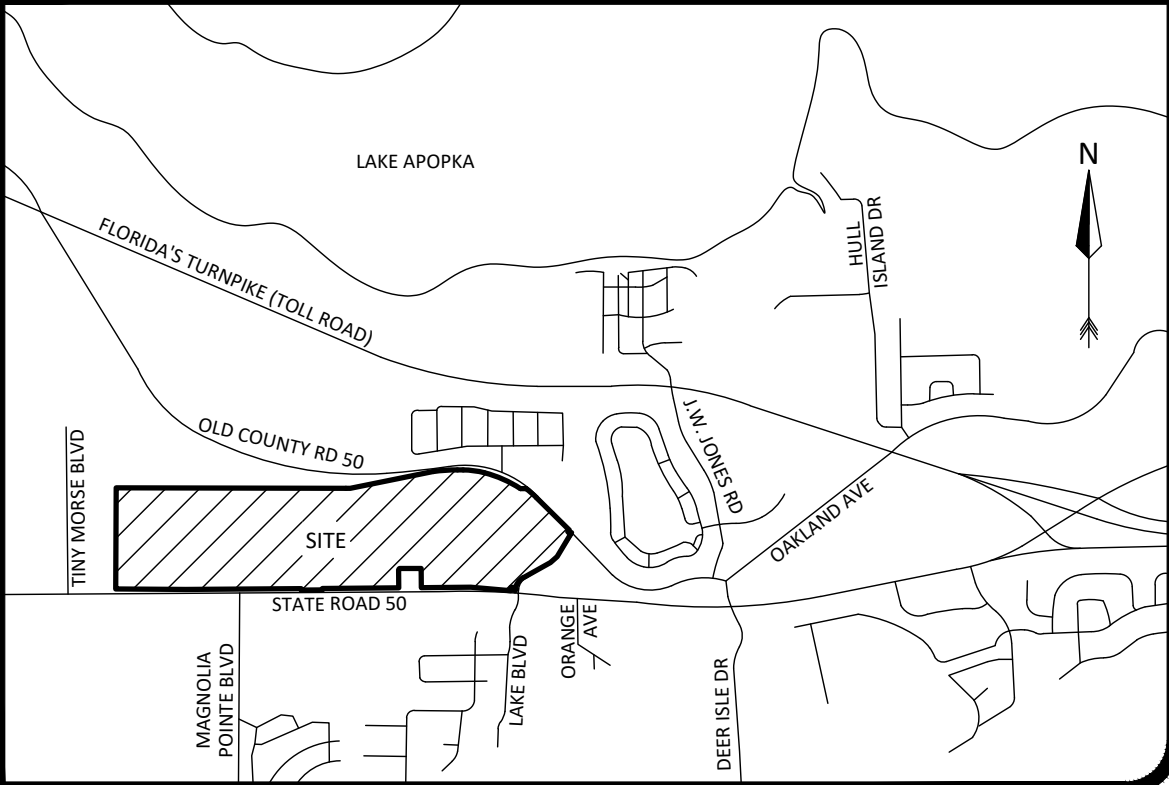
40. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY TRUST BANK ON BEHALF OF BLUE WATER EXPRESS WASH 6, LLC TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

SHEET 22 OF 22

VICINITY MAP (NOT TO SCALE)





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																		
Tuesday, September 14, 2021																		
Agenda Item Name																		
Surplus Request																		
Requested Action																		
Recommend approval and declare end of life inventory as surplus from Parks and Recreation, Public Services, Police and Information Technology Departments and dispose of in accordance with the Purchasing Policy.																		
Staff Report																		
The Procurement Services Department, on behalf of the the Parks and Recreation Department, Police Department, and Information Technology Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Parks and Recreation Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Broken 55" RCA Television</td> </tr> </table> <u>Public Services Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(5)</td> <td>Broken Noland Lamp Posts</td> </tr> </table> <u>Police Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(3)</td> <td>Broken Axon X26 Taser</td> </tr> </table> <u>Information Technology Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(3)</td> <td>Dell Optiplex 3020 Desktop Computer</td> </tr> </table> Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.			Qty.	Property Description	(1)	Broken 55" RCA Television	Qty.	Property Description	(5)	Broken Noland Lamp Posts	Qty.	Property Description	(3)	Broken Axon X26 Taser	Qty.	Property Description	(3)	Dell Optiplex 3020 Desktop Computer
Qty.	Property Description																	
(1)	Broken 55" RCA Television																	
Qty.	Property Description																	
(5)	Broken Noland Lamp Posts																	
Qty.	Property Description																	
(3)	Broken Axon X26 Taser																	
Qty.	Property Description																	
(3)	Dell Optiplex 3020 Desktop Computer																	
Additional Analysis																		
Fiscal Impact Summary																		
Surplus property is anticipated to be sold for approximately \$100.00																		
Fiscal Impact	Fund Number and Description	Available Budget Amount																
Exhibits Attached (copies of original agreements)																		
1.	Parks and Recreation Disposal Form	Parks and Recreation Disposal Form..pdf																
2.	Police Disposal Forms	Police Disposal Forms.pdf																
3.	Information Technology Disposal Forms	Information Technology Disposal Forms..pdf																
4.	Public Services Disposal Form	Public Services Disposal Form.pdf																



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/P&R Property Tag #:
Contact Person: Amy Dingman Phone: 352-708-5994
Year / Make / Model: RCA LED55C55R120Q Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property RCA 55" tv

☐ 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: 8/11/21

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

Date Approved by City Council: 9-14-21

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: AXON X26 TASER Vehicle No.
Miles / Hours: Serial / VIN: X00-734948
Description of Property X26 TASER

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

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

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

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

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

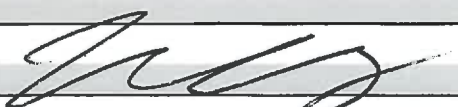
☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☐ **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: 6.21.21

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

Date Approved by City Council: 9-14-21

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: Debbie Arroyo Phone: 352-536-8424
Year / Make / Model: AXON X26P TASER Vehicle No. no
Miles / Hours: Serial / VIN: X12009P6T
Description of Property TASER X26P

☐ 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: 6-16-21

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

Date Approved by City Council: 9-14-21

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: X26P TASER Vehicle No.
Miles / Hours: Serial / VIN: X12009E9K
Description of Property X26P TASER

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

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

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

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

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

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

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

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

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

☐ **OTHER:**

Director Signature: 

Date: 6-16-21

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

Date Approved by City Council: 9-14-21

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: CDW3P22
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: 6-24-21

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

Date Approved by City Council: 9-14-21

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



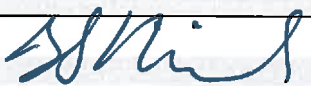
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN: 9C85D42
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: 6-24-21

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

Date Approved by City Council: 9-14-21

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: 74Y6F42
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: *Spill*

Date: 6-24-21

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

Date Approved by City Council: 9-14-21

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017



PROPERTY DISPOSAL FORM

Dept. / Division: PW / FACILITIES Property Tag #: NA
Contact Person: Joe McMahon Phone: 352-394-7177
Year / Make / Model: NA Vehicle No. NA
Miles / Hours: NA Serial / VIN: NA
Description of Property 5 Black Noland Lamp Post to be surplussed

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

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

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

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

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

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☐ **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: 8-12-21

*****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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Legislative Priorities		
Requested Action		
Staff recommends approval of this list of Legislative Priorities.		
Staff Report		
The City of Clermont has recently updated its list of Legislative Priorities to include our upcoming Master Plan projects and other overall priorities. Staff recommends approval of this list of Legislative Priorities. <u>Legislative Priorities</u> Lower Floridan Wells and Waste Water Plant Expansion Downtown Clermont Utility Upgrades Funding the Florida Community Trust Grant Program Replacement of Bunker Gear Funding New Fire Station 2 Funding For Generator Replacement for Station 1 and Administrative Building Funding For Generator Enclosure For Fire Station 3 Legal Notices Upon discussions with Lake County and the City's lobbyist, the Lincoln Park South Lake Alliance project has been added to the Lake County legislative priorities list.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Special Magistrate Appointment		
Requested Action		
Request approval of special magistrate agreement with the Shepard, Smith, Kohlmyer & Hand, P.A. Law Firm.		
Staff Report		
Staff is proposing the selection of a new Special Magistrate to replace Mr. Andrew Lanius who was serving in this position. Mr. Lanius has accepted another employment position and is requesting a replacement. Staff has selected Mr. Samuel Reda from the Shepard, Smith, Kohlmyer & Hand, P.A. Law Firm to serve as his replacement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Reda_Samuel_Resume_Clermont_Special_Magistrate	Reda_Samuel_Resume_Clermont_Special_Magistrate.pdf	
2. Reda_Samuel_City of _Clermont_Proposed_Engagement_Letter_(fee_arrangement)	Reda_Samuel_City of _Clermont_Proposed_Engagement_Letter_(fee_arrangement).pdf	
3. Reda_Samuel_Statement_Letter_Clermont_Special_Magistrate_Code_Enforcement	Reda_Samuel_Statement_Letter_Clermont_Special_Magistrate_Code_Enforcement.pdf	
4. RESPONSE TABULATION	RESPONSE TABULATION.docx	
5. Carla Jones Resume Update 7	Carla Jones Resume Update 7.pdf	
6. Statement of Qualification -Special Magistrate	Statement of Qualification -Special Magistrate.pdf	

SAMUEL S. REDA, **ESQ.**



PHONE
(941) 806-8594



EMAIL
Sreda@shepardfirm.com



LINKEDIN
Samuel S. Reda

EDUCATION

Barry University, Dwayne O. Andres
School of Law
Orlando, Florida
Juris Doctor, Law

Florida State University
Tallahassee, Florida
Bachelor of Science, Political
Science and Criminology

LEGAL LICENSES

Florida Bar
Middle District of Florida
Southern District of Florida

PROFICIENCIES

Microsoft Office • Adobe Suite
Fastcase • Westlaw • LexusNexus

LANGUAGES



ENGLISH (Native)

PROFESSIONAL EXPERIENCE

SHEPARD, SMITH, KOHLMYER & HAND, P.A.

Associate Attorney

Maitland, FL

August 2021 – Present

- The firm represents Cities of Edgewood, Maitland, Davenport, Dunnellon, Flagler Beach, Mascotte, and Town of Ponce Inlet in a variety of municipal matters.
- For land use and litigation counsel the firm represents New Smyrna Beach, Satellite Beach, as well as special litigation counsel for St. John's County.
- Represents debt collectors in pre-suit and litigation matters for FDCPA, FCCPA and FRCA violations.

WOOTEN, KIMBROUGH, DAMASO & DENNIS, P.A.

Associate Attorney

Orlando, FL

July 2019 – Present

- Handled a high-volume case load of personal injury cases through pre-suit phases and into litigation.
- Conducted legal research, drafts memorandums, discovery and dispositive motions (various types).
- Analyzed and interpreted insurance contracts, policies and various Florida Statutes.

ROMAN V. HAMMES, P.L.

Associate Attorney

Orlando, FL

June 2018 – June 2019

- Represented and advised a diverse business clientele ranging from start-up companies to medium sized commercial companies in employment & corporate litigation matters focusing on business transactions.
- Advised clients and key stakeholders in all operational and administrative areas, including business development, risk assessments, acquisitions, commercial contracts and regulatory compliance.
- Lead negotiations, drafted, reviewed and edit contracts such as leases, master service agreements, vendor agreements, non-disclosure agreements, subcontracts and memoranda of understanding.
- Drafted, reviewed and revised a wide variety of commercial business contracts.
- Experienced in Chapter 7, 11 and 13 bankruptcies, including negotiating with trustees and creditors.

LAW OFFICES OF PETER SHAPIRO AND JONATHAN WILSON

Associate Attorney

Orlando, FL

June 2016 – June 2018

- Handled a high-volume case load of litigation cases ranging from pre-suit phases through trial.
- Conducted legal research, drafted memorandums, discovery and dispositive motions (various types).
- Interpreted insurance contracts, policies and analyzed various Florida Statutes.
- Analyzed medical billing ledgers to ensure accuracy and federal compliance as it related to federal guidelines and fee schedules.

COMMUNITY INVOLVEMENT

- Leadership Winter Park – Class 28 and Executive Council from 2018 to present.
- Seminole Club of Greater Orlando
- Very Merry Charity Event
- Orange County Bar Association
- Orlando Bid Committee 2026 FIFA World Cup

Via Email Only

City of Clermont
c/o Freddy Suarez, MPA, CPPB
Purchasing Director
Email: fsuarez@clermontfl.org

RE: Special Magistrate for Code Enforcement for the City of Clermont

Dear Mr. Suarez:

It is with great pleasure that I submit to you the following as my proposed letter of engagement to set forth the terms of my engagement with the City of Clermont ("City") to serve as a Special Magistrate for Code Enforcement.

I. SCOPE OF SERVICES.

I will serve, on an as needed basis, as Special Magistrate to hear code enforcement matters. In that capacity, I will preside over all code enforcement matters, in which my law firm or I do not have a conflict, render a decision where applicable and review and revise the appropriate orders prepared by the Code Enforcement Clerk, as may be necessary.

II. PAYMENT.

The City shall pay to my law firm, Shepard, Smith and Kohlmyer and Hand, P.A., the sum of \$135.00 per hour for each actual attorney hour worked and \$65.00 per hour for paralegal hour worked with regard to this engagement. For hearings as scheduled by the City and confirmed by the undersigned, there will be a minimum of one hour charged for attendance at the hearing. The City shall pay for the costs of long-distance telephone calls, postage and mileage for travel from the Firm's office in Maitland to the City, at the actual rate incurred by the Firm. All other costs shall be paid only if pre-approved by the City. For attorney travel time to and from City Hall, the Firm shall invoice and the City shall pay the sum of \$75.00 per hour.

In all matters hereunder, my Firm will submit each month to you or your designee, a Billing Statement of hours expended for services rendered and costs incurred. All invoices shall be processed and made in the same manner as for all other City invoices and statements. All invoices shall be due and payable within thirty (30) days of the date of the invoice.

III. TERMINATION.

The term of this engagement may be renewed annually. However, the agreement may be terminated by either party immediately with cause or upon thirty (30) days written notice without cause. If such termination occurs, the Firm will be paid for all services rendered and costs incurred, if applicable, to the date of notice of termination.

IV. MISCELLANEOUS.

A. Assignment. The services to be rendered under this engagement letter are personal to Samuel S. Reda and may not be assigned other than as provided herein, either directly or indirectly, to any other person or firm.

B. Amendments. This engagement letter may be amended only by written instrument signed by the Firm and the City of Clermont.

C. Independent Contractor Status. In the performance of legal services hereunder, Samuel S. Reda is an independent contractor and shall not hold himself out as an employee, agent or servant of the City of Clermont.

This letter of engagement shall not be binding and of no effect until it has been executed by the authorized representative of the City and by Samuel S. Reda, individually and on behalf of the Firm.

Shepard, Smith and Kohlmyer and Hand, P.A.

By: _____
Samuel S. Reda

Date: _____

CITY OF CLERMONT, FLORIDA,

By: _____
Tim Murry, as Mayor

Date: _____



SHEPARD, SMITH, KOHLMYER & HAND, P.A.
ATTORNEYS & COUNSELORS AT LAW
SHEPARDFIRM.COM

August 25, 2021

Via Email Only

City of Clermont
c/o Freddy Suarez, MPA, CPPB
Purchasing Director
Email: fsuarez@clermontfl.org

RE: Special Magistrate for Code Enforcement for the City of Clermont

Hello Mr. Suarez,

Shepard, Smith, Kohlmyer & Hand, P.A., was founded in 2008 and represents government entities statewide. Some of those entities are City of Edgewood, City of Maitland, Town of Ponce, City of Satellite Beach, City of Neptune Beach, City of New Smyrna Beach and City of Jacksonville Beach. While the Firm devotes a substantial portion of its practice to city, county and local government law, the Firm also maintains a robust community association and civil litigation practice.

Due to its emphasis on and experience in handling all aspects of local government law, including routinely prosecuting code enforcement violations for its municipal clients, serving as local hearing officers, and providing annual board training, the Firm is designed to provide prompt and efficient legal services to its local government clients. With four attorneys Board Certified in City, County and Local Government Law, and a broad range of local government clients across central and northeast Florida, the Firm is able to share its collective knowledge and experience dealing with ever-changing local state legislative issues affecting its local government clients.

Specifically, I would be the designated counsel serving as a Special Magistrate for Code Enforcement for the City of Clermont. I am an experienced civil litigator who has handled hundreds of hearings on a variety of civil topics. In my experience, I have prepared motions and orders that include finding of fact and conclusions law. Those experiences are directly transferable to the Special Magistrate for Code Enforcement position because I will be able to analyze the specific facts for each alleged violation and apply them the Lake County Ordinances accurately and effectively. If you would like to discuss my qualifications in further detail my contact information is contained in my provided resume. Thank you in advance for your consideration.

Best Regards,

Samuel S. Reda



RESPONSE TABULATION

**RFI 2108-002, STATEMENT OF QUALIFICATION FOR SPECIAL MAGISTRATE FOR
CODE ENFORCEMENT DUE DATE/TIME: AUGUST 25TH 2021 AT 2:00 P.M. (EST)**

Company Name
Shepard, Smith, Kohlmyer and Hand, P.A.
Law Office of Carla Jones, P.A.

CARLA ANTOINETTE JONES

550 N.E. 124th Street, North Miami, FL 33161 * 786-378-8243 * carla@cjlawoffices.com

EDUCATION

University of Florida College of Law, Gainesville, Florida, Juris Doctor, May 1998

University of Florida, Gainesville, Florida, Bachelors of Science in Finance, May 1993

EXPERIENCE

July, 2017
to Present

Law Office of Carla Jones, P.A., Miami, Florida (www.cjlawoffices.com)

Owner/Attorney

General Practice with a focus on real estate litigation and transactions, probate and community association law. Transactions include but are not limited to limited to representing lenders, developers and individuals in land acquisitions and sales, real estate financing, land use and zoning, loan closings and related matters, representing lenders and debtors in commercial and residential litigation/foreclosures, representing community associations in all related matters and serving as court appointed receiver with respect to distress properties.

March 2004
to July 2017

Walton, Jones & Browne, Miami, Florida

Owner/Attorney

General Practice with a focus on real estate litigation and transactions, probate and community association law. Transactions include but are not limited to limited to representing lenders, developers and individuals in land acquisitions and sales, real estate financing, land use and zoning, loan closings and related matters, representing lenders and debtors in commercial and residential litigation/foreclosures, representing community associations in all related matters and serving as court appointed receiver with respect to distress properties.

August 1998
to March 2004

Lewis R. Cohen, P.A., (Legal Department for Mellon United National Bank)

Miami, Florida

Associate

General Practice with a focus on banking, finance, real estate, contracts, business formation, and commercial litigation. Research and draft legal memoranda and correspondence on a variety of monetary and banking issues involving: payment systems, reserve requirements, funds availability, Equal Credit Opportunity Act, Bank Secrecy Act, Patriot Act, Lending Limit, Truth in Lending and Margin Loans. Negotiate, analyze and document all types of commercial/consumer/real estate loan transactions and credit arrangements including Letters of Credit. Form corporations and draft all corporate documents. Draft partnership agreements, joint venture agreements, stock purchase agreements and shareholder's agreements. Negotiate, draft and review various real estate related agreements including purchase and sale contracts and commercial and residential leases. Involve in contract, mortgage foreclosure and debt collection litigation cases. Conduct discovery, take and defend depositions, draft and argue pretrial and discovery motions, and perform pretrial preparation. Some trial experience. Negotiate and draft settlement agreements.

August 1996
to May 1998

Kevin Downey, Attorney at Law, Gainesville, Florida

Law Clerk

Researched legal issues, drafted pleadings and memoranda and assisted in trial preparation.

February 1994
to August 1995

United National Bank n/k/a Mellon United National Bank, Miami, Florida
Credit Analyst

Conducted credit investigations. Estimated and analyzed cash flow from personal financial statements and tax returns. Analyzed business financial statements. Performed cash flow analysis, projections and industry comparisons. Drafted and presented credit reports to loan officers and/or loan committee. Responsible for taking and maintaining minutes of loan committee.

BAR ADMISSION

- * Admitted to the Florida Bar, October, 1998.
- * Admitted to the United States District Court for the Southern District of Florida, July, 2001.
- * Admitted to the United States District Court for the Middle District of Florida, January, 2010.

BAR ASSOCIATION MEMBERSHIP

- * Wilkie D. Ferguson, Jr. Bar Association, (Member), 1998-Present
- * Dade County Bar Association, (Member), 1998-Present
- * Florida Association for Women Lawyers, Miami-Dade Chapter, (Board Member), 2006-Present
- * Florida Association for Women Lawyers, State, (Board Member), 2006-2007
- * The Florida Bar, Grievance Committee (11P), (Member), 2004-2007
- * Gwen S. Cherry Black Women Lawyers Association, (Board Member), 2005-2006

OTHER LICENSES AND MEMBERSHIP

- * Licensed Real Estate Agent, 2014-Present
- * Miami Association of Realtors, (Member) 2014-Present

PERSONAL

- * Jessie Trice Community Health Center, Inc., (Board Member, Treasurer), 2006-Present
- * Speaker, Thirty-Ninth Institute on Condominium and Cluster Developments, 2014
- * Member Title Associate, Attorneys' Title Insurance Fund, Inc., 2003-Present
- * Member Title Agent, National Title Insurance Company, 2006-2011
- * Certified Mortgage Broker, 2004-2008
- * Florida Association of Mortgage Brokers, (Member), 2004-2008
- * Co-founder of *The Vision Investment Club*, partnership devoted to investments in the stock market.
- * Volunteer with Junior Achievement as a Personal Economics Consultant, 1989-Present
- * The Portrait of Empowerment, a non-profit corporation, (Board Member), 2006-2007
- * Member of Unrepresented People's Positive Action Council (UP-PAC), 2004-Present
- * North Dade Federal Credit Union, (Board Member), 2006-2015
- * CAI Southwest Florida Chapter, (Member), 2006-Present
- * Speaker, CAI Southwest Florida Chapter, 2006-Present
- * Speaker, National Business Institute and Halfmoon, LLC, 2006

CARLA A. JONES, ESQ.

STATEMENT OF QUALIFICATION

Since 2004, I have provided the following services related to local government code enforcement to lenders, developers, buyers, sellers, condominium associations, homeowners' associations and commercial and residential landlord tenants:

- Assessing all liens and violations with respect to real property.
- Working with code enforcement authorities to resolve code violations.
- Negotiating with the state, county and city with respect to resolving all pending liens, violations and fines.
- Appearing before various Special Magistrates, Code Enforcement Boards and Unsafe Structure Boards on matters including but not limited to:
 - i. Construction without a permit
 - ii. Structure too close to property lines
 - iii. Vacant or unsecured lots
 - iv. Unsafe Structures
 - v. 40/50 year recertification
 - vi. Short Term Rental/Airbnb Code Violations
 - vii. Operation of a business in a residential area
 - viii. Zoning Code violations
 - ix. Structural Repairs without a proper permit
 - x. Dumping waste without a permit

STATEMENT OF HOURLY RATE AND FEE ARRANGEMENT

Hourly rate is \$450 per hour and a flat fee arrangement may be negotiated.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Collective Bargaining Negotiations Team Request		
Requested Action		
Recommend approval of the proposed City's negotiations team.		
Staff Report		
The City's contract with the International Association of Firefighters, AFL-CIO-Clermont Professional Firefighters Local 4350 collective bargaining agreement expires on September 30, 2021. It is necessary that the City commence negotiations with the IAFF Local 4350. The attached memo identifies those individuals recommended by the City Manager to be on the negotiations team.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Agenda Item attachment - Union Negotiations Team Agenda Item attachment - Union Negotiations Team.pdf		



SUSAN C. DAUDERIS
Interim City Manager

352-241-7358
sdauderis@clermontfl.org

DATE: August 26, 2021

TO: Tim Murry, Mayor
Timothy Bates, Mayor Pro Tem
Jim Purvis, Council Member
Ebo Entsuah, Council Member
Michelle Pines, Council Member

FROM: Susan C. Dauderis, Interim City Manager 

SUBJ: Negotiations Team for IAFF 4350 Collective Bargaining

The City's contract with the International Association of Firefighters, AFL-CIO-Clermont Professional Firefighters Local 4350 collective bargaining agreement expires on September 30, 2021. It is necessary that the City commence negotiations with the IAFF Local 4350.

I recommend that the following individuals serve on the City's negotiating team:

- Steven P. Rosenthal, The Training Tree, Inc. (lead negotiator)
- Pamela Brosonski, Finance Director
- David Ezell, Fire Chief
- Nadine Ohlinger, Human Resources Director
- Lindsay N. Greene, Partner, DSK Law, de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Thank you in advance for considering these individuals for the negotiating team. We anticipate having productive negotiations with the IAFF Local 4350.

cc: Team members



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Agreement Renewal		
Requested Action		
Approval for renewal of the Dispatch Services Agreement between Lake County Sheriff's Office and Clermont Police Department for year 2021 to 2022		
Staff Report		
Approval for renewal of the Dispatch Services Agreement between Lake County Sheriff's Office and Clermont Police Department for year 2021 to 2022.		
Additional Analysis		
Fiscal Impact Summary		
The annual cost of this agreement in the amount of \$484,200 is included in the FY 2022 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CLE-1-2021--Signed by LCSO	CLE-1-2021--Signed by LCSO.pdf	

**RENEWAL OF LAW ENFORCEMENT DISPATCH
SERVICES AGREEMENT**

This Renewal of Law Enforcement Dispatch Services Agreement (hereinafter RENEWAL) is made and entered into by and between Peyton C. Grinnell, as Sheriff of Lake County, Florida, a constitutional officer of the State of Florida (hereinafter SHERIFF) and The City of Clermont, a municipal corporation existing pursuant to the laws of the State of Florida, its successors and assigns through its City Council (hereinafter CITY) (collectively the CITY and the SHERIFF hereinafter the PARTIES).

WITNESSETH:

WHEREAS, the PARTIES entered into that certain 2010 – 2015 Law Enforcement Dispatch Services Agreement (hereinafter the AGREEMENT) on August 26, 2010 for the rendition of law enforcement dispatch services;

WHEREAS, section 9 of the AGREEMENT provided for subsequent renewal of the AGREEMENT between the PARTIES subject to negotiations of relative terms, conditions, and consideration; and

WHEREAS, the PARTIES mutually desire to renew the AGREEMENT for a subsequent one (1) year term based upon agreed upon terms.

NOW THEREFORE, in consideration of the mutual promises, covenants, conditions and payments hereinafter contained, the PARTIES agree as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Law Enforcement Dispatch Service. The SHERIFF shall continue provide to the CITY, for the term indicated or as it may be extended in accordance with the provisions of this RENEWAL, competent professional law enforcement dispatch services within and throughout the corporate limits of the CITY under the authority given the SHERIFF by the laws of the State of Florida, by providing police dispatch service each day of the year on a twenty-four (24) hour per day basis from October 1, 2021 to September 30, 2022.
3. Consideration. The CITY shall pay to the SHERIFF the following sums in consideration of the services and responsibilities to be performed during the term of this RENEWAL:
 - a. The sum of at least Four Hundred Eighty-Four Thousand Two Hundred Dollars (\$484,200.00) each year for the 1 year term of this contract for salaries and benefits for eight (8) dispatchers employed by the SHERIFF. This sum shall be payable in advance in quarterly payments as follows:
 - i. One Hundred Twenty-One Thousand Fifty Dollars (\$121,050.00) to be paid on or before October 1st of 2021;
 - ii. One Hundred Twenty-One Thousand Fifty Dollars (\$121,050.00) to be paid on or before January 1st of 2022;
 - iii. One Hundred Twenty-One Thousand Fifty Dollars (\$121,050.00) to be paid on or before April 1st of 2022; and
 - iv. One Hundred Twenty-One Thousand Fifty Dollars (\$121,050.00) to be paid on or before July 1st of 2022.

- b. No additional sums are needed for dispatch equipment during this agreement term. Any equipment previously purchased hereunder is and shall remain the SHERIFF'S property. The PARTIES further agree that the SHERIFF reserves the right to determine when the dispatch equipment is to be purchased.
4. Appointment of Personnel. The SHERIFF shall retain and/or hire said dispatchers as employees of the SHERIFF to provide adequate and professional service as he sees fit and proper. All benefits, training and promotional opportunities for such persons shall be provided by the SHERIFF. The CITY shall not be required to assume any liability for direct payment for any salaries, wages or other compensation, contributions to pension funds, insurance premiums, workers compensation funds, vacation or compensatory time, sick leave benefits, or any other amenities or employment to any personnel of the SHERIFF performing the services, duties and responsibilities pursuant to this RENEWAL for the benefit of the CITY and its residents or any other liabilities whatsoever unless otherwise specifically provided herein. However, the CITY shall remain responsible for any and all damages, actions, suits, claims and demands of whatsoever kind made by or on behalf of any person or entity which are alleged to have arisen out of, in connection with, or by reason of all law enforcement services and administrative actions taken by the CITY'S Police Department and the CITY prior to the inception of this RENEWAL and the AGREEMENT. Nothing contained in this RENEWAL shall be construed to limit or modify the provisions of law for the sovereign immunity of the SHERIFF or the CITY, including but not limited to Chapter 768, Florida statute as it applies to the CITY and to the SHERIFF.

5. Performance of Services by SHERIFF. The SHERIFF shall have and maintain the responsibility for the control and rendition of all law enforcement services, duties and responsibilities described and contemplated in this RENEWAL. Nothing in this RENEWAL shall be construed to mean that the CITY is contracting away its constitutional authority. Furthermore, the SHERIFF shall designate a radio channel as the communications channel for the Clermont Police Department to use and no other agency shall use said channel unless emergency and/or exigent circumstances exist where utilization of the channel is for the safety of any deputy or officer. The PARTIES agree that the determination of the CITY to provide police dispatch services by this RENEWAL is an exercise of the legislative planning function of the CITY and that at no time shall the CITY exercise any specific operational control over the activities of any of the telecommunicators, their supervisors, deputy sheriffs or other personnel of the SHERIFF nor shall the CITY perform or undertake any acts that are over and above a planning level function with regard to the administration of law enforcement dispatch services within the CITY during the term of this RENEWAL.
6. Sovereign Immunity. The SHERIFF and the CITY are state agencies or political subdivisions as defined in §768.28, Fla.Stat., and agree to be fully responsible for acts and omissions of their own agents or employees to the extent permitted by law. Nothing herein shall operate as a waiver of the PARTIES' sovereign immunity pursuant to the Florida Constitution and §768.28, Fla.Stat. There are no intended third party beneficiaries to this agreement, and nothing herein shall be construed to grant any person, firm, or other entity which is not a signatory to this RENEWAL any rights,

benefits, or privileges to rely on or demand performance of any provision of this RENEWAL.

7. Liability Insurance For Official Acts. The personnel appointed and employed by the SHERIFF shall be covered in all respects, as are other members of the SHERIFF'S office either through the SHERIFF'S self-insurance fund or through a private company with comparable coverage.
8. Term. This RENEWAL shall take effect on the October 1, 2021 and shall terminate at midnight on September 30, 2022 regardless of the dates on which this agreement is signed by the PARTIES.
9. Renewal. For and in consideration of the mutual benefits herein contained, the sufficiency of which is hereby acknowledged it is agreed between the PARTIES that the SHERIFF and the CITY may extend the term of this RENEWAL past September 30, 2022 subject to negotiations relative to the terms, conditions and consideration between the PARTIES. If the PARTIES elect to extend this RENEWAL, an agreement to do so shall be executed by the PARTIES ninety (90) days prior to September 30, 2022 or later as scheduling may permit.
10. Governing Law. This RENEWAL and all of the rights and obligations of the PARTIES hereto shall be governed both procedurally and substantively by and construed according to the laws of the State of Florida. The PARTIES further agree that venue regarding the rights and obligations of either party under this RENEWAL and any litigation resulting therefrom, whether by arbitration or otherwise, shall lie exclusively in the Fifth Judicial Circuit Court in and for Lake County, Florida.
11. Notices.

- a. All notices, demands or other writings required to be given or made or sent in this RENEWAL, or which may be given or made or sent by either party to the other, shall be deemed to have fully been given or made or sent when in writing and addressed as follows:

SHERIFF

CITY

Peyton C. Grinnell, Sheriff
Lake County Sheriff's Office
360 West Ruby Street
Tavares, FL 32778

Susan Dauderis, City Manager
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

- b. All notices required, or which may be given hereunder shall be considered properly given if: (1) personally delivered, (2) sent by certified United States Mail, return receipt requested, or (3) sent by private overnight letter delivery company.
- c. The effective date of such notices shall be the date personally delivered, or if sent by mail, the date of the postmark, or if sent by overnight letter delivery company, the date the notice was picked up by the overnight letter delivery company.
- d. The PARTIES may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in the manner designated for the filling of notice hereunder.
12. Amendments. No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document by the PARTIES with the same formality and of equal dignity of this RENEWAL.

13. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the PARTIES agree that there are no commitments, agreements or understandings concerning the subject matter of this RENEWAL that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

IN WITNESS WHEREOF, the PARTIES have made and executed this RENEWAL on the respective dates under each signature. The CITY, through its City Council, signing by and through its City Manager, authorized to execute same by council on the _____ day of _____, 2021, and Peyton C. Grinnell, as SHERIFF of Lake County, Florida.

CITY

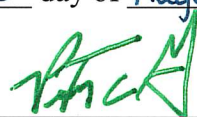
On this ____ day of _____, 2021

BY: _____

Tim Murry, Mayor,
City of Clermont

SHERIFF

On this 23rd day of August, 2021

BY:  _____

Peyton C. Grinnell, as Sheriff
of Lake County, Florida

Attest:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date													
Tuesday, September 14, 2021													
Agenda Item Name													
Piggyback Purchase													
Requested Action													
Recommend to approve a piggyback contract number RC01-21 from the HGACBuy Cooperative purchase contract with Otto Environmental Systems North America, Inc. to purchase residential residential recycle and trash containers.													
Staff Report													
The Procurement Services Department and the Public Services Department recommend approval of the above action. The Procurement Services Department sought a contract from HGACBuy number RC01-21, to purchase residential trash receptacles. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2109-001 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 HGAC Cooperative Purchase Program, known as HGACBuy, was established by the state of Texas in which it allows local governments to make purchases by another government entity. Products and services are contracted after having been subjected to a competitive bid or proposal process. Contracts are a blanket type and purchases are strictly at the discretion of the local government entity. End users issue their purchase orders and make payments directly to the HGACBuy Contractor. It is the intent of the Public Services Department to purchase residential trash receptacles in FY 2022 for the following quantities. <table border="1"> <thead> <tr> <th>Qty.</th> <th>Item Description</th> </tr> </thead> <tbody> <tr> <td>464</td> <td>35-Gallon Edge Recycle Containers</td> </tr> <tr> <td>464</td> <td>35-Gallon Edge Trash Containers</td> </tr> <tr> <td>405</td> <td>65-Gallon Edge Trash Containers</td> </tr> <tr> <td>560</td> <td>95-Gallon Millenium Trash Containers</td> </tr> <tr> <td>230</td> <td>95-Gallon Millenium Recycle Containers</td> </tr> </tbody> </table> The above quantities are based on ordering a full container per order with a total value of \$110,016. See attached quotes for additional information. The HGACBuy contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. Staff recommends that Council approve the piggyback purchase from the HGACBuy contract number RC01-21. 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.		Qty.	Item Description	464	35-Gallon Edge Recycle Containers	464	35-Gallon Edge Trash Containers	405	65-Gallon Edge Trash Containers	560	95-Gallon Millenium Trash Containers	230	95-Gallon Millenium Recycle Containers
Qty.	Item Description												
464	35-Gallon Edge Recycle Containers												
464	35-Gallon Edge Trash Containers												
405	65-Gallon Edge Trash Containers												
560	95-Gallon Millenium Trash Containers												
230	95-Gallon Millenium Recycle Containers												
Additional Analysis													

Fiscal Impact Summary		
The FY 2022 has funding for this purchase in the Department Account Code: 49534-55200.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	RFI 2109-001	RFI 2109-001.pdf
2.	HGACBuy Worksheet 35g Edge REC	HGACBuy Worksheet 35g Edge REC.pdf
3.	HGACBuy Worksheet 35g Edge Trash	HGACBuy Worksheet 35g Edge Trash.pdf
4.	HGACBuy Worksheet 65g Edge Trash	HGACBuy Worksheet 65g Edge Trash .pdf
5.	HGACBuy Worksheet 95 MII Trash	HGACBuy Worksheet 95 MII Trash.pdf
6.	HGACBuy Worksheet 95g Mil REC	HGACBuy Worksheet 95g Mil REC.pdf



REQUEST FOR INFORMATION

Intent to Utilize the HGACBuy Contract for Refuse & Recycling Containers and Lifters

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2109-001	ISSUED DATE: September 2, 2021
NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>September 10, 2021 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>		

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

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

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Public Services

(b) Company Information: Otto Environmental Systems North America, Inc.

(c) Contract Number and Title: RC01-21, Refuse & Recycling Containers and Lifters

(d) Length of Contract: January 1, 2021 to December 31, 2023.

(e) Product or Service Provided: Various Size Recycle and Trash Containers

(f) Annual Expenditure: \$110,000

2 – ACTION TO BE TAKEN

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

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













CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 14, 2021	
Agenda Item Name	
Resolution No. 2021-049R <i>Authorizing Acceptance of the ARPA Funds</i>	
Requested Action	
Recommend acceptance of the American Rescue Plan Act (ARPA) - Coronavirus Local Fiscal Recovery Fund Agreement with the State of Florida in the amount of \$19,359,997.	
Staff Report	
The City has received the American Rescue Plan Act (ARPA) - Coronavirus Local Fiscal Recovery Fund Agreement from the State of Florida for non-entitlement units (NEU's). The total calculated distribution for the City of Clermont portion of ARPA funds is \$19,359,997. This amount will be distributed in two installments, initial distribution will be 50% (approximately 30 days after the agreement is fully executed) and the remaining 50% will be 12 months after the initial distribution. The use of these funds must fall under the guidance of the program. The excerpt below is from the agreement that is being approved. The guidance for the use of the funds is from the Treasury Department that the City must comply with regarding the use of these funds. Recipients may use payments for any expenses eligible under ARPA Coronavirus State and Local Fiscal Recovery Funds. Payments are not required to be used as the source of funding of last resort. ARPA requires that Fiscal Recovery Funds may only be used to cover expenses incurred by the non-entitlement unit of local government by December 31, 2024 such as: i. to respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality; ii. to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the non-entitlement unit of local government that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work; iii. for the provision of government services to the extent of the reduction in revenue of such non-entitlement unit of local government due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the non-entitlement unit of local government; or iv. to make necessary investments in water, sewer, or broadband infrastructure. As specified in the Treasury Guidance, Eligible Use of Fiscal Recovery Funds falls under four categories, including (1) Public Health and Economic Impacts, (2) Premium Pay for Essential Workers, (3) Revenue Loss, and (4) Investments in Infrastructure i. Public Health and Economic Impacts: Examples of eligible uses of Fiscal Recovery Funds under this category include, but are not limited to: 1. COVID-19 Mitigation and Prevention expenses, such as vaccination programs, medical care, testing, personal protective equipment (PPE), and ventilation improvements; 2. Medical expenses, including both current expenses and future medical services for individuals experiencing prolonged symptoms and health complications from COVID-19; 3. Payroll expenses for public safety, public health, health care, human services, and other similar employees, to the extent that their services are devoted to mitigating or responding to COVID-19;	

4. Efforts to remedy the economic impact of the COVID-19 public health emergency on households, individuals, businesses, and state, local, and tribal governments;
5. Efforts to remedy pre-existing economic disparities which were exacerbated by the COVID19 public health emergency

ii. Premium Pay: Fiscal Recovery Funds may also be used to provide premium pay to essential workers, per Treasury Guidance's definition of "essential work. Examples of essential workers include, but are not limited to:

1. Staff at nursing homes, hospitals, and home care settings;
2. Workers at farms, food production facilities, grocery stores, and restaurants;
3. Janitors, truck drivers, transit staff, and warehouse workers
4. Public health and safety staff;
5. Childcare workers, educators, and other school staff; and
6. Social service and human services staff

iii. Revenue Loss: Recipients may use Fiscal Recovery Funds for the provision of government services to the extent of the reduction in revenue experienced due to the COVID-19 Public Health Emergency.

iv. Investments in Infrastructure: Treasury Guidance specifies that Fiscal Recovery Funds may be used to improve access to clean drinking water, improve wastewater and stormwater infrastructure systems, and provide access to high-quality broadband services.

This grant covers multiple years, and the City's spending plans for these funds have not been finalized. As items are added to the spending plan, they will be shared with the Council as part of the budget or budget amendments. This agreement's term ends on December 31, 2024.

Additional Analysis

Fiscal Impact Summary

The use of these funds will be incorporated into the annual budget or as budget amendments over the duration of the agreement.

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021-49R - Authorizing Acceptance of the ARPA Funds (08.18.2021 V2) - R&F BL	2021-49R - Authorizing Acceptance of the ARPA Funds (08.18.2021 V2) - R&F BL.pdf	
2. ARPA Division Memorandum	ARPA Division Memorandum.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2021-049R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING THE ACCEPTANCE OF AMERICAN RESCUE PLAN FUNDS FROM THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT; AUTHORIZING THE CLERMONT CITY MANAGER TO FACILITATE AND EXECUTE AGREEMENTS REQUIRED AS PART OF THE ACCEPTANCE OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS FROM STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1:

The City Council does hereby approve and accept from the State of Florida Division of Emergency Management the distributed allocation of funds from the federal American Rescue Plan Act (ARPA) in the amount of \$19,359,997.

SECTION 2: AUTHORIZATION

The City Manager is authorized to facilitate and execute all agreements required as part of the acceptance of said funds from the State of Florida including the agreement contained in Exhibit A. This authorization is limited to the acquisition of ARPA funds only; any expenditure of received funds will require review and assent of the City Council.

SECTION 3: EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2021-049R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 24th day of August, 2021.

CITY OF CLERMONT

Tim Murry
Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
RESOLUTION NO. 2021-049R

Agreement Number: Y5055
Unique Identifier Code: FL0056

EXHIBIT A

**AMERICAN RESCUE PLAN ACT
CORONAVIRUS LOCAL FISCAL RECOVERY FUND AGREEMENT**

This Agreement is entered into by and between the State of Florida, Division of Emergency Management (the "Division") and Clermont, City of (the "Non-Entitlement Unit" or "Recipient").

RECITALS

- A. Section 9901 of the American Rescue Plan Act of 2021 (Pub. L. No. 117-2, §9901) added section 603(a) to the Social Security Act ("ARPA"), which created the Coronavirus Local Fiscal Recovery Fund for the purpose of providing funds to local governments in order to facilitate the ongoing recovery from the COVID-19 pandemic ("Fiscal Recovery Funds"); and
- B. Following the enactment of ARPA, the U.S. Department of the Treasury ("Treasury" or "Secretary") released formal and informal guidance regarding implementation of ARPA, including the disbursement and expenditure of Fiscal Recovery Funds, including Treasury Interim Final Rule, 31 CFR pt. 35, 2021, attending rule guidance published in the Federal Register, Volume 86, No 93,¹ and informal guidance made publicly available by Treasury, which may be amended, superseded, or replaced during the term of this Agreement ("Treasury Guidance"); and
- C. ARPA allocated **\$7,105,927,713.00** for making payments to metropolitan cities, non-entitlement units of local government, and counties in Florida, 21% of which is to be paid directly to metropolitan cities in Florida, 59% of which was paid directly to counties in Florida, and 20% of which is to be paid to the State of Florida for distribution to non-entitlement units of local government; and
- D. The Secretary disbursed **\$5,689,502,590.00** of these funds directly to metropolitan cities and counties; and
- E. A remaining balance of **\$1,416,425,123.00** was reserved for the State of Florida to disburse to non-entitlement units of local government; and
- F. The Division has received these funds from the Secretary through the State of Florida in accordance with the provisions of ARPA; and
- G. Pursuant to the provisions of ARPA, the Division is the state entity responsible for disbursing the funds to the Recipient under this Agreement; and
- H. The Recipient is fully qualified and eligible to receive this funding in accordance with ARPA for the purposes identified therein.

Therefore, in consideration of the mutual promises, terms and conditions contained herein, the Division and the Recipient agree as follows:

- (1) **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by reference.
- (2) **TERM.** This Agreement shall be effective **upon execution** and shall end on **December 31, 2024**, unless terminated earlier in accordance with the provisions of this Agreement. Upon expiration or termination of this Agreement for any reason, the obligations which by their nature are intended to survive expiration or termination of this Agreement will survive.
- (3) **FUNDING.** The State of Florida, through the Division, will make a disbursement of each non-entitlement unit of local government's allocation based on the list of non-entitlement units published by Treasury and based upon the State's calculation of the Recipient's proportional share of the total population of all non-entitlement units in the State. The total Fiscal Recovery Funds allocation for Recipient under this Agreement is **\$19,359,997.00**.
- (4) **USE OF FISCAL RECOVERY FUNDS**
 - a. The State, through the Division, will—within 30 days of receiving payment from the Secretary, or within such other time period as may be permitted by the Secretary—make an initial disbursement to the non-entitlement

¹ <https://www.regulations.gov/document/TREAS-DO-2021-0008-0002> | Federal Register, Vol. 86, No. 93, Pg. 26786 ("Federal Register")

unit of local government of 50% of the total amount allocated to the non-entitlement unit.² Not earlier than 12 months from the date upon which the State makes the initial disbursement, the Secretary is expected to release the Second Tranche amount to the State. The State will—within 30 days of receiving payment from the Secretary, or within such other time period as may be permitted by the Secretary—make a second disbursement to the non-entitlement unit of local government.

- b. Recipients may use payments for any expenses eligible under ARPA Coronavirus State and Local Fiscal Recovery Funds. Payments are not required to be used as the source of funding of last resort.
- c. ARPA requires that Fiscal Recovery Funds may only be used to cover expenses incurred by the non-entitlement unit of local government by December 31, 2024³, such as:
 - i. to respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
 - ii. to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the non-entitlement unit of local government that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
 - iii. for the provision of government services to the extent of the reduction in revenue of such non-entitlement unit of local government due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the non-entitlement unit of local government; or
 - iv. to make necessary investments in water, sewer, or broadband infrastructure.
- d. As specified in the Treasury Guidance, Eligible Use of Fiscal Recovery Funds falls under four categories, including (1) Public Health and Economic Impacts, (2) Premium Pay for Essential Workers, (3) Revenue Loss, and (4) Investments in Infrastructure.
 - i. Public Health and Economic Impacts: Examples of eligible uses of Fiscal Recovery Funds under this category include, but are not limited to:
 - 1. COVID-19 Mitigation and Prevention expenses, such as vaccination programs, medical care, testing, personal protective equipment (PPE), and ventilation improvements;⁴
 - 2. Medical expenses, including both current expenses and future medical services for individuals experiencing prolonged symptoms and health complications from COVID-19;⁵
 - 3. Payroll expenses for public safety, public health, health care, human services, and other similar employees, to the extent that their services are devoted to mitigating or responding to COVID-19;⁶
 - 4. Efforts to remedy the economic impact of the COVID-19 public health emergency on households, individuals, businesses, and state, local, and tribal governments;⁷ and
 - 5. Efforts to remedy pre-existing economic disparities which were exacerbated by the COVID-19 public health emergency.⁸
 - ii. Premium Pay: Fiscal Recovery Funds may also be used to provide premium pay to essential workers, per Treasury Guidance's definition of "essential work."⁹ Examples of essential workers include, but are not limited to:
 - 1. Staff at nursing homes, hospitals, and home care settings;
 - 2. Workers at farms, food production facilities, grocery stores, and restaurants;
 - 3. Janitors, truck drivers, transit staff, and warehouse workers
 - 4. Public health and safety staff;
 - 5. Childcare workers, educators, and other school staff; and

² "First Tranche Amount," American Rescue Plan Act of 2021, H.R. s. 601(b)(7) "Timing"

³ <https://home.treasury.gov/system/files/136/Coronavirus-Relief-Fund-Guidance-for-State-Territorial-Local-and-Tribal-Governments.pdf>

⁴ See Federal Register, pg. 26790.

⁵ *Id.*

⁶ *Id.* at 26791

⁷ *Id.* at 26791-26797

⁸ *Id.*

⁹ *Id.* at 26797

- 6. Social service and human services staff.¹⁰
- iii. Revenue Loss: Recipients may use Fiscal Recovery Funds for the provision of government services to the extent of the reduction in revenue experienced due to the COVID-19 Public Health Emergency.¹¹
- iv. Investments in Infrastructure: Treasury Guidance specifies that Fiscal Recovery Funds may be used to improve access to clean drinking water, improve wastewater and stormwater infrastructure systems, and provide access to high-quality broadband services.¹²
- e. Additional guidance regarding eligible uses of Fiscal Recovery Funds, as well as impermissible uses (including for pensions or to offset revenue losses from tax reductions) is set forth in Treasury Guidance.

(5) LAWS, RULES, REGULATIONS, AND POLICIES

- a. Performance under this Agreement is subject to the applicable provisions of 2 CFR Part 200, entitled "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" including the cost principles and restrictions on general provisions for selected items of cost.
 - i. The following 2 CFR policy requirements apply to this assistance listing¹³:
 - Subpart B, General provisions;
 - Subpart C, Pre-Federal Award Requirements and Contents of Federal Awards;
 - Subpart D, Post Federal; Award Requirements;
 - Subpart E, Cost Principles; and
 - Subpart F, Audit Requirements.
 - ii. The following 2 CFR policy requirements also apply to this assistance listing: 2 C.F.R. Part 25, Universal Identifier and System for Award Management; 2 C.F.R. Part 170, Reporting Subaward and Executive Compensation Information; and 2 C.F.R. Part 180, OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Non-procurement). The following 2 CFR Policy requirements are excluded from coverage under this assistance listing: For 2 C.F.R. Part 200, Subpart C; 2 C.F.R. § 200.204 (Notices of Funding Opportunities); 2 C.F.R. § 200.205 (Federal awarding agency review of merit of proposal); 2 C.F.R. § 200.210 (Pre-award costs); and 2 C.F.R. § 200.213 (Reporting a determination that a non-Federal entity is not qualified for a Federal award). For 2 C.F.R. Part 200, Subpart D, the following provisions do not apply to the SLFRF program: 2 C.F.R. § 200.308 (revision of budget or program plan); 2 C.F.R. § 200.309 (modifications to period of performance); C.F.R. § 200.305 (b)(8) and (9) (Federal Payment).
- b. In addition to the foregoing, the Recipient and the Division will be governed by all applicable State and Federal laws, rules and regulations, including those identified in Attachment C. Any express reference in this Agreement to a particular statute, rule, or regulation in no way implies that no other statute, rule, or regulation applies.

(6) NOTICES

- a. All notices under this Agreement shall be made in writing to the individuals designated in this paragraph. In the event that different representatives or addresses are designated by either party after execution of this Agreement, notice of the new name, title and contact information of the new representative will be promptly provided to the other party, and no modification to this Agreement is required.
- b. In accordance with section 215.971(2), Florida Statutes, the Division's Program Manager will be responsible for enforcing performance of this Agreement's terms and conditions and will serve as the Division's liaison

¹⁰ *Id.*

¹¹ *Id.* at 26799

¹² *Id.* at 26802

¹³ As defined in 2 C.F.R. § 200.1

with the Recipient. As part of his/her duties, the Program Manager for the Division will monitor and document Recipient performance.

- c. The Division's Program Manager for this Agreement is:

Erin White
Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
Telephone: 850-815-4458
Email: Erin.White@em.myflorida.com

- d. The name and address of the representative responsible for the administration of this Agreement is:

Melissa Shirah
Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
Telephone: 850-815-4455
Email: Melissa.Shirah@em.myflorida.com

- e. The contact information of the representative of the Recipient is:

Authorized Representative:

Title:

Address:

Telephone:

Email:

(7) PAYMENT

- a. In order to obtain funding under this Agreement, the Recipient must file with the Division Program Manager information and documentation, including but not limited to the following:
- Local government name, Entity's Taxpayer Identification Number, DUNS number, and address;
 - Authorized representative name, title, and email;
 - Contact person name, title, phone, and email;
 - Financial institution information (e.g., routing and account number, financial institution name and contact information);
 - Total NEU budget (defined as the annual total operating budget, including general fund and other funds, in effect as of January 27, 2020) or top-line expenditure total (in exceptional cases in which the NEU does not adopt a formal budget);
 - Signed Assurances of Compliance with Title VI of the Civil Rights Act of 1964. (Attachment D); and
 - Signed Award Terms and Conditions Agreement (Attachment E).
- b. Payment requests must include a certification, signed by an official who is authorized to legally bind the Recipient, which reads as follows:

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729–3730 and 3801–3812).

(8) RECORDS

- a. As a condition of receiving state or federal financial assistance, and as required by sections 20.055(6)(c) and 215.97(5)(b), Florida Statutes, the Division, the Chief Inspector General of the State of Florida, the Florida Auditor General, or any of their authorized representatives, shall enjoy the right of access to any documents, financial statements, papers, or other records of the Recipient which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The right of access also includes timely and reasonable access to the Recipient's personnel for the purpose of interview and discussion related to such documents. For the purposes of this section, the term "Recipient" includes employees or agents, including all subcontractors or consultants to be paid from funds provided under this Agreement.
- b. The Recipient shall maintain all records related to this Agreement for the period of time specified in the appropriate retention schedule published by the Florida Department of State. Information regarding retention schedules can be obtained at: <http://dos.myflorida.com/library-archives/records-management/general-records-schedules/>.
- c. Florida's Government in the Sunshine Law (section 286.011, Florida Statutes) provides the citizens of Florida with a right of access to governmental proceedings and mandates three, basic requirements: (1) all meetings of public boards or commissions must be open to the public; (2) reasonable notice of such meetings must be given; and (3) minutes of the meetings must be taken and promptly recorded.
- d. Florida's Public Records Law provides a right of access to the records of the state and local governments as well as to private entities acting on their behalf. Unless specifically exempted from disclosure by Florida Statute, all materials made or received by a governmental agency (or a private entity acting on behalf of such an agency) in conjunction with official business which are used to perpetuate, communicate, or formalize knowledge qualify as public records subject to public inspection.

IF THE RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE RECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (850) 815-4156, Records@em.myflorida.com, or 2555 Shumard Oak Boulevard, Tallahassee, FL 32399.

(9) AUDITS

- a. In accounting for the receipt and expenditure of funds under this Agreement, the Recipient must follow Generally Accepted Accounting Principles ("GAAP"). As defined by 2 CFR §200.49, "GAAP has the meaning specified in accounting standards issued by the Government Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB).
- b. When conducting an audit of the Recipient's performance under this Agreement, the Division must use Generally Accepted Government Auditing Standards ("GAGAS"). As defined by 2 CFR §200.50, "GAGAS, also known as the Yellow Book, means generally accepted government auditing standards issued by the Comptroller General of the United States, which are applicable to financial audits.
- c. If an audit shows that all or any portion of the funds disbursed were not spent in accordance with the conditions of and strict compliance with this Agreement and with Section 603(c) of the Social Security Act, the Recipient will be held liable for reimbursement to the Secretary of all funds used in violation of these applicable regulations and Agreement provisions within thirty (30) days after the Division has notified the Recipient of such non-compliance.
- d. The Recipient must have all audits completed by an independent auditor, which is defined in section 215.97(2)(i), Florida Statutes, as "an independent certified public accountant licensed under chapter 473." The independent auditor must state that the audit complied with the applicable provisions noted above. The audits must be received by the Division no later than nine months from the end of the Recipient's fiscal year.
- e. The Recipient must send copies of reporting packages required under this paragraph directly to each of the following:
 - i.

The Division of Emergency Management
DEMSingle_Audit@em.myflorida.com

OR

Office of the Inspector General
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

ii.

The Auditor General
Room 401, Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

- f. Fund payments are considered to be federal financial assistance subject to the Single Audit Act and the related provisions of the Uniform Guidance.

(10) REPORTS

- a. The Recipient must provide the Secretary with periodic reports providing a detailed accounting of the uses of such funds by such non-entitlement unit of local government including such other information as the Secretary may require for administration of the Coronavirus Local Fiscal Recovery Fund. Concurrently, Recipients must provide to the Division a copy of the report given to the Secretary.
- b. Failure by Recipient to submit all required reports and copies may result in the Division's withholding of further payments until all such documents are submitted to the Division and deemed to be satisfactory.
- c. The Recipient must provide additional program updates or information if requested by the Division.

(11) LIABILITY.

Any Recipient which is a state agency or subdivision, as defined in section 768.28, Florida Statutes, agrees to be fully responsible for its negligent or tortious acts or omissions which result in claims or suits against the Division, and agrees to be liable for any damages proximately caused by the acts or omissions to the extent set forth in section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity applies. Nothing herein will be construed as consent by a state agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.

(12) TERMINATION

- a. The Division may terminate this Agreement immediately for cause upon written notice to Recipient. Cause includes, but is not limited to, misuse of funds, fraud, non-compliance with ARPA, Treasury Guidance, or other applicable rules, laws and regulations, or failure by the Recipient to afford timely public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, Florida Statutes.
- b. The Division may terminate this Agreement for convenience upon thirty (30) days' prior written notice to Recipient.
- c. In the event this Agreement is terminated, the Recipient must not incur new obligations for the terminated portion of this Agreement after it has received the notification of termination. The Recipient must cancel as many outstanding obligations as possible. Obligations incurred after receipt of the termination notice will be disallowed. The Recipient will not be relieved of liability to the Division because of any breach of this Agreement by the Recipient. The Division may, if and to the extent permitted by ARPA and Treasury Guidance, withhold payments to the Recipient for the purpose of set-off until the exact amount due the Division from the Recipient is determined and resolved.

(13) MISCELLANEOUS

- a. The validity of this Agreement is subject to the truth and accuracy of all the information, representations, and materials submitted or provided by the Recipient in this Agreement, in any later submission or response to a Division request, or in any submission or response to fulfill the requirements of this Agreement. All of said information, representations, and materials is incorporated by reference. The inaccuracy of the submissions

- or any material changes will, at the option of the Division and with thirty (30) days written notice to the Recipient, cause the termination of this Agreement and the release of the Division from all its obligations to the Recipient.
- b. This Agreement must be construed under the laws of the State of Florida, and venue for any actions arising out of this Agreement will be in the Circuit Court of Leon County. If any provision of this Agreement is in conflict with any applicable statute or rule, or is unenforceable, then the provision is null and void to the extent of the conflict, and is severable, but does not invalidate any other provision of this Agreement.
 - c. Any power of approval or disapproval granted to the Division under the terms of this Agreement will survive the term of this Agreement.
 - d. This Agreement may be executed in any number of counterparts, any one of which may be taken as an original.
 - e. The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.), which prohibits discrimination by public and private entities on the basis of disability in employment, public accommodations, transportation, State and local government services, and telecommunications.
 - f. The Recipient must comply with any Statement of Assurances incorporated as Attachment D.
 - g. Those who have been placed on the convicted vendor list following a conviction for a public entity crime or on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of \$25,000.00 for a period of thirty-six (36) months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.
 - h. The State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature, and subject to any modification in accordance with Chapter 216, Florida Statutes, or the Florida Constitution.
 - i. All bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.
 - j. Any bills for travel expenses must be submitted in accordance with section 112.061, Florida Statutes.
 - k. This Agreement, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of this Agreement.
 - l. This Agreement may not be modified except by formal written amendment executed by both of the parties.
 - m. If the Recipient is allowed to temporarily invest any advances of funds under this Agreement, they must use the interest earned or other proceeds of these investments only to cover expenditures incurred in accordance with section 603 of the Social Security Act and the Guidance on eligible expenses. If a government deposits Fiscal Recovery Fund payments in a government's general account, it may use those funds to meet immediate cash management needs provided that the full amount of the payment is used to cover necessary expenditures. Fund payments are not subject to the Cash Management Improvement Act of 1990, as amended. The State of Florida will not intentionally award publicly-funded contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324a(e) [Section 274A(e) of the Immigration and Nationality Act ("INA")]. The Division shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the INA. Such violation by the Recipient of the employment provisions contained in Section 274A(e) of the INA will be grounds for unilateral cancellation of this Agreement by the Division.
 - n. The Recipient is subject to Florida's Government in the Sunshine Law (section 286.011, Florida Statutes) with respect to the meetings of the Recipient's governing board or the meetings of any subcommittee making recommendations to the governing board. All of these meetings must be publicly noticed, open to the public, and the minutes of all the meetings will be public records, available to the public in accordance with Chapter 119, Florida Statutes.
 - o. All expenditures of state or federal financial assistance must be in compliance with the laws, rules and regulations applicable to expenditures of State funds, including but not limited to, the Reference Guide for State Expenditures.
 - p. In accordance with section 215.971(1)(d), Florida Statutes, the Recipient may expend funds authorized by this Agreement only for allowable costs resulting from obligations incurred during the specific agreement period.

- q. Any balances of unobligated cash that have been advanced or paid that are not authorized to be retained for direct program costs in a subsequent period must be refunded to the Secretary.
- r. If the purchase of the asset was consistent with the limitations on the eligible use of Fiscal Recovery Funds provided by ARPA and Treasury Guidance, the Recipient may retain the asset. If such assets are disposed of prior to December 31, 2024, the proceeds would be subject to the restrictions on the eligible use of Fiscal Recovery Funds provided by ARPA.

(14) LOBBYING PROHIBITION

- a. 2 CFR §200.450 prohibits reimbursement for costs associated with certain lobbying activities.
- b. Section 216.347, Florida Statutes, prohibits “any disbursement of grants and aids appropriations pursuant to a contract or grant to any person or organization unless the terms of the grant or contract prohibit the expenditure of funds for the purpose of lobbying the Legislature, the judicial branch, or a state agency.”
- c. No funds or other resources received from the Division under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.
- d. The Recipient certifies the following:
 - i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.
 - ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the Recipient must complete and submit Standard Form-LLL, “Disclosure of Lobbying Activities.”
 - iii. The Recipient must require that this certification be included in the award documents for all subawards (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Recipients shall certify and disclose.
 - iv. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

(15) REQUIRED CONTRACTUAL PROVISIONS

a. EQUAL OPPORTUNITY EMPLOYMENT

- i. In accordance with 41 CFR §60-1.4(b), the Recipient hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause:

During the performance of this contract, the contractor agrees as follows:

- 1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

- a. Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
3. The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
4. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
5. The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
6. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
7. In the event of the contractor's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
8. The contractor will include the portion of the sentence immediately preceding paragraph 1(a)(ii) of this section and the provisions of subparagraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

b. COPELAND ANTI-KICKBACK ACT

- i. The Recipient hereby agrees that, unless exempt under Federal law, it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, the following clause:

“Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 CFR pt. 3 as may be applicable, which are incorporated by reference into this contract.”

- ii. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause in subsection b(i) above and such other clauses as the Secretary may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
- iii. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 CFR § 5.12.

c. CONTRACT WORK HOURS AND SAFETY STANDARDS

If the Recipient, with the funds authorized by this Agreement, enters into a contract that exceeds \$100,000 and involves the employment of mechanics or laborers, then any such contract must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation.

d. CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

If the Recipient, with the funds authorized by this Agreement, enters into a contract that exceeds \$150,000, then any such contract must include the following provision:

“Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387), and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA).”

e. SUSPENSION AND DEBARMENT

If the Recipient, with the funds authorized by this Agreement, enters into a contract, then any such contract must include the following provisions:

- i. This contract is a covered transaction for purposes of 2 CFR pt. 180 and 2 CFR pt. 3000. As such the contractor is required to verify that neither the contractor, its principals (defined at 2 CFR § 180.995), nor its affiliates (defined at 2 CFR § 180.905) are excluded (defined at 2 CFR § 180.940) or disqualified (defined at 2 CFR § 180.935).
- ii. The contractor must comply with 2 CFR pt. 180, subpart C and 2 CFR pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction into which it enters.
- iii. This certification is a material representation of fact relied upon by the Division. If it is later determined that the contractor did not comply with 2 CFR pt. 180, subpart C and 2 CFR pt. 3000, subpart C, in addition to remedies available to the Division, the Federal Government may pursue available remedies, including, but not limited to, suspension and/or debarment.
- iv. The bidder or proposer agrees to comply with the requirements of 2 CFR pt. 180, subpart C and 2 CFR pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

f. BYRD ANTI-LOBBYING AMENDMENT

If the Recipient enters into a contract using funds authorized by this Agreement, then any such contract must include the following clause:

“Byrd Anti-Lobbying Amendment, 31 USC § 1352 (as amended). Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Recipient.”

(16) ATTACHMENTS. The parties agree to, and incorporate as though set forth fully herein, the following exhibits and attachments:

Exhibit 1	Funding Sources
Attachment A	ARPA Coronavirus Local Fiscal Recovery Fund Eligibility Certification
Attachment B	Certification Regarding Lobbying
Attachment C	Program Statutes and Regulations
Attachment D	Statement of Assurances
Attachment E	Award Terms and Conditions

(17) LEGAL AUTHORIZATION. The Recipient certifies that its governing body has authorized the Recipient's execution of this Agreement and that the undersigned person has the authority to legally execute and bind the Recipient to the terms of this Agreement.

RECIPIENT

Clermont, City of

By:

Name and title:

Date:

FEIN : 596000290

DUNS : 937993855

STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

By: _____

Name and Title: **Kevin Guthrie, Director**

Date: _____

Exhibit 1

Funding Sources

STATE RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT, SUBJECT TO SECTION 215.97, FLORIDA STATUTES, CONSIST OF THE FOLLOWING:

State Project -

State awarding agency: Florida Division of Emergency Management

Catalog of State Financial Assistance title: Coronavirus State and Local Fiscal Recovery Funds (CSFRF)

Catalog of Federal Domestic Assistance number: 21.027

Amount of State Funding: **\$19,359,997.00**

Attachment A

ARPA Coronavirus Local Fiscal Recovery Fund Eligibility Certification

I, _____, am the Authorized Agent of Clermont, City of ("Recipient") and I certify that:

1. I have the authority on behalf of the Recipient to request fund payments from the State of Florida ("State") for federal funds appropriated pursuant to section 603 of the Social Security Act, as added by section 9901 of the American Rescue Plan Act, Pub. L. No. 117-2, Title VI (March 11, 2021).
2. I have submitted to the State the Recipient's Total Budget in effect as of January 27, 2020, as defined by the United States Department of the Treasury, the annual operating budget including general fund and other funds.
3. I understand that the State will rely on this certification as a material representation in making grant payments to the Recipient.
4. I acknowledge that the Recipient should keep records sufficient to demonstrate that the expenditure of funds it has received is in accordance with section 603(a) of the Social Security Act.
5. I acknowledge that all records and expenditures are subject to audit by the United States Department of Treasury's Inspector General, the Florida Division of Emergency Management, and the Florida State Auditor General, or designee.
6. I acknowledge that the Recipient has an affirmative obligation to identify and report any duplication of benefits. I understand that the State has an obligation and the authority to de-obligate or offset any duplicated benefits.
7. I acknowledge and agree that the Recipient shall be liable for any costs disallowed pursuant to financial or compliance audits of funds received.
8. I acknowledge that if the Recipient has not obligated the funds it has received to cover costs that were incurred by December 31, 2024, as required by the statute, those funds must be returned to the United States Department of the Treasury.
9. I acknowledge that the Recipient's proposed uses of the funds provided as grant payments from the State by federal appropriation under section 603 of the Social Security Act will be used only to cover those costs that:
 - a. to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
 - b. to respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the metropolitan city, non-entitlement unit of local government, or county that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
 - c. for the provision of government services to the extent of the reduction in revenue of such metropolitan city, non-entitlement unit of local government, or county due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the metropolitan city, non-entitlement unit of local government, or county prior to the emergency; or
 - d. to make necessary investments in water, sewer, or broadband infrastructure.

In addition to each of the statements above, I acknowledge on submission of this certification that my jurisdiction has incurred eligible expenses during the period that begins on March 3, 2021 and ends on December 31, 2024.

By:

Signature:

Title:

Date:

Attachment B
Certification Regarding Lobbying

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned Recipient, _____, certifies, to the best of his or her knowledge that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence any officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. Sec. 1352 (as amended by the Lobbying Disclosure Act of 119). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Recipient, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, Recipient understands and agrees that the provisions of 31 U.S.C. Sec. 3801 *et seq.* apply to his certification and disclosure, if any.

By:

Signature:

Title: _

Date: _

Attachment C

Program Statutes and Regulations

42 U.S.C. 801 Social Security Act	Coronavirus State and Local Fiscal Recovery Funds
Title 31, Part 35, Code of Federal Regulations	Treasury Interim Final Rule
Section 215.422, Florida Statutes	Payments, warrants, and invoices; processing time limits; dispute limitation; agency or judicial branch compliance
Section 215.971, Florida Statutes	Agreements funded with federal and state assistance
Section 216.347, Florida Statutes	Disbursement of grant and aids appropriations for lobbying prohibited
CFO MEMORANDUM NO. 04 (2005-06)	Compliance Requirements for Agreements

ASSURANCES OF COMPLIANCE WITH CIVIL RIGHTS REQUIREMENTS

ASSURANCES OF COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

As a condition of receipt of federal financial assistance from the Department of the Treasury, the recipient named below (hereinafter referred to as the “Recipient”) provides the assurances stated herein. The federal financial assistance may include federal grants, loans and contracts to provide assistance to the Recipient’s beneficiaries, the use or rent of Federal land or property at below market value, Federal training, a loan of Federal personnel, subsidies, and other arrangements with the intention of providing assistance. Federal financial assistance does not encompass contracts of guarantee or insurance, regulated programs, licenses, procurement contracts by the Federal government at market value, or programs that provide direct benefits.

The assurances apply to all federal financial assistance from or funds made available through the Department of the Treasury, including any assistance that the Recipient may request in the future.

The Civil Rights Restoration Act of 1987 provides that the provisions of the assurances apply to all of the operations of the Recipient’s program(s) and activity(ies), so long as any portion of the Recipient’s program(s) or activity(ies) is federally assisted in the manner prescribed above.

1. Recipient ensures its current and future compliance with Title VI of the Civil Rights Act of 1964, as amended, which prohibits exclusion from participation, denial of the benefits of, or subjection to discrimination under programs and activities receiving federal financial assistance, of any person in the United States on the ground of race, color, or national origin (42 U.S.C. § 2000d *et seq.*), as implemented by the Department of the Treasury Title VI regulations at 31 CFR Part 22 and other pertinent executive orders such as Executive Order 13166, directives, circulars, policies, memoranda, and/or guidance documents.
2. Recipient acknowledges that Executive Order 13166, “Improving Access to Services for Persons with Limited English Proficiency,” seeks to improve access to federally assisted programs and activities for individuals who, because of national origin, have Limited English proficiency (LEP). Recipient understands that denying a person access to its programs, services, and activities because of LEP is a form of national origin discrimination prohibited under Title VI of the Civil Rights Act of 1964 and the Department of the Treasury’s implementing regulations. Accordingly, Recipient shall initiate reasonable steps, or comply with the Department of the Treasury’s directives, to ensure that LEP persons have meaningful access to its programs, services, and activities. Recipient understands and agrees that meaningful access may entail providing language assistance services, including oral interpretation and written translation where necessary, to ensure effective communication in the Recipient’s programs, services, and activities.
3. Recipient agrees to consider the need for language services for LEP persons when Recipient develops applicable budgets and conducts programs, services, and activities. As a resource, the Department of the Treasury has published its LEP guidance at 70 FR 6067. For more information on taking reasonable steps to provide meaningful access for LEP persons, please visit <http://www.lep.gov>.

4. Recipient acknowledges and agrees that compliance with the assurances constitutes a condition of continued receipt of federal financial assistance and is binding upon Recipient and Recipient's successors, transferees, and assignees for the period in which such assistance is provided.
5. Recipient acknowledges and agrees that it must require any sub-grantees, contractors, subcontractors, successors, transferees, and assignees to comply with assurances 1-4 above, and agrees to incorporate the following language in every contract or agreement subject to Title VI and its regulations between the Recipient and the Recipient's sub-grantees, contractors, subcontractors, successors, transferees, and assignees:

The sub-grantee, contractor, subcontractor, successor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this contract (or agreement). Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this contract or agreement.

6. Recipient understands and agrees that if any real property or structure is provided or improved with the aid of federal financial assistance by the Department of the Treasury, this assurance obligates the Recipient, or in the case of a subsequent transfer, the transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is provided, this assurance obligates the Recipient for the period during which it retains ownership or possession of the property.
7. Recipient shall cooperate in any enforcement or compliance review activities by the Department of the Treasury of the aforementioned obligations. Enforcement may include investigation, arbitration, mediation, litigation, and monitoring of any settlement agreements that may result from these actions. The Recipient shall comply with information requests, on-site compliance reviews and reporting requirements.
8. Recipient shall maintain a complaint log and inform the Department of the Treasury of any complaints of discrimination on the grounds of race, color, or national origin, and limited English proficiency covered by Title VI of the Civil Rights Act of 1964 and implementing regulations and provide, upon request, a list of all such reviews or proceedings based on the complaint, pending or completed, including outcome. Recipient also must inform the Department of the Treasury if Recipient has received no complaints under Title VI.
9. Recipient must provide documentation of an administrative agency's or court's findings of non-compliance of Title VI and efforts to address the non-compliance, including any voluntary compliance or other

agreements between the Recipient and the administrative agency that made the finding. If the Recipient settles a case or matter alleging such discrimination, the Recipient must provide documentation of the settlement. If Recipient has not been the subject of any court or administrative agency finding of discrimination, please so state.

10. If the Recipient makes sub-awards to other agencies or other entities, the Recipient is responsible for ensuring that sub-recipients also comply with Title VI and other applicable authorities covered in this document. State agencies that make sub-awards must have in place standard grant assurances and review procedures to demonstrate that they are effectively monitoring the civil rights compliance of sub-recipients.

The United States of America has the right to seek judicial enforcement of the terms of this assurances document and nothing in this document alters or limits the federal enforcement measures that the United States may take in order to address violations of this document or applicable federal law.

Under penalty of perjury, the undersigned official(s) certifies that official(s) has read and understood the Recipient's obligations as herein described, that any information submitted in conjunction with this assurances document is accurate and complete, and that the Recipient is in compliance with the aforementioned nondiscrimination requirements.

Clermont, City of

Date

Signature of Authorized Official

PAPERWORK REDUCTION ACT NOTICE

The information collected will be used for the U.S. Government to process requests for support. The estimated burden associated with this collection of information is 30 minutes per response. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be directed to the Office of Privacy, Transparency and Records, Department of the Treasury, 1500 Pennsylvania Ave., N.W., Washington, D.C. 20220. DO NOT send the form to this address. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid control number assigned by OMB.

U.S. DEPARTMENT OF THE TREASURY
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS

Recipient name and address:

Clermont, City of

Address:

DUNS Number: 937993855

Taxpayer Identification Number: 596000290

Assistance Listing Number: 21.027

Sections 602(b) and 603(b) of the Social Security Act (the Act) as added by section 9901 of the American Rescue Plan Act, Pub. L. No. 117-2 (March 11, 2021) authorize the Department of the Treasury (Treasury) to make payments to certain recipients from the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund.

Recipient hereby agrees, as a condition to receiving such payment from Treasury, to the terms attached hereto.

Recipient: Clermont, City of

Authorized Representative:

Title:

Date signed:

U.S. Department of the Treasury:

Authorized Representative:

Title:

Date:

PAPERWORK REDUCTION ACT NOTICE

The information collected will be used for the U.S. Government to process requests for support. The estimated burden associated with this collection of information is 15 minutes per response. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be directed to the Office of Privacy, Transparency and Records, Department of the Treasury, 1500 Pennsylvania Ave., N.W., Washington, D.C. 20220. DO NOT send the form to this address. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid control number assigned by OMB.

U.S. DEPARTMENT OF THE TREASURY
CORONAVIRUS LOCAL FISCAL RECOVERY FUND
AWARD TERMS AND CONDITIONS

1. Use of Funds.
 - a. Recipient understands and agrees that the funds disbursed under this award may only be used in compliance with section 603(c) of the Social Security Act (the Act), Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.
 - b. Recipient will determine prior to engaging in any project using this assistance that it has the institutional, managerial, and financial capability to ensure proper planning, management, and completion of such project.
2. Period of Performance. The period of performance for this award begins on the date hereof and ends on December 31, 2026. As set forth in Treasury's implementing regulations, Recipient may use award funds to cover eligible costs incurred during the period that begins on March 3, 2021, and ends on December 31, 2024.
3. Reporting. Recipient agrees to comply with any reporting obligations established by Treasury as they relate to this award.
4. Maintenance of and Access to Records
 - a. Recipient shall maintain records and financial documents sufficient to evidence compliance with section 603(c) of the Act, Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.
 - b. The Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives, shall have the right of access to records (electronic and otherwise) of Recipient in order to conduct audits or other investigations.
 - c. Records shall be maintained by Recipient for a period of five (5) years after all funds have been expended or returned to Treasury, whichever is later.
5. Pre-award Costs. Pre-award costs, as defined in 2 C.F.R. § 200.458, may not be paid with funding from this award.
6. Administrative Costs. Recipient may use funds provided under this award to cover both direct and indirect costs.
7. Cost Sharing. Cost sharing or matching funds are not required to be provided by Recipient.
8. Conflicts of Interest. Recipient understands and agrees it must maintain a conflict of interest policy consistent with 2 C.F.R. § 200.318(c) and that such conflict of interest policy is applicable to each activity funded under this award. Recipient and subrecipients must disclose in writing to Treasury or the pass-through entity, as appropriate, any potential conflict of interest affecting the awarded funds in accordance with 2 C.F.R. § 200.112.

9. Compliance with Applicable Law and Regulations.

- a. Recipient agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. Recipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Recipient shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.
- b. Federal regulations applicable to this award include, without limitation, the following:
 - i. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F – Audit Requirements of the Uniform Guidance, implementing the Single Audit Act, shall apply to this award.
 - ii. Universal Identifier and System for Award Management (SAM), 2 C.F.R. Part 25, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 25 is hereby incorporated by reference.
 - iii. Reporting Subaward and Executive Compensation Information, 2 C.F.R. Part 170, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 170 is hereby incorporated by reference.
 - iv. OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement), 2 C.F.R. Part 180, including the requirement to include a term or condition in all lower tier covered transactions (contracts and subcontracts described in 2 C.F.R. Part 180, subpart B) that the award is subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. Part 19.
 - v. Recipient Integrity and Performance Matters, pursuant to which the award term set forth in 2 C.F.R. Part 200, Appendix XII to Part 200 is hereby incorporated by reference.
 - vi. Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
 - vii. New Restrictions on Lobbying, 31 C.F.R. Part 21.
 - viii. Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655) and implementing regulations.
 - ix. Generally applicable federal environmental laws and regulations.
- c. Statutes and regulations prohibiting discrimination applicable to this award include, without limitation, the following:
 - i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and

Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;

- ii. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
- iii. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
- iv. The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
- v. Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

10. Remedial Actions. In the event of Recipient's noncompliance with section 603 of the Act, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, Treasury may impose additional conditions on the receipt of a subsequent tranche of future award funds, if any, or take other available remedies as set forth in 2 C.F.R. § 200.339. In the case of a violation of section 603(c) of the Act regarding the use of funds, previous payments shall be subject to recoupment as provided in section 603(e) of the Act.

11. Hatch Act. Recipient agrees to comply, as applicable, with requirements of the Hatch Act (5 U.S.C. §§ 1501-1508 and 7324-7328), which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by this federal assistance.

12. False Statements. Recipient understands that making false statements or claims in connection with this award is a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or contracts, and/or any other remedy available by law.

13. Publications. Any publications produced with funds from this award must display the following language: "This project [is being] [was] supported, in whole or in part, by federal award number [enter project FAIN] awarded to [name of Recipient] by the U.S. Department of the Treasury."

14. Debts Owed the Federal Government.

- a. Any funds paid to Recipient (1) in excess of the amount to which Recipient is finally determined to be authorized to retain under the terms of this award; (2) that are

determined by the Treasury Office of Inspector General to have been misused; or (3) that are determined by Treasury to be subject to a repayment obligation pursuant to section 603(e) of the Act and have not been repaid by Recipient shall constitute a debt to the federal government.

- b. Any debts determined to be owed the federal government must be paid promptly by Recipient. A debt is delinquent if it has not been paid by the date specified in Treasury's initial written demand for payment, unless other satisfactory arrangements have been made or if the Recipient knowingly or improperly retains funds that are a debt as defined in paragraph 14(a). Treasury will take any actions available to it to collect such a debt.

15. Disclaimer.

- a. The United States expressly disclaims any and all responsibility or liability to Recipient or third persons for the actions of Recipient or third persons resulting in death, bodily injury, property damages, or any other losses resulting in any way from the performance of this award or any other losses resulting in any way from the performance of this award or any contract, or subcontract under this award.
- b. The acceptance of this award by Recipient does not in any way establish an agency relationship between the United States and Recipient.

16. Protections for Whistleblowers.

- a. In accordance with 41 U.S.C. § 4712, Recipient may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant.
- b. The list of persons and entities referenced in the paragraph above includes the following:
 - i. A member of Congress or a representative of a committee of Congress;
 - ii. An Inspector General;
 - iii. The Government Accountability Office;
 - iv. A Treasury employee responsible for contract or grant oversight or management;
 - v. An authorized official of the Department of Justice or other law enforcement agency;
 - vi. A court or grand jury; or
 - vii. A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.
- c. Recipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

17. Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR

19217 (Apr. 18, 1997), Recipient should encourage its contractors to adopt and enforce on-the-job seat belt policies and programs for their employees when operating company-owned, rented or personally owned vehicles.

18. Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Recipient should encourage its employees, subrecipients, and contractors to adopt and enforce policies that ban text messaging while driving, and Recipient should establish workplace safety policies to decrease accidents caused by distracted drivers.



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Kevin Guthrie
Director

MEMORANDUM

TO: Non-entitlement Units, Recipients
FROM: Stephanie Stachowicz, General Counsel, Division of Emergency Management
DATE: August 27, 2021
SUBJECT: American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement



This memorandum addresses questions raised by some non-entitlement units ("NEUs") regarding certain provisions of the American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement between the Division and Recipients.

First, regarding subparagraph (j) of paragraph 13, some NEUs have expressed concern that, by requiring compliance with section 112.061, Florida Statutes, this provision could be interpreted as restricting the ability of NEUs to set their own per diem and travel expense policies as permitted under section 166.021(9)(b), Florida Statutes. The Division will consider compliance with section 166.021(9)(b), Florida Statutes, as compliance with subparagraph (j).

Second, regarding subparagraph (m) of paragraph 13, some NEUs have expressed concern that the limit placed on the use of interest earned on investment of funds conflicts with recent Department of Treasury guidance ("Guidance"). To the extent this provision conflicts with the Guidance, the Division will consider compliance with the Guidance as compliance with subparagraph (m).

As a reminder, the deadline for disbursement of funds is approaching and the Division will need executed agreements in place to ensure timely disbursement of funds. Please contact the Division with any questions.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Event Request <i>The Florida Free Wheeler's Bicycle Club</i>		
Requested Action		
Consider approving the Florida Free Wheelers Bicycle Club's request to have their annual event "Horrible Hundred", at Waterfront Park on November 20-21, 2021.		
Staff Report		
The Florida Free Wheelers are seeking approval to host their annual two-day event at Waterfront Park. The event will have an estimated 2000 participants and consists of a vendor market and event check-in on September 20, and a casual ride around Lake County starting and finishing at Waterfront Park on September 21. The organization works with Clermont Police and Lake County Sheriff on the bike route and complies with any required police officers needed during the ride. There will not be the need for any road closures during the casual ride on September 21. This is the same course that has been approved for Sommer Sports events as it goes through the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 11-20-21--11-21-21Horrible Hundred Application	11-20-21--11-21-21Horrible Hundred Application.pdf	
2. Horrible Hundred 2021 Courses	Horrible Hundred 2021 Courses.pdf	
3. Horrible Hundred	Horrible Hundred.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

#1410

Today's Date

November 25, 2019

Name of Event

41st Horrible Hundred Bicycle Ride

Date(s) of Event

11/20/21 - 11/21/21

Estimated Attendance:

2000

Event Start Time:

7:00 AM

End Time:

5:30 PM

Before Event Setup Time:

11/20/21

Event Cleanup Time:

3:30 PM - 5:30 PM

Name of Organization/Applicant

Recyclers Bicycle Club Inc

The refundable deposit will be returned to the applicant listed

the name and address of the applicant listed*

Check Type of Organization

☒

Resident

☐

Non Resident

☐

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☐

Yes

☒

No

If yes, provide Tax Exempt #

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

Federal ID # or Driver's License #

Event Contact

Louis McDonald

Email

recycle reuse it all@gmail.com

Day Phone

352-978-4428

Cell Phone

Same

Address

135 Sonos Ln, Apt. A City

Kissimmee

State

FL

Zip

34743

Secondary Contact

Leslee Mitchell

Phone #

407-924-9733

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

Briefly Describe Event:

The Horrible Hundred is touring bicycle ride around and throughout lake county. It's a bike ride, not a race

Location of Event on City Property:

Map 1

☒

A

☒

B

☒

C

☐

D

☐

Map 2

☐

Map 3

D is not shown on map 1

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

*All swimming, biking, running and boating events must be conducted at Victory Pointe venue.

Other Location:

P.S. The Horrible Hundred must be at the Lake front. Victory Pointe Venue simply cannot accommodate the HH.

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10 x 10

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☐ No

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

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

Insurance may be required by provider

Rides: ☐ Yes ☒ No

Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: _____

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

Is another promoter/producer assisting with your event? ☐ Yes ☒ No

Is this event Public or Private? ☐ Private ☒ Public

SPECIAL EVENTS COST ESTIMATOR

41st Horrible Hundred
11/15/2020
Louie McDonald
P.O. Box 951173
Street Address
Lake Mary
City
FL
ST
32795
Zip
352-978-4428

Page 114

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

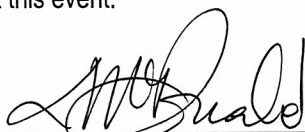
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

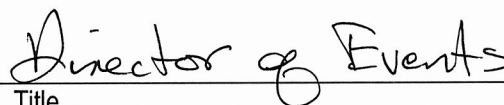
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

Indemnification, Insurance and Additional Costs

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



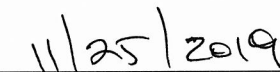
Applicant's Signature



Title



Printed Name



Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

MAP 1



Emergency access will be regular park entrance.

The Following Items Must be Noted on Your Site Plan

✓	N/A	
☒	☐	Location of food vendor area(s)
☒	☐	Canopy/Tent Locations w/ sizes
☐	☒	Fuel storage/dispensing areas
☒	☐	Emergency Access Route for EMS & Fire
☒	☐	Location of vendor booths & games
☒	☐	Location of fire extinguishers and other safety equipment <i>Highland building</i>
☐	☒	Description of sound amplification facilities or equipment to be utilized
☒	☐	Location and description of Attention Getting Devices (Balloons, etc.) <i>Cowbell in hand.</i>
☐	☒	Location of generators
☐	☒	Location of temporary power drop
☐	☒	Rides with descriptions
☒	☐	Identify any fences/gates around event <i>Provided by city of Clermont.</i>
☐	☒	Stage locations
☒	☐	Table, chair, and equipment layout <i>in Pavilion</i>
☒	☐	Traffic routing, road closures, separation of parking area from event <i>Will be produced later</i>
☒	☐	City facilities or equipment to be utilized <i>Highlander building/Trash cans.</i>
☐	☒	Location and description of banners or signage (not permitted in Right of Way)
☒	☐	Location of portable restrooms <i>By bathrooms at the trail head at the water front.</i>

FACILITY SALES RECEIPT



Receipt # 54741
Payment Date: 08/18/20
Household: 1410

lermont City Center
 20 West Montrose Street
 LERMONT FL 34711
 hone: (352)708-5975

Florida Freewheelers Inc.
 P.O. Box 951173
 Lake Mary FL 32795
 ffwtreasurer@tds.net

Reservation Details: Waterfront Park, Waterfront Park Entire - Area C

Reserv. Contact: **Florida Freewheelers Inc.**
 Phone Number: **(407)788-2453**
 Reserv. Number: **7708**
 Status: **Firm**
 Purpose: **Horrible Hundred**
 Anticipated Count: **2000**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Fri 11/19/2021 @ 3:00P thru Sun 11/21/2021 @ 5:30P	2,885.50	2,885.50	10.00	10.00	2,875.50
Deposit:	350.00	350.00	350.00	350.00	0.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Application Fee	10.00	1.00	0.00	0.00	10.00
Deposit	350.00	1.00	0.00	0.00	350.00
Daily - Resident / Non Profit	1,500.00	1.00	0.00	97.50	1,597.50
Consecutive Days - Resident / Non Profit	1,200.00	1.00	0.00	78.00	1,278.00

Special Questions: **Police Requests:**
Fire Requests:

Processed on 08/18/20 @ 12:05 pm by acardarelli

Total New Deposit Fees	350.00
Total New Fees	2,710.00
Total New Taxes	175.50
Total Due	3,235.50
Total Deposit Fees Paid	350.00
Total Fees Paid	10.00
Total Paid	360.00
Balance From Receipt	2,875.50

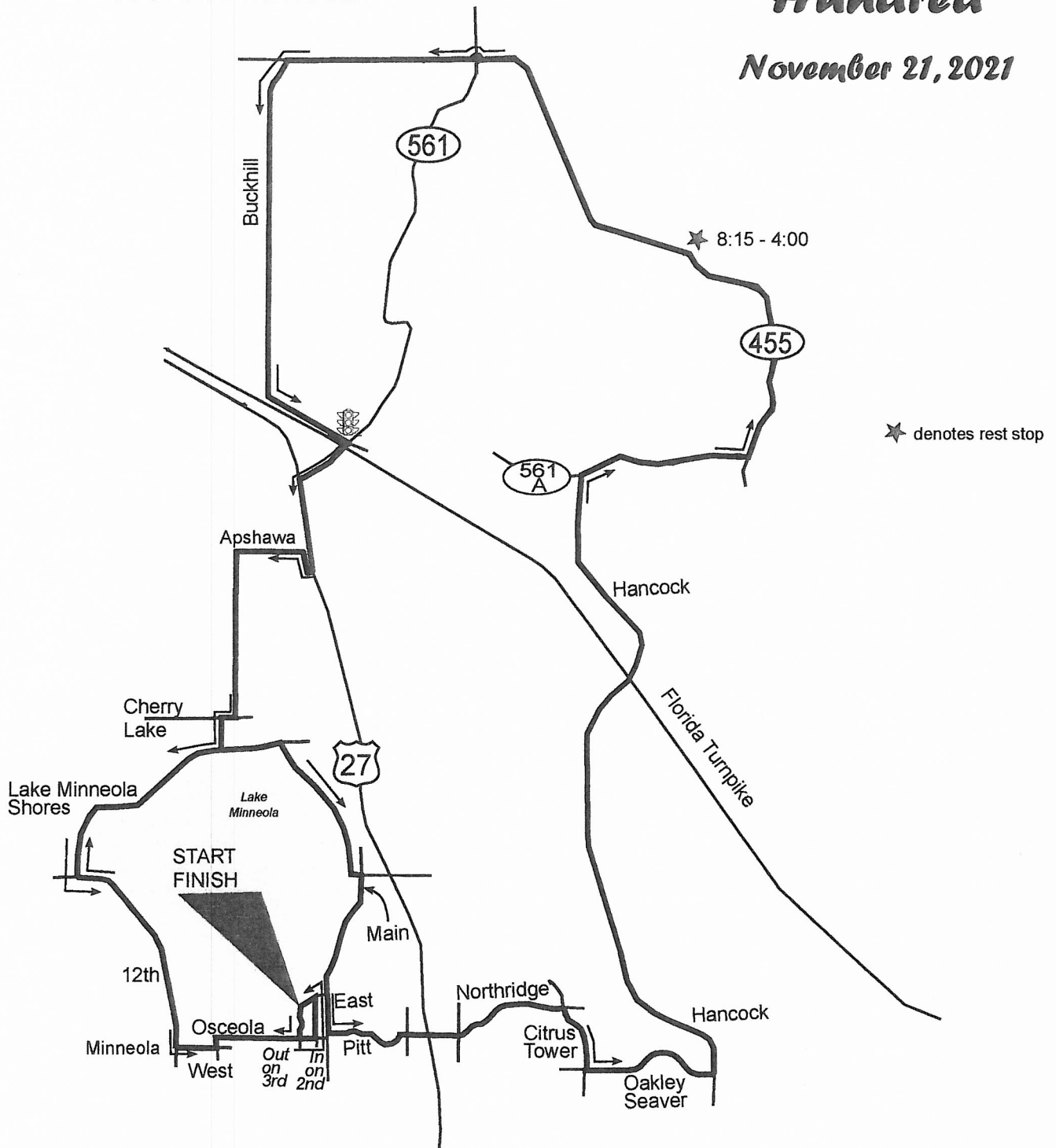
Payment of: 360.00 Made By: Credit Balance

35 MILE

IN AN EMERGENCY CALL 911
RIDE ASSISTANCE 352-978-4428

41st Horrible Hundred

November 21, 2021



- ⚡ Obey all traffic laws
- ⚡ You must wear a helmet
- ⚡ Ride single file on busy roads
- ⚡ Don't ride more than two abreast
- ⚡ No headphones
- ⚡ Announce and heed "Car Back"

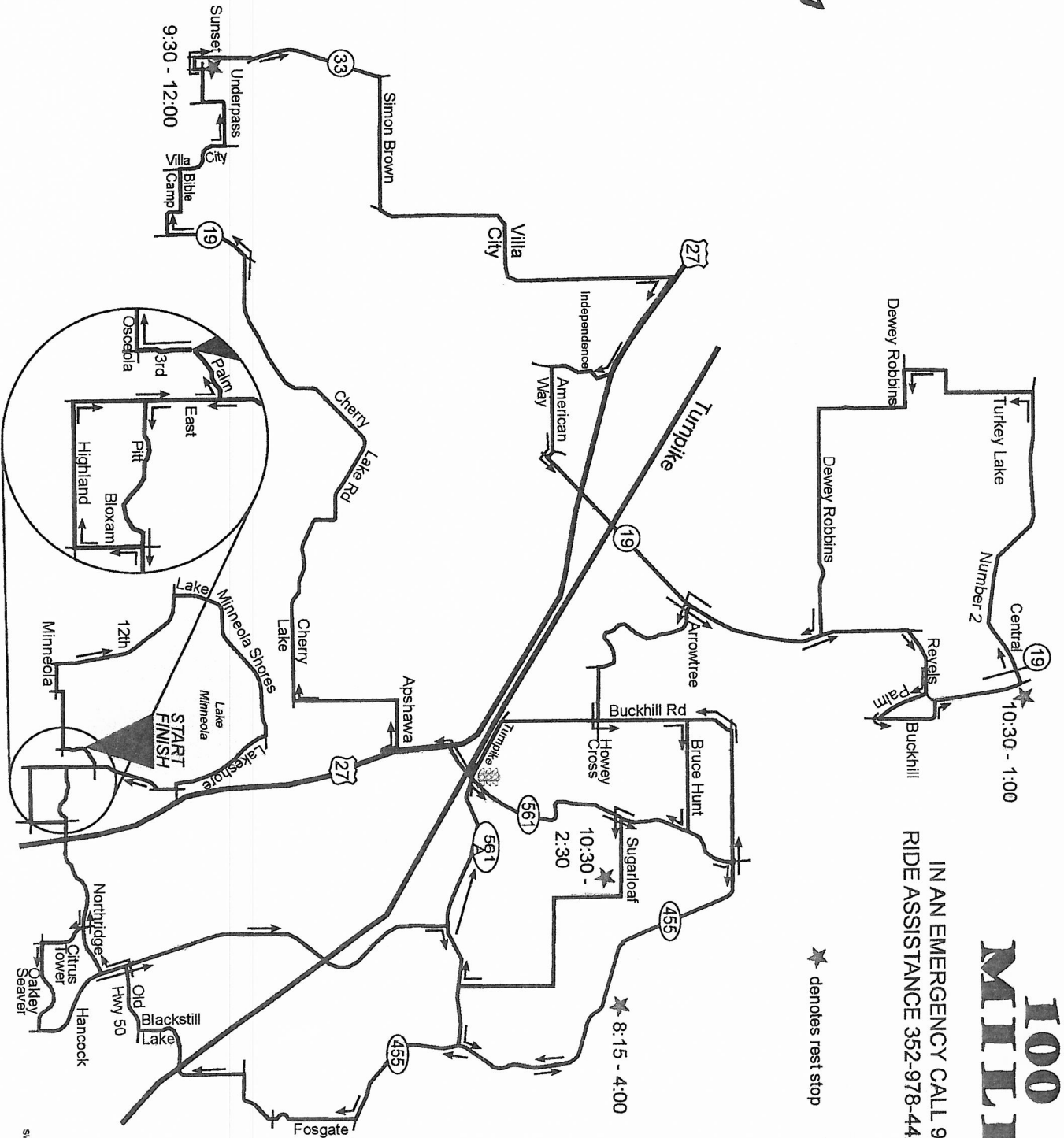
For more information on the
Florida Freewheelers visit
www.floridafreewheelers.com

41st Horrible Hundred

November 21, 2021

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For more information on the
Florida Freewheelers visit
www.floridafreewheelers.com



100 MILE

IN AN EMERGENCY CALL 911
RIDE ASSISTANCE 352-978-4428

★ denotes rest stop

41st Horrible Hundred

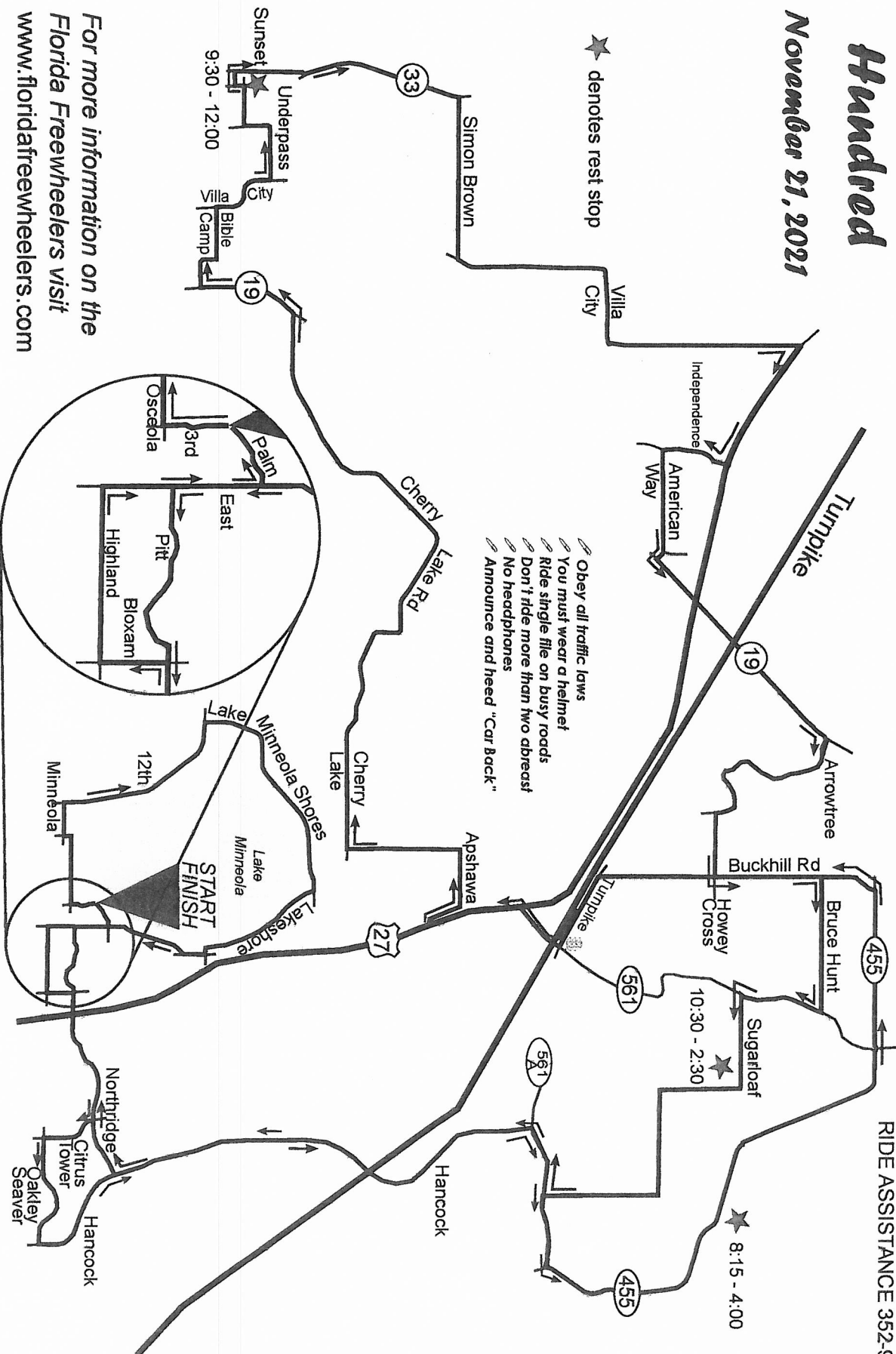
November 21, 2021

70 MILE

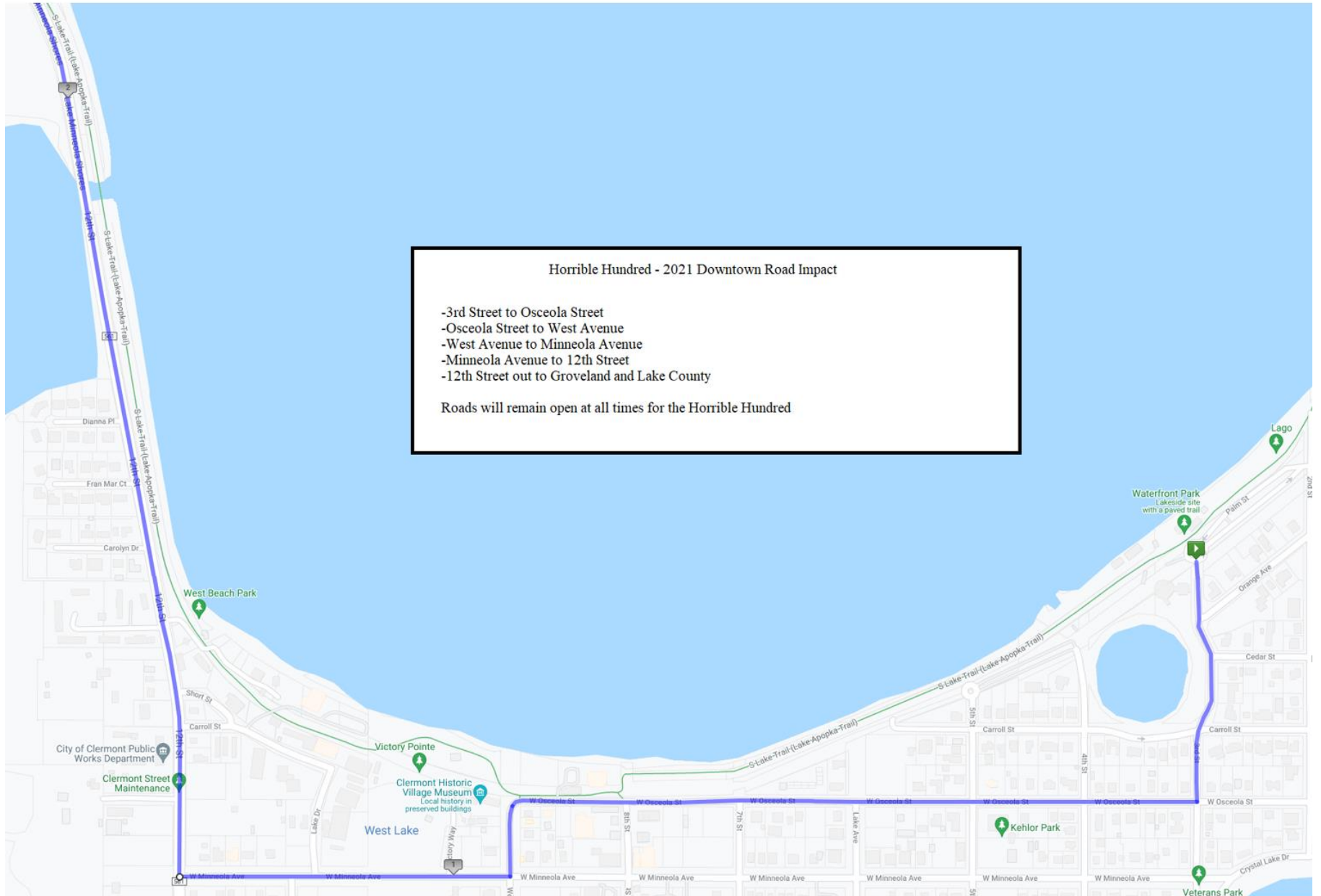
IN AN EMERGENCY CALL 911
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For more information on the
Florida Freewheelers visit
www.floridafreewheelers.com





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Event and Open Container <i>Clermont Cars and Guitars Festival</i>		
Requested Action		
Consider the Miller Sound Company's request to have an event, Clermont Cars and Guitars Festival, at Waterfront Park on November 14, 2021. And consider allowing open container for beer and wine.		
Staff Report		
The Miller Sound Company is requesting to have a ticketed event, Clermont Cars, and Guitars Festival, at Waterfront Park on November 14, 2021, from 1200 p.m. to 600 p.m. They are requesting an open container allowance of beer and wine in a fenced-in area at Waterfront Park and are estimating 2000 in attendance. They have requested to sell beer and wine from 12-5:30 pm and have agreed to comply with any staff requirements for Police, EMS, and Public Services.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 11-14-21Clermont Cars and Guitars application	11-14-21Clermont Cars and Guitars application.pdf	
2. CarsAndGuitarsAlcoholRequestForm	CarsAndGuitarsAlcoholRequestForm.pdf	
3. CarsAndGuitarsSitePlan	CarsAndGuitarsSitePlan.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

8523

Today's Date 8/16/21
Name of Event Clermont Cars And Guitars Festival
Date(s) of Event 11/14/21 Estimated Attendance: 2,000
Event Start Time: 12 PM Event End Time: 8 PM 6 PM
Before Event Setup Time: 4 hrs After Event Cleanup Time: 4 hrs
Name of Organization/Applicant Miller Sound Production

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☐ Yes ☒ No If yes, provide Tax Exempt # 45-8016628894-9

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

Federal ID # or Driver's License # 47-2996462

Event Contact Stephen Miller Email MillerSoundProduction@gmail.com

Day Phone _____ Cell Phone 352-536-4118

Address 12933 Sunset Ave City Clermont State FL Zip 34711

Secondary Contact _____ Phone # _____

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

Briefly Describe Event: Car Show and Music Festival featuring Country, Blues, and Americana bands, including one National headliner and four regionally known Florida acts.

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

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

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

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

Electrical Use: ☒ Yes ☐ No Describe the need: Aprx. 6 - 20 Amp Circuits @ Stage
Additional permits may be required based on use

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

Gas Fueled Equipment: ☒ Yes ☐ No Describe Use: Some Food Trucks likely to use gas powered generators
If Yes, subject to permits as required by the Building/Fire Safety Division.

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

Cooking Equipment Use: ☐ Yes ☐ No
If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☐ Fryers ☐ Propane Grill ☐ Charcoal Grill ☐ Concession Trailer ☒ Food Trucks
Insurance may be required by provider

Rides: ☐ Yes ☒ No Ride Types: ☐ Mechanical ☐ Bounce Houses ☐ Animals
Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No
If Yes, requires separate approval process completed by Company with the Fire Prevention Division.
The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☐ Yes ☒ No
Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☐ Yes ☒ No
If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.
Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No
Describe: PA System on Stage for Music Amplification and Announcements
If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☒ Yes ☐ No
If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

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

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

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

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

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

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Clermont Cars And Guitars Festival
 DATE OF EVENT: 11/14/21
 EVENT CONTACT: Stephen Miller
 REFUND MAILING ADDRESS: 12933 Sunset Ave
 Street Address
Clermont FL 34711
 City ST Zip
 CELL PHONE: 352-536-4118

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

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

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

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

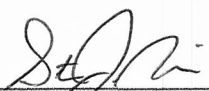
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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


Applicant's Signature

Vice President
Title

Stephen S. Miller
Printed Name

8/16/21
Date

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

Department / Division Routing:

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

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

FACILITY SALES RECEIPT



Receipt # 70248
Payment Date: 08/17/21
Household: 8523

Clermont City Center
 620 West Montrose Street
 CLERMONT FL 34711
 Phone: (352)708-5975

Miller Sound Production
 12933 Sunset Ave
 Clermont FL 34711

Reservation Details: Waterfront Park, Waterfront Park Entire - Area C

Reserv. Contact: **Miller Sound Production**
 Phone Number: **(352)536-4118**
 Reserv. Number: **10347**
 Status: **Firm**
 Purpose: **Clermont Cars and Guitars**
 Anticipated Count: **2000**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Sun 11/14/2021 8:00A to 10:00P	2,672.50	2,672.50	10.00	10.00	2,662.50
Deposit:	350.00	350.00	350.00	350.00	0.00

<u>Fee Description</u>	<u>Amount</u>	<u>Count</u>	<u>Discount</u>	<u>Sales Tax</u>	<u>Total Fee</u>
Application Fee	10.00	1.00	0.00	0.00	10.00
Deposit	350.00	1.00	0.00	0.00	350.00
Daily - Non Resident / Business	2,500.00	1.00	0.00	162.50	2,662.50

Special Questions: **Police Requests:**
Fire Requests:

Processed on 08/17/21 @ 11:16 am by acardarelli

Total New Deposit Fees	350.00
Total New Fees	2,510.00
Total New Taxes	162.50
Total Due	3,022.50
Total Deposit Fees Paid	350.00
Total Fees Paid	10.00
Total Paid	360.00
Balance From Receipt	2,662.50

Payment of: 360.00 Made By: Check With Reference: 302



CITY OF CLERMONT Alcohol Request Form

Today's Date 8/31/21
Name of Event Clermont Cars and Guitars
Date(s) of Event 11/14/21 Location Clermont Waterfront Park
Event Start Time: 11am Event End Time: 6pm
Name of Organization/Applicant Miller Sound Production
Email millersoundproduction@gmail.com
Day Phone _____ Cell Phone 352-536-4118
Address 12933 Sunset Ave City Clermont ST FL Zip 34711
Briefly Describe Event Music Festival and car show, featuring
one National Touring headline act, and 3 regional support acts
What do you plan on serving (check all that apply): ☒ Beer ☒ Wine/Champagne ☐ Other
What is your beverage containment area? Ticketed event, entire area contained with
Outside event, attach diagram See attached gated entrance
Inside event, list rooms: _____
Who is your licensed beverage caterer*? To be determined

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

I declare that all information herein is true and complete to the best of my knowledge.
I understand that approval of this request is NOT a grant of a liquor license.

Applicant Signature

8/31/21
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

- ☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.
- ☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____
- ☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

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





AGENDA ITEM

Meeting Date	
Tuesday, September 14, 2021	
Agenda Item Name	
Event, Fee Variance, Open Container, Road Closure and Boat Ramp Closure Request <i>Sommer Sports</i>	
Requested Action	
Consider the request from Sommer Sports to approve the 2022 season, open container allowance, waive all associated ground fees, road closure for one event, and partial day closure of the boat ramp for two events.	
Staff Report	
Sommer Sports Race Series is one of three community events that has been designated by the City Council as a Community Partner Event. Sommer Sports is requesting approval of their 2022 season, which includes races on the following dates, which will take place at Victory Pointe and Waterfront Park. These are the same routes that were approved by the City Council for the 2021 season. March 12, 2022 (Waterfront Park and Boat Ramp Closure) March 26, 2022 (Victory Pointe) April 23, 2022 (Waterfront Park) May 8, 2022 (Waterfront Park) June 11, 2022 (Waterfront Park) June 18, 2022 (Victory Pointe) July 9, 2022 (Waterfront Park) July 16, 2022 (Victory Pointe) August 6, 2022 (Victory Pointe) August 13, 2022 (Waterfront Park) September 10, 2022(Waterfront Park) October 22, 2022 (Waterfront Park and Boat Ramp Closure) October 29, 2022 (Victory Pointe) December 17, 2022 (Downtown Clermont- Road Closure) Sommer Sports is requesting as a Community Partner Event that all park rental fees along with any fire/tent fees be waived, which supports the 2022 season. The total estimated amount of requested fee waivers is approximately \$43,670. Sommer Sports is requesting to allow an open container allowance during each of the race events which allows each participant one beverage per race. The organization is requesting to serve one donated beer from Suncreek Brewery for each participant of each race. They will be using Premier Event Services as their licensed caterer for each event. Sommer Sports is also requesting the closure of the Boat Ramp for part of the day for two of their events and road closure for one event identical to last year. Road Closures - December 17, 2022 - Santa's Twilight 5K 900 a.m. - 10:30 p.m. - Montrose Street between 7th Street and the entrance of City Hall 530 p.m. - 7:30 p.m. - Montrose Street between West Avenue and 7th Street Boat Ramp Closures -	

March 12, 2022 - Great Clermont Tri / Florida Challenge Tri
 October 22, 2022 - Great Floridian Tri
 Midnight to 12:00 p.m. or sooner, depending on when the last swimmer is out of the water.

Additional Analysis

Fiscal Impact Summary

Waiver of approximately \$43,670 in facility rental fees.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | Sommer Sports 2022-Council Packet | Sommer Sports 2022-Council Packet.pdf |
| 2. | 2022 Santa Clermont Road Notice to Residents and Businesses | 2022 Santa Clermont Road Notice to Residents and Businesses.pdf |



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4, 2021
Name of Event 39th Annual Great Clermont Triathlon/38th Annual Florida Challenge Triathlon
Date(s) of Event March 12, 2022 Estimated Attendance: 600-800
Event Start Time: 7:30AM Event End Time: 5:00PM
Before Event Setup Time: March 10 & 11th, 2022 After Event Cleanup Time: March 12, 2022 (2pm on)
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial Setup will be on Thursday March 10 starting at 8am. Packet Pickup will be on site Friday March 11, 2022 from 2pm - 6pm. Florida Challenge will host a Sprint and 70.3 Distance and the Great Clermont will host an Olympic Distance Triathlon. Events will start at Waterfront Park and finish at Victory Point

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

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

Other Location: Event will start at Waterfront Park and Finish at Victory Point



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event 39th Annual Great Clermont Triathlon/38th Annual Florida Challenge Triathlon
Date(s) of Event March 12, 2022 Location Victory Point at the Finish Line
Event Start Time: 7am Event End Time: 2PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

M. Craske

Applicant Signature

8/10/2021

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

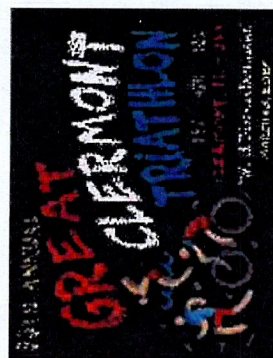
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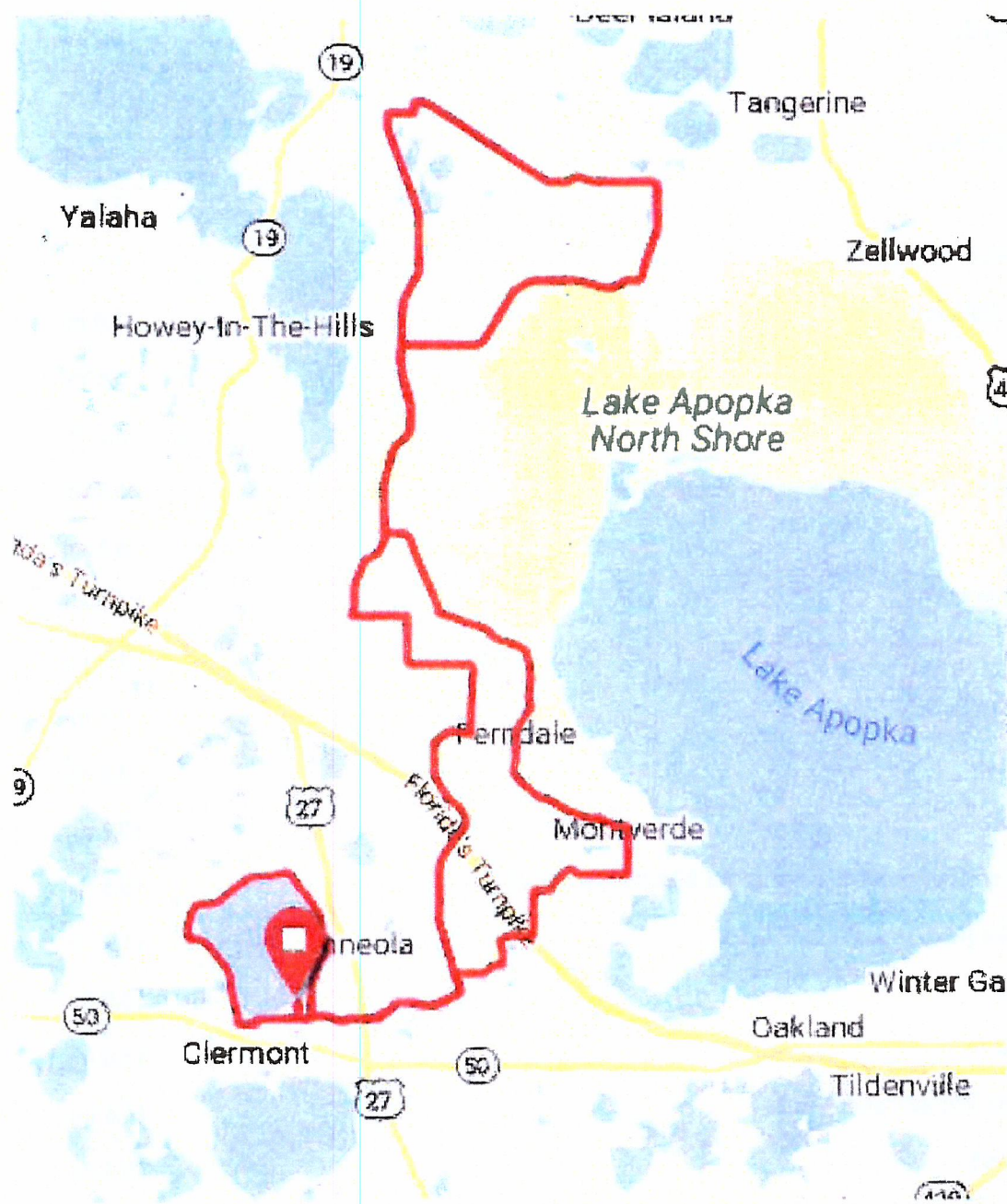
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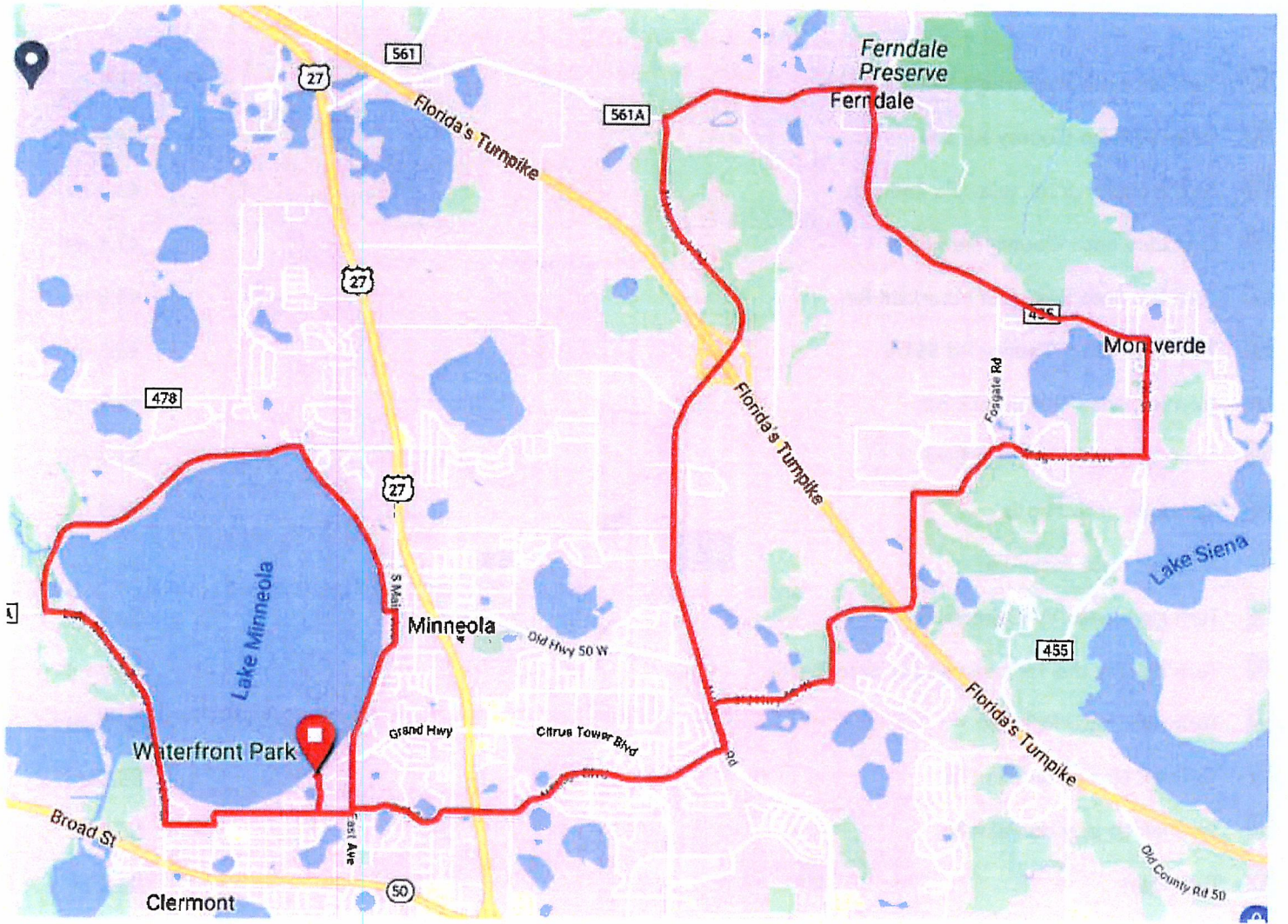
Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711

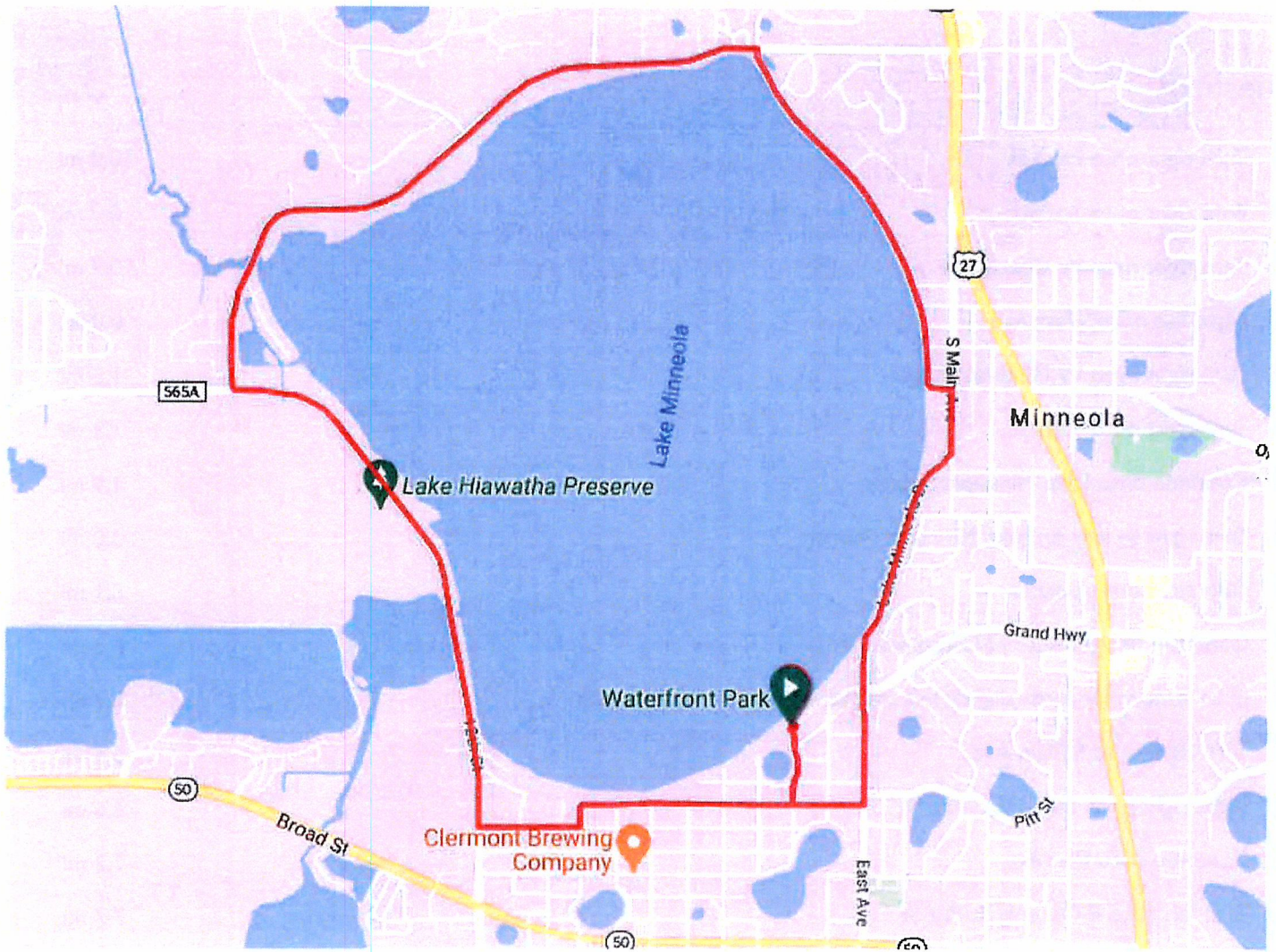
TRANSITIONS

SWIM TO BIKE
BIKE FINISH
BIKE OUT
BIKE START
BIKE OUT
BIKE OUT
BIKE START
RUN START
BIKE OUT

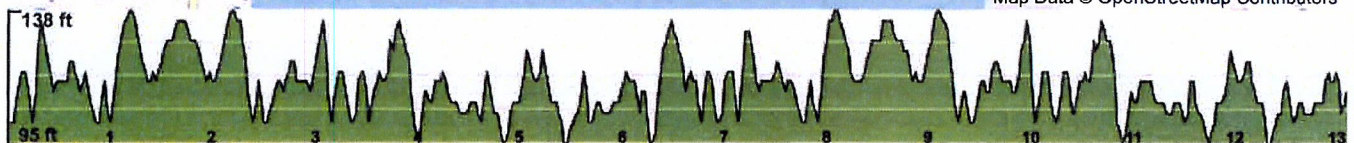
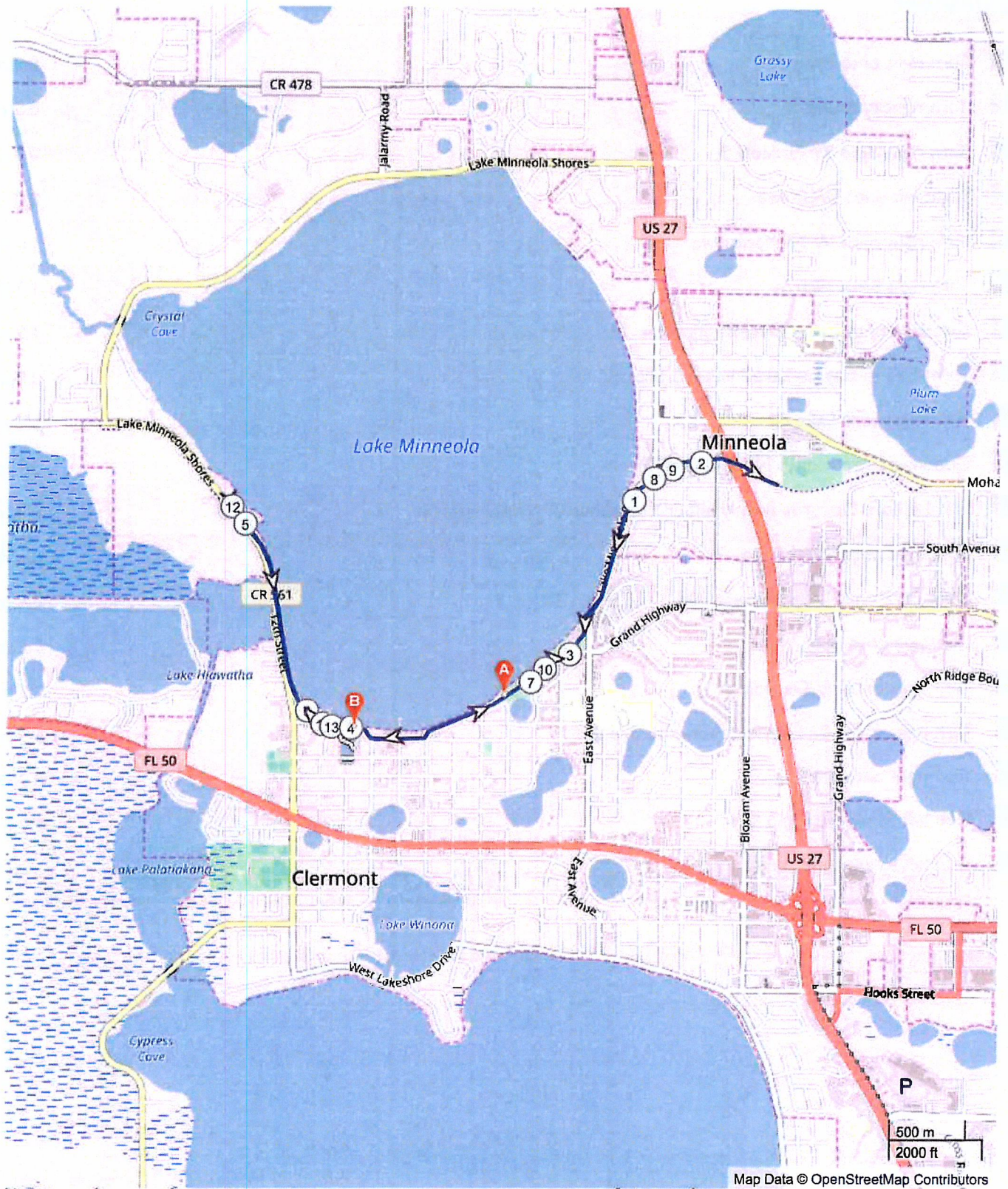




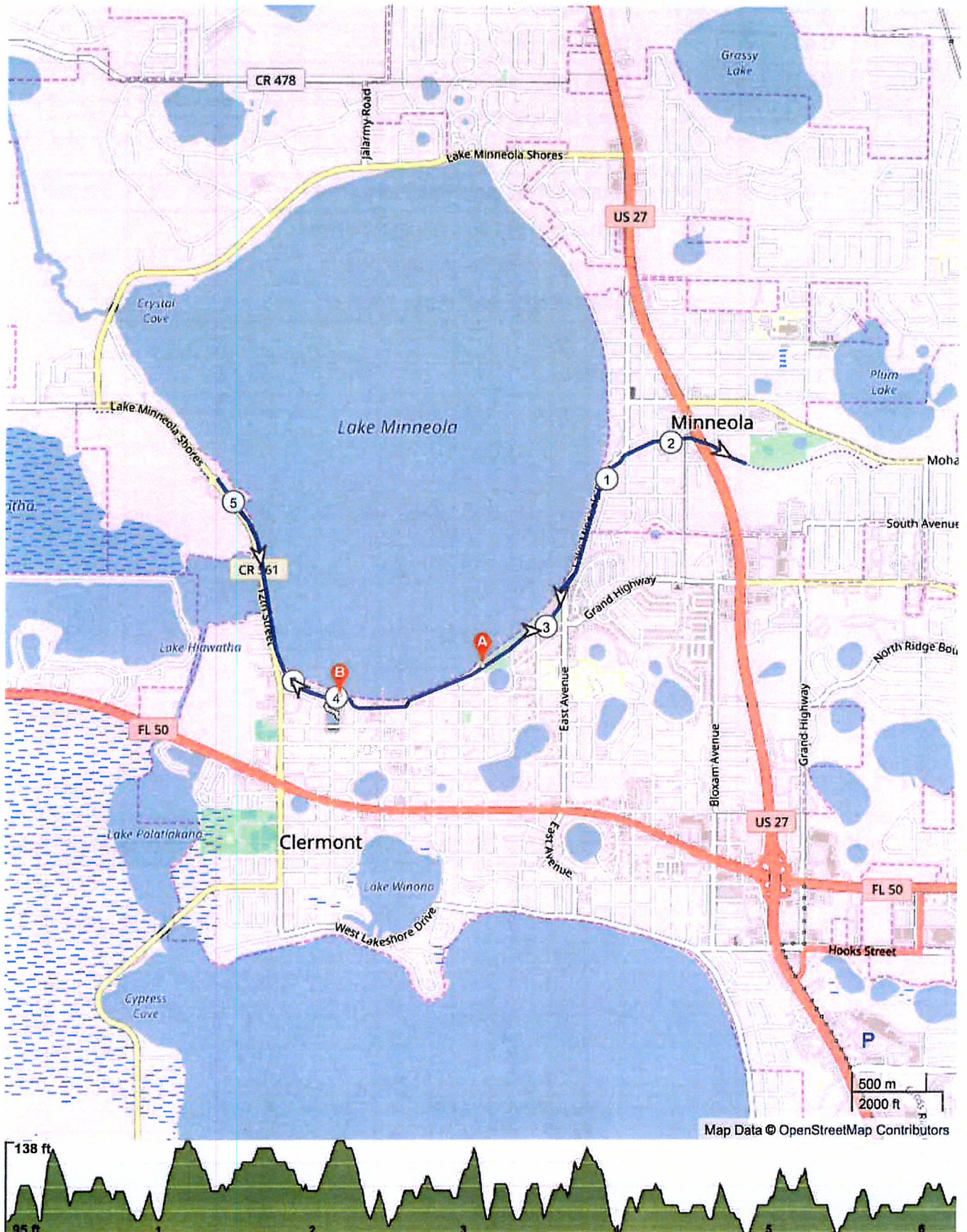




2021 Florida Challenge Triathlon 13.1 Mile Run



2021 Great Clermont Triathlon 10K Run



2021 Great Clermont Duathlon 5K - Run #1





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4, 2021
Name of Event Lake Minneola Half Marathon - 10K - 5K
Date(s) of Event March 26, 2022 Estimated Attendance: 700-900
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Friday 3/25/2022 After Event Cleanup Time: Saturday 3/26/2022 (12pm on)
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Half Marathon (13.1 miles), 10K (6.2 miles), 5K (3.1 miles)

Course is a flat and fast run out and back on the South Lake Trail and alongside portions of Lake Minneola;

Course Support and aid stations will be available for 4 hours, but the finish line will be open until the final participant if finished.

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

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

Other Location: Start and Finish from Victory Point



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event Lake Minneola Half Marathon 10K/5K
Date(s) of Event March 26, 2022 Location Victory Point
Event Start Time: 7am Event End Time: 2PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

M. Craske
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

- ☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.
- ☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____
- ☐ **DENIED** for the following reason(s): _____

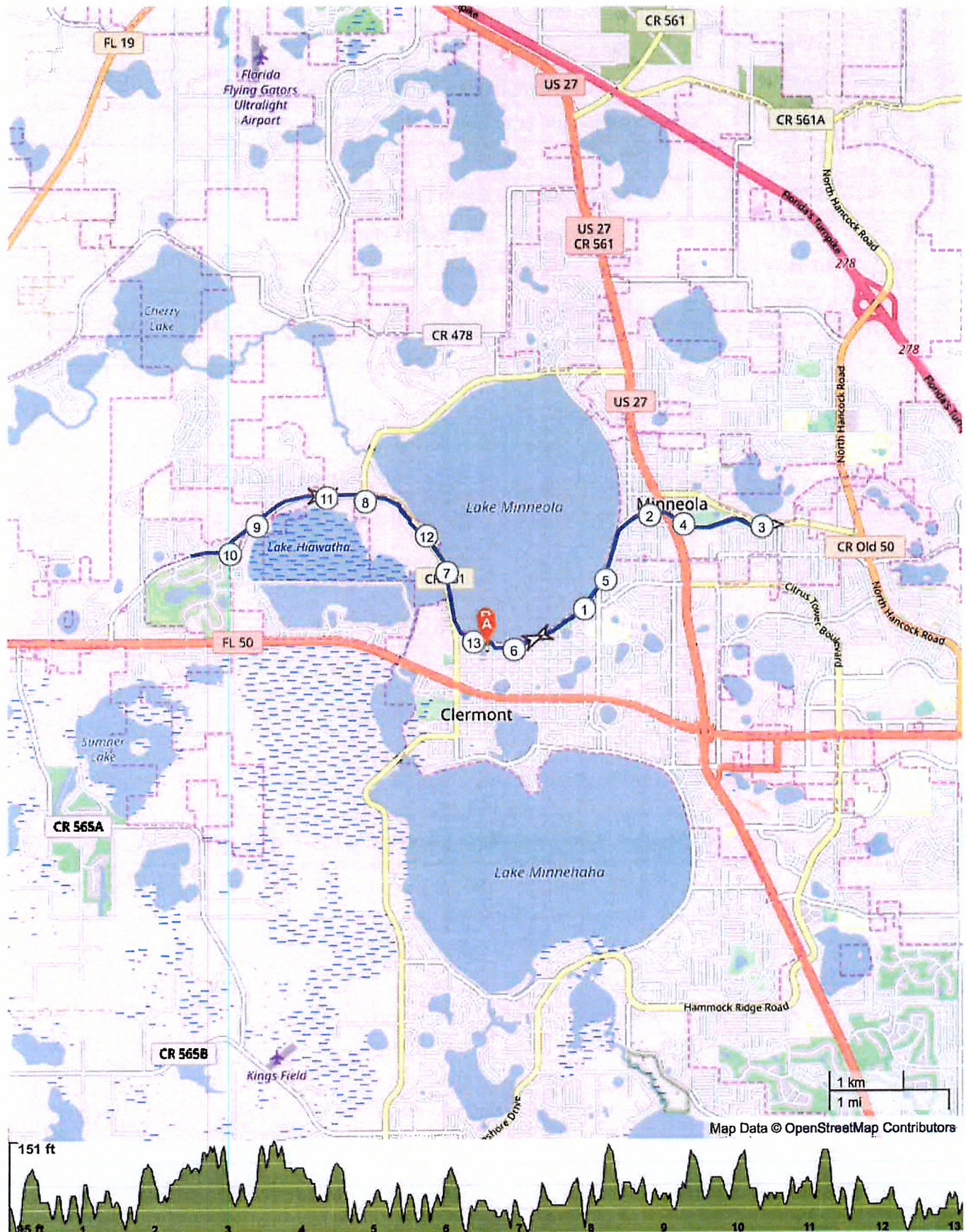
SIGNATURE

TITLE

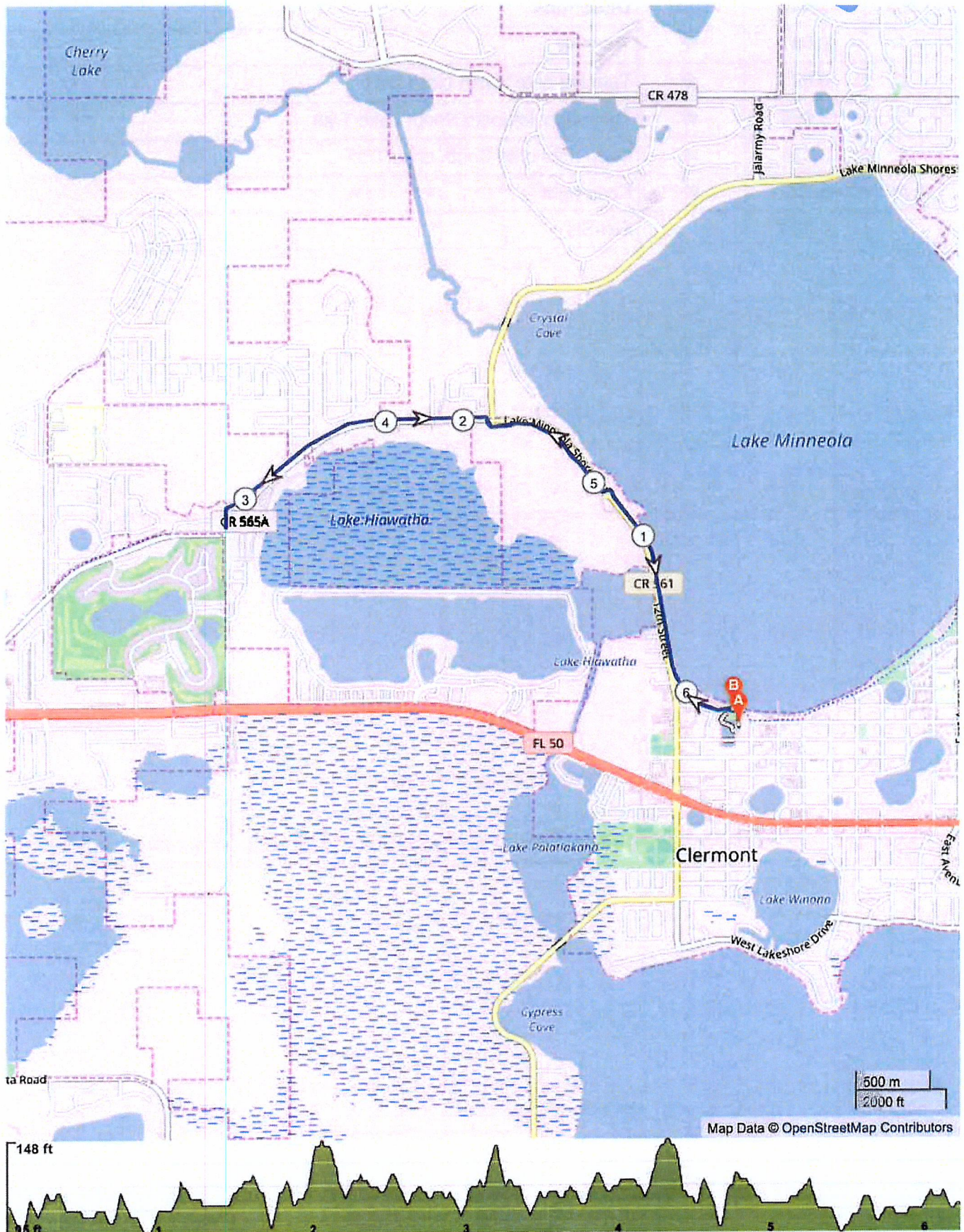
DATE

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

2020 Lake Minneola Half Marathon 13.1 Mile Course



2020 Lake Minneola Half - 10K Course



2020 Lake Minneola Half - 5K Course





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4, 2021
Name of Event Lake Minneola Sunset Triathlon & 5K
Date(s) of Event April 23, 2022 Estimated Attendance: 300-500
Event Start Time: 6:00PM Event End Time: 8:30PM
Before Event Setup Time: 9am - 4pm After Event Cleanup Time: 8:00pm - 10pm
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Lake Minneola Sunset Triathlon and 5K are evening events and will take place at Waterfront Park

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

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

Other Location: Start and Finish at Waterfront Park



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event Lake Minneola Half Marathon 10K/5K
Date(s) of Event April 23, 2022 Location Waterfront Park
Event Start Time: 6:00PM Event End Time: 9PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer

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

What is your beverage containment area? Fenced in barricaded area near finish line

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

CM. Clarke
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

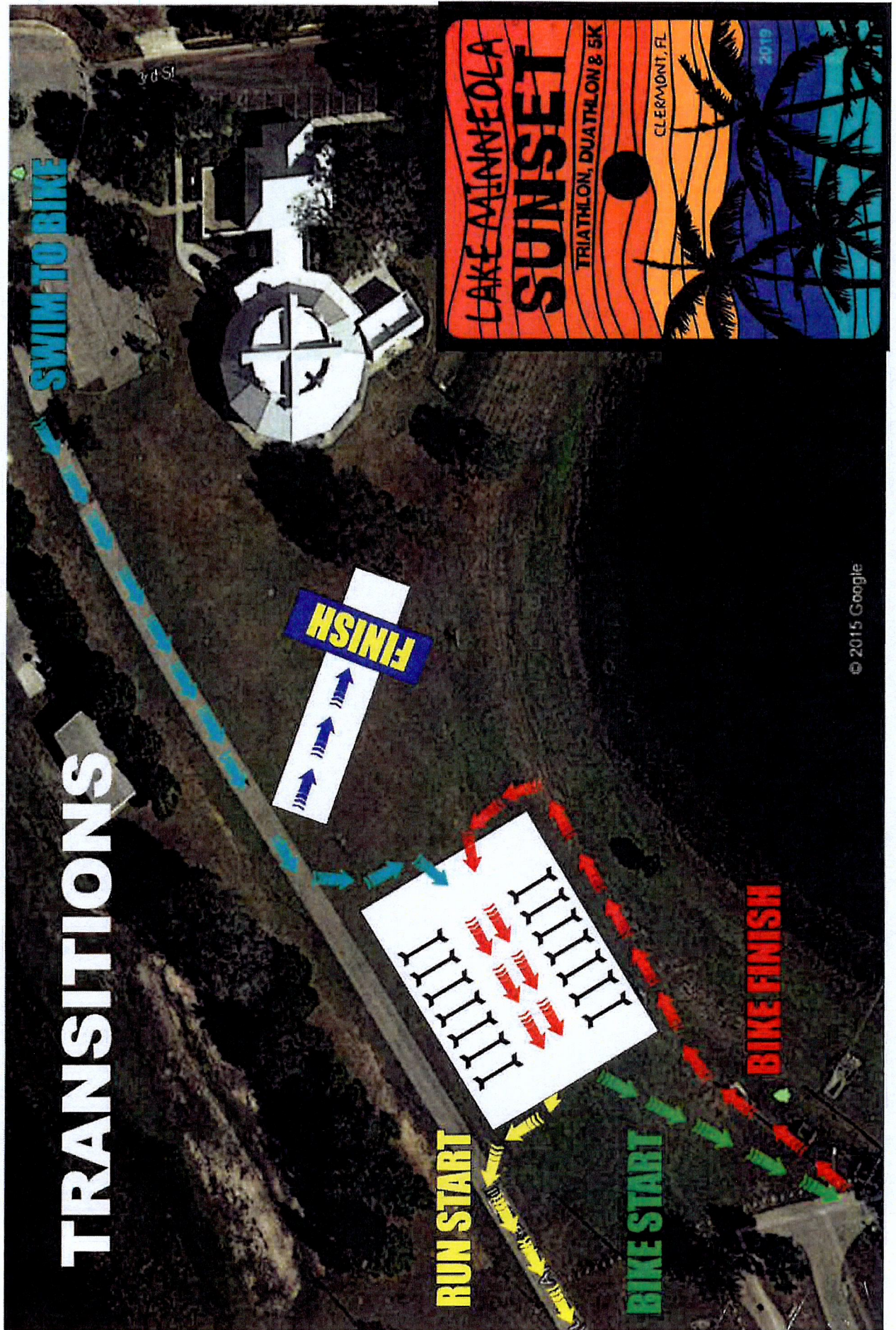
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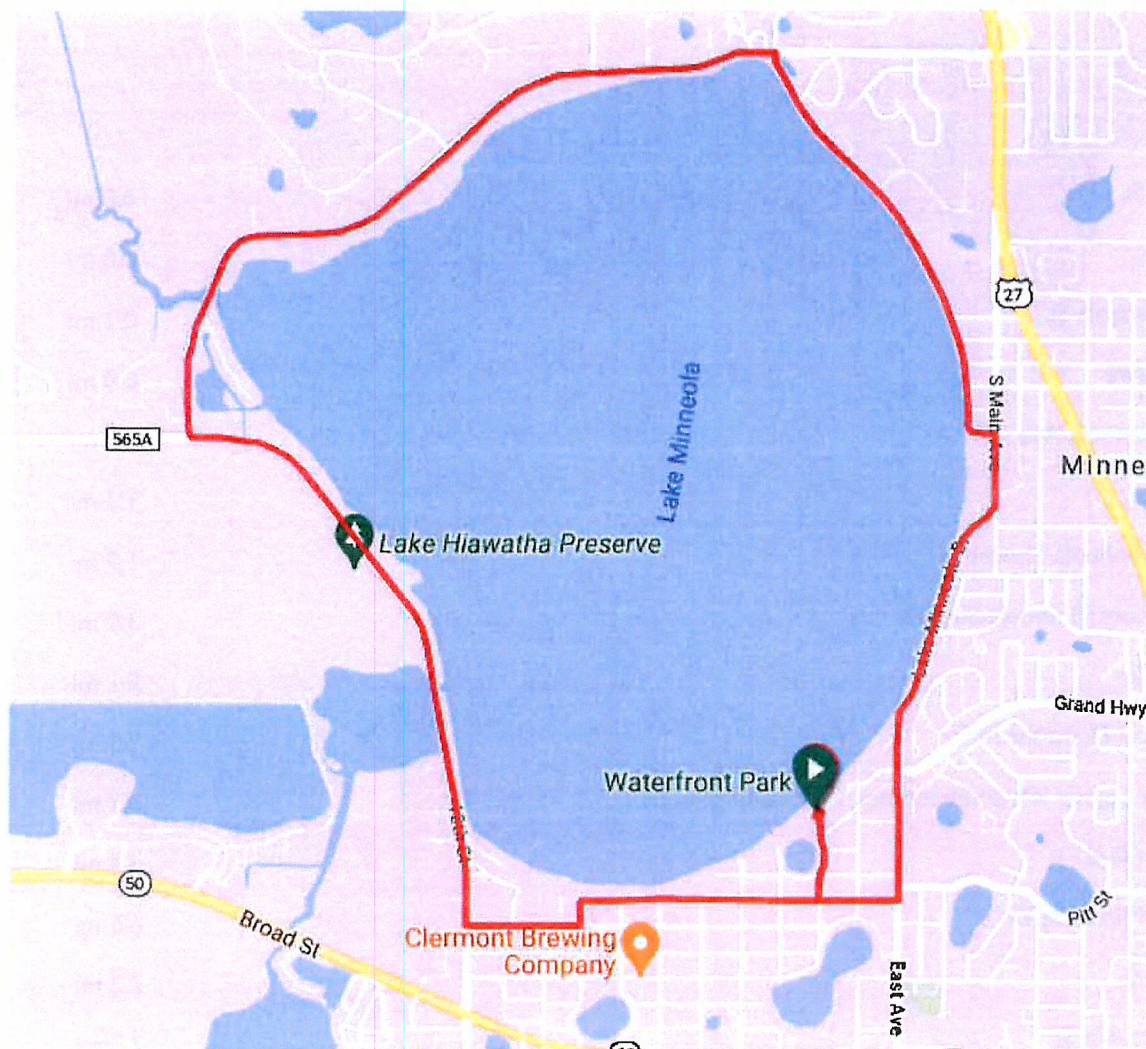
TITLE

DATE

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

SUNSET TRIATHLON





2021 Lake Minneola Sunset 5K Run





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event Earth Day 2 Miler & 5 Miler and Fitness Festival
Date(s) of Event April 23, 2022 Estimated Attendance: 800-1000
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Friday 4/22/2022 at 9am After Event Cleanup Time: Saturday 4/23/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Both the 5 mile and the 2 mile courses are out and back on the South Lake Trail
Fitness Festival will occur at Waterfront Park all day with the Lake Minneola Sunset Triathlon
that evening at 7pm. Fitness Festival will be held at BOTH Waterfront Park and Victory Point

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

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

Other Location: Downtown Clermont



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event Earth Day 2 Miler & 5 Miler and Fitness Festival
Date(s) of Event April 23, 2022 Location Waterfront Park and Victory Point
Event Start Time: 6:00PM Event End Time: 9PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

M. Crocker

Applicant Signature

8/6/2021

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED** ALCOHOL BEVERAGES AS AMENDED: _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

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

2021 Earth Day 5 Miler



2021 Earth Day 2 Miler





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 5, 2021
Name of Event Girlz on Fire Triathlon & 5K
Date(s) of Event May 8, 2022 Estimated Attendance: 800
Event Start Time: 7:30AM Event End Time: 12:00PM
Before Event Setup Time: Saturday 5/7/2022 7am After Event Cleanup Time: Sunday 5/8/21 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Saturday 5/7/22 starting at 8am. Packet Pickup will be from 4pm to 7pm on 5/7/2022 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a Sprint Triathlon and a 5K run. This is an all female participant event.

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

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

Other Location: Start and Finish at Waterfront Park



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event Girlz on Fire Triathlon/5K
Date(s) of Event May 8, 2022 Location Waterfront Park
Event Start Time: 7:00AM Event End Time: 12PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

UM. Craske
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

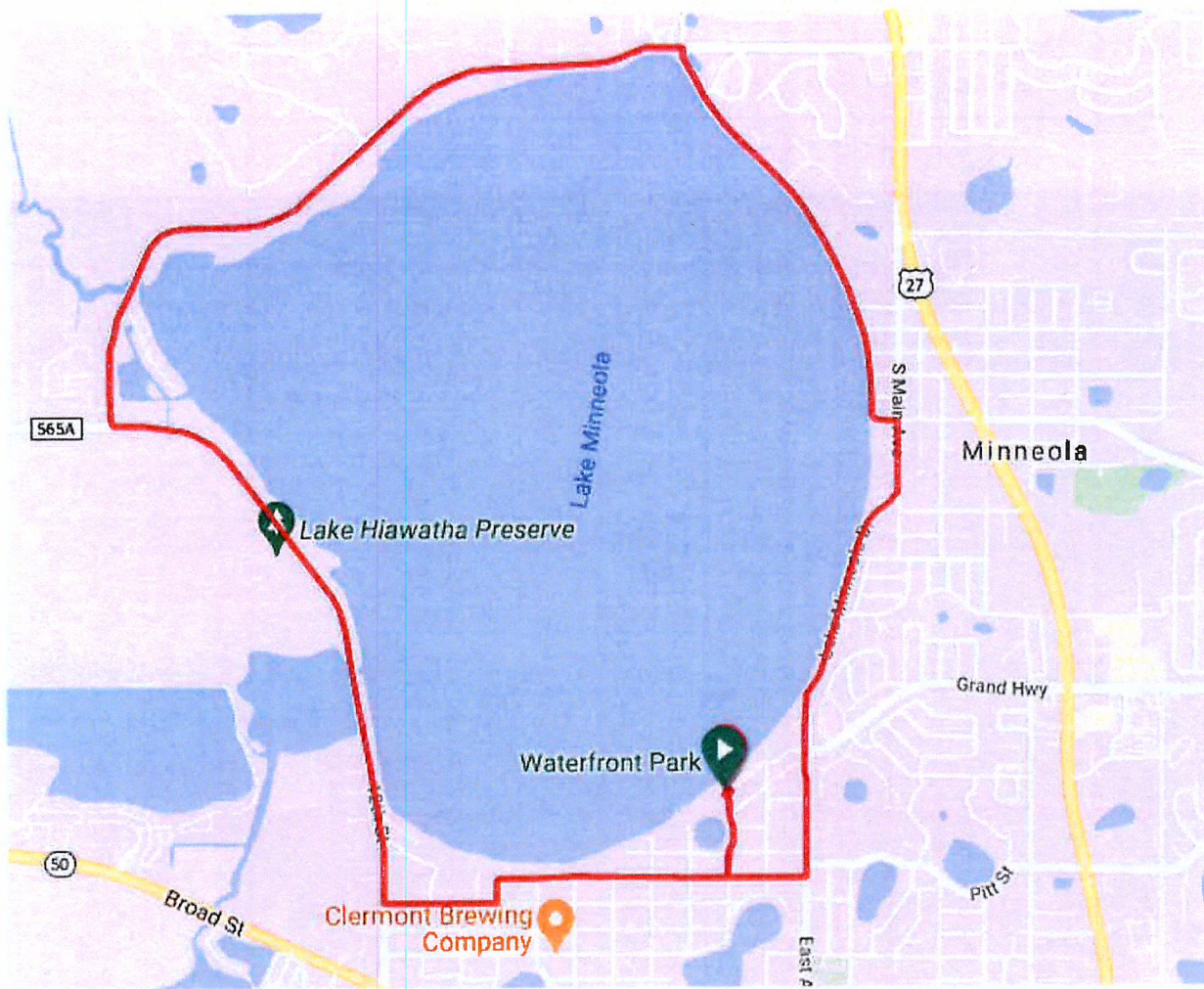
TITLE

DATE

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

2021 Girlz On Fire 5K Run Course





5' Tetrahedron Buoys
2' Cylindrical Buoy



100 Meters

150 Meters

150 Meters

70 METERS

65 METERS
TURN FOR SUPER SPRINT

65 METERS
TURN FOR SUPER SPRINT

LAP 2
INTERNATIONAL

EXIT

START



SommerSportsEvents.com

girlz on fire

COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

SPRINT - 400 METERS



INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE INSPIRING
summer sports events



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4, 2021
Name of Event 37th Annual Cool Sommer Mornings #1/Special Olympics National Games
Date(s) of Event June 11, 2022 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 6/9/2022 After Event Cleanup Time: Saturday 6/11/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 6/9/22 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 6/10/2022 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a Super Fun Mini Sprint, Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event 37th Annual Cool Sommer Mornings #1
Date(s) of Event JUNE 11, 2022 Location Waterfront Park
Event Start Time: 7:00AM Event End Time: 12PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

M. Creeke

Applicant Signature

8/6/2021

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

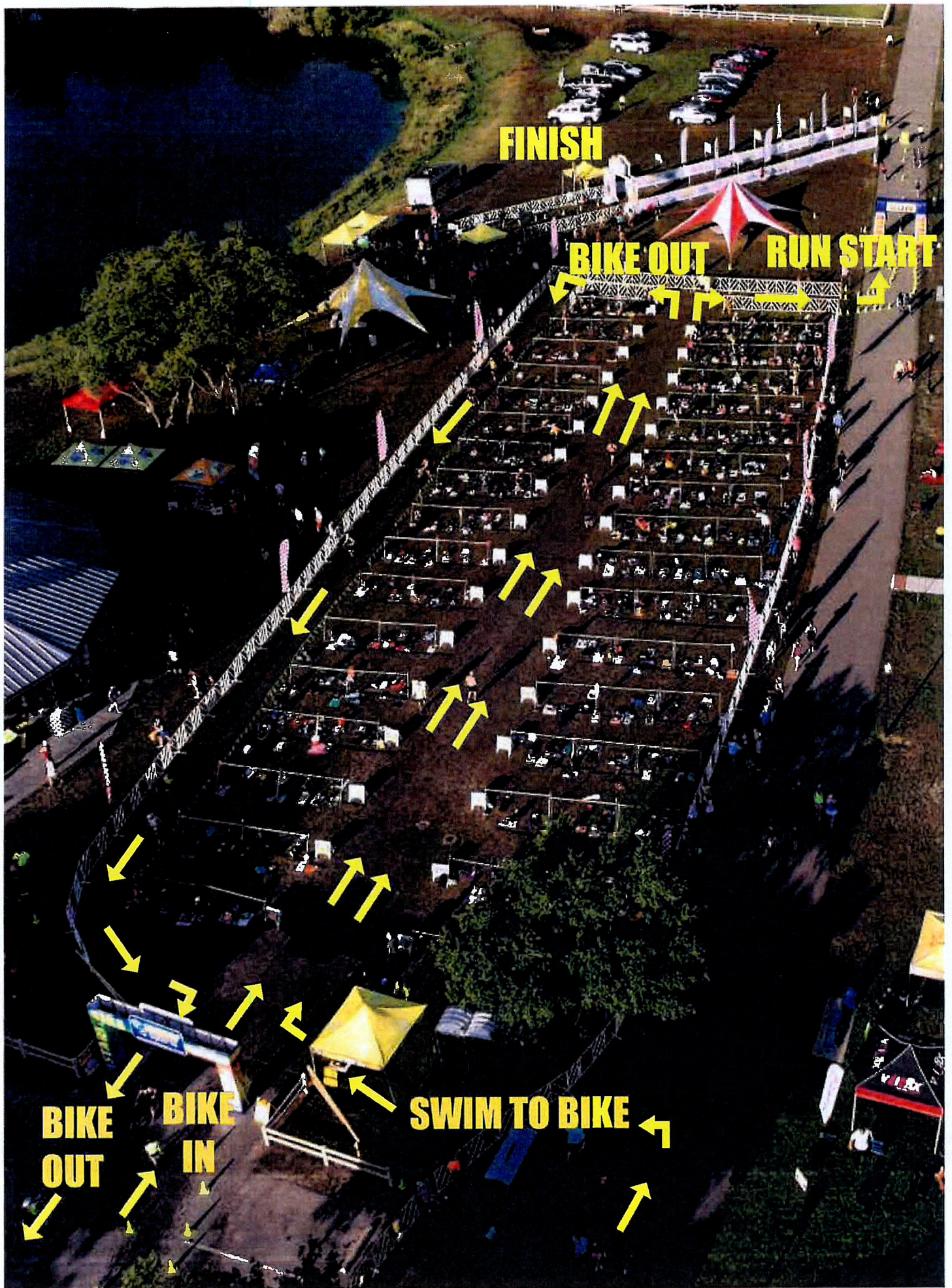
☐ **DENIED** for the following reason(s): _____

SIGNATURE

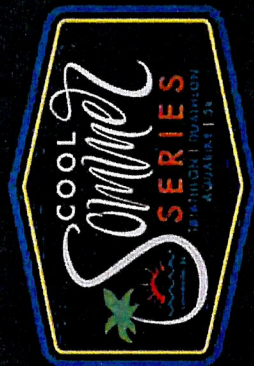
TITLE

DATE

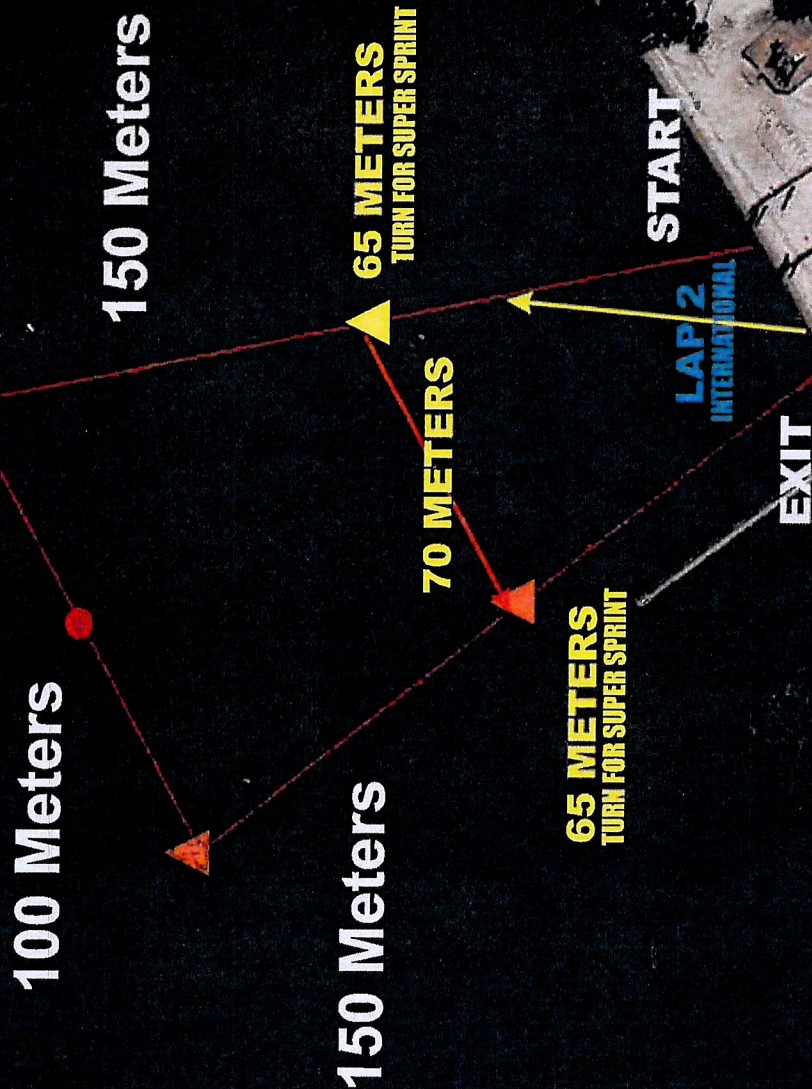
Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



5' Tetrahedron Buoys ▲▲
2' Cylindrical Buoy ●



SommerSportsEvents.com



COOL SOMMER MORNINGS .25 MILE SWIM COURSE

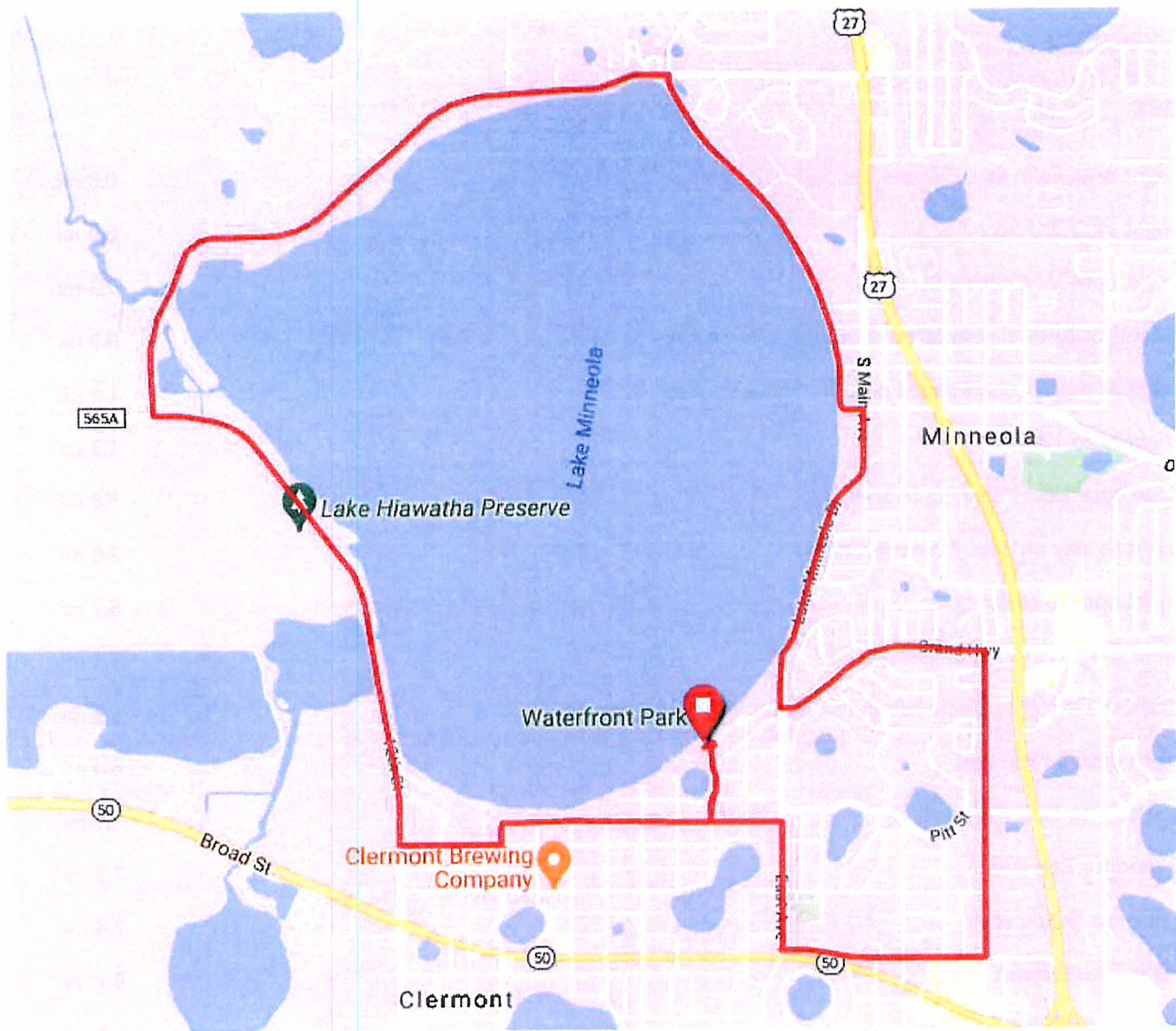
COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

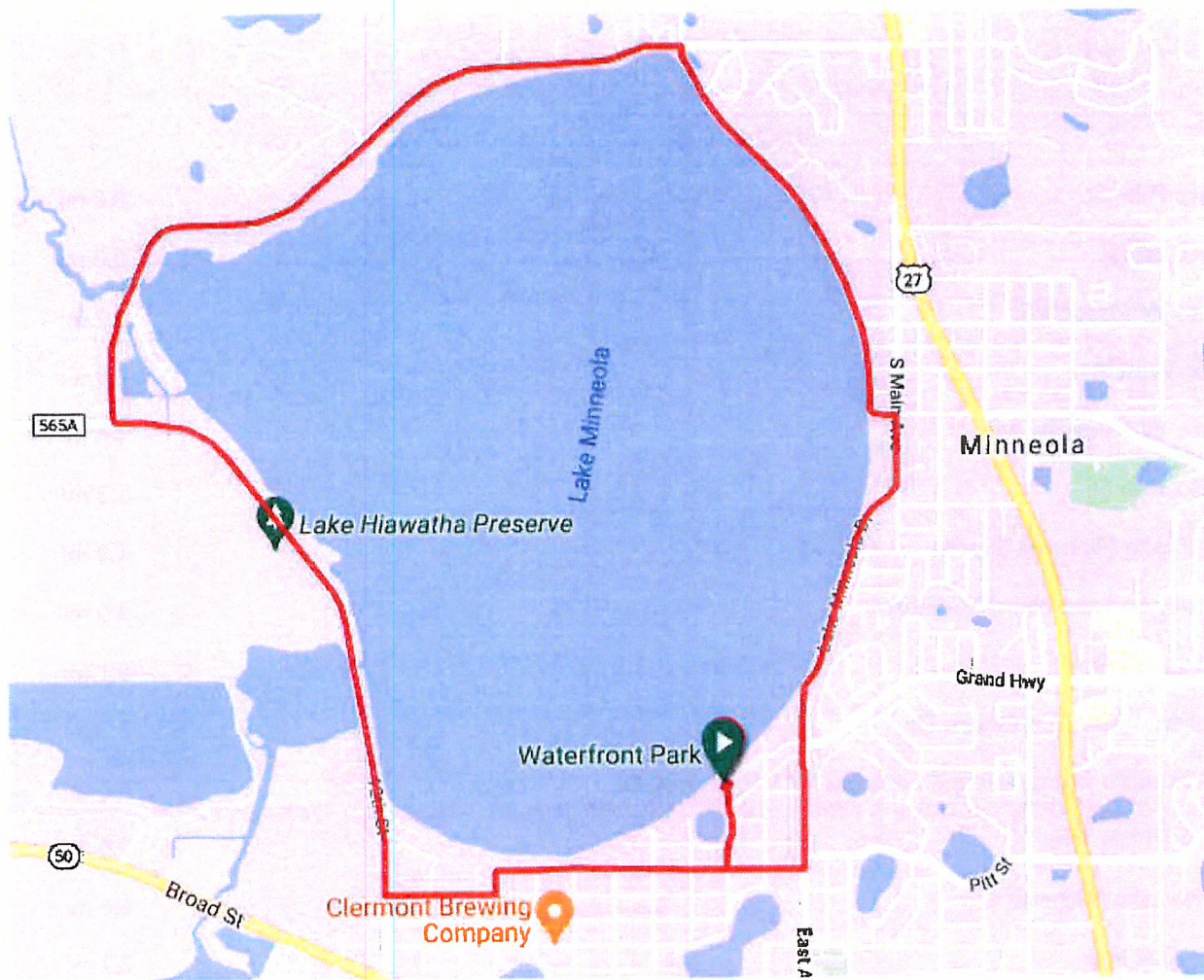
SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE INSPIRING
summer sports events





2021 Cool Sommer Mornings 5K Run Course





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event TriKidz #1
Date(s) of Event June 18, 2022 Estimated Attendance: 100
Event Start Time: 7:30AM Event End Time: 12:00PM
Before Event Setup Time: Friday 6/17/2022 After Event Cleanup Time: Saturday 6/18/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Friday 6/17/22. Packet Pickup will be from Saturday 6am - 7:15am
Saturday 6/18/2022, kids & their families will begin arriving at the venue at 6am with a start time of 7:30am.

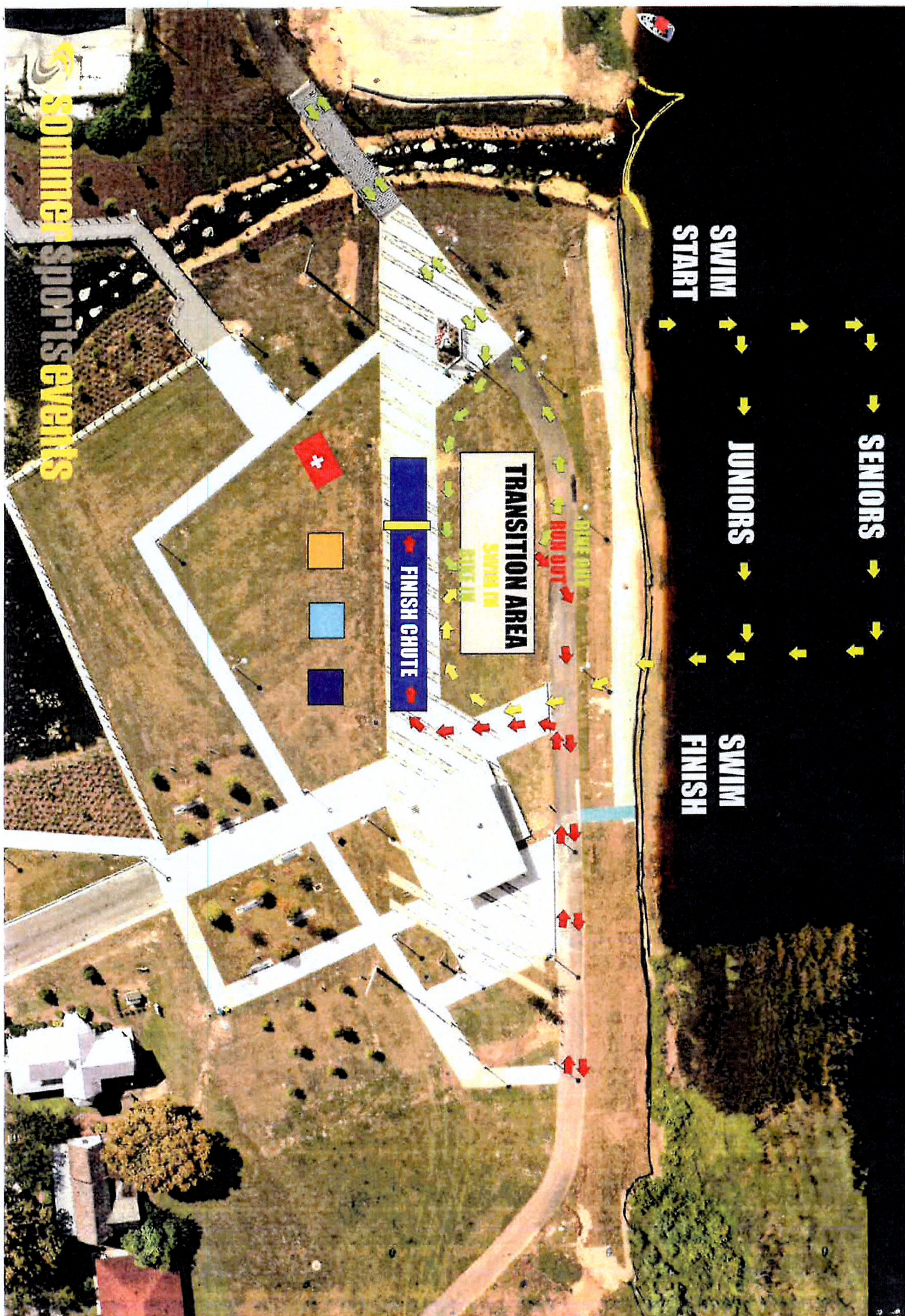
This event is for kids only ages 6 - 14

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

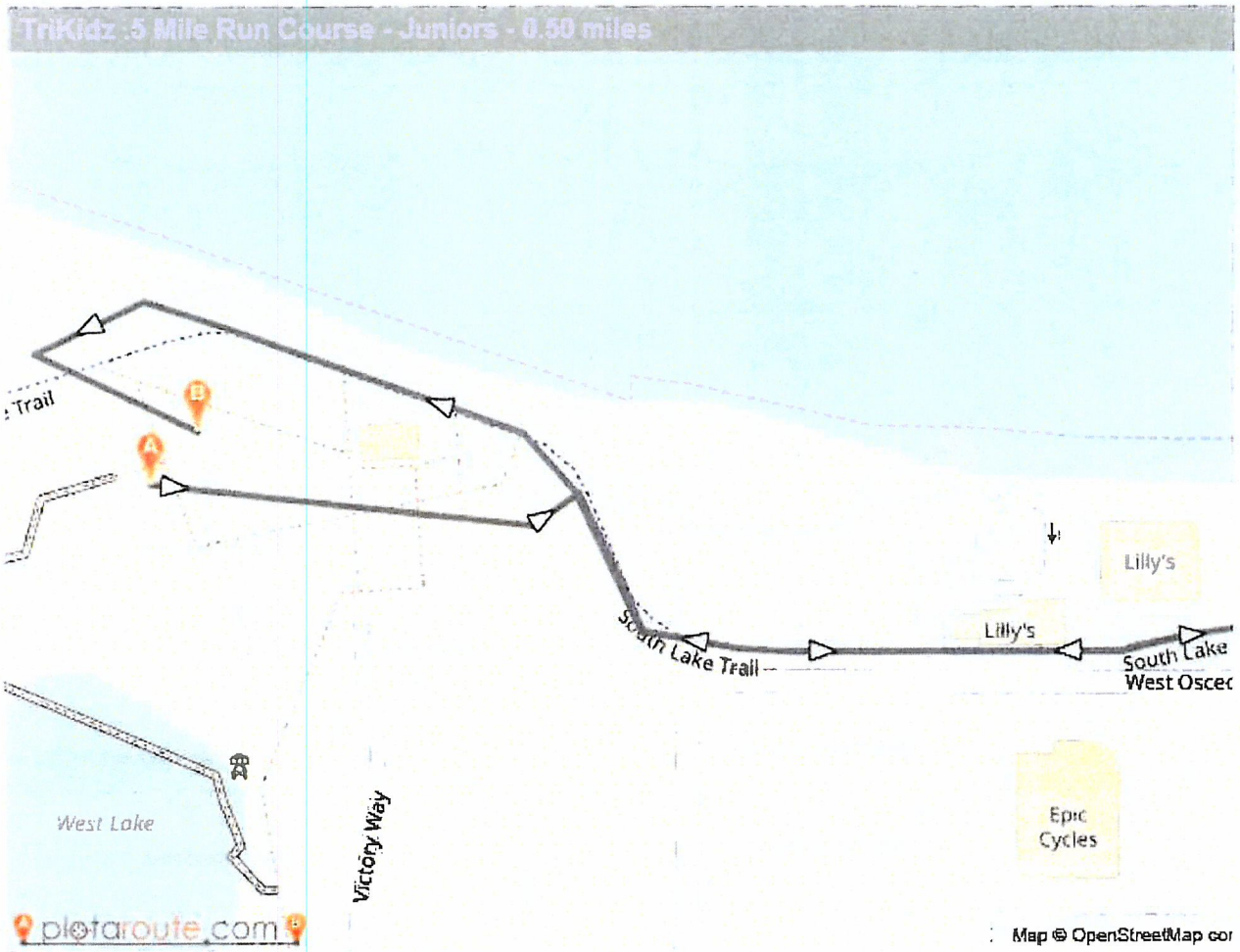
Please choose A, B, C, or D on MAP 1, MAP 2 (Downtown Clermont), or Map 3 (Victory Pointe)

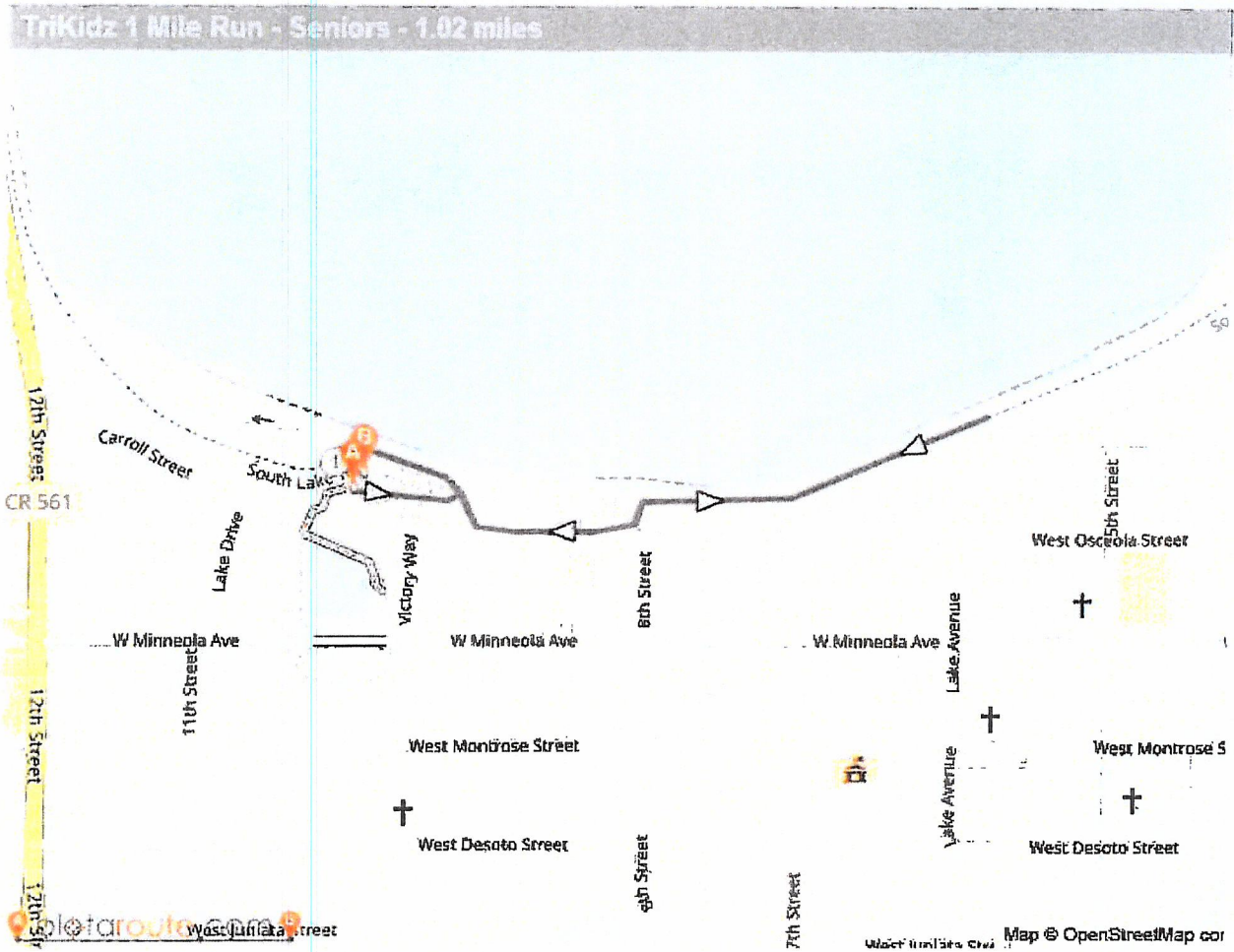
Other Location: Victory Point

TRIKIDZ TRIATHLON - SWIM COURSE AND TRANSITIONS











APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4, 2021
Name of Event 37th Annual Cool Sommer Mornings #2
Date(s) of Event July 9, 2022 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 7/7/2022 After Event Cleanup Time: Saturday 7/9/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801369

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 7/7/22 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 7/8/2022 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a Super Fun Mini Sprint, Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event 37th Annual Cool Sommer Mornings #2
Date(s) of Event JULY 9, 2022 Location Waterfront Park
Event Start Time: 7:00AM Event End Time: 12PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

[Signature]
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

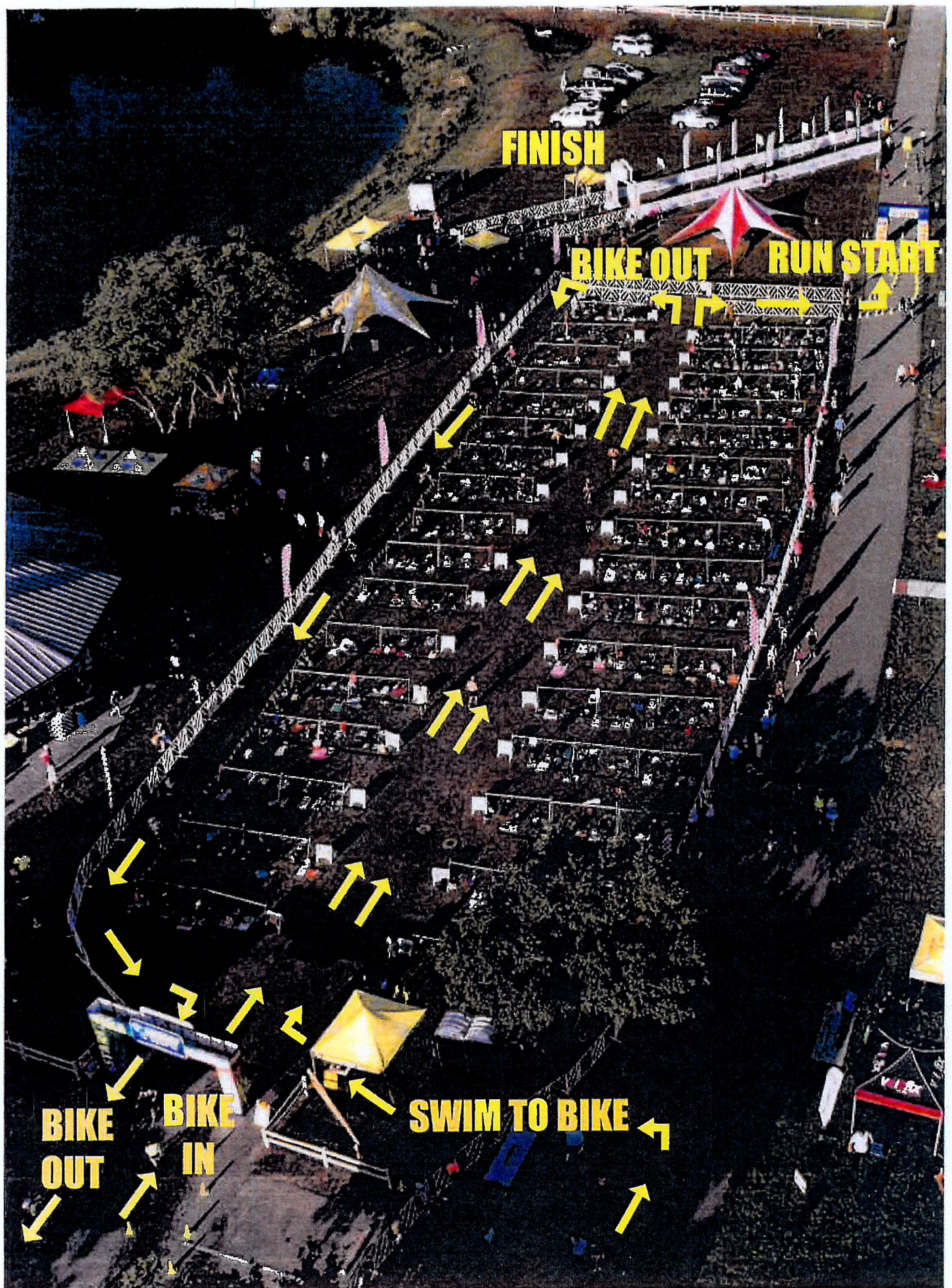
☐ **DENIED** for the following reason(s): _____

SIGNATURE

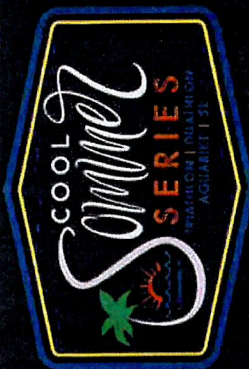
TITLE

DATE

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



5' Tetrahedron Buoys ▲
2' Cylindrical Buoy ●



SommerSportsEvents.com

100 Meters
150 Meters

150 Meters

65 METERS
TURN FOR SUPER SPRINT

70 METERS

65 METERS
TURN FOR SUPER SPRINT

START

LAP 2
INTERNATIONAL

EXIT

COOL SOMMER MORNINGS .25 MILE SWIM COURSE

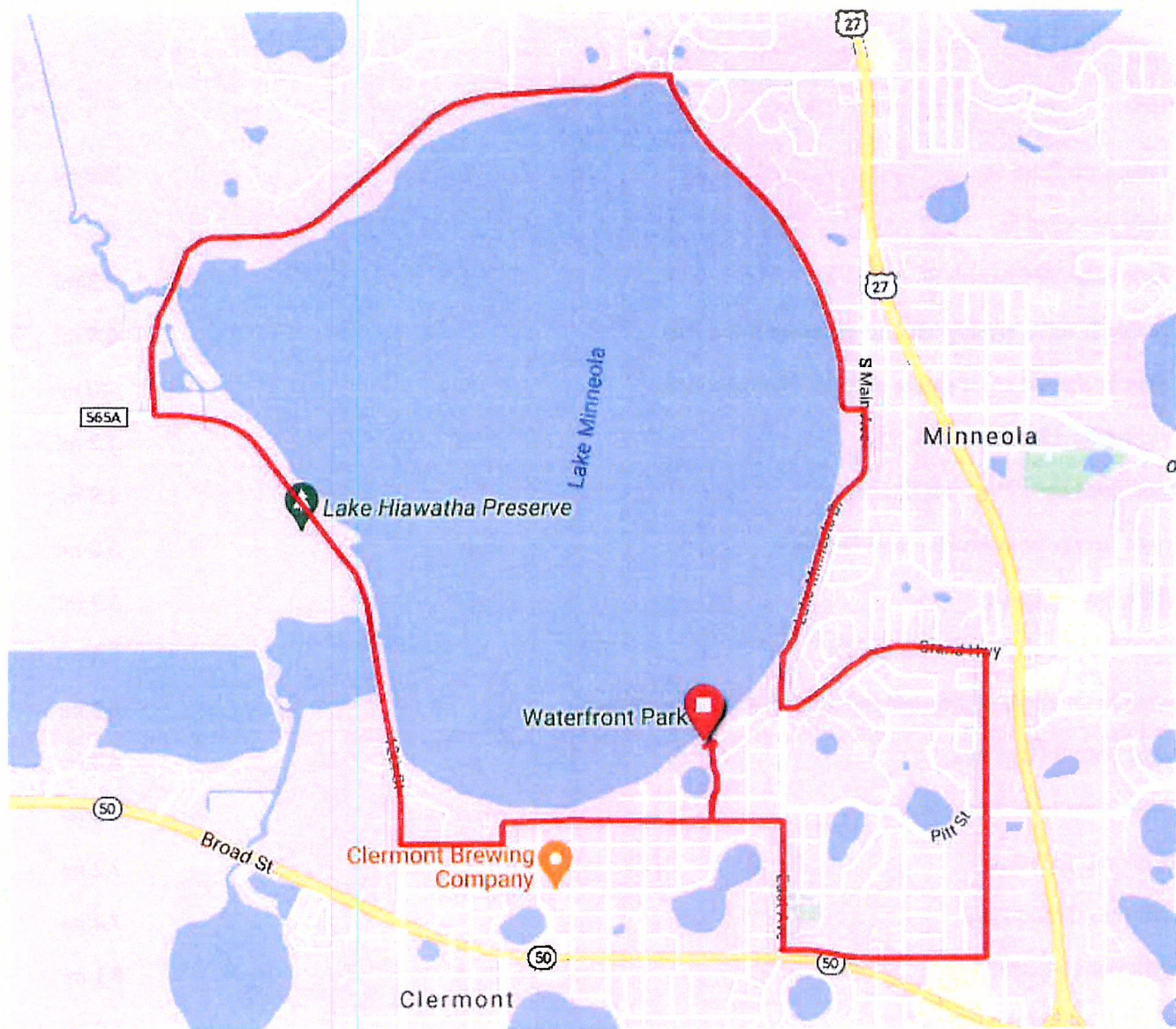
COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

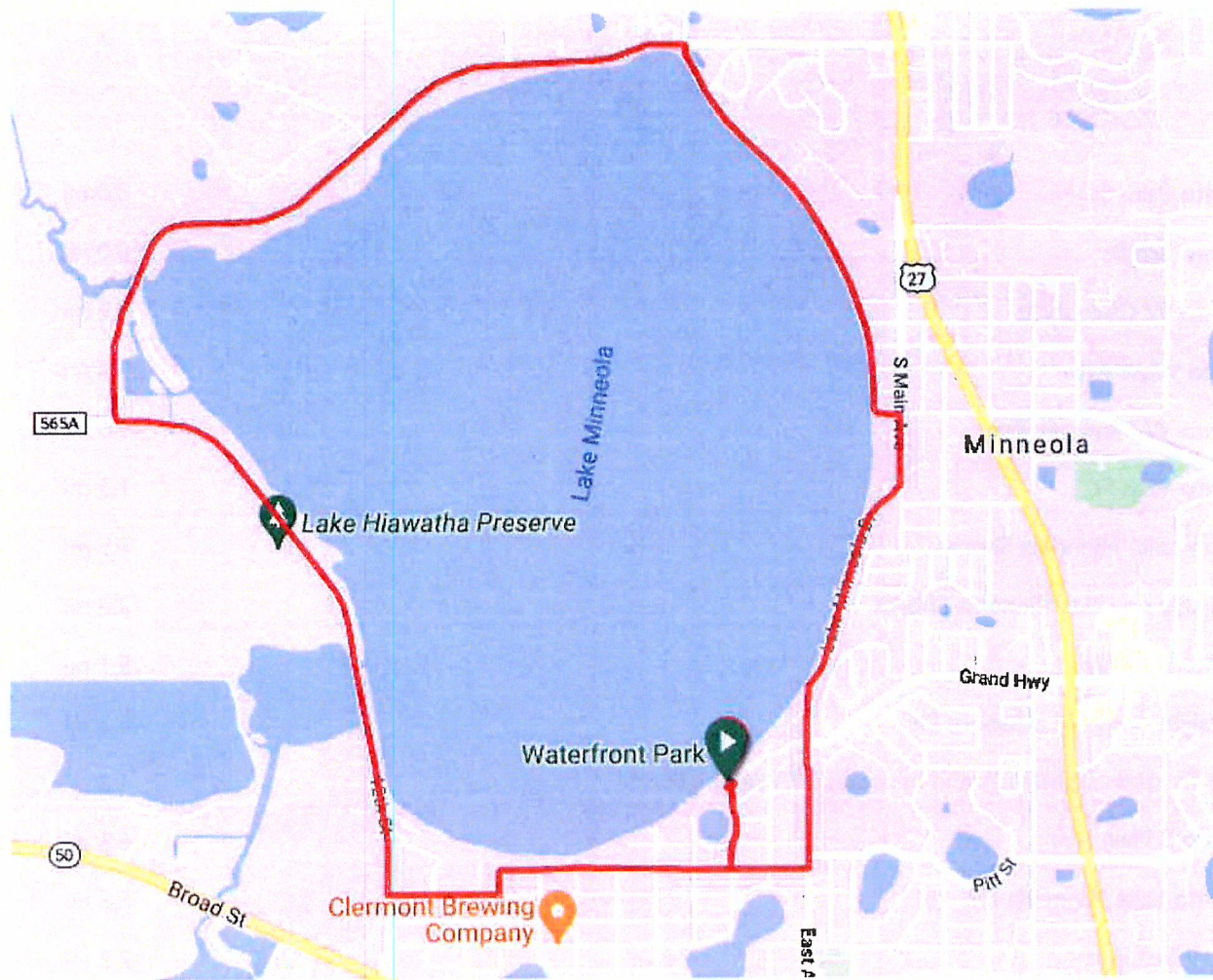
SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE INSPIRING
sommer sports events





2021 Cool Sommer Mornings 5K Run Course





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event TriKidz #2
Date(s) of Event July 16, 2022 Estimated Attendance: 100
Event Start Time: 7:30AM Event End Time: 12:00PM
Before Event Setup Time: Friday 7/15/2022 After Event Cleanup Time: Saturday 7/16/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Friday 7/15/22. Packet Pickup will be from Saturday 6am - 7:15am
Saturday 7/16/2022, kids & their families will begin arriving at the venue at 6am with a start time of 7:30am.

This event is for kids only ages 6 - 14

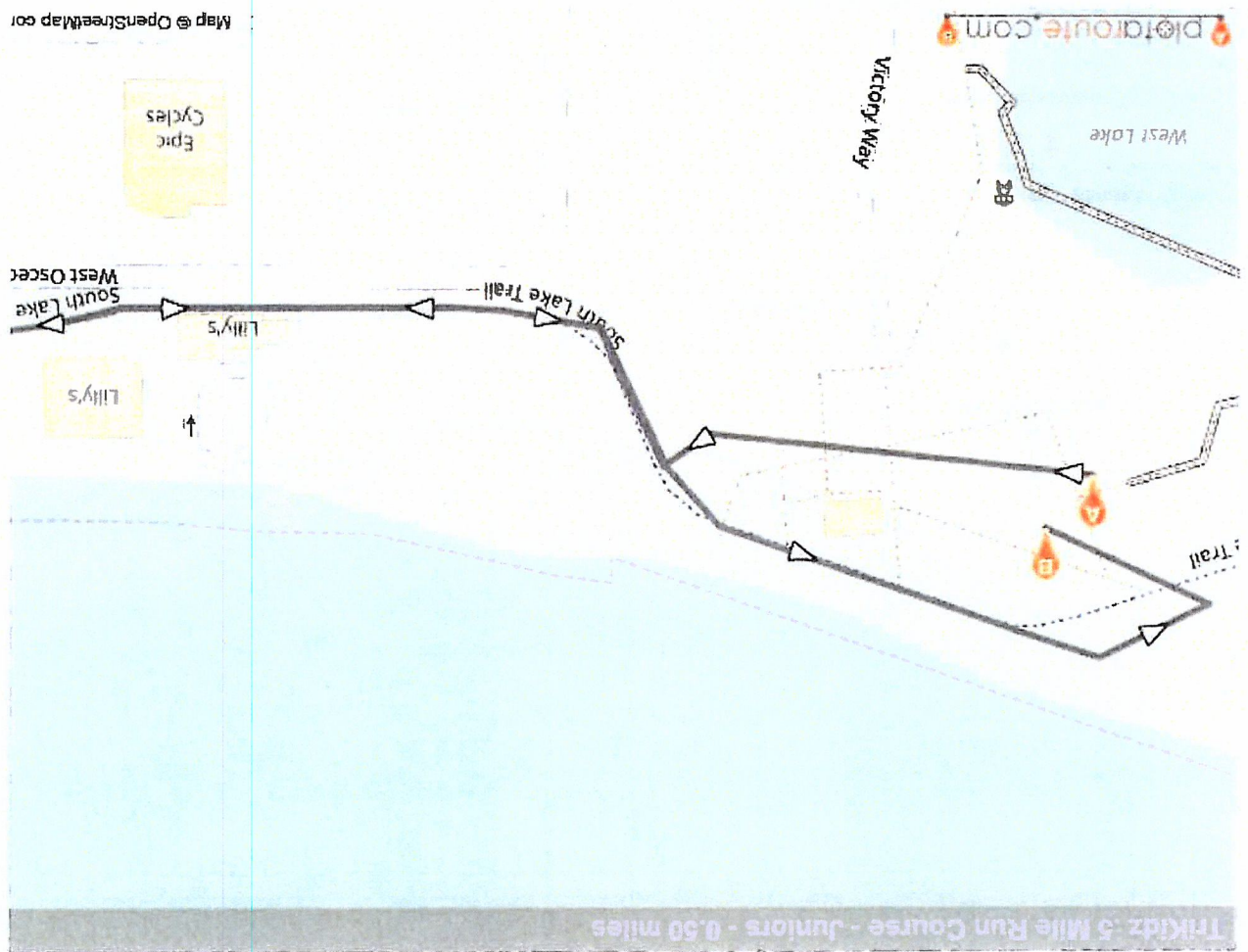
Location of Event on City Property: Map 1 ☐ A ☐ B ☐ C ☐ D ☐ Map 2 ☒ Map 3

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

Other Location: Victory Point

TRIKIDZ TRIATHLON - SWIM COURSE AND TRANSITIONS







APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event TriKidz #3
Date(s) of Event August 6, 2022 Estimated Attendance: 100
Event Start Time: 7:30AM Event End Time: 12:00PM
Before Event Setup Time: Friday 8/5/2022 After Event Cleanup Time: Saturday 8/6/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Friday 8/5/22. Packet Pickup will be from Saturday 6am - 7:15am

Saturday 8/6/2022, kids & their families will begin arriving at the venue at 6am with a start time of 7:30am.

This event is for kids only ages 6 - 14

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

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

Other Location: Victory Point



TriKidz .5 Mile Run Course - Juniors - 0.50 miles







APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4 2021
Name of Event 37th Annual Cool Sommer Mornings #3
Date(s) of Event August 13, 2022 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 8/11/2022 After Event Cleanup Time: Saturday 8/11/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 8/11/22 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 8/12/2022 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a Super Fun Mini Sprint, Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event 37th Annual Cool Sommer Mornings #3
Date(s) of Event AUGUST 13, 2022 Location Waterfront Park
Event Start Time: 7:00AM Event End Time: 12PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

um. Craske
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

- ☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.
- ☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____
- ☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

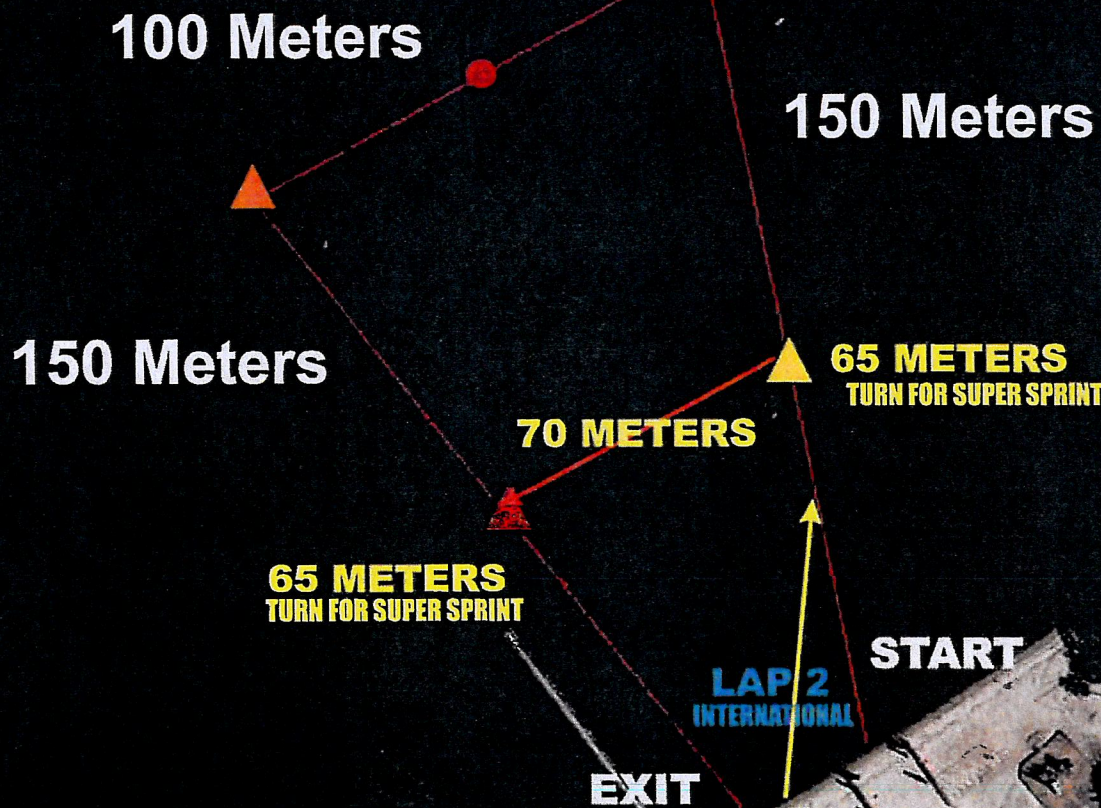
DATE

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

5' Tetrahedron Buoys
2' Cylindrical Buoy



SommerSportsEvents.com



COOL SOMMER MORNINGS .25 MILE SWIM COURSE

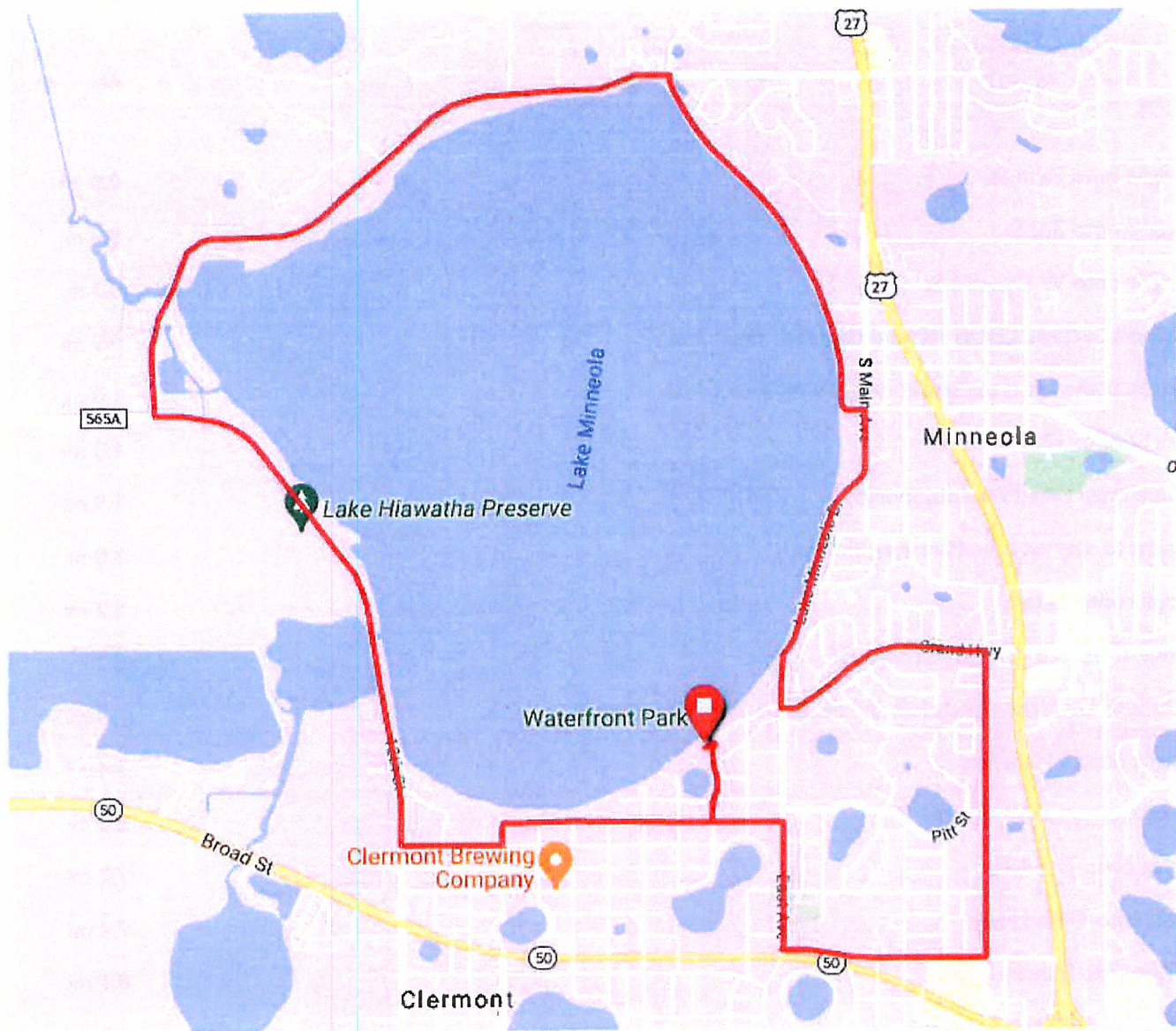
COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

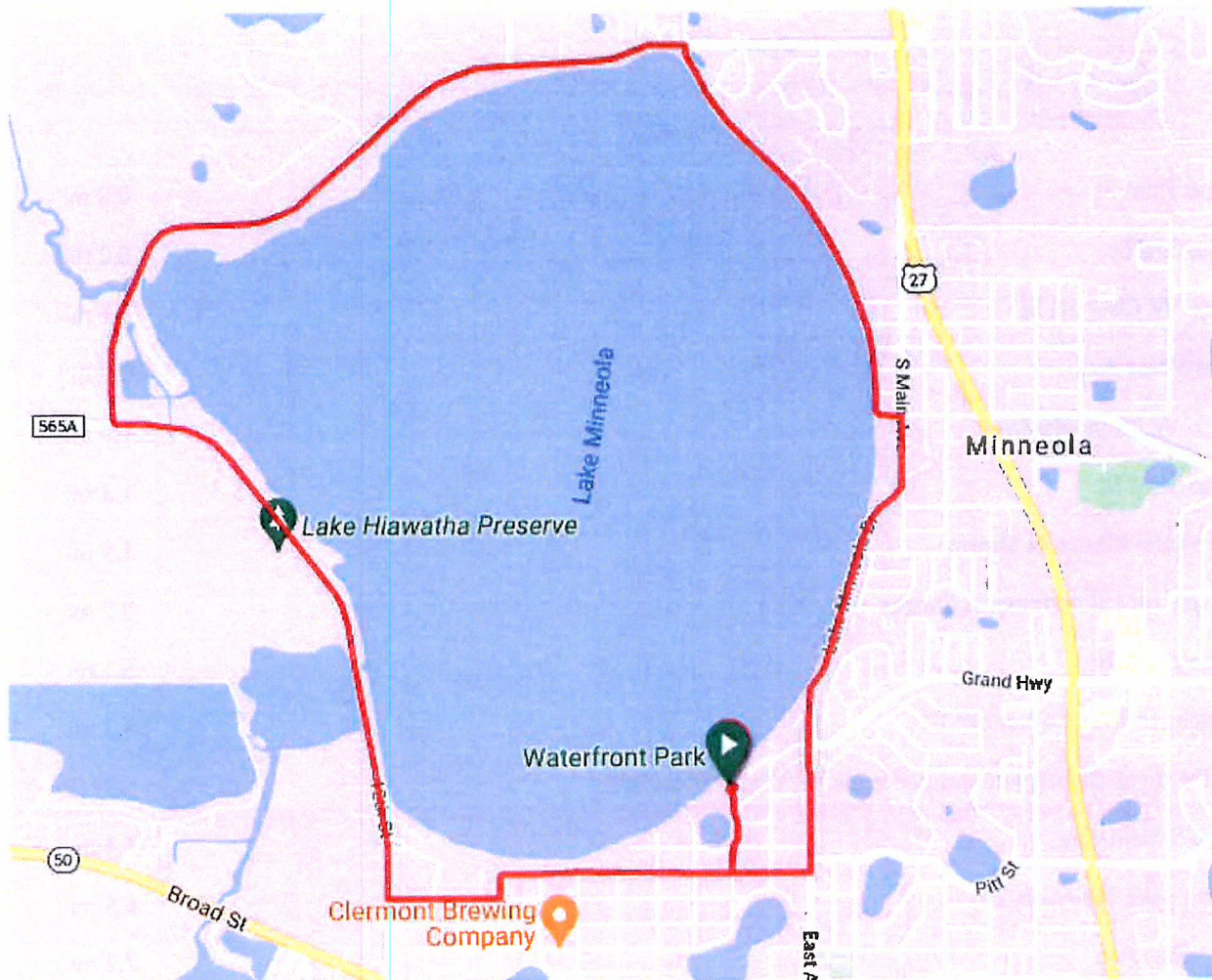
SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE INSPIRING
sommer sports events





2021 Cool Sommer Mornings 5K Run Course





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 4, 2021
Name of Event 37th Annual Cool Sommer Mornings #34
Date(s) of Event September 10, 2022 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 9/08/2022 After Event Cleanup Time: Saturday 9/10/2022 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 9/8/22 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 9/9/2022 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a Super Fun Mini Sprint, Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event 37th Annual Cool Sommer Mornings #4
Date(s) of Event SEPTEMBER 10, 2022 Location Waterfront Park
Event Start Time: 7:00AM Event End Time: 12PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer

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

What is your beverage containment area? Fenced in barricaded area near finish line

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

M. Cradle

Applicant Signature

8/6/2021

Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

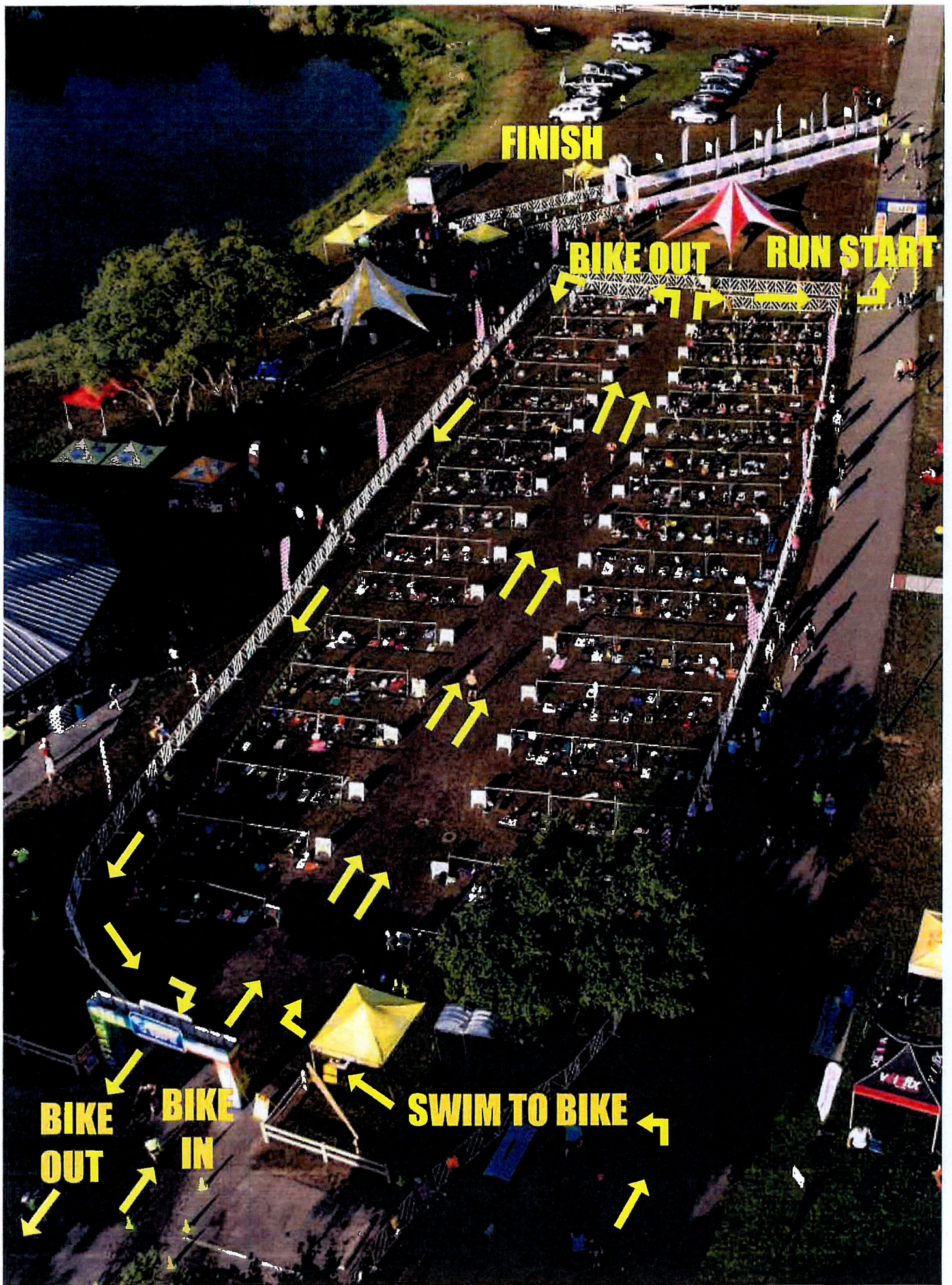
☐ **DENIED** for the following reason(s): _____

SIGNATURE

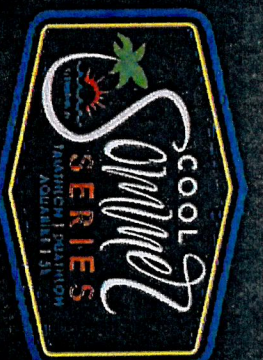
TITLE

DATE

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



5' Tetrahedron Buoys ▲ ▲
2' Cylindrical Buoy ●



SommerSportsEvents.com

100 Meters

150 Meters

150 Meters

70 METERS

65 METERS
TURN FOR SUPER SPRINT

65 METERS
TURN FOR SUPER SPRINT

LAP 2
INTERNATIONAL

START

EXIT



COOL SUMMER MORNINGS .25 MILE SWIM COURSE

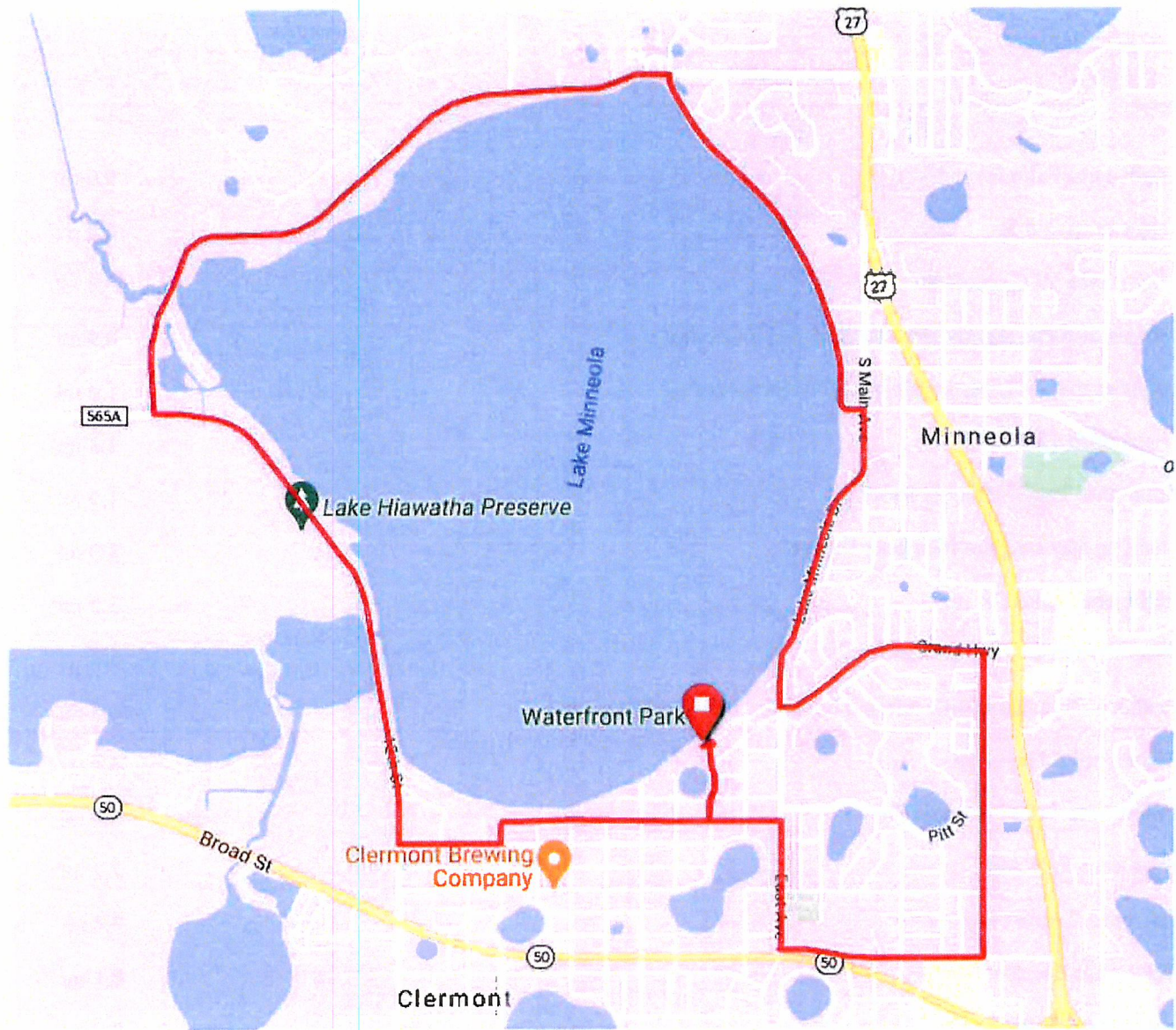
COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

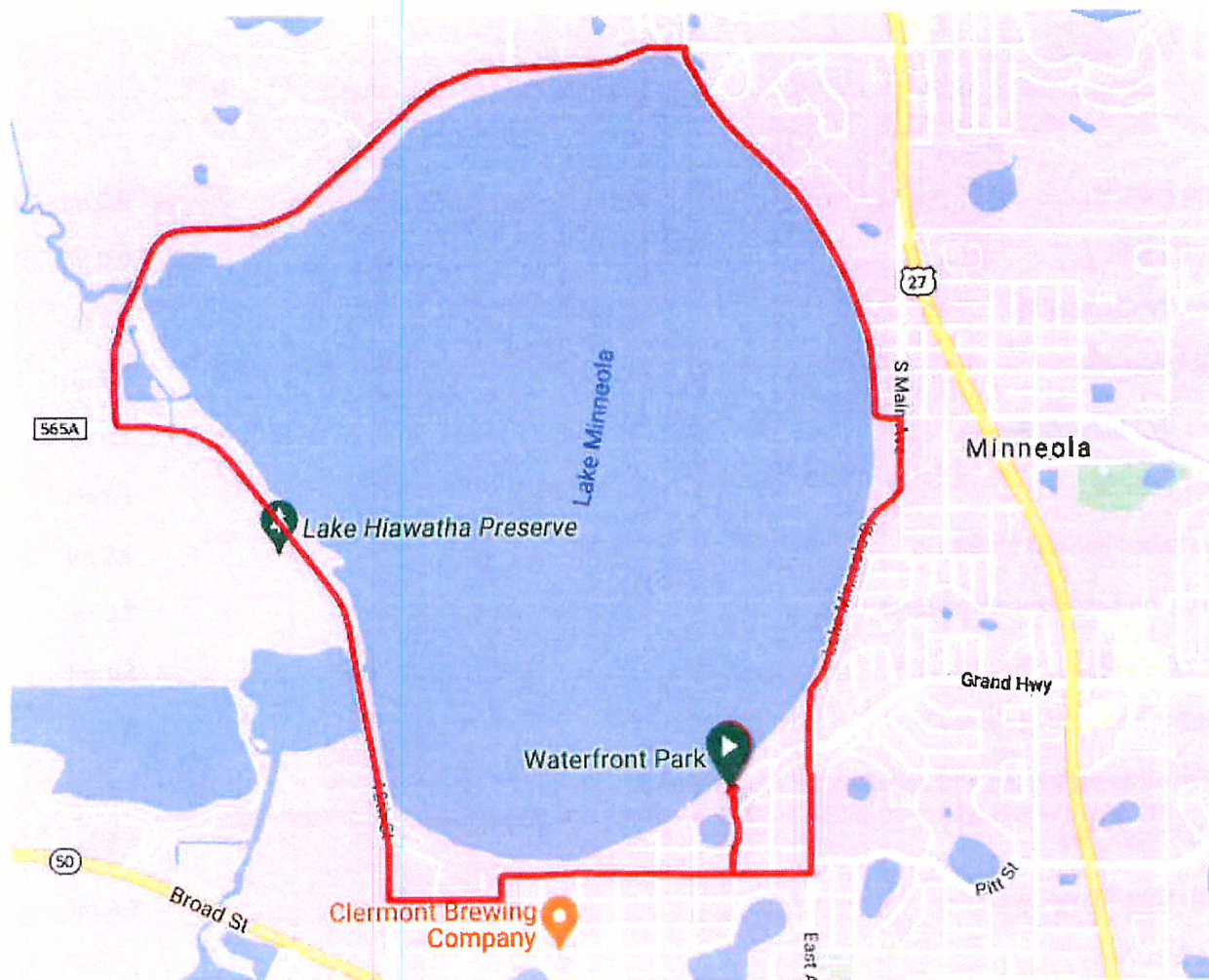
SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE IN SPIRING
summer sports events





2021 Cool Sommer Mornings 5K Run Course





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event 32nd Annual Great Floridian Triathlon
Date(s) of Event October 22, 2022 Estimated Attendance: 1000
Event Start Time: 7:00AM Event End Time: 10/23/2022 2AM
Before Event Setup Time: Wednesday 10/19/2022 After Event Cleanup Time: Sunday 10/23/2022
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: Initial setup will start Wednesday 10/19/2022 at 8am. Packet Pickup will be Friday 10/21/2022 10am - 8pm. Saturday 10/22/2022 athletes will begin arriving

at the venue at 5:30am with a start at 7am, and the course will close at 2am on 10/23/2022. Events include a Full 140.6 mile Triathlon/

Aquabike/Duathlon, along with a 1/3 distance, 2/3 distance and Sprint distance triathlons

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

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

Other Location: Race start at Waterfront Park and Finish at Victory Point



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event 32nd Annual Great Floridian Triathlon
Date(s) of Event October 22, 2022 Location Waterfront Park and Victory Point
Event Start Time: Saturday 7:00AM Event End Time: Sunday 2AM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer
What do you plan on serving (check all that apply): ☒ Beer ☐ Wine/Champagne ☐ Other
What is your beverage containment area? Fenced in barricaded area near finish line
Outside event, attach diagram _____
Inside event, list rooms: _____
Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

U.M. Craske
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

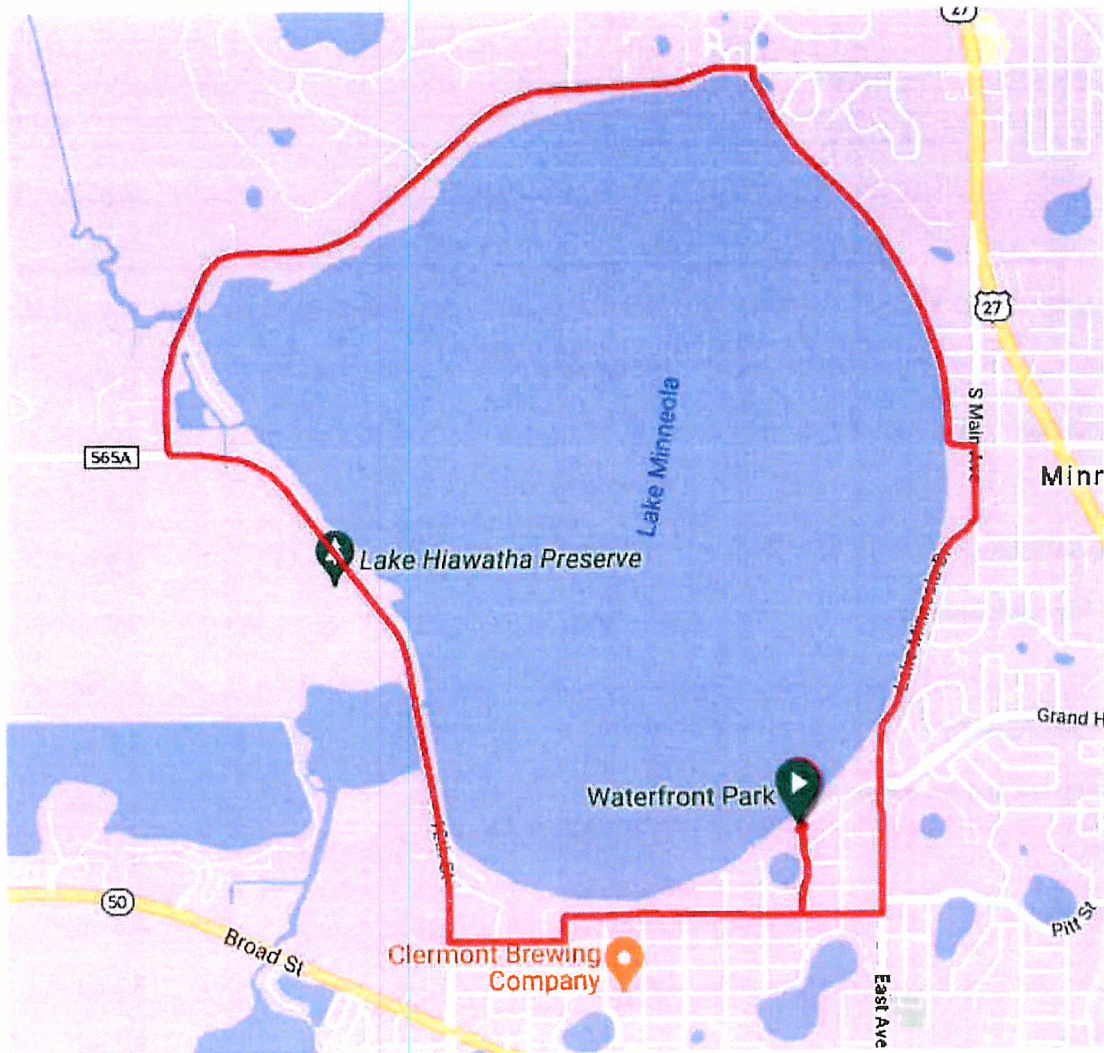
SIGNATURE

TITLE

DATE

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





Floridian Sprint 8 Mile Bike

By **SummerSports**

📏 8.1 mi + 222 ft ↗ 7.0 %
🕒 00:00 🚫 - 214 ft ↘ -4.3 %

Send to Device

The 8 mile bike course for the Floridian Sprint Triathlon at Clermont Victory Pointe.

📍 Clermont, FL 📄 Public (437 views)
📅 Created Aug 23, 2019 🔄 Updated Aug 23, 2019

Cuesheet

- ➡ Turn right onto W Minneola Ave 0.0 mi
- ➡ Turn right onto 12th St 0.3 mi
- ➡ Turn right onto Lake Minneola Dr 0.5 mi
- ⬅ Sharp left onto S Lake Trail (Lake A) 0.6 mi
- ➡ Turn right onto County Rd 565A 2.1 mi

[Show Full Cuesheet](#)

Comments



Pin
Share
More

2/3 Great Floridian Triathlon 76 mile Bike Course

By [ScotterSports](#)

76.6 mi
+ 4,353 ft
9.2 %

00:00
- 4,348 ft
-8.1 %

Send to Device

Clermont, FL
Public (684 views)

Created Sep 14, 2019
Updated Sep 14, 2019

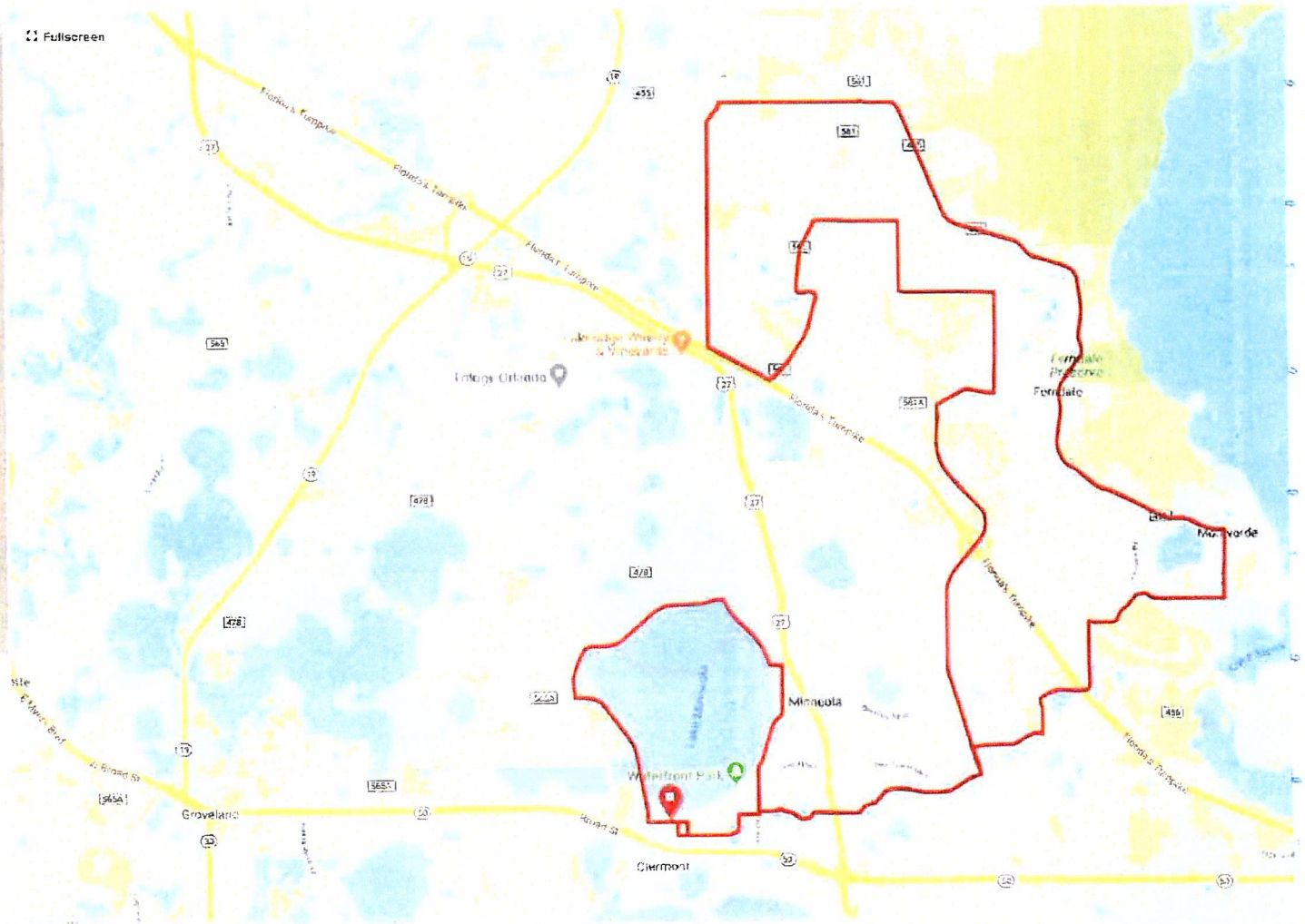
Cuesheet

- Turn right onto W Minneola Ave 0.0 mi
- Turn right onto 12th St 0.3 mi
- ↑ Continue onto Lake Minneola Shores 0.9 mi
- Turn right to stay on Lake Minneola. 2.0 mi
- Turn right onto Lake Drive 4.1 mi

[Show Full Cuesheet](#)

Segments

EB-Ridgewood Hill	0.4 mi	95 ft	4.7%
EB-Ridgewood Hill			



GREAT FLORIDIAN 9 MILE RUN COURSE



The entire run course is on the South Lake - Lake Minneola Scenic Trail. All runners start by heading east on the trail, turning around just prior to Forestwood Drive. Runners then head west, running past Victory Pointe to the western turnaround in Lake Hiawatha Preserve. Runners then return to 8th Street where they either turn right on 8th to head towards the finish line, or stay on the trail to start laps 2 or 3. **IMPORTANT:** 1/3 Distance Runners complete one lap of this course, 2/3 Distance completes 2 laps, and Full Distance, 26.2 mile Runners complete 3 laps of the course.

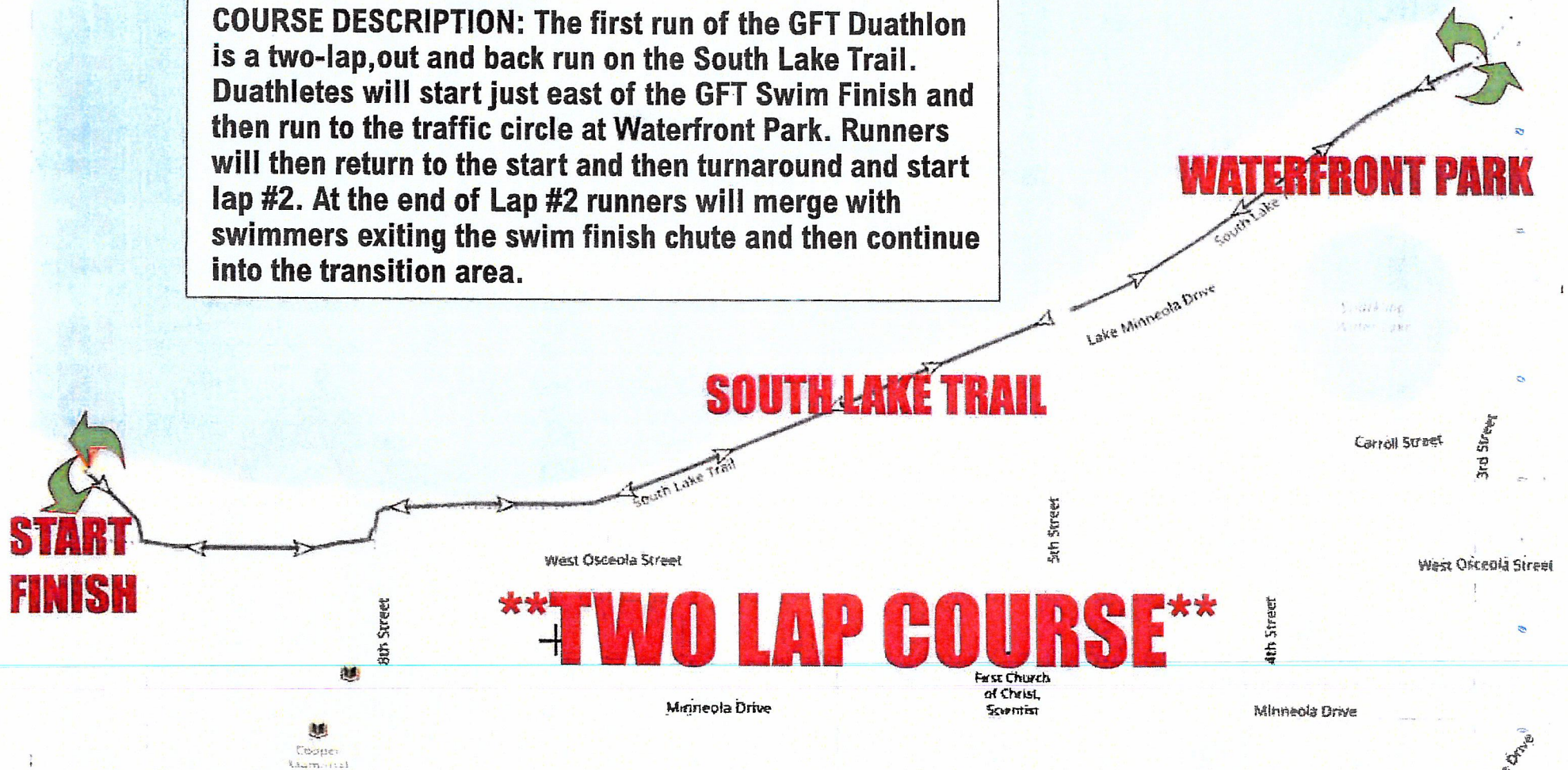
GFT SPRINT 5K RUN COURSE



The entire run course is on the South Lake - Lake Minneola Scenic Trail. 5K runners start by heading east on the trail, past 8th St., to the turnaround point just past the wooden boardwalk. Runners then run west past Victory Pointe to the western turnaround just prior to the Hiawatha Preserve traffic circle. Runners then return to 8th Street to exit the trail and run to the finish line in front of Suncreek Brewery on Minneola Ave.

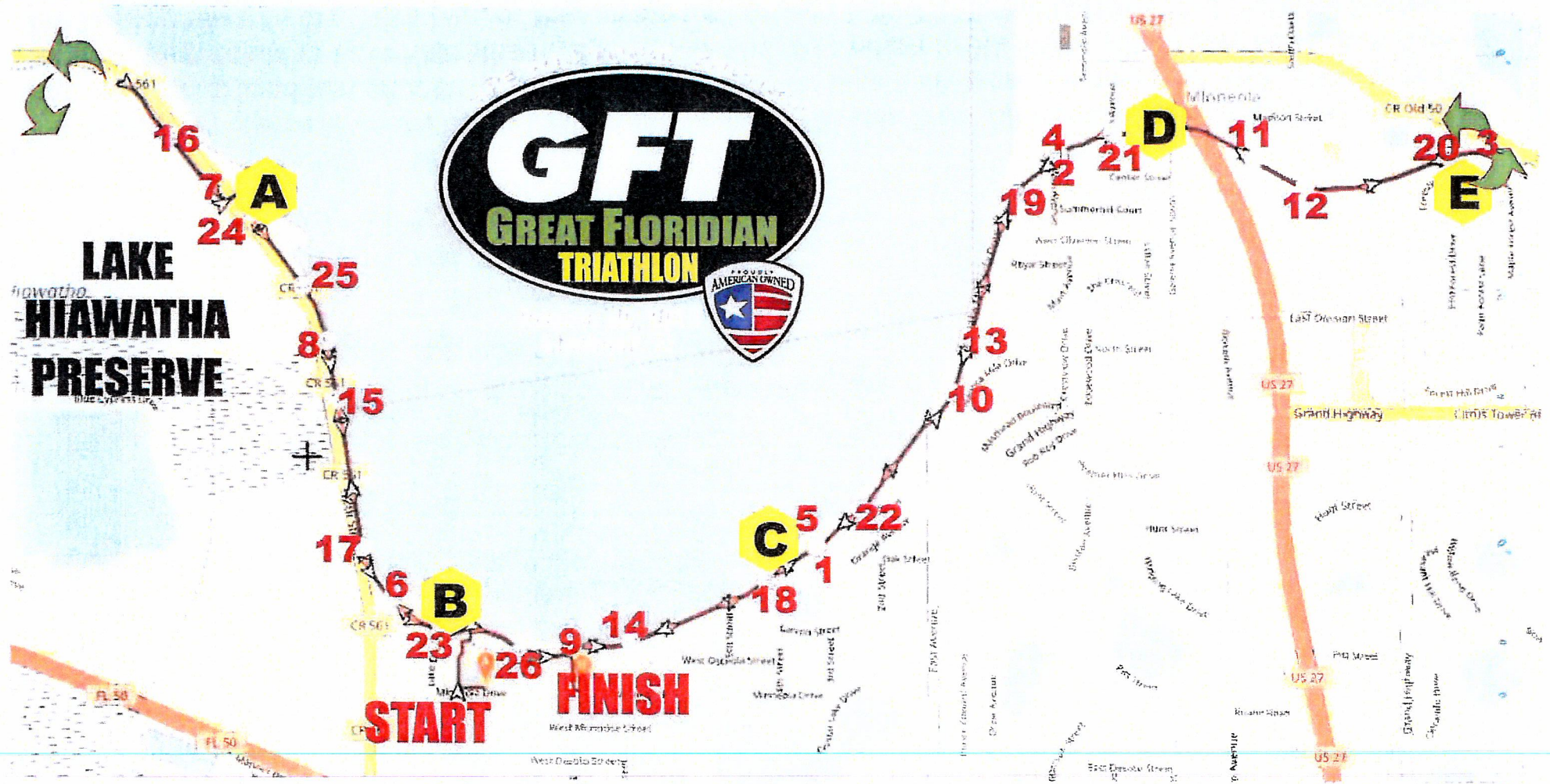
GREAT FLORIDIAN DUATHLON - 5K RUN #1

COURSE DESCRIPTION: The first run of the GFT Duathlon is a two-lap, out and back run on the South Lake Trail. Duathletes will start just east of the GFT Swim Finish and then run to the traffic circle at Waterfront Park. Runners will then return to the start and then turnaround and start lap #2. At the end of Lap #2 runners will merge with swimmers exiting the swim finish chute and then continue into the transition area.



A DISTANCE FOR EVERYONE!

GREAT FLORIDIAN 26.2 MILE RUN COURSE



The entire run course is on the South Lake - Lake Minneola Scenic Trail. All runners start by heading east on the trail, turning around just prior to Forestwood Drive. Runners then head west, running past Victory Pointe to the western turnaround in Lake Hiawatha Preserve. Runners then return to 8th Street where they either turn right on 8th head towards the finish line, or stay on the trail to start laps 2 or 3. **IMPORTANT:** 1/3 Distance Runners complete one lap of this course, 2/3 Distance completes 2 laps, and Full Distance, 26.2 mile Runners complete 3 laps of the course.



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event Nightmare on the Clermont Trails
Date(s) of Event October 29, 2022 Estimated Attendance: 800-1000
Event Start Time: 6:00PM Event End Time: 9:00PM
Before Event Setup Time: Friday 10/30/2022 9am After Event Cleanup Time: Saturday 10/29/2022 9PM
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-636-2942
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: This is a Halloween themed 5K only.

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

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

Other Location: Victory Point



CITY OF CLERMONT Alcohol Request Form

Today's Date August 5, 2021
Name of Event Nightmare on the Clermont Trails
Date(s) of Event October 29, 2022 Location Montrose Street - Downtown
Event Start Time: 6:00PM Event End Time: 9PM
Name of Organization/Applicant Sommer Sports Events
Email info@sommersports.com
Day Phone 352-988-9485 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont ST FL Zip 34711
Briefly Describe Event All participants over 21 will receive a complimentary beer
All participants over 21 will receive a complimentary beer

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

What is your beverage containment area? Fenced in barricaded area near finish line

Outside event, attach diagram _____

Inside event, list rooms: _____

Who is your licensed beverage caterer*? Suncreek Brewery will be providing and handling the beer for the event

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

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

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

M. Clarke
Applicant Signature

8/6/2021
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

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

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

☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____

☐ **DENIED** for the following reason(s): _____

SIGNATURE

TITLE

DATE

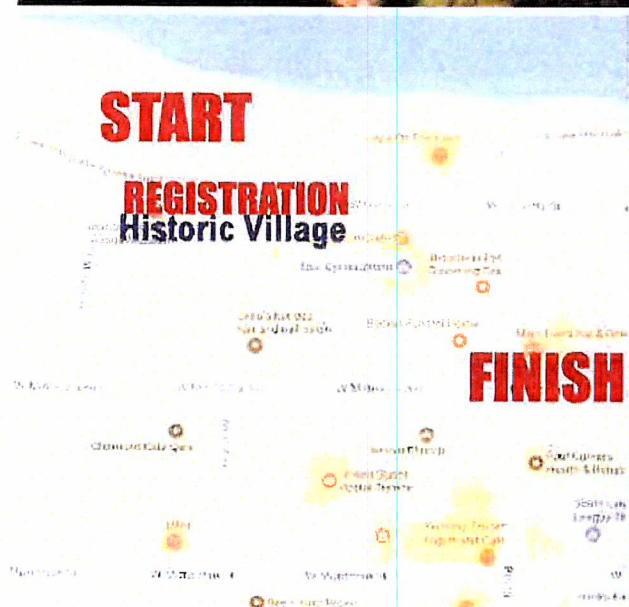
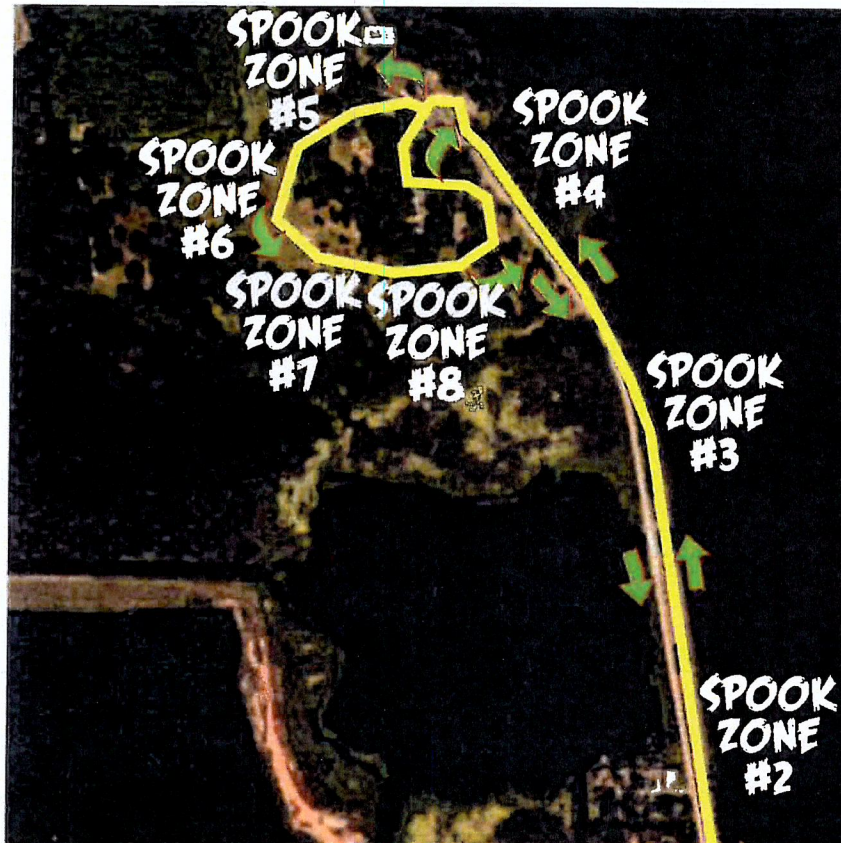
Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711



NIGHTMARE ON THE CLERMONT TRAILS

SPOOK ZONES

- #1 - HAUNTED ASSYLUM
- #2 - 45 LAMPKIN LANE
- #3 - THE ABBY
- #4 - HAUNTED COVE
- #5 - HAUNTED HOSPITAL
- #6 - UNDEAD OUTERSPACE
- #7 - LISA'S DRAGON PARTY
- #8 - LMHS TBD





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date August 3, 2021
Name of Event Santa's Twilight 5K
Date(s) of Event December 17, 2022 Estimated Attendance: 800-1000
Event Start Time: 6:00PM Event End Time: 9:00PM
Before Event Setup Time: December 17, 2022 9am After Event Cleanup Time: December 17, 2022 9pm
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Fred Sommer Email fred@sommersports.com

Day Phone 352-394-1320 Cell Phone 352-636-2942

Address 1271 Commons Court City Clermont State FL Zip 34711

Secondary Contact Michelle Craske Phone # 352-988-9485

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

N/A

Briefly Describe Event: This is a Christmas themed 5K through downtown Clermont starting and finishing near the intersection of Montrose Street and 7th Avenue

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

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

Other Location: Downtown Clermont

2021 Santa's Twilight 5K Clermont



Notice to Area Residents and Businesses

Possible Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood



Dear Resident/Business owner,

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

The Santa's Twilight 5K will be held on December 17, 2022 starting at 6:00 PM in Downtown Clermont. Below you will see road closure locations and specific streets that will be impacted by the event.

Restricted Parking Times & Road Closures

- 9:00 am – 10:30 pm Montrose Street from 7th St to just east of Clermont City Hall
- 5:30pm – 7:30 pm Montrose Street from West Ave to 7th Street

Sommer Sports will have signage posted along the roads reminding citizens about the event, road closures, and no parking for the event. We ask that you please take this event into consideration as you make your plans.

Thank you for your patience and understanding and please know the Sommer Sports team is working diligently to present the best and safest event possible.

If you have any questions or comments, please contact Sommer Sports at 352-394-1320 or email info@sommersports.com.

Thank You,

The Sommer Sports Team



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Ordinance No. 2021-015 <i>Final</i> <i>Skorman Multi-family PUD</i>		
Requested Action		
Recommend approval of Ordinance 2021-015.		
Staff Report		
<u>A Special Magistrate hearing was conducted on July 28, 2021. Based upon the foregoing findings, applicable law, and pursuant to I 9(b)(9) the Special Magistrate hereby RECOMMENDS that the City Council approves Ordinance 2021-015, which contains concessions made by the Applicant.</u> The applicant is requesting to rezone the property from Urban Estate to Planned Unit Development (PUD) for a 204-unit apartment complex. The 17 +/- acre property is located southwest of the Hooks Street and Excalibur Road intersection, adjacent to East Ridge Middle School. The future land use is Residential/Office, which permits up to 12 dwellings units per acre. The project can be served by City services. A traffic impact analysis has been conducted and showed no new roadway deficiencies because of the project. The applicant is requesting one waiver, cut/fill, up to a maximum of 13 feet over 10% of the site. Since this is a multi-family project, the maximum cut/full is limited to 10 feet. The applicant revised the conceptual plan and has reduced the volume and depth of the original cut/fill request and the request for retaining wall heights greater than six feet has been removed. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. An in-depth evaluation is included in the attached Staff Analysis Report. Staff is able to support the request and recommends approval of Ordinance 2021-015.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2021-015 (Resubmit) - Hooks St Skorman Resubmit (V6 08.31.2021) - R&F BL	Ord 2021-015 (Resubmit) - Hooks St Skorman Resubmit (V6 08.31.2021) - R&F BL.pdf	
2. Recommendations by Special Magistrate August 5 2021	Recommendations by Special Magistrate August 5 2021.pdf	
3. Legal ad 2021-015	Legal ad 2021-015.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-015

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.

WHEREAS, on February 23, 2021, by a vote of 4-1, the City Council denied Ordinance 2021-010, rejecting a petition to rezone the property described below to Planned Unit Development;

WHEREAS, the applicant availed itself of its rights pursuant to Section 70.51, *Florida Statutes*, requesting relief from the denial of Ordinance 2021-010;

WHEREAS, in accordance with and as required by Section 70.51, City staff and the applicant mediated the matter on April 30, 2021, before an agreed-upon Special Magistrate; and

WHEREAS, as part of the above-referenced mediation, City staff agreed to recommend City Council consider a revised version of Ordinance 2021-010 to include additional conditions, which was presented to the Council as this Ordinance 2021-015;

WHEREAS, on June 8, 2021 the City Council denied Ordinance 2021-015;

WHEREAS, in accordance with Section 70.51, *Florida Statutes*, on July 28, 2021, the Special Magistrate conducted an administrative hearing and received testimony and evidence presented by the applicant in support of the Request for Relief and by the City in opposition thereto. Additionally, the Special Magistrate received testimony from an interested member of the general public; and

WHEREAS, based on the testimony and evidence presented at the July 28, 2021 administrative hearing, the Special Magistrate's issued a recommended order dated August 5, 2021 recommending that the City Council approve Ordinance 2021-015.

NOW THEREFORE, The City Council of the City of Clermont, Lake County, Florida does hereby accept the August 5, 2021 Special Magistrate's Recommendation on the Skorman Multi-Family PUD and hereby ordains that:

SECTION 1:

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

LEGAL DESCRIPTION

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



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

CONTAINING 17.03 ACRES OF LAND, MORE OR LESS.

LOCATION

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

From: Urban Estate Low Density

To: Planned Unit Development for a 204-unit apartment complex

SECTION 2: GENERAL CONDITIONS

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.

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2. The property shall be developed in substantial accordance with the PUD Plan, prepared by HALFF dated October 2020, Skorman Apartments. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 204 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill exhibit – Grading Plan Variance prepared by HALFF, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5-foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the internal streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of Clermont's

Architectural Standards.

9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on September, 2020 by Kimley-Horn, and as supplemented by that Response to Comments Letter dated October 13, 2020, by Kimley-Horn.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan. The primary full access entrance to the Project shall be off Hooks Street with the dominant project signage at the Hooks Street Project entrance. Project signage, subordinate in size to the Hooks Street signage, may be installed, per City code, at the secondary project entrance off of Excalibur Road.
11. In consideration of the traffic during the AM and PM school drop off and pick up hours, the Developer/Owner shall close and prohibit access to Excalibur Road from 6:30 to 9 AM and 1 to 5 PM EST during the schools' academic calendar days for East Ridge Middle School and East Ridge High School.
12. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
13. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
14. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
15. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the UE Urban Estate Zoning Designation.
16. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. All leases for units in the project shall be for a minimum of one year and all tenants shall sign the attached Short-Term Subletting or Rental Addendum. Prior to leasing to any apartment, all proposed tenants shall undergo criminal background checks. Developer/Owner agrees to follow the protocol below in rejecting any tenants for reasons that appear in a criminal background check:
 - a. Criminal – Exclude all Non-Convictions (i.e. Dismissed or Nolle Prosequere)



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- b. Federal, Felony, & Sex Offender will Fail for all years
 - c. Misdemeanor Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify.
 - d. Unclassified Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify. (All unclassified crimes from the Department of Corrections will fail)
18. A six (6) foot decorative fence will be installed, per applicable City code, along all property lines of the project, as depicted on Sheet Number LS-01, dated May 2021, and prepared by HALFF.
19. In addition to all other landscaping required by City code, an additional visual buffer is required as set forth in the landscaping plan, Sheet Number LS-01, dated May 2021, and prepared by HALFF; providing vegetative buffering on the interior of the fencing facing toward the Project, and along the project property lines abutting the shared East Ridge Middle School property lines.
20. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

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



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SECTION 8: PUBLICATION AND AN EFFECTIVE DATE

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



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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of September, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

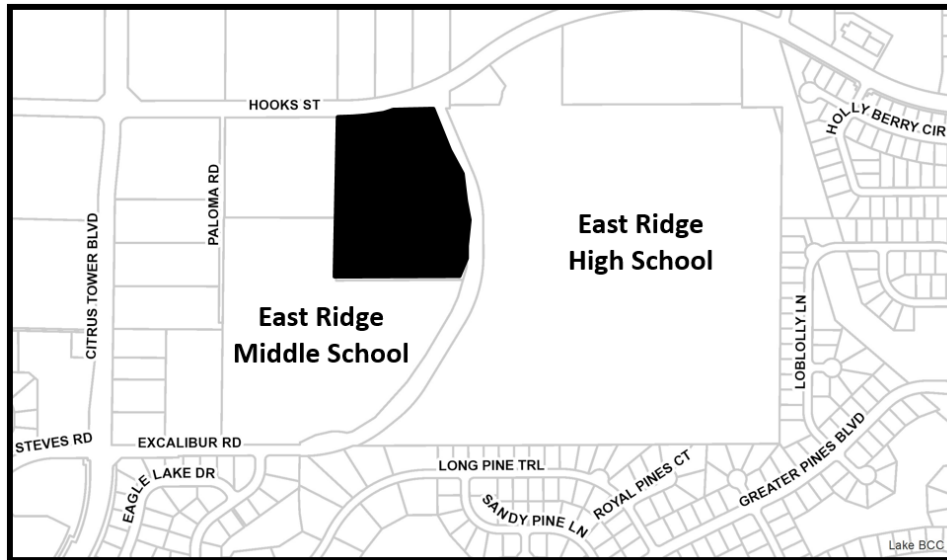
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT A

Location map:



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EXHIBIT B

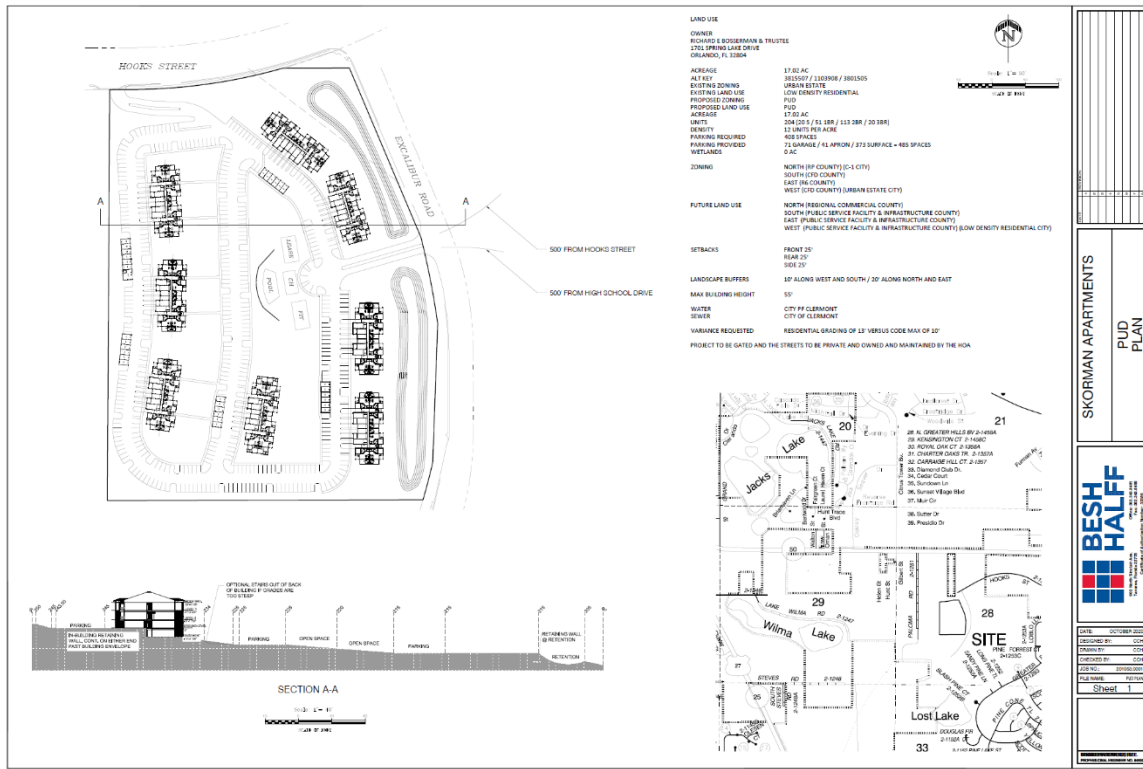
Sample Elevations:



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EXHIBIT C

Conceptual Site Plan:



QUASI-JUDICIAL HEARING

SKORMAN ENTERPRISES, LLC, a Florida
limited liability company,

Petitioner/Applicant,

v.

CITY OF CLERMONT, FLORIDA, a Florida
municipal corporation,

Respondent.

SPECIAL MAGISTRATE’S RECOMMENDATION ON SKORMAN MULTI-FAMILY PUD (ORDINANCE 2021-001)

THIS CAUSE came before the Undersigned Special Magistrate on Petitioner/Applicant, Skorman Enterprises, LLC’s (“Applicant”), *Request for Relief Pursuant to §70.51, Fla. Stat.* (the “Request for Relief”), and the Undersigned, having reviewed the Request for Relief, having heard argument from Applicant’s and Respondent, City of Clermont, Florida’s (referred to herein as “Respondent” or “City”), respective counsel, and testimony from witnesses during an evidentiary hearing conducted on July 28, 2021, having reviewed all documents produced by Applicant and Respondent (together, the “Parties”) at said evidentiary hearing, including listening to a recording of the public hearing of the City’s February 23, 2021 meeting, and being otherwise fully advised in the premises, hereby

FINDS and **RECOMMENDS** as follows:

I. FINDINGS OF FACT

1. The subject property is located off Excalibur Road and Hooks Street in Clermont, Florida, and is comprised of Alt. Keys 1103908, 3801505, and 3815507 (the “Property”).

2. The Property has a Comprehensive Plan Future Land Use Designation of Residential/Office, which permits office uses at a floor area ratio of 0.25 and multifamily residential development at twelve dwelling units per acre.

3. The Property has a zoning designation of “UE” Urban Estate (“Zoning”), which permits a Planned Unit Development (“PUD”) as a Conditional Use approval so long as an applicant meets Respondent’s Land Development Code (“Code”) criteria for approval. Given the inconsistency between the allowable uses under the FLU designation and Zoning, and because the Comprehensive Plan supersedes the Code, in order to develop the allowable twelve dwelling units per acre under the FLU designation, Applicant filed for a conditional use through a PUD rezoning.

4. Given the topographical characteristics around the City, the Code permits up to ten feet of cut/fill by right on a residential property and fifteen feet of cut/full by right for commercial properties.

5. Though the Property could have an office developed under the FLU designation and, if approved, up to fifteen feet of cut/fill could be utilized over the entirety of the Property, Respondent required that Applicant’s multifamily development comply with the residential cut/fill limitations of ten feet.

6. The Property is located adjacent to East Ridge Middle School and near East Ridge High School (the “Schools”), both of which have access on Excalibur Road.

7. The Comprehensive Plan and Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting both establish that schools should be sited proximate to and within walking distance of residential developments.

8. The Comprehensive Plan policies require Respondent to ensure that adequate amounts of lands to accommodate projected housing needs for single-family and multifamily housing units are met within the City.

9. The Property's grading slopes present significant topographical and design challenges for development of the Property.

10. The topographical characteristics of the Property reasonably required a waiver of three feet (to exceed the residential cut/fill limitations of ten feet) in order to ensure the Property met all other Code requirements, building requirements, and ADA requirements to achieve the allowable density.

11. The cut/fill waiver requested would impact less than ten percent of the entire Property.

12. On August 31, 2020, Applicant filed an application with Respondent (the "Application") to allow for the development of a PUD zoning to permit a 204-unit multifamily development with a concurrent waiver to permit thirteen feet of cut/fill over ten percent of the Property (the "Project").

13. Between August 31, 2020 and February 2, 2021, the Applicant worked with Respondent's professional staff at length to modify the Project's concept plans, including the amount of cut/fill required, in order for the staff to be able to provide a recommendation of approval based on the applicable policies under the Code and Comprehensive Plan.

14. Respondent's professional staff prepared a staff report for the Project, which concluded in relevant part that "Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The

property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. . . Staff is able to support the request and recommends approval of Ordinance 2021-001.”

15. On February 2, 2021, Respondent’s Planning & Zoning Commission reviewed the Project at a public hearing and based upon the Project’s compliance with Code and the Comprehensive Plan, the Planning & Zoning Commission unanimously recommended approval, consistent with Respondent’s professional staff’s recommendation, of the Project.

16. On February 23, 2021, Respondent’s City Council (the “City Council”) held a public hearing on the Project.

17. On February 23, 2021, despite the majority support from the public at the public meeting and recommendations of approval from both Respondent’s professional staff and the Planning & Zoning Commission, the City Council denied the request for approval of Ordinance 2021-001 on a 4-1 vote (the “Denial”).

18. The given basis for the Denial was City Council’s concerns about multifamily development’s traffic, impacts to the surrounding area, and location next to Schools.

19. Though the City Council expressed that the Property was not an appropriate location for multifamily and that 204 units would produce too much traffic, they also recently passed Legislation that expressed appropriateness of affordable housing on the same Property, which could be achieved with a density bonus under Ordinance 2020-19.

20. Ordinance 2020-19 was enacted after Respondent held multiple workshops and hearings, thereby lifting a citywide moratorium on multifamily development and allowing higher densities than previously permitted.

21. Ordinance 2020-19 specifically designated two areas in the City—the Hooks Street Corridor and the Wellness Way area—where multifamily development density could be increased from twelve dwelling units an acre to twenty dwelling units an acre.

22. The Property is located within the Hooks Street Corridor, which means the Property could have up to 340 multifamily units potentially developed under Ordinance 2020-19, provided that in order to achieve such density bonus, at least 136 units would have to be workforce housing.

23. The City Council also did not distinguish why market rate renters produced more negative impacts on an area than a multifamily project that included affordable housing rate renters.

24. It is unreasonable to conclude that 204 dwelling units were not approvable at this location when 340 units could be approved under a recently adopted ordinance.

25. The City Council also expressed the view that 204 multifamily units would generate too much traffic, but if the Applicant were to develop 340 housing units in line with their suggestion, the traffic impacts would inherently be significantly greater.

26. The only traffic study presented was from the Applicant's professional traffic engineer, produced as a requirement under the Respondent's Code, which was reviewed by City's Engineering Consultant, and which established that no adverse traffic impacts were generated by the Project.

27. Applicant timely filed the Request for Relief pursuant to Section 70.51, Florida Statutes (2020), appealing the Denial.

28. On April 30, 2021, the Parties engaged in a mediation and were able to mutually agree upon settlement agreement terms (the "Mediation Settlement Agreement") to present to the City Council for consideration of approval at a noticed public hearing.

29. The Mediation Settlement Agreement contained specific concessions by Applicant, which exceeded what the Code or Comprehensive Plan would require, in order to address the reasons for the Denial stated at the February 23, 2021 City Council hearing.

30. The concessions in the Mediation Settlement Agreement included the following:

- a. The Project will be a gated community;
- b. The primary full access entrance to the Project shall be off Hooks Street; though Project signage shall be installed, per the Code, at both Project entrances, the dominant Project signage shall be at the Hooks Street Project entrance;
- c. In consideration of the traffic during the AM and PM school drop off and pick-up hours, the applicant shall close access to Excalibur Road from 6:30-9:00 AM and 1:00-5:00 PM EST during the schools' academic calendar days for East Ridge Middle School and East Ridge High School;
- d. All leases for units in the Project shall be for a minimum of one year;
- e. All tenants shall sign a Short-Term Subletting or Rental Addendum;
- f. All tenants shall undergo criminal background checks and successfully pass the same in order to rent a unit;
- g. A six-foot decorative fence will be installed, per applicable City Code, along all Property lines of the Project;
- h. In order to provide an additional visual buffer, a qualified landscape architect shall design vegetative buffering, on the interior of the fencing facing toward the Project, and such buffering shall be located along the Project property lines abutting the shared East Ridge Middle School property lines; and
- i. All access points to the Project shall be designed and constructed per applicable City and Lake County codes.

31. On June 8, 2021, the City Council heard Ordinance 2021-015; whereby, Applicant requested Respondent to approve Ordinance 2021-015, which contained the above-referenced terms of the Mediation Settlement Agreement. Despite another staff recommendation for approval, the City Council denied Ordinance 2021-015 on a 3-2 vote.

32. On July 28, 2021, the Parties appeared before the Undersigned at an evidentiary hearing regarding the Denial (the “Hearing”).

33. The issue presented at the Hearing was whether the Denial is unreasonable or unfairly burdens the Property pursuant to Section 70.51(17)-(18), Florida Statutes (2021).

34. At the Hearing, Applicant direct examined, under oath, the following seven witnesses: (1) Will Bosserman, the Co-Trustee of the Property owner; (2) Marvin Puryear, a Lake County, Florida real estate broker, who listed the Property for sale; (3) John Kruse, Respondent’s Planning Manager; (4) Chuck Hiott, a professional civil engineer; (5) James Taylor, a professional traffic engineer; (6) Stephanie Shealey, a professional traffic engineer; and (7) Kevin Skorman, Applicant’s principal. Respondent cross examined, under oath, the foregoing witnesses.

35. Mr. Bosserman testified that after inheriting the Property through a trust, he had the expectation that the Property could be developed for multifamily uses given the FLU designation.

36. Applicant tendered Marvin Puryear as an expert in commercial real estate. Mr. Puryear testified as to (1) the existing FLU designation of the Property, which permits multifamily uses at twelve dwelling units per acre; (2) that the Property’s existing FLU designation formed the basis for why Mr. Puryear marketed the Property for multifamily uses; (3) that the existing Ordinance 2020-19 permitted an even higher density of twenty dwelling units per acre on the Property; (4) the reasons for why multifamily is the most appropriate use for the Property; and (5) the local demand for multifamily options in Clermont, Florida and specifically at the Property.

37. Applicant tendered Chuck Hiott as an expert in the field of civil engineering. Mr. Hiott testified to (1) the topographical characteristics of the Property that necessitated the cut/fill variance of three feet above the allowable ten feet on the Property; (2) to the topographical

challenges on Property that would render any use other than multifamily nearly impossible; and (3) otherwise as to the conformity of the Property's conceptual site plan with the Code.

38. Applicant tendered John Kruse as an expert in the area of city planning. Mr. Kruse testified that (1) the Property's FLU designation permitted multifamily development at twelve dwelling units per acre (as requested by Applicant); (2) Mr. Kruse had worked with Applicant on multiple versions of site plans that he was unable to support because the requested cut/fill variances significantly exceeded the ten feet allowed under Code; (3) Applicant revised the site plans until staff was finally able to provide a recommendation of support, and Mr. Kruse confirmed the Project met all applicable Code for approval by the City Council; (4) the Application's conformity with the Code and Comprehensive Plan formed the basis for Respondent's professional staff report's recommendation of approval to the City Council of Ordinance 2021-001 and Ordinance 2021-015; (5) in forming those recommendations for approval, all applicable Code and Comprehensive Plan criteria were analyzed met; (6) Mr. Kruse reviewed the surrounding uses (including the existing schools) in determining that the Project was compatible with such existing uses (including the Schools) and that the traffic study prepared by Respondent formed part of the basis for his recommendation of approval; and (7) the Respondent's professional staff report did not conclude that traffic, location, or negative impacts of the Project were deemed a valid basis for denial of the Project.

39. Ms. Shealey testified that as the City's contracted traffic consultant, she independently reviewed Applicant's traffic study for conformance with required methodologies and guidelines and provided comments to which Applicant's traffic engineer prepared responses.

40. Applicant tendered James Taylor as an expert in the field of transportation engineering. Mr. Taylor testified as to (1) the preparation of a professional traffic study in

conformance with Respondent's required methodologies and guidelines; (2) the near *de minimis* impact that the Project would have on current traffic conditions surrounding the Property; (3) the fact that after the Project is built, no transportation deficiencies were identified on impacted roadways; (4) the fact that no mitigation was required by Applicant after Project buildout because of the low traffic generation from the Project; (5) that the Project's traffic impact was anticipated to be 1.7% or less of the adopted level of service volume on area roadways; (6) that there would be a remaining capacity between sixty and seventy percent on Hooks Street and Excalibur Road even after the Project is built; (7) that the transportation deficiency noted in the study regarding the Project's Excalibur Road driveway occurring during AM peak hours of adjacent School traffic would be eliminated by Respondent's voluntary closure of the Excalibur Road driveway; and (8) that in the event such Excalibur Road driveway was closed during peak School traffic times, that no operational concerns were identified even when all Project traffic utilized Hooks Street. Mr. Taylor also testified that under the City's logic of denying the Project based on one existing roadway deficiency, which the Applicant could not be legally required to even mitigate, that no project could be approved since any development would produce traffic and therefore it could be a basis for denial by the City.

41. Mr. Skorman testified as to putting the Property under contract based upon the expectation that multifamily development would be permitted given the FLU designation's allowable uses and density. Mr. Skorman also testified as to Applicant's offer to close the Project's Excalibur Road driveway during AM and PM hours of school traffic to resolve that traffic concern, which Respondent failed to accept during the February 23, 2021 hearing. Mr. Skorman also noted that the Project's design of twelve dwelling units per acre was based on the FLU designation and

that more density could not be developed given the topographical challenges on site that would have necessitated a more significant amount of cut/fill over the entire Property.

42. At the Hearing, Respondent direct examined, under oath, the following two witnesses: Curt Henschel, Respondent's Planning and Zoning Director; and Dani Page, a member of the general public. Applicant cross examined, under oath, the foregoing witnesses.

43. Mr. Henschel testified that (1) the Property's FLU designation permitted multifamily development at twelve dwelling units per acre (as requested by Applicant); and (2) Respondent had reviewed the Project and confirmed it met all applicable Code for approval by the City Council, and (3) that Respondent's professional staff and the City Council are tasked with applying the Code when determining whether to approve an application.

44. Ms. Page testified that she was a resident of the area. She expressed safety concerns regarding school children and concerns about traffic congestion.

45. At the Hearing, Applicant produced the following documents to the Undersigned, which were considered in rendering this Recommendation: (1) the February 2, 2021 Planning & Zoning Commission Staff Report; (2) the February 23, 2021 City Council Staff Report; (3) the February 23, 2021 City Council Denial Letter; (4) the March 15, 2021 Petitioner's Request for Relief; (5) the April 30, 2021 Mediation Settlement Agreement; (6) the June 8, 2021 City Council Staff Report; (7) the June 8, 2020 City Council Denial Letter; (8) James Taylor's CV; (9) the September 2020 Clermont Multifamily Transportation Impact Analysis by Kimley-Horn and October 12, 2020 Response to Comments Letter by Kimley-Horn; (10) Chuck Hiott's CV; (11) the Original Concept Plans by HALFF; (12) the Modified Concept Plan and Landscape Plans by HALFF; (13) the Aerial and Cross Sections by FK Architecture; and (14) access to audio from "the Hearing."

46. Based upon the testimony elicited and documents produced at the Hearing, the Undersigned **FINDS** as follows:

- a. Multifamily development at twelve dwelling units per acre is permitted under the FLU designation;
- b. Multifamily use is permitted through a PUD under the existing zoning district's Code;
- c. The Project is consistent with the Code;
- d. The Project satisfies the maximum density requirement of twelve dwelling units per acre as set forth in the Residential/Office Future Land Use Designation;
- e. Applicant is not seeking a density bonus. .
- f. The Project satisfies the requirements for bufferyards, height, setbacks, parking requirements and other development standards under Code for the development program;
- g. The Project satisfies all necessary rezoning criteria under Section 122-315 of the Code;
- h. The Project satisfies all necessary waiver criteria under Code;
- i. The Project complies with all applicable regulations of the Code;
- j. The Property has adequate public facilities and services to accommodate the Project;
- k. Respondent's professional staff recommended approval of the Project based on the Project's compliance with the Code and Comprehensive Plan;
- l. Respondent presented no expert testimony supporting a denial of the Project;
- m. The only opposition to the Project during the City Council hearing on June 8, 2021, was from two members of the public, who presented lay testimony comprised of observations and general opinions;
- n. Applicant presented a Traffic Study prepared by Kimley-Horn in September 2020 and updated October 2020 (the "Professional Traffic Study");

- o. The Professional Traffic Study was prepared based upon the Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines, and was thereafter reviewed and approved by Respondent's professional staff;
- p. The Professional Traffic Study was also independently reviewed and approved by Stephanie Shealey, a Professional Traffic Operations Engineer, Professional Traffic Planner, and Professional Engineer, of Respondent's contracted professional traffic engineering firm, Kittleson & Associates;
- q. The Professional Traffic Study confirmed "[n]o new roadway deficiencies were identified as a result of project impact;"
- r. While Respondent presented lay testimony of perceptions of traffic concerns and observations of traffic during school hours on Excalibur Road and Hooks Street, this testimony was anecdotal, and Respondent presented no professional traffic studies or reports with conclusions contrary to the Professional Traffic Study;
- s. Significantly, Respondent failed to present any competent substantial evidence that the Project will create any adverse material traffic impacts;
- t. Though concerns about traffic during school hours were unsubstantiated, Applicant offered to close the Project's driveway onto Excalibur Road on school days from 6:30 AM – 9:00 AM and 1:00 PM – 5:00 PM;
- u. Such closure of Excalibur Road would essentially eliminate a basis for traffic concerns;
- v. Project traffic impact is anticipated to be 1.7% or less of adopted service volume on area roadways;
- w. No operational concerns were identified when the Excalibur Road driveway is closed, and one-hundred percent of project cars would access the site from the Hooks Street driveway;
- x. There is sufficient capacity on the roadways that will be impacted by the Project to accommodate the additional Project's traffic;
- y. Respondent also failed to present any competent substantial evidence that the Project will create any adverse impacts on the area simply by virtue of the residents being multifamily renters;
- z. Respondent also failed to present competent substantial evidence that multifamily housing was not an appropriate use next to Schools, especially in light of the existing Comprehensive Plan and School Board policies stating otherwise;

- aa. Respondent also failed to present competent substantial evidence that multifamily housing was not an appropriate use next to Schools, especially considering that single family residential uses could be built and that significant numbers of single-family homes already existed adjacent to or in close proximity to the Schools;
- bb. Applicant presented competent substantial evidence that the Project would not produce adverse traffic impacts, and Respondent presented no competent substantial evidence refuting the same;
- cc. Applicant presented competent substantial evidence that the Project would not adversely impact the Property's surrounding area, and Respondent presented no competent substantial evidence refuting that the Project's location next to a school was a public-safety or welfare issue; and
- dd. Applicant presented competent substantial evidence that the Project would complement the topographical characteristics of the Property.

II. CONCLUSIONS OF LAW

47. The burden of coming forward with the evidence sufficient to justify the reversal of the denial of the Application and the burden of proof is on Applicant.

48. The Undersigned's decision must be based upon competent substantial evidence.

49. In *DeGroot v. Sheffield*, 95 So. 2d 912 (Fla. 1957), the Florida Supreme Court discussed the meaning of "competent substantial evidence" and stated:

"We have used the term 'competent substantial evidence' advisedly. Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion. In employing the adjective 'competent' to modify the word 'substantial,' we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. We are of the view, however, that the evidence relied upon to sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would

accept it as adequate to support the conclusion reached.”

Id. at 916 (internal citations omitted).

50. Florida courts have held that professional staff reports constitute competent substantial evidence. *See City of Hialeah Gardens v. Miami-Dade Charter Found., Inc.*, 857 So.2d 202, 205 (Fla. 3d DCA 2003) (confirming that the testimony of professional staff, when based on “professional experiences and personal observations, as well as [information contained in an] application, site plan, and traffic study” constitutes competent substantial evidence); *Palm Beach Cnty. v. Allen Morris Co.*, 547 So.2d 690, 694 (Fla. 4th DCA 1989) (confirming that professional staff reports analyzing a proposed use constituted competent substantial evidence); *Metro. Dade Cnty. v. Fuller*, 515 So.2d 1312, 1314 (Fla. 3d DCA 1987) (stating that staff recommendations constituted evidence); *Dade Cnty. v. United Res., Inc.*, 374 So.2d 1046, 1050 (Fla. 3d DCA 1979) (confirming that the recommendation of professional staff “is probative”).

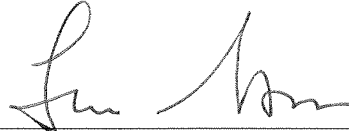
III. ULTIMATE FINDINGS AND RECOMMENDATION

51. Based upon the foregoing, the Undersigned hereby **FINDS** that the Denial was unreasonable pursuant to Section 70.51(17)-(18), Florida Statutes (2021). The City recently had a moratorium on multifamily housing during which it identified property, including this property as appropriate for multifamily. While the City may desire that this Property be developed as workforce housing, it is incongruous and unreasonable to say the impact to the area and traffic are more severe merely due to the pricing of the apartment units.

52. The Undersigned **FINDS** that the Denial was unsupported by competent substantial evidence. The competent substantial evidence before the Undersigned demonstrates that the Application is consistent with all applicable policies and regulations under the City’s Comprehensive Plan and the Code. Additionally, the competent substantial evidence before the

Undersigned established that the Application is consistent with the surrounding land uses, would not produce adverse traffic impacts and satisfied all criteria for approval.

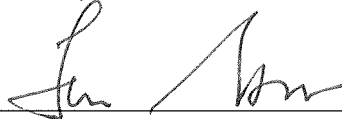
53. Based upon the foregoing findings, applicable law, and pursuant to 19(b)(9) the Undersigned hereby **RECOMMENDS** that the City Council approves Ordinance 2021-015, which contains concessions made by the Applicant.



Lewis Stone, Esquire
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 2021, copies of the foregoing Recommendation have been furnished by United States Mail and email to Petitioner/Applicant's and Respondent's respective counsel and to the State of Florida, Department of Legal Affairs, Collins Building, 107 W. Gaines Street, Tallahassee, Florida 32399.



Lewis Stone, Esquire
STONE & GERKEN, P.A.
4850 N. Highway 19A
Mount Dora, Florida 32757
Telephone: 352-357-0330



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:	Chris Dudeck
Contact Phone:	(352) 708-5997
Contact Email:	cdudeck@clermontfl.org
PO Number:	

Date:	08/24/2021
Order Number:	6214310
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	176.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/30/2021 - 08/30/2021	Govt Public Notices
LEE dailycommercial.com	1	08/30/2021 - 08/30/2021	Govt Public Notices

Total Order Confirmation

\$288.08

Ad Preview

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

ORDINANCE NO. 2021-015

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 152 OF ORDINANCE NO. 399-C, CODE OF ORDINANCES, REGARDING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, OF SCRIVENERS' ERROR, RECORDING AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:
Vacant property southwest of Excolbur Road and Hooks Street Inter-
section.
AK 1109HB, 38130, 381380
17.03 +/- Acres

LEGAL DESCRIPTION
THAT PART OF TRACTS 32, 35, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 8, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 810 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF TRACT 33 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY SHOWN ON SAID PLAT); THENCE SOUTH 89°16' WEST ALONG THE SOUTHERLY LINE OF TRACTS 33, 34 AND 15, ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 1, AS RECORDED IN PLAT BOOK 46, PAGE 6 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 45, PAGE 16, RECORDS OF LAKE COUNTY, FLORIDA, FOR 198.4 FEET TO THE WEST LINE OF SAID TRACT 33; THENCE NORTH 0°12'38" EAST ALONG THE WEST LINE OF TRACTS 33 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 126.2 FEET TO THE NORTH LINE OF SAID TRACT 33; THENCE NORTH 89°46'40" EAST ALONG THE SAID NORTH LINE FOR 69.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 89°59' EAST ALONG THE WEST RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°49'50" EAST FOR 51.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 126.9 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 58.49 FEET TO A POINT ON THE NORTH LINE OF TRACT 33; THENCE NORTH 89°49'20" EAST ALONG SAID NORTH LINE 18.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 354, PAGES 683-684 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 72°43'15" EAST FOR 49.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 203.42 FEET TO WHICH A RADIAL LINE BEARS NORTH 70°04'05" EAST; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 80°29'40" FOR 28.37 FEET; THENCE SOUTH 82°00'10" WEST FOR 32.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 100.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 28°31'20" EAST; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 67°43'00" FOR 92.25 FEET; THENCE DEPARTING SAID WESTERLY LINE SOUTH 89°46'40" WEST FOR 76.4 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 0°20'10" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 35.32 FEET TO THE POINT OF BEGINNING.

FROM: Urban Estate
TO: Planned Unit Development (PUD) for a 24-unit apartment complex

A public meeting to consider this request will be held before the City Council on Tuesday, September 14, 2021 for final enactment at 6:30 P.M.

All meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street, Clermont, FL 32711.

This Ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Clermont, FL. Monday through Friday between the hours of 8:30 A.M. and 5:00 P.M.

Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 343-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

6214310
August 30, 2021



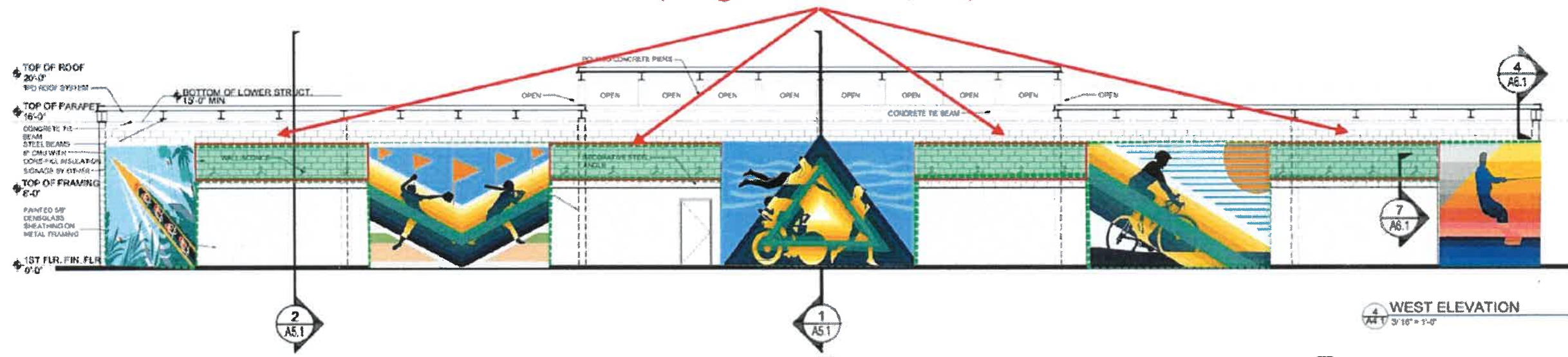
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Mural Request 756 W. Montrose St.		
Requested Action		
Consider request for a mural project in the Artwalk District.		
Staff Report		
The applicant is requesting to allow several murals to be located at 756 West Montrose Street (Artwalk District). Staff has reviewed the proposed mural artwork display and finds the project does meet the purpose and intent of the Code of Ordinances, Chapter 102-26. Staff finds the mural can provide artistic value to the Clermont Community. Staff recommends approval of the proposed mural.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Mural Artwork Concept Plan	Mural.pdf	
2. Permit Application	Permit application.pdf	

Areas above garage and pedestrian door
openings to be painted-in & lines to
cohesively transition from subject-to-subject
(Image A to B to C, etc.)



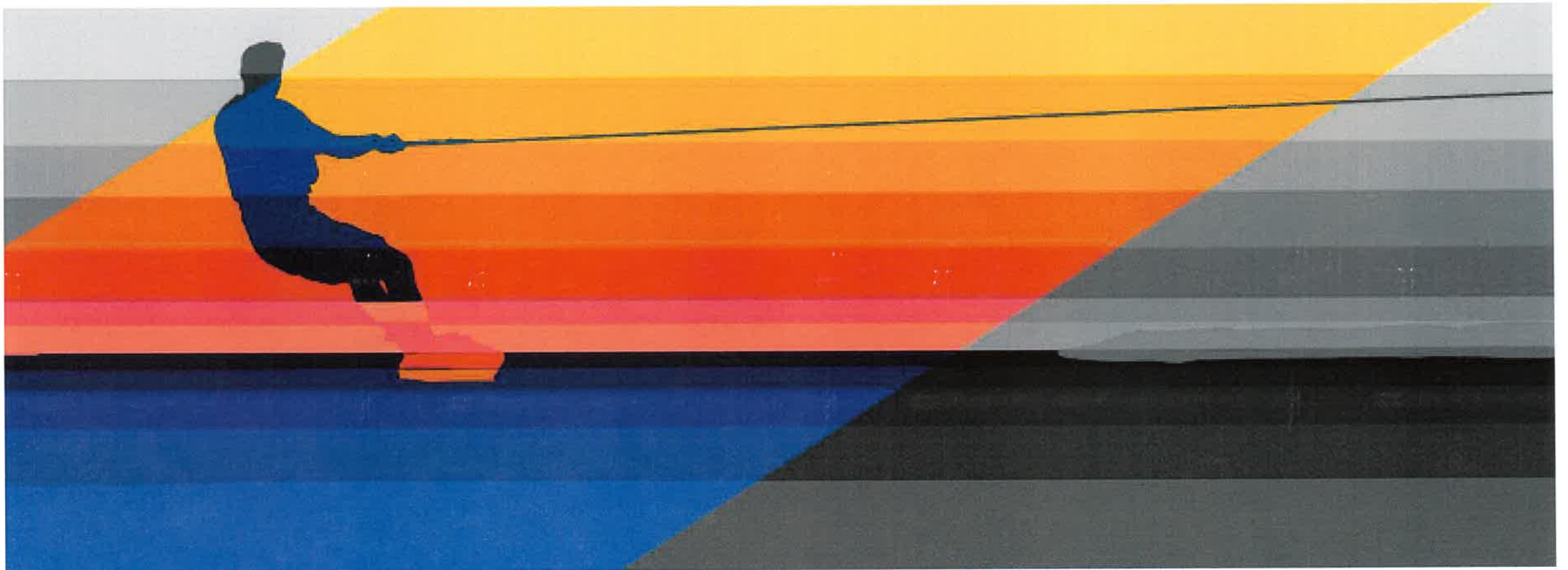
** Demonstrative to provide rough layout of the cohesive mural on entire façade of 756 West Montrose St. Not an as-built of the building façade.*













CITY OF CLERMONT
BUILDING PERMIT APPLICATION



PERMIT #

Date Rcvd: 6-17-2021

PROPERTY INFORMATION

Alternate Key # 1087210

Subdivision

LOT

Site Address 756 W. Montrose St. City Clermont State FL Zip 34711

Owner's Name The Art District LLC Telephone 352-217-7710

Owner Address 2735 Woodside Ave. City Winter Park State FL Zip 32789

PROJECT INFORMATION

☐ Residential

☒ Commercial

Describe the work to be done:

Mural

Cost of Project: \$15,000 Proposed Sq. Ft: Conditioned N/A Total New Construction

CONTRACTOR'S INFORMATION (APPLICANT)

Qualifier Name Alex Stringfellow License # N/A

Company Name The Art District LLC

Address Same as owner City State Zip

Telephone 11 Fax

Email alex@stringfellowplanning.com

SUBCONTRACTOR INFORMATION

	Subcontractor	License #	Phone #
Electrical			
Plumbing			
HVAC			
Gas			
Fire Suppression			
Fire Sprinkler			
Irrigation			
Low Voltage			
Other			

Notes:

1. Any non-residential (commercial, office, industrial, etc.) application must include one copy of the floor plan in PDF format on a compact disk (CD), used for firefighting pre-planning.
2. If you are in a Home Owners Association (HOA), this application does not exclude you from meeting and/or adhering to HOA deed restrictions.
3. You may pay with a debit or credit card, however, an additional fee of 2.75% of the transaction will be charged.

In consideration of granting a permit, it is agreed that in all respects the work will be performed and completed in accordance with the permitted and applicable codes of the local jurisdiction. This permit may be revoked at any time upon violation of any of the provisions of said laws, ordinances, or rules & regulations, or upon any unauthorized change in the original plans approved by this department. This permit becomes invalid if an inspection for permanent construction is not requested within 180 days or more than 6 months has elapsed between inspections. I understand a separate permit may be required for sub trades.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS AFFIDAVIT: By filing this application, I hereby certify that all the foregoing information is accurate and the work will be done in compliance with all applicable laws regulating construction and zoning. Tenants in a commercial building can sign as owner/builder if they meet the owner/builder requirements as stated in the *Owner's Affidavit*, and provide a copy of their lease.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE (Contractor OR Owner/Builder signature): _____

STATE OF FLORIDA; COUNTY OF LAKE:

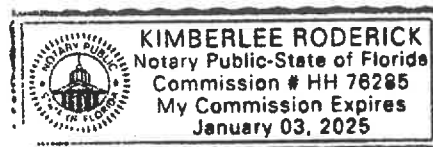
The foregoing instrument was acknowledged before me, **by means of** ☐ **physical presence** or ☐ **online notarization**, this 17th day of June, 2021 (year), by Alex Stringfellow who is personally known to me or who has produced FL Dr. License as identification, and who executed the foregoing instrument, and who did take an oath.

Kimberlee Roderick

Signature of Notary Public – State of Florida

My commission expires: 1-3-2025

Kimberlee Roderick
(Print, type, or stamp commissioned name of Notary Public)



03/03/20



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 3

Meeting Date	
Tuesday, September 14, 2021	
Agenda Item Name	
Variance Request <i>Costco at Plaza Collina</i>	
Requested Action	
Recommend approval of 8 of the 10 requested variances.	
Staff Report	
The applicant, Costco Wholesale Center, is requesting the following ten (10) Variances in order to develop the site within Plaza Collina. Costco is proposing a 157,000 square foot club with a stand-alone fueling center on 19 +/- acres. The applicant has indicated the relief elements are requested to allow for development of the Costco Wholesale Center. (1) To allow for a wall sign greater than the maximum allowable copy area; (2) To allow the number of wall signs to exceed the maximum number permitted by code in Section 102-Signs; (3) To allow the outdoor lighting fixture height to exceed the maximum height permitted by the Code, Section 110-173; (4) To allow the use of trash compactors instead of dumpsters and enclosures as required by the Code, Section 114-8; (5) To allow for the number of loading docks to be less than required by the Land Development Code, Section 98-7; (6) To allow the building landscaped areas that are less than the requirements of the code, Section 118-37; (7) To allow for two (2) pedestrian walkways instead of three (3) pedestrian walkways as required by the conditions of the Planned Unit Development (PUD); (8) To allow landscape islands that are less than 300 square feet as required by the Land Development Code, Section 118-38; (9) To allow for vehicular access points that exceed the minimum number permitted for commercial development by the Land Development Code, Section 98-9 and (10) To allow for landscape areas and grading that are greater than 10 percent instead of the required five (5) feet for landscaping as required by the Land Development Code, Section 122-343. The applicant is requesting the variances as relief from some of the required conditions of approval in the Planned Unit Development (PUD). The City Council on April 28, 2015, approved the adoption of (Resolution No. 2015-08) to allow a mixed-use master planned development for the site. The zoning for the property is Planned Unit Development (PUD), with a Master Planned Development Future Land Use Designation. <u>The applicant has provided a short narrative that includes the requested variances and a hardship justification summary as it pertains to the Land Development Codes and PUD Development Standards and Conditions of Approval:</u> 1. <u>Section 102-15.b.1 – Signs:</u> One primary wall sign on each wall of the building, parallel or perpendicular to a road or street, not exceeding an area equal to 15 percent of the front wall face height multiplied by the building width, not exceeding 200 square feet. A secondary wall sign may be permitted on up to two walls provided it is a maximum 50 percent of the primary wall sign's square footage, and both signs' square footage shall be counted separately toward the maximum total square footage as allowed by this code for wall signage. (Applicant Justification): Relief is requested to permit signs in excess of what is allowed. The total area of the signs proposed for the fuel facility canopy and the warehouse signage have a total of 1,296 square feet (84 sf for the Fuel Facility and 1,212 sf for the warehouse). The signage sf total is in context with the size, mass and scale of the	

Costco Wholesale building and is part of the architectural feature of the brand to advertise and orient patrons and passers-by from the distance setback on the property. The wall signs are the only signs in the development for Costco Wholesale, as there are no ground, monument or marquee type signs proposed. Additionally, the signs will be externally illuminated and not internally illuminated with a glow. The hours of lighting are commensurate with the hours of operation. The Code requirement is unduly small compared to the above referenced description.
(Staff is not in support of these two variance requests for signage).

2. Section 7 – Architectural Design Standards and Lighting: Lighting height: The height of an outdoor lighting fixture, inclusive of the pole and light source/luminaire, shall be a maximum of 30 feet within a parking lot.
(Applicant Justification): Relief from an arbitrary 30' max height is requested to permit light fixtures with a mounting height of 36.5 feet high that will still exceed the Code lighting standards of a one-foot candle at the property line. As such, the lighting request will be consistent with the Code to be subdued, shaded and focused on the site so as not to create traffic hazards or subject adjoining premises to undue glare or adverse interference.
(Staff is in support of this variance request for the pole height).

3. Section 9 – Site Improvements, Dumpster Enclosures: Each dumpster and compactor location shall be located behind the front setback of the primary building and shall be surrounded by a concrete masonry unit enclosure with gates constructed of wood, architectural metal, or other material that is architecturally compatible with the primary building design.
(Applicant Justification): Relief is requested to permit the proposed trash compactors to not be surrounded by an enclosure. The trash compactors are specialized enclosed units, which are attached to the building and only accessed from the inside of the building. They are located in a loading and access area along the west side of the proposed warehouse. Landscape screening and buffering has been provided adjacent to the dumpster location along the western property line and a vehicular service isle separates the enclosed compactor from the west property line for additional separation from the adjacent property.
(Staff is in support of this variance request for the use of trash compactors).

4. Section 98-8.b.d – Loading: Loading, unloading and service area space; retail, wholesale, and industrial uses – 1 loading berth for every 20,000 square feet of floor area, or portion thereof. Eight (8) loading spaces are required.
(Applicant Justification): Relief is requested to permit a total of five (5) loading spaces. There are four (4) loading spaces proposed at the warehouse and one (1) loading space proposed at the fueling facility, which suffices the normal function and operations of the Costco Wholesale facility. The Code requires eight (8) loading spaces would be an undue burden on the infrastructure and unnecessary.
(Staff is in support of the requested variance to allow five (5) loading spaces for the development).

5. Section 118-38.e.2 – Pedestrian Walkway: A minimum of one pedestrian walkway shall be provided for every five head to head parking rows, except where an alternative arrangement is approved as part of a planned unit development.
(Applicant Justification): Relief is requested to permit fewer pedestrian walkways than is required. There are two (2) pedestrian walkways proposed for the 15 total head to head parking rows. Three (3) pedestrian walkways are required. The Costco Wholesale design meets the general spirit and intent of the Code and provides direct paths to the corner entry patio of the building.
(Staff can support the variance request to allow two (2) pedestrian walkways instead of three (3) walkways for the project).

6. Section 98-9.1.a – Vehicular Access: There shall be only one vehicular access point, not to exceed 40 feet in width, or two vehicular access points, not to exceed 20 feet in width each per 400 feet of parcel frontage.
(Applicant Justification): Relief is requested to permit two (2) 30-foot ingress/egress driveways on Plaza Collina Boulevard, which is 773 feet at the street frontage. The request is between the 40-foot and 20-foot widths and a reasonable size for that length of roadway to accommodate vehicles entering and exiting the property.
(Staff can support the requested variance).

7. Secton 118-38.b.c – Landscaping Islands: Interior islands shall be provided to satisfy internal landscaping requirements with a minimum of 10 feet in width and 20 feet in length with a total area not less than 300 square feet.
(Applicant Justification): Relief is requested to permit landscape islands adjacent to the ADA spaces that are divided for pedestrian ADA access and do not meet the minimum 300 square feet requirement. The Code does not

account for integrated pedestrian walkways and landscaped islands as a feature in the parking lot. The Costco Wholesale design meets the general spirit and intent of the Code even with reduced square footage.
(Staff is in support of this variance request to allow internal landscape islands adjacent to ADA spaces that are less than the required 300 feet).

8. Section 118-37.h.1.i – Foundation Plantings: Landscape plantings must provide a minimum of 60% of the building perimeter that is visible to the public.

(Applicant Justification): Relief is requested to provide less than the required 60% of the perimeter landscaping along the building façade visible to the public, which includes the south façade and east facade.
Along the south side of the building (386.1 feet excluding doors) we have provided 180.0 feet of landscaping, which is approximately 47%. The remaining area is comprised of the main building entrance, sidewalks for pedestrian access, and the loading dock. Along the east side of the building (284.6 feet excluding doors) there are no foundation plantings. This side of the building is comprised of the main building entrance, sidewalks for pedestrian access, paved driving aisle, and the tire service center. The Code requirement of more-than-half of the visible façade to be landscaped for shade and visual aesthetic purposes is still generally met by the Costco Wholesale plan because the main patio entry area provides shade and relief for architectural purposes. The Costco Wholesale plan provides almost half of the visible façade with landscape plantings and still meets the general spirit and intent of the Code.

(Staff is in support of the variance request to allow landscaping less than 60 percent of the building facade).

9. Section 122-343.e.8 – Fences and Walls, Design and Maintenance: Single walls and tiered wall systems must provide a minimum of five (5) feet for landscaping in front of the wall. The five (5) foot landscape areas shall not exceed ten (10) percent grade.

(Applicant Justification): Relief is requested to provide landscape areas that are greater than ten (10) percent in front of walls, and to not provide the five (5) feet below the wall in one area along the south side of the site to permit ADA compliant sidewalk access. The relief will allow for less visual impact from the wall height needed for site grade differences and also allow the grades to harmoniously tie into transitions.

(Staff can support this variance request).

Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends **approval** of the variance request to the Land Development Codes for the above referenced items numbers 2 through 9 identified in this Staff Report. Staff also recommends **denial** of items listed and identified as numbers one (1) and number two (2) of this Staff Report.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	New 86-174 Review Criteria-Costco Variance	New 86-174 Review Criteria-Costco Variance.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	3 Combined Exhibits	3 Combined Exhibits.pdf
4.	2 Costco Clermont Relief Narrative	2 Costco Clermont Relief Narrative.pdf
5.	21-0805 - Costco Clermont - Wall Cross Section	21-0805 - Costco Clermont - Wall Cross Section.pdf
6.	1 Variance-Application-2021	1 Variance-Application-2021.pdf
7.	Legal AD	Legal AD.pdf

Costco - Variances

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners of negatively impact the standard of living of the citizens of the city;
Applicant response: None of the variance requests will cause interfere with the reasonable enjoyment of adjacent/nearby properties or negatively impact the standard of living of the Citizens of the City. The property is being developed in concert with the mixed-use nature of the PUD and surrounding properties and will provide service, goods and employment to the community with reasonable hours of operation and no visual, noise or lightening nuisance.

Staff comments: The requested variances is not out of character with other development in the surrounding areas, and is not in conflict to the intent and purpose of the approved Planned Unit Development (PUD).

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: The proposed Costco Wholesale and requested variances allow for an appropriate and compatible use consistent with the mixed use PUD and surrounding land use fabric. The property was planned for a big box type commercial use and the variance process allows relief to situate the various infrastructure and design elements onto the property.

Staff comments: The variances requested is not out of character with other development in the surrounding area. The PUD zoning allows some development flexibility to allow for unique and specialized retail and commercial projects.

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: This request will not be a detriment to the City's function to further the policies and regulatory practices in the LDC as the variance requests are site specific to the property based on the context of the location, orientation and commercial development in the PUD.

Staff comments: The requested variance to the land development code will not further any legitimate city objective, and will allow some development flexibility to provide for a unique and quality mixed-use development for the site.

Positive finding

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

Applicant response: *The request is consistent with the goals, objectives and policies in the City's Comprehensive Plan as Costco Wholesale plans to meet the spirit and intent of the overall provisions and not be a burden or nuisance on the community, growth patterns or surrounding properties. As an example, lightening will not cause undue glare and nuisance from "Light bleed" onto adjacent properties and meet the foot-candle lumens at the property edge.*

Staff comments: *The requested variances are not in conflict to the goals, objectives and policies of 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;

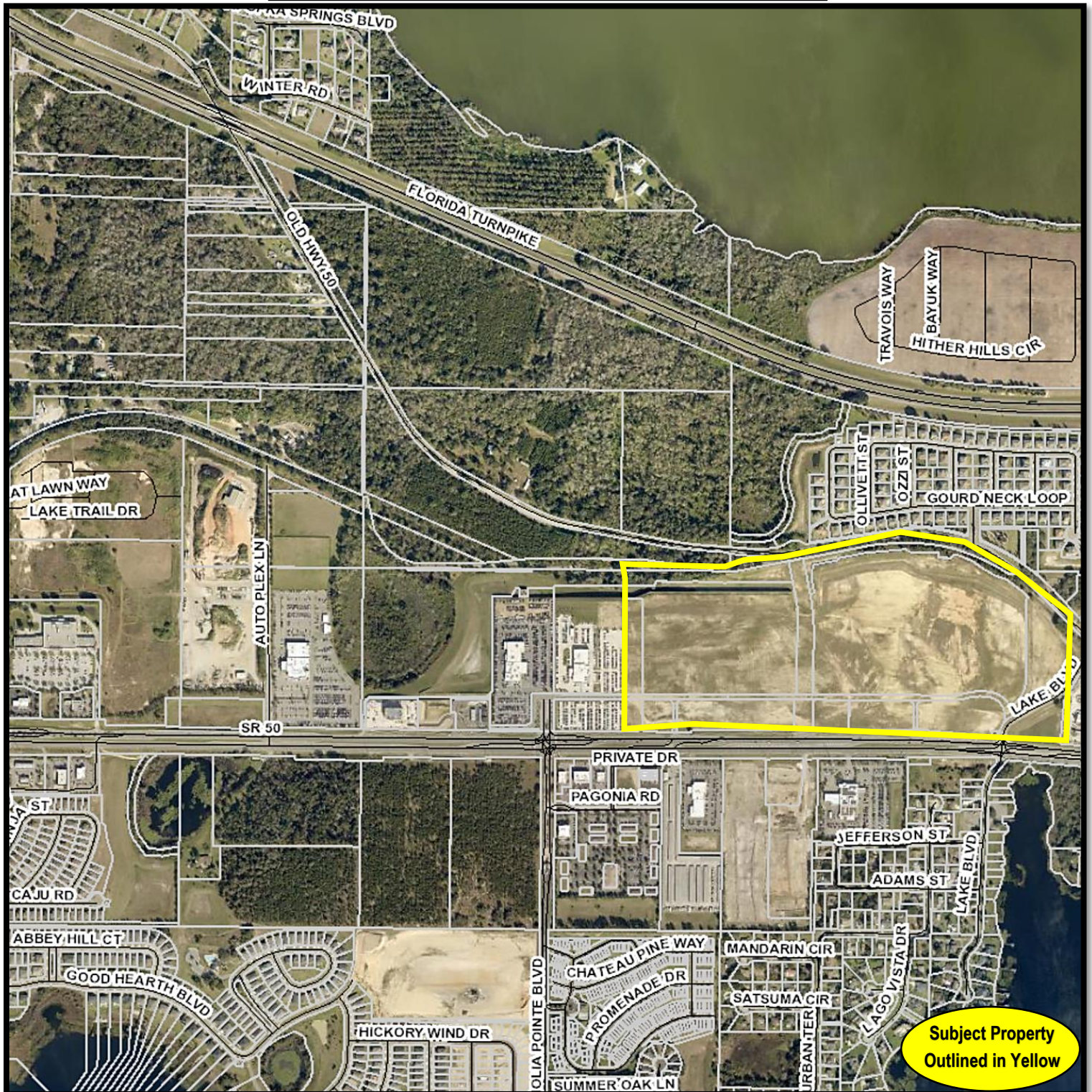
Applicant response: *The request is the minimum standard needed for the full use, enjoyment and safety of the employees and patrons in the City, as well as compatibility with the surroundings.*

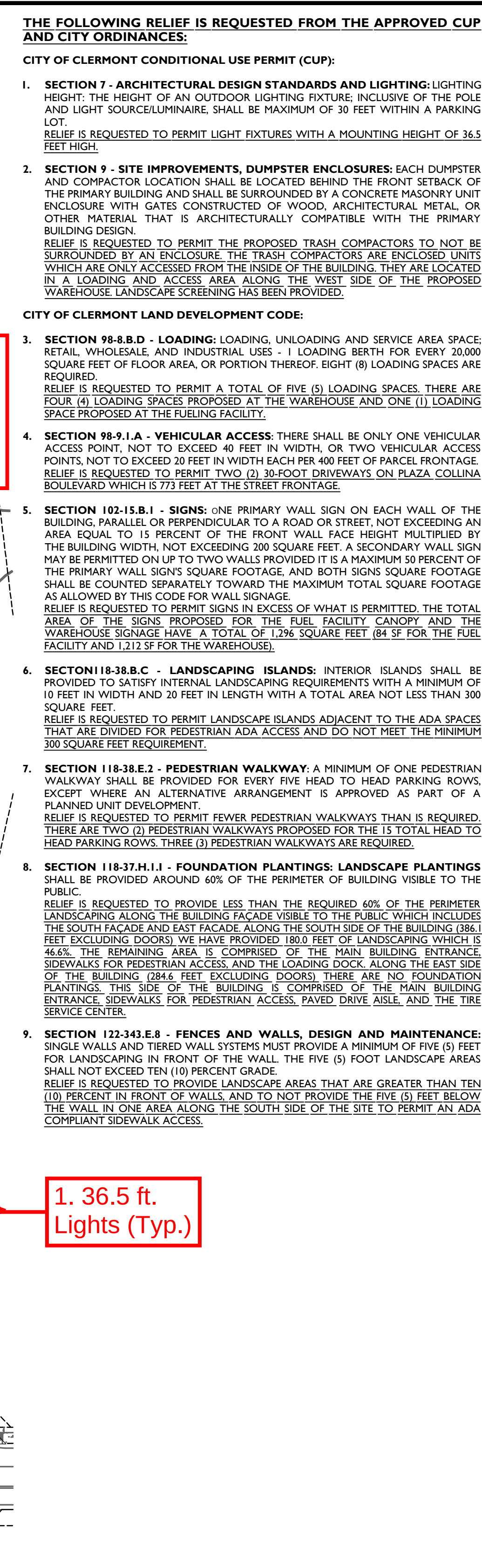
Staff comments: *The requested variance is the minimum to allow reasonable use of the land. The proposed Costco retailer will allow for a development that meet the intent of the Planned Unit Development (PUD) development standards and conditions of approval to ensure a unique mixed-use development. The proposed development is not of character to other properties with the same zoning category.*

Positive finding

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

LOCATION MAP





GENERAL INFORMATION				
1. THE PROPERTY IS LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTH 1/2 OF SECTION 25 OF TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN THE CITY OF CLERMONT WITHIN LAKE COUNTY FLORIDA.				
2. THE PROJECT IS LOCATED IN THE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT (UE) AND IS A PART OF THE APPROVED CONDITIONAL USE PERMIT UNDER RESOLUTION NO. 2015-08. THE SITE CONTAINS A TOTAL TRACT AREA OF 860.695 SF, 19.76 ACRES.				
OWNER:	PLAZA COLLINA (ORLANDO) ASLI IV, L.L.P. 923 N PENNSYLVANIA AVE WINTER PARK, FL 32789			
APPLICANT:	COSTCO WHOLESALE CORPORATION HEDD JEWELL 45940 HORSESHOE DRIVE, SUITE 150 STERLING, VIRGINIA 20166 703-406-6842			
3. THE SUBJECT PROPERTY IS PRESENTLY AN UNDEVELOPED PAD PREPARED FOR FUTURE CONSTRUCTION. THE APPLICANT PROPOSES TO CONSTRUCT A COSTCO WHOLESALE FACILITY WITH AN EIGHTEEN (18) PUMP FUEL FACILITY WHICH INCLUDES ASSOCIATED PARKING, PAVING CURBING, AND SITE UTILITIES.				
4. ZONE DATA:	URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT (UE)/APPROVED CONDITIONAL USE PERMIT			
(E)	= PRE-EXISTING NON-CONFORMING CONDITION			
(V)	= VARIANCE REQUIRED			

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 AC	19.76 AC (860.695 SF)	19.76 AC (860.695 SF)
MINIMUM LOT WIDTH AT BLDG SETBACK	150 FT	-	762.16 FT
MINIMUM LOT WIDTH AT PROPERTY LINE	75 FT	773.42 Ft	773.42 FT
IMPERVIOUS SURFACE RATIO	70%	0%	79.0%
PRINCIPAL BUILDING			
MINIMUM FRONT YARD	35 FT	-	310.2 FT
MINIMUM REAR YARD	25 FT	-	87.4 FT
MINIMUM SIDE YARD	15 FT	-	68.8 FT
MAXIMUM BUILDING HEIGHT	35 FT	-	+/- 34 FT
FUEL FACILITY			
MINIMUM FRONT YARD	35 FT	-	83.1 FT
MINIMUM REAR YARD	25 FT	-	832.5 FT
MINIMUM SIDE YARD	15 FT	-	543.1 FT
MAXIMUM BUILDING HEIGHT	35 FT	-	+/- 21 FT
PARKING			
MINIMUM DRIVE AISLE	24 FT	-	24 FT
USE: RETAIL BUSINESS (1 SPACE/225 SF)	700 SPACES	-	824 SPACES
ADA:	-	-	28 SPACES
BICYCLE PARKING SPACES	20 SPACES	-	20 SPACES
LOADING			
MINIMUM LOADING SPACE SIZE	12'W x 60'L x 14'H	-	12'W x 80'L
TOTAL LOADING BERTH FOR EVERY 20,000 SQ FT OF REQUIRED FLOOR AREA	8 SPACES	-	5 SPACES (V)
BUFFERS			
PARKING BUFFER	5 FT	-	26.1 FT
LANDSCAPE BUFFER	10 FT	-	10 Ft

SITE PLAN LEGEND	
A	PROPOSED CONCRETE CURB/GUTTER
B	PROPOSED VERTICAL CONCRETE CURB: 6" REVEAL
C	PROPOSED FLUSH PAVEMENT JOINT
D	PROPOSED CONCRETE SIDEWALK
E	PROPOSED PAINTED WHITE STRIPING, 4" WIDE
F	PROPOSED HANDICAP PARKING
G	PROPOSED HANDICAP SIGN (R7-R8) OR (R7-R8P)
H	PROPOSED LIGHT POLE BASE
I	PROPOSED BOLLARDS
J	PROPOSED STOP SIGN (RI-I)
K	PROPOSED DO NOT ENTER SIGN (RS-I)
L	PROPOSED DO NOT ENTER SIGN (RS-I)
[Green Box]	GREEN AREA

front of wall is greater than 10%

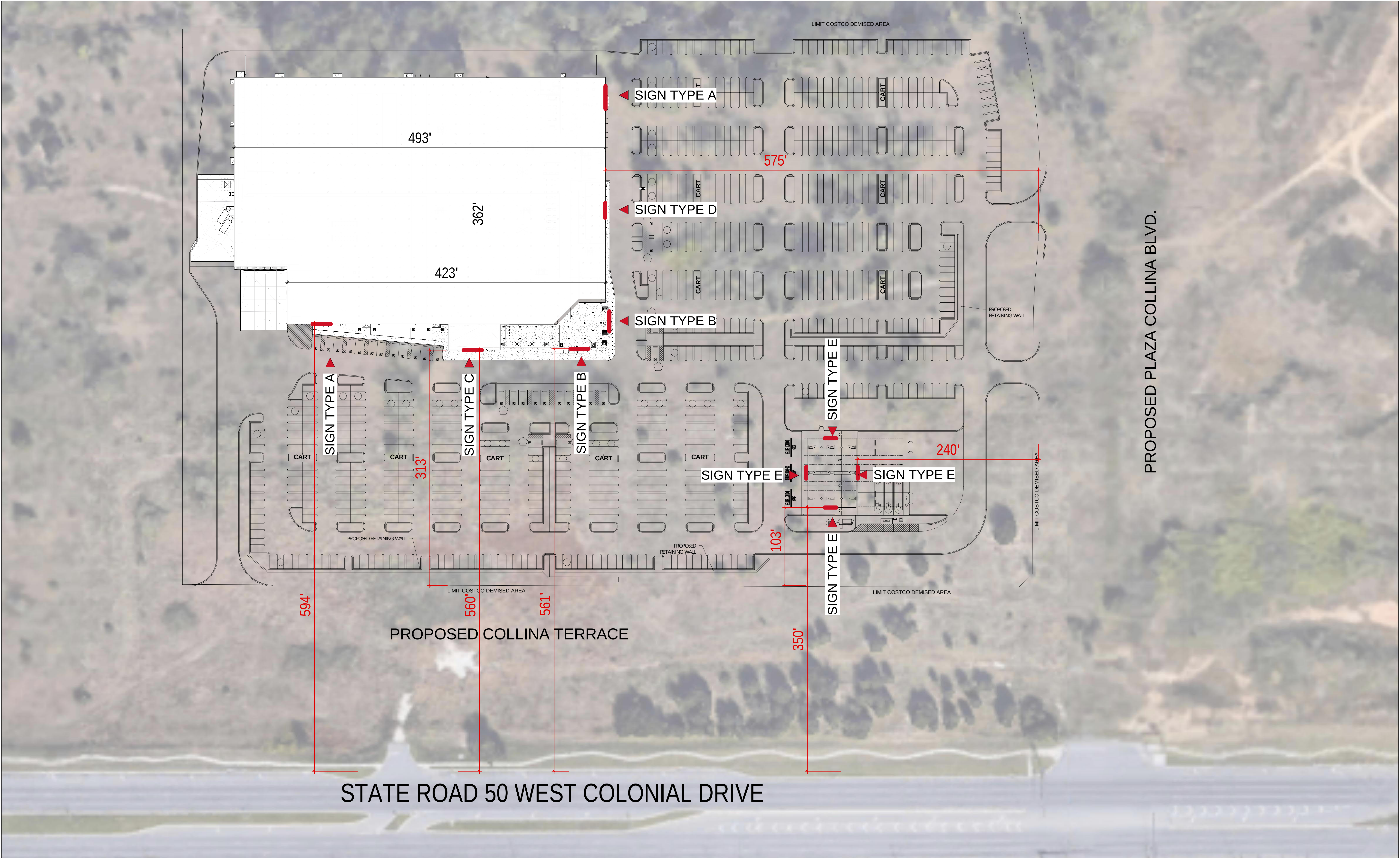
3. 1 Loading Space

SIGNAGE SCHEDULE (FUEL)

TYPE	FACADE	AREA (SF)
SIGN TYPE E	SOUTH FACADE	21 SF
SIGN TYPE E	WEST FACADE	21 SF
SIGN TYPE E	NORTH FACADE	21 SF
SIGN TYPE E	EAST FACADE	21 SF
TOTAL AREA (SF)		84 SF

SIGNAGE SCHEDULE (BUILDING)

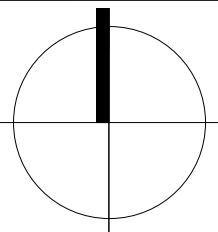
TYPE	FACADE	AREA (SF)
SIGN TYPE A	SOUTH FACADE	380 SF
SIGN TYPE C	SOUTH FACADE	33 SF
SIGN TYPE B	SOUTH FACADE	194 SF
SIGN TYPE B	EAST FACADE	194 SF
SIGN TYPE D	EAST FACADE	31 SF
SIGN TYPE A	EAST FACADE	380 SF
TOTAL AREA (SF)		1212 SF



COSTCO WHOLESALE

CLERMONT, FLORIDA

SIGN EXHIBIT SITE PLAN



COSTCO
WHOLESALE
CLERMONT, FLORIDA

8444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
MG2.com

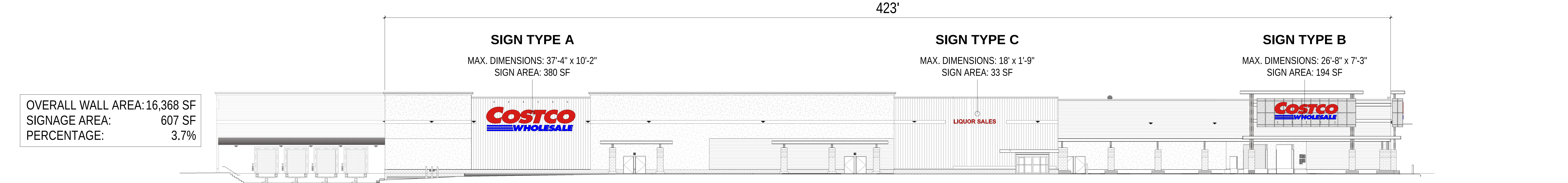
MG2

19-5191-01
JULY 02, 2021

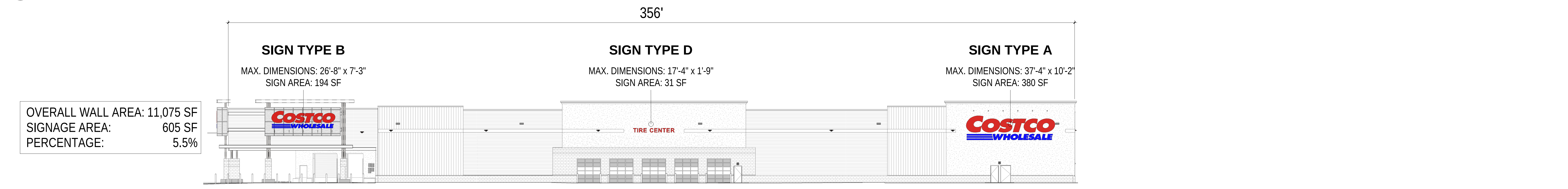
SIGN EXHIBIT SITE
PLAN

SE-001

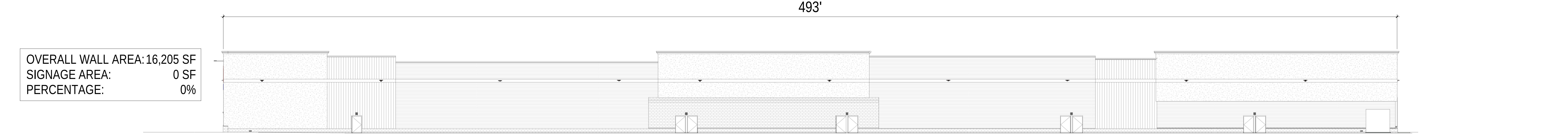
JULY 02, 2021



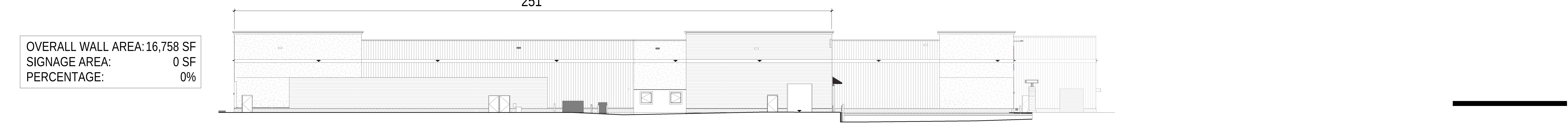
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



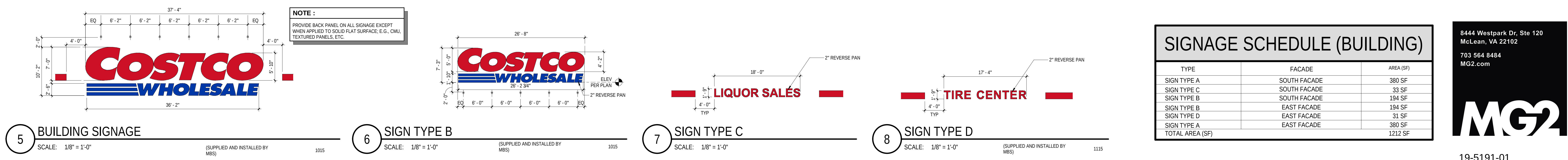
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



OVERALL AREA OF FASCIA: 218 SF
SIGNAGE AREA: 21 SF
PERCENTAGE: 9.6%



SIGN TYPE E

MAX. DIMENSIONS: 8'-6 1/4" x 2'-5 1/4"
SIGN AREA: 21 SF

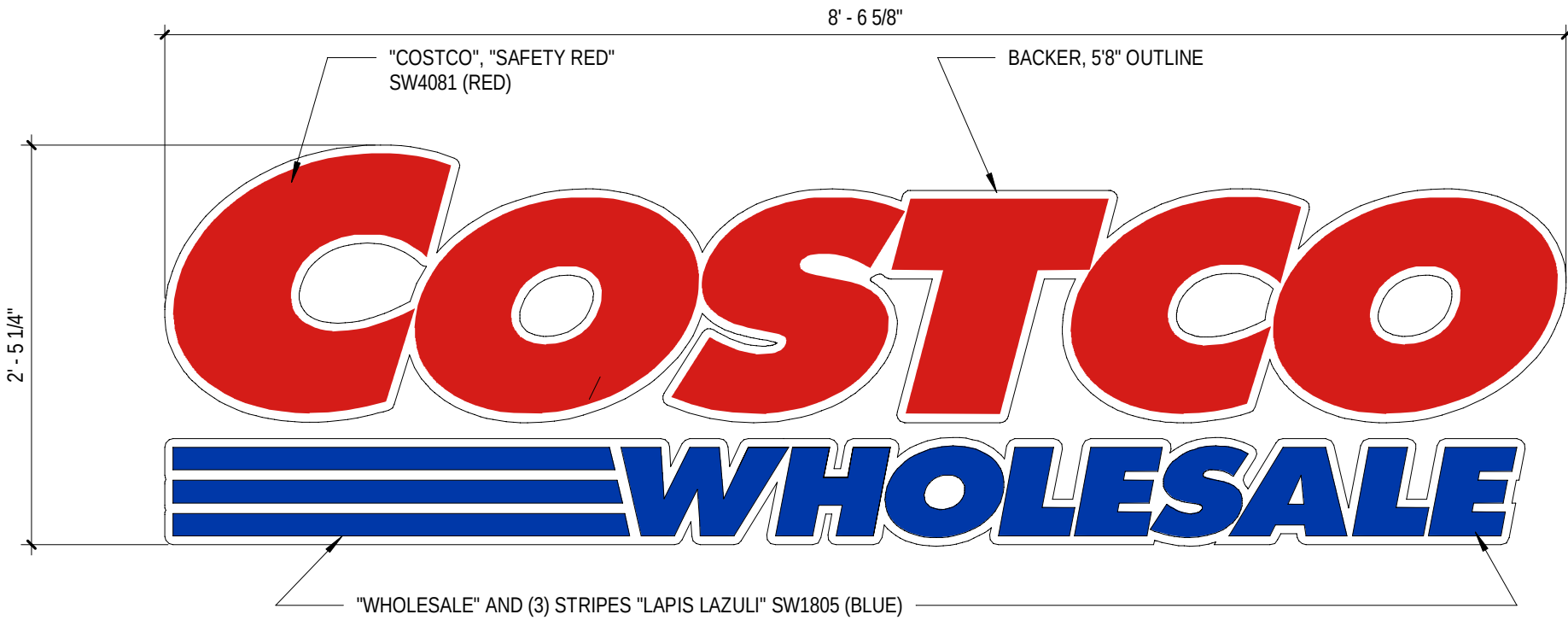
1 FUEL EAST ELEVATION
SCALE: 1/4" = 1'-0"

OVERALL AREA OF FASCIA: 153 SF
SIGNAGE AREA: 21 SF
PERCENTAGE: 13.7%



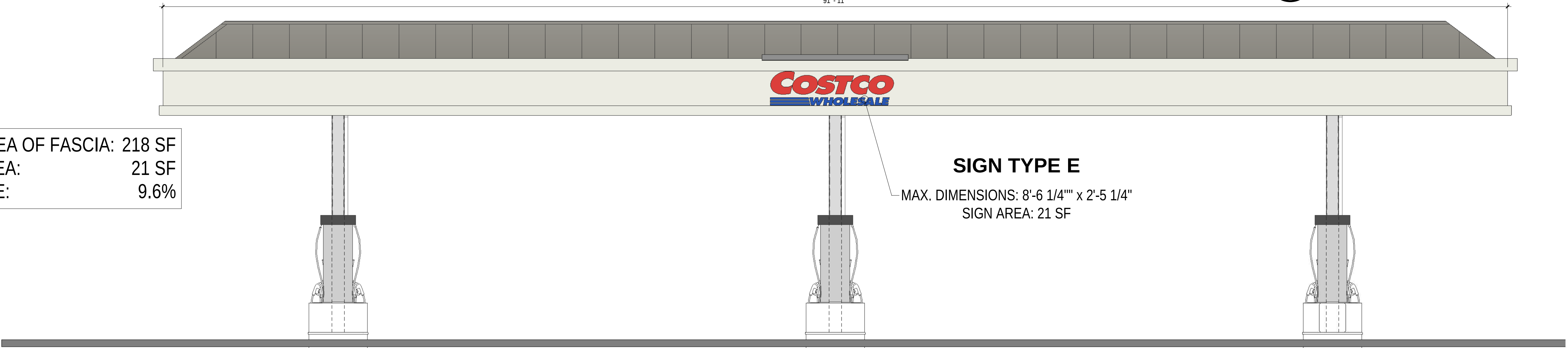
SIGN TYPE E

MAX. DIMENSIONS: 8'-6 1/4" x 2'-5 1/4"
SIGN AREA: 21 SF



2 FUEL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

OVERALL AREA OF FASCIA: 218 SF
SIGNAGE AREA: 21 SF
PERCENTAGE: 9.6%



SIGN TYPE E

MAX. DIMENSIONS: 8'-6 1/4" x 2'-5 1/4"
SIGN AREA: 21 SF

3 SIGN TYPE E
SCALE: 1" = 1'-0"

SIGNAGE SHALL NOT PROJECT GREATER THAN 12" FROM WALL SURFACE

4 FUEL WEST ELEVATION
SCALE: 1/4" = 1'-0"

OVERALL AREA OF FASCIA: 153 SF
SIGNAGE AREA: 21 SF
PERCENTAGE: 13.7%



SIGN TYPE E

MAX. DIMENSIONS: 8'-6 1/4" x 2'-5 1/4"
SIGN AREA: 21 SF

5 FUEL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SIGNAGE SCHEDULE (FUEL)

TYPE	FACADE	AREA (SF)
SIGN TYPE E	SOUTH FACADE	21 SF
SIGN TYPE E	WEST FACADE	21 SF
SIGN TYPE E	NORTH FACADE	21 SF
SIGN TYPE E	EAST FACADE	21 SF
TOTAL AREA (SF)		84 SF

COSTCO WHOLESALE

CLERMONT, FL

FUEL SIGN EXHIBIT ELEVATIONS

JULY 02, 2021



CLERMONT, FL
19-5191-01

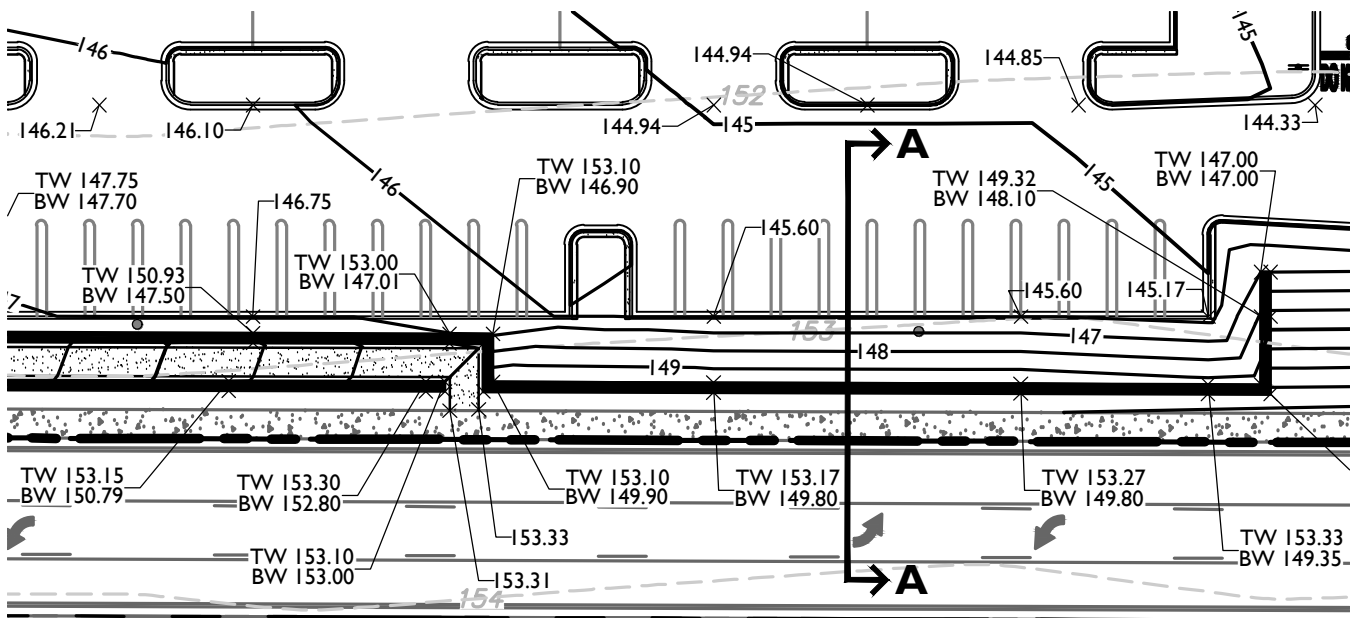
8444 Westpark Dr, Ste 120
McLean, VA 22102
703 564 8484
MG2.com



18-5016-02
JULY 02, 2021

FUEL SIGN
EXHIBIT
ELEVATIONS
SE-003

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WALL SECTION A-A

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EXHIBIT

SCALE: AS SHOWN	DATE: 08/05/21	DRAWN BY: SVD	CHECKED BY: RTM
PROJECT NUMBER: 19001955A		DRAWING NAME: C-GRAD	

SHEET TITLE:

WALL SECTION

SHEET NUMBER:

1 of 1

Costco Wholesale
Clermont, FL

The following list of relief elements are requested from the approved CUP and City Ordinances. Justification and hardship descriptions are included in the narrative below as well as the relief criteria responses.

City of Clermont Conditional Use Permit (CUP)

1. **Section 7 – Architectural Design Standards and Lighting:** Lighting height: The height of an outdoor lighting fixture; inclusive of the pole and light source/luminaire, shall be maximum of 30 feet within a parking lot.

Relief from an arbitrary 30' max height is requested to permit light fixtures with a mounting height of 36.5 feet high that will still exceed the Code lighting standards of one foot candle at the property line. As such, the lighting request will be consistent with the Code to be subdued, shaded and focused on the site so as not to create traffic hazards or subject adjoining premises to undue glare or adverse interference.

2. **Section 9 – Site Improvements, Dumpster Enclosures:** Each dumpster and compactor location shall be located behind the front setback of the primary building and shall be surrounded by a concrete masonry unit enclosure with gates constructed of wood, architectural metal, or other material that is architecturally compatible with the primary building design.

Relief is requested to permit the proposed trash compactors to not be surrounded by an enclosure. The trash compactors are specialized enclosed units which are attached to the building and only accessed from the inside of the building. They are located in a loading and access area along the west side of the proposed warehouse. Landscape screening and buffering has been provided adjacent to the dumpster location along the western property line and a vehicular service drive isle also separates the enclosed compactor from the west property line for additional separation from the adjacent property.

City of Clermont Land Development Code:

3. **Section 98-8.b.d – Loading:** Loading, unloading and service area space; retail, wholesale, and industrial uses – 1 loading berth for every 20,000 square feet of floor area, or portion thereof. Eight (8) loading spaces are required.

Relief is requested to permit a total of five (5) loading spaces. There are four (4) loading spaces proposed at the warehouse and one (1) loading space proposed at the fueling facility, which suffices the normal function and operations of the Costco Wholesale facility. The Code required eight (8) loading spaces would be an undue burden on the infrastructure and unnecessary.

4. **Section 98-9.1.a – Vehicular Access:** There shall be only one vehicular access point, not to exceed 40 feet in width, or two vehicular access points, not to exceed 20 feet in width each per 400 feet of parcel frontage.

Relief is requested to permit two (2) 30-foot ingress/egress driveways on Plaza Collina Boulevard, which is 773 feet at the street frontage. The request is between the 40-foot and 20-foot widths and a reasonable size for that length of roadway to accommodate vehicles entering and exiting the property.

5. **Section 102-15.b.1 – Signs:** One primary wall sign on each wall of the building, parallel or perpendicular to a road or street, not exceeding an area equal to 15 percent of the front wall face height multiplied by the building width, not exceeding 200 square feet. A secondary wall sign may be permitted on up to two walls provided it is a maximum 50 percent of the primary wall sign's square footage, and both signs square footage shall be counted separately toward the maximum total square footage as allowed by this code for wall signage.

Relief is requested to permit signs in excess of what is allowed. The total area of the signs proposed for the fuel facility canopy and the warehouse signage have a total of 1,296 square feet (84 sf for the Fuel Facility and 1,212 sf for the warehouse). The signage sf total is in context with the size, mass and scale of the Costco Wholesale building and is part of the architectural feature of the brand to advertise and orient patrons and passers-by from the distance setback on the property. The wall signs are the only signs in the development for Costco Wholesale, as there are no ground, monument or marquee type signs proposed. Additionally, the signs will be externally illuminated and not internally illuminated with a glow. The hours of lighting are commensurate with the hours of operation. The Code requirement is unduly small compared to the above referenced description.

6. **Section 118-38.b.c – Landscaping Islands:** Interior islands shall be provided to satisfy internal landscaping requirements with a minimum of 10 feet in width and 20 feet in length with a total area not less than 300 square feet.

Relief is requested to permit landscape islands adjacent to the ADA spaces that are divided for pedestrian ADA access and do not meet the minimum 300 square feet requirement. The Code does not account for integrated pedestrian walkways and landscaped islands as a feature in the parking lot. The Costco Wholesale design meets the general spirit and intent of the Code even with reduced square footage.

7. **Section 118-38.e.2 – Pedestrian Walkway:** A minimum of one pedestrian walkway shall be provided for every five head to head parking rows, except where an alternative arrangement is approved as part of a planned unit development.

Relief is requested to permit fewer pedestrian walkways than is required. There are two (2) pedestrian walkways proposed for the 15 total head to head parking rows. Three (3) pedestrian walkways are required. The Costco Wholesale design meets the general spirit and intent of the Code and provides direct paths to the corner entry patio of the building.

8. **Section 118-37.h.1.i – Foundation Plantings:** Landscape plantings shall be provided around 60% of the perimeter of building visible to the public.

Relief is requested to provide less than the required 60% of the perimeter landscaping along the building façade visible to the public which includes the south façade and east facade. Along the south side of the building (386.1 feet excluding doors) we have provided 180.0 feet of landscaping which is approximately 47%. The remaining area is comprised of the main building entrance, sidewalks for pedestrian access, and the loading dock. Along the east side of the building (284.6 feet excluding doors) there are no foundation plantings. This side of the building is comprised of the main building entrance, sidewalks for pedestrian access, paved drive aisle, and the tire service center. The Code requirement of more-than-half of the visible façade to be landscaped for shade and visual aesthetic purposes is still generally met by the Costco Wholesale plan because the main patio entry area provides shade and relief for architectural purposes. The Costco Wholesale plan provides almost half of the visible façade with landscape plantings and still meets the general spirit and intent of Code.

9. **Section 122-343.e.8 – Fences and Walls, Design and Maintenance:** Single walls and tiered wall systems must provide a minimum of five (5) feet for landscaping in front of the wall. The five (5) foot landscape areas shall not exceed ten (10) percent grade.

Relief is requested to provide landscape areas that are greater than ten (10) percent in front of walls, and to not provide the five (5) feet below the wall in one area along the south side of the site to permit an ADA compliant sidewalk access. The relief will allow for less visual impact from the wall height needed for site grade differences and also allow the grade to harmoniously tie into transitions.

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;

None of the variance requests will cause or interfere with the reasonable enjoyment of adjacent/nearby properties or negatively impact the standard of living of the citizens of the City. The property is being developed in concert with the mixed-use nature of the PUD and surrounding properties and will also provide service, goods and employment to the community with reasonable hours of operation and no visual, noise or lighting nuisance.

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

The proposed Costco Wholesale and requested variances allow for an appropriate and compatible use consistent with the mixed-use PUD and surrounding land use fabric. The property was planned for a big-box type commercial use and the variance process allows for relief to situate the various infrastructure and design elements onto the property.

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

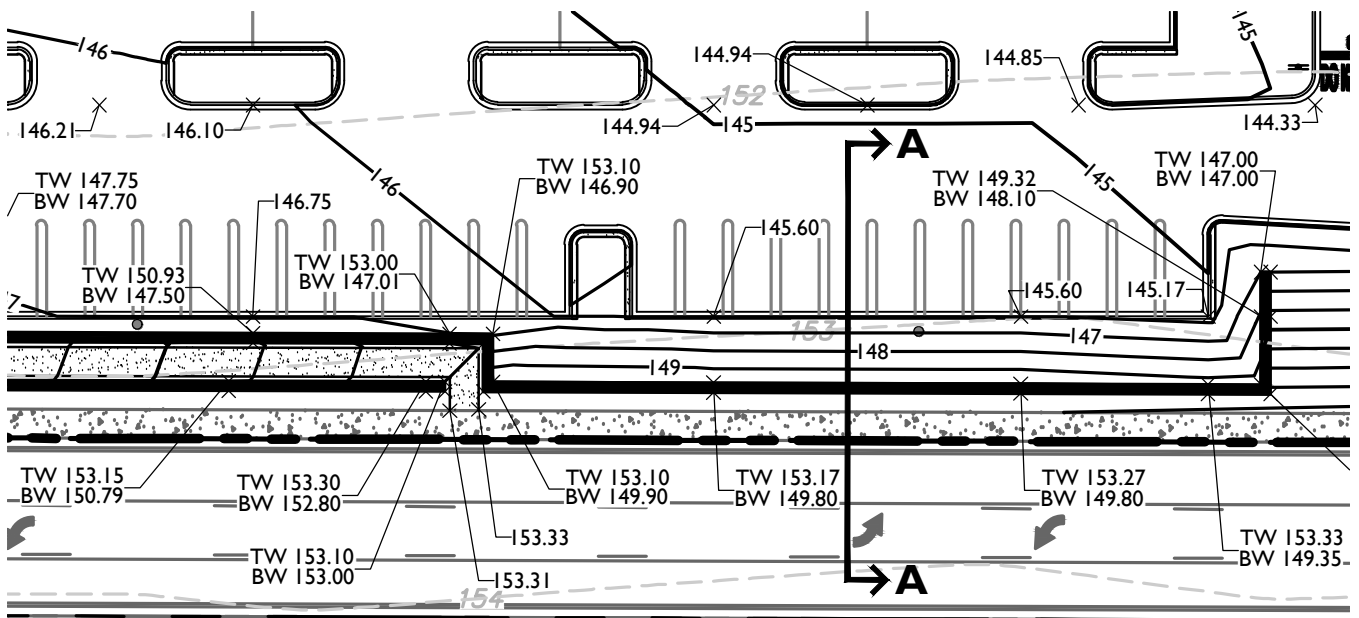
This request will not be a detriment to the City's function to further the policies and regulatory practices in the LDC as the variance requests are site specific to the property based on the context of the location, orientation and commercial development in the PUD.

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

This request is consistent with the goals, objectives and policies in the City's Comprehensive Plan as Costco Wholesale plans to meet the spirit and intent of the overall provisions and not be a burden or nuisance on the community, growth patterns or surrounding properties. As an example: lighting will not cause glare and nuisance from 'light bleed' onto adjacent properties and surroundings and meet the foot-candle lumens at the property edge; the wall signs will be part of the building architectural features and not be a burden visually during the day or night; the landscaping, parking, pedestrian walkways, landscape islands, retaining walls/slopes, access widths, dumpster and loading areas will be developed to high-quality standards and the variance will not be visually apparent, nor detract from the character and theme of the area and PUD.

(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 request is the minimum standard needed for the full use, enjoyment and safety of the employees and patrons in the City, as well as compatibility with the surroundings.



WALL SECTION A-A

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SCALE: AS SHOWN	DATE: 08/05/21	DRAWN BY: SVD	CHECKED BY: RTM
PROJECT NUMBER: 19001955A		DRAWING NAME: C-GRAD	

SHEET TITLE:
WALL SECTION

SHEET NUMBER:
1 of 1



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:

RES 2015-08 Section 7 (Lighting) & 9 (Dumpster Enclosure); LDC Section 98-8.b.d (Loading); Section 98-9.1.(Vehicular Access); Section 102-15.b.1 (Signs); Section 118-38.b.c (Landscaping Islands); Section 118-38.e.2 (Pedestrian Walkway); Section 118-37.h.1.i (Foundation Plantings); Section 122-343.e.8 (Walls).

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

See attached.

How does the Code create a hardship?

See attached.

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;

None of the variance requests will cause or interfere with the reasonable enjoyment of adjacent/nearby properties or negatively impact the standard of living of the citizens of the City. The property is being developed in concert with the mixed-use nature of the PUD and surrounding properties and will also provide service, goods and employment to the community with reasonable hours of operation and no visual, noise or lighting nuisance.

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

The proposed Costco Wholesale and requested variances allow for an appropriate and compatible use consistent with the mixed-use PUD and surrounding land use fabric. The property was planned for a big-box type commercial use and the variance process allows for relief to situate the various infrastructure and design elements onto the property.

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

This request will not be a detriment to the City's function to further the policies and regulatory practices in the LDC as the variance requests are site specific to the property based on the context of the location, orientation and commercial development in the PUD.



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE		FEE: \$600 + cost of advertisement	
Project Name (if applicable) Costco Wholesale			
Applicant Costco Wholesale			
Contact Person Brad Wester			
Address One Independent Dr, Suite 1200		City Jacksonville	State FL Zip 32202
Telephone 904-294-3768		Fax	
Email bwester@drivermcafee.com			
OWNER INFORMATION ☐ (Check box if 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		Email 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 Plaza Collina mixed-use PUD (North of SR50, West of Orange County line, South of Old Hwy 50).			
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 Urban Estate (UE) Zoning (Res. 2015-08)			



CITY OF CLERMONT **VARIANCE** FILING INSTRUCTIONS

Check List

The following information shall be provided:

- ☒ Proof of ownership (i.e. Lake County Property record card, tax receipt, or deed.)
- ☒ Legal description of the property – may be on information above.
- ☒ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☒ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those five (5) items in mind to justify the variance request.
- ☒ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☒ The original application and all supplemental materials. All materials can be submitted in PDF format on a CD or via email to planning@clermontfl.org
- ☒ Fee: \$300.⁰⁰ plus advertisement for existing single-family residential.
\$600.⁰⁰ plus advertisement for all others.

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



CITY OF CLERMONT **VARIANCE** FILING INSTRUCTIONS

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed.

A Pre-Application meeting with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time, and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Serves Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of one (1) year.



CITY OF CLERMONT VARIANCE APPLICATION

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

This request is consistent with the goals, objectives and policies in the City's Comprehensive Plan as Costco Wholesale plans to meet the spirit and intent of the overall provisions and not be a burden or nuisance on the community, growth patterns or surrounding properties. As an example: lighting will not cause undo glare and nuisance from 'light bleed' onto adjacent properties and surroundings and meet the foot-candle lumens at the property edge; the wall signs will be part of the building architectural features and not be a burden visually during the day or night; the landscaping, parking, pedestrian walkways, landscape islands, retaining walls/slopes, access widths, dumpster and loading areas will be developed to high-quality standards and the variance will not be visually apparent, nor detract from the character and theme of the area and PUD.

(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 request is the minimum standard needed for the full use, enjoyment and safety of the employees and patrons in the City, as well as compatibility with the surroundings.

Brad Wester

Applicant Name (print)

x 

Applicant Name (signature)

Heidi Jewel (Costco Wholesale)

Owner Name (print)

x 

Owner Name (signature)

NOTICE

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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:	Chris Dudeck
Contact Phone:	(352) 708-5997
Contact Email:	cdudeck@clermontfl.org
PO Number:	

Date:	09/02/2021
Order Number:	6248631
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	87.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	09/07/2021 - 09/07/2021	Govt Public Notices
LEE dailycommercial.com	1	09/07/2021 - 09/07/2021	Govt Public Notices

Total Order Confirmation

\$137.46

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont Council will consider a request for the following ten (10) Variances: (1) To allow for a wall sign greater than the maximum allowable copy area and to allow the number of wall signs to exceed the maximum number permitted by Section 102-Signs; and, (2) To allow the outdoor lighting fixture height to exceed the maximum height permitted by the Code, Section 110-173; and, (3) To allow the use of trash compactors instead of dumpsters and enclosures as required by the Code, Section 114-8; and, (4) To allow for the number of loading docks to be less than then as required by the Land Development Code, Section 98-7 and, (5) To allow the building landscaped areas that are less than the requirements of the code, Section 118-37; and, (6) To allow for two (2) pedestrian walkways instead of three (3) pedestrian walkways as required by the conditions of the Planned Unit Development (PUD); and, (7) To allow Landscape Islands that are less than the 300 square foot areas as required by the Land Development Code, Section 118-38; and, (8) To allow for vehicular access points that exceed the minimum number permitted for commercial development by the Land Development Code, Section 98-9; and, (9) To allow for landscape areas and grading that are greater than 10 percent instead of the required five (5) feet for landscaping as required by the Land Development Code, Section 122-343; for the following property:

LOCATION

Costco Wholesale Center
(Plaza Collina PUD)
Vacant parcel located north of State
Road 50,
and south of Old Highway 50

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, September 14, 2021 at 6:30 P.M. in the Clermont City Hall, Council Chambers, located at 685 West Montrose Street, Clermont FL.

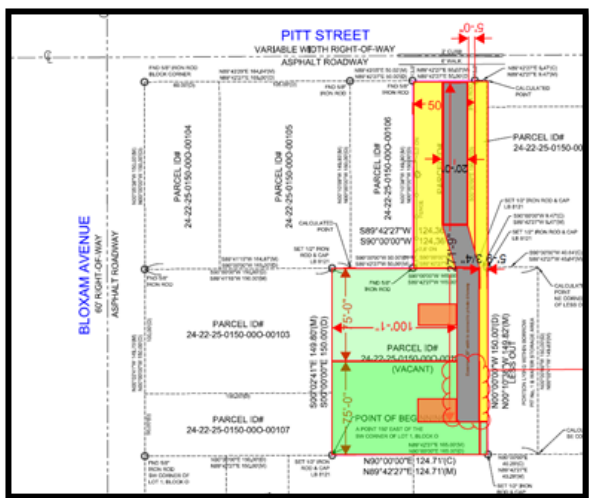
All interested parties will be given an opportunity to express their views on this matter.

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.

Tracy Ackroyd, MMC
City Clerk

6248631
September 07, 2021

AGENDA ITEM

Meeting Date	
Tuesday, September 14, 2021	
Agenda Item Name	
Variance Request <i>Perez</i>	
Requested Action	
Recommend denial of requested variance.	
Staff Report	
The applicant is requesting a variance to the Land Development Code for vacant property located on Pitt Street and Bloxam Avenue. The variance request is to allow for the use of a 20 foot shared access driveway on Pitt Street instead of the minimum lot width requirements for a single-family dwelling unit of 50 feet. The R-3 Residential/Professional zoning district, Section 122-185 (2), requires a 50 foot width measured along the property line contiguous to any street frontage or road for access. The intent and purpose of the R-3 zoning minimum lot and height requirement is to ensure each single family residential lot has the ability to meet the minimum standards for a buildable lot in that zoning category along with ample vehicular access. The definition of a buildable lot is an area of contiguous land, having sufficient area and dimensions to meet the applicable zoning codes.  The applicant has indicated the property owner would like to split the lot and construct two single-family homes that will share a 20-foot access driveway off Pitt Street to allow for accessibility to the proposed single-family lots. In the event the property is sold in the future, the 20-foot shared access driveway for the proposed two lots and single-family homes would create non-conforming lots that are inconsistent with the minimum standards for single-family residential lots and homes. The proposed design layout of the 20 foot wide shared access driveway may prevent and limit the mobility of any emergency vehicles, fire trucks and the collection of garbage and recycling trucks at this location. In addition, maintenance obligations of the access road could become an issue as well. Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on four of the five criteria. Therefore, staff recommends denial 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.	New 86-174 Review Criteria- Pitt Street Residential VAR	New 86-174 Review Criteria- Pitt Street Residential VAR.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Perez Project Survey with land proposal REV01	Perez Project Survey with land proposal REV01.pdf
4.	Survey XXX Pitt Street Model (1)	Survey XXX Pitt Street Model (1).pdf
5.	City of Clermont written justification of the variance letter	City of Clermont written justification of the variance letter.pdf
6.	Variance-Application-2021 filled	Variance-Application-2021 filled.pdf
7.	Legal AD	Legal AD.pdf

Pitt Street Residential - Variance

The requirements for a variance are as follows:

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

FINDINGS:

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

Staff comments: *The applicant is requesting a variance to allow a 20 feet access driveway be constructed for the proposed two single family dwelling units in the R-3 zoning category. The Land Development Code, Section 122-185 (2) requires any single-family structure must provide a minimum 50 foot width contiguous to any street. The single-family structure as designed will provide limited access for any type of emergency vehicles.*

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: *See Justification Letter*

Staff comments: *The proposed construction of two single family homes with a 20-foot access instead of the required 50- foot requirement by the code. The proposed development will be out of character with other development in the area that was able to comply with the code requirements to allow for construction.*

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: *See Justification Letter*

Staff comments: *The requested variance to allow a 20 foot shared driveway does not meet the minimum requirements of Section 122-185, the minimum requirements for single family lots provides development standards that allows each lot the ability to stand alone and be consistent with other development and structures in the same zoning category.*

Negative Finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan:
Applicant response: *Promotes the precision of a more safe and sanitary housing to meet the needs of the present and future population of the City.*

Staff comments: *The requested variance is not in conflict with the Clermont Comprehensive Plan.*

Positive Finding

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

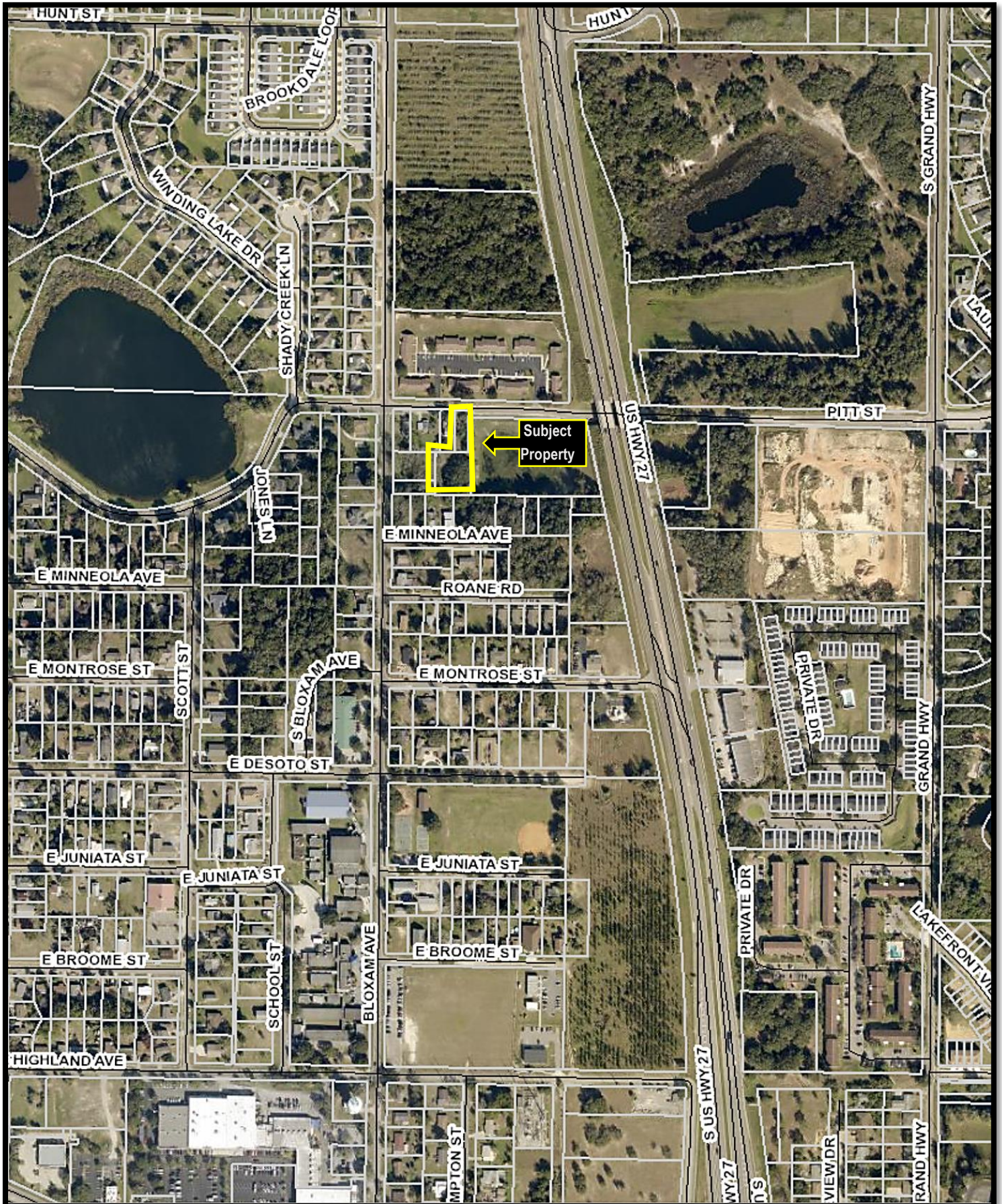
Applicant response: Please see Applicant Justification Letter

Staff comments: The variance request to allow a 20 foot shared access for two single-family homes is inconsistent with the intent and purpose of single family residential lots to protect the residential character of the areas and to ensure each lot has the ability to meet the minimum requirement and to promote consistent development standards for each zoning category in the City. If the variance is granted the lot, will become non-conforming and out of character with other lots in the R-3 zoning district.

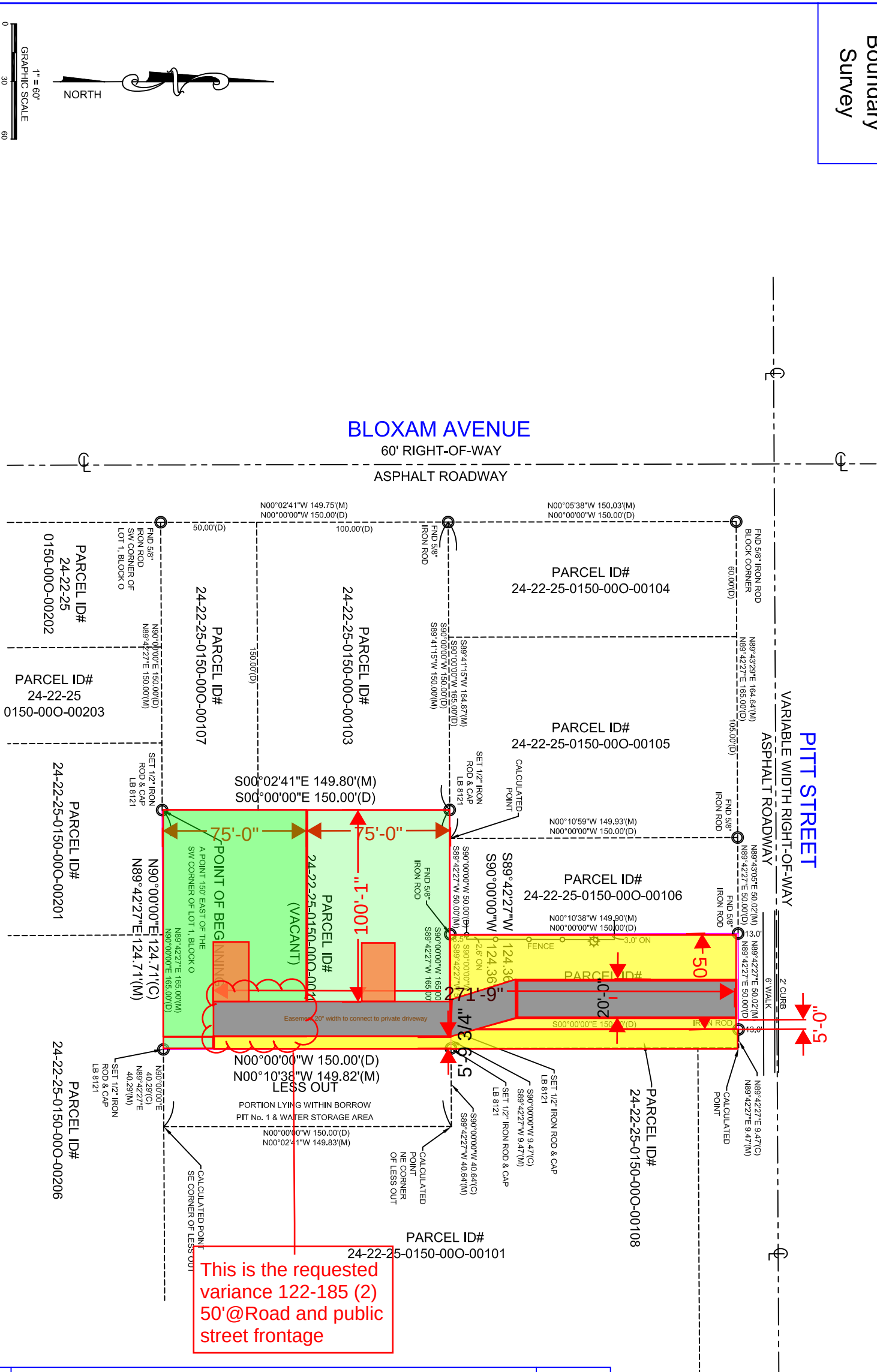
Negative Finding

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 the application does not meet a positive finding on **four** of the Review Criteria and Findings. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

LOCATION MAP



Boundary Survey



ADDRESS
PITT STREET
CLERMONT, FLORIDA 34711

LEGAL DESCRIPTION: (AS FURNISHED)

THE EAST 50 FEET OF THE NORTH 150 FEET OF THE EAST 150 FEET OF THE WEST 265 FEET OF LOT 1, BLOCK 0, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

AND:

BEGINNING 150 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 0, IN THE CITY OF CLERMONT AS THE SAME IS SHOWN AND REPRESENTED ON THE MAP OF THE TOWN SITE OF CLERMONT, DULY RECORDED IN PLAT BOOK 3, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE EAST 165 FEET; THENCE NORTH 150 FEET; THENCE WEST 165 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF BORROW PIT NO. 1 AND WATER STORAGE AREA STATION 1717+60.67 PURSUANT TO FINAL JUDGMENT UNDER CASE NO. 7150, LAKE COUNTY, FLORIDA:

COMMENCE ON THE NORTH LINE OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST AT A POINT 1420.06 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 19, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE WESTERLY AND HAVING A RADIUS OF 5729.65 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 02 DEGREES 07 MINUTES 49 SECONDS EAST RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE 42 MINUTES 16 SECONDS A DISTANCE OF 170.44 FEET TO THE END OF CURVE; THENCE RUN SOUTH 0 DEGREES 25 MINUTES 33 SECONDS EAST A DISTANCE OF 494.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EASTERLY AND HAVING A RADIUS OF 5729.65 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 21 MINUTES 0 SECONDS A DISTANCE OF 1335 FEET TO THE END OF CURVE; THENCE RUN SOUTH 13 DEGREES 46 MINUTES 33 SECONDS EAST 700.36 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 27 SECONDS WEST 82.27 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 42 MINUTES 27 SECONDS WEST A DISTANCE OF 400 FEET; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 33 SECONDS EAST 278.45 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 27 SECONDS EAST 457.78 FEET; THENCE NORTH 13 DEGREES 46 MINUTES 03 SECONDS WEST 276.28 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH R/W LINE OF PITT STREET, BEING N 89°42'27" E PER DEED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.02(2) OF THE FLORIDA STATUTES AND CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 03/30/19
DATE SIGNED: 04/02/19
SURVEYOR'S NAME: BILL H. HYATT LS4636



DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

DLS #: 19-03-0135

CLIENT #:

FIELD DATE: 03/30/19

DRAFTER: DJC

APPROVED: BHH

SCALE: 1" = 60'

FLOOD ZONE INFORMATION

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, 100 YEAR FLOODPLAIN, BASE FLOOD ELEVATION 99.00'

PER F.I.R.M. PANEL NUMBER 120690C 0590E
LAST REVISION DATE 12/18/12

A+ HOME RENTALS, LLC

NOTES

1. All existing property lines and known easements, rights, and interests, including those shown on recorded plats, is required. This information must be furnished to the surveyor and mapmaker.
2. In the event of a discrepancy between the survey and the recorded plat, the survey shall prevail.
3. No underground improvements or structures were located by this survey, unless otherwise noted.
4. Any specific sink or drainable locations (if found) are approximately located.
5. Property lines and/or improvements shown were physically located.
6. Any specific sink or drainable locations (if found) are approximately located.
7. Property lines and/or improvements shown were physically located.
8. Any specific sink or drainable locations (if found) are approximately located.
9. Calculated lines and information are noted by (C).
10. Computations of lines and/or data not found are shown as (C).
11. All survey information obtained was legal description provided by client or from publicly published county tax maps.
12. If only a digital survey copy is required, a survey report will be placed in this. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE



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

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION



720 Business Park Blvd Ste#18
Winter Garden, FL 34787
(407)218-7710 Office Main
www.boacorporation.com

August 4, 2021

City of Clermont
Development Services Department,
685 W. Montrose St.
Clermont, FL 34712

To whom it may concern:

My name is David Rosa from Builders of America Corp (CGC1525969) This is the letter of justification you are requesting from our client for the Variance application. In this letter we will explain the conditions and circumstances of the hardship and the necessity of the action.

First, 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.

Second, the variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category. The owner purchased these 3 lots believing that they can put their own house and at least one other for their children. As you can see in the proposed survey, we are only requesting a variance to share a small portion of a private driveway that leads to the required 50' of public street frontage so the daughter can build a small house for herself. The private share driveway will be 20 feet wide and as per recommendation of the fire department we will build the houses with a sprinkler system as well. Each property will have about 7,500 sqft or more. As of the code stand right now, they can build a duplex "2 houses with a shared garage wall" but this will be difficult under one owner for inheritance purposes and bank loans. We are only asking to separate them so they can each have their own unique properties so in the future there would be no conflicts between siblings. They do have the space to do so as you can see in the proposed survey.

City of Clermont have at least 2 other properties nearby with the same easement already in existence.

Specified provisions set forth in the physical shape condition of the property, compliance would result in a particular hardship upon the owner.

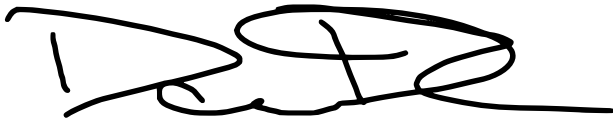
Third, In the context presented, strict compliance with the land's development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.

Forth, the granting of the variance will not cause any conflicts with the city's comprehensive plan.

Fifth, 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 these criteria if the variance was denied.

If you need additional information, please contact me at 407-218-7710 x 1.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', with a long horizontal line extending to the right.

David Rosa, CGC/Owner
Builders of America Corp



CITY OF CLERMONT
VARIANCE
FILING INSTRUCTIONS

Check List

The following information shall be provided:

- ☒ Proof of ownership (i.e. Lake County Property record card, tax receipt, or deed.)
- ☒ Legal description of the property – may be on information above.
- ☒ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☒ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those five (5) items in mind to justify the variance request.
- ☒ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☒ The original application and all supplemental materials. All materials can be submitted in PDF format on a CD or via email to planning@clermontfl.org
- ☒ Fee: \$300.⁰⁰ plus advertisement for existing single-family residential.
\$600.⁰⁰ plus advertisement for all others.

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



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE 07/16/2021		FEE:	
Project Name (if applicable) Perez residential project			
Applicant David Rosa			
Contact Person David Rosa			
Address 720 Busienss Park Blvd Ste 18		City Winter Garden	State FL Zip 34787
Telephone 407-218-7710 Ext 1		Fax 407-269-5353	
Email david@boacorporation.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Francisco J Perez Valle			
Owner Address 9108 Queen Elizabeth Ct		City Orlando	State FL Zip 32818
Telephone 407-738-5434		Email aperez1011@gmail.com	
PROPERTY INFORMATION			
Address of Subject Property Alt:1109965, Alt:1616565, Alt:3905346		City Clermont	State FL Zip 34711
General Location Pitt St. Clermont, FL 34711			
Legal Description & Alternate Key (include copy of survey) Alt:1109965, Alt:1616565, Alt:3905346			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

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A Pre-Application meeting with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

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Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time, and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Serves Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of one (1) year.



CITY OF CLERMONT
VARIANCE
APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
122-185 (2) 50'@Road Public Street Frontage

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

How does the Code create a hardship?
Create an easement from the second house to connect to share driveway that connects to public street frontage.

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;
- (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;
- (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;



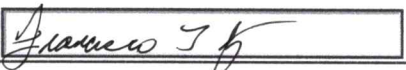
CITY OF CLERMONT
VARIANCE
APPLICATION

- (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.

David Rosa
Applicant Name (print)

x 
Applicant Name (signature)

Francisco J Perez
Owner Name (print)

x 
Owner Name (signature)

NOTICE

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City of Clermont
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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:	Chris Dudeck
Contact Phone:	(352) 708-5997
Contact Email:	cdudeck@clermontfl.org
PO Number:	

Date:	09/01/2021
Order Number:	6245040
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	55.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	09/07/2021 - 09/07/2021	Govt Public Notices
LEE dailycommercial.com	1	09/07/2021 - 09/07/2021	Govt Public Notices

Total Order Confirmation

\$86.90

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow a residential lot street frontage to be less than the required 50 foot measured along the property lines contiguous to any street as required for the Land Development Code, Section 122-185 at the following location:

LOCATION

Vacant parcels located on Pitt
Street
and Bloxam Avenue
(Alternate Keys 1109965, 3905346,
and 1616565)

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

The Clermont City Council will consider this request at a public hearing to be held on Tuesday, September 14, 2021 at 6:30 P.M. at the Clermont City Hall, first floor Council Chambers located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

6245040
September 07, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 14, 2021	
Agenda Item Name	
Ordinance No. 2021-022 <i>Introduction</i> Karma Housing Rezoning <i>Table to November 9, 2021</i>	
Requested Action	
Recommend denial of Ordinance 2021-022.	
Staff Report	
The applicant is requesting an amendment to the existing PUD Ordinance No. 2020-01 for property located southwest of the SR 50 and East Avenue intersection. This ordinance was approved by City Council on January 14, 2020 to allow a total of 36 multi-family dwelling units on the site, which is the maximum density permitted of 12 dwelling units per acre. The zoning was originally C-1 Light Commercial prior to this PUD. The conceptual site plan had two buildings, three-stories high, with 18 units in each building. No waivers to the code were requested or required. The applicant is now requesting an amendment to Ordinance 2020-01 to increase the existing density by utilizing Section 122-358 Workforce housing density bonus. The applicant is requesting an overall density of 18 dwelling units per acre, or a maximum of 54 multi-family units. This is an increase of 18 dwelling units over the current approved PUD. The applicant intends to add a third building with 18 multi-family units. In reviewing the application, several items are inconsistent and in conflict with the Land Development Code. The Workforce Housing density bonus (Section 122-358 (e)) of the Land Development Code provides two geographic areas within the City that may qualify for the density bonus. These two areas are the Hooks Street Corridor and Wellness Way Area. The project is not located within the two approved geographical areas and is well over a mile from the closest designated area. Secondly, the applicant is proposing to place all the workforce housing units in one building. The provisions of the Workforce density bonus criteria of the Land Development Code, Section 122-358 (e), prohibits the segregation of any floating units that are permanently designated for Area Median Income (AMI) qualifying tenants and households within any housing development. The intent and purpose of the code encourages and promotes housing that is inclusionary and attainable for all households. The proposed plan, as identified, would segregate the qualified workforce housing tenants from the available market rate tenants. The Land Development Code requires workforce housing units be dispersed throughout the development and these units cannot be permanently designated as workforce units. This strategy allows housing for all, and prevents segregation based upon income within any project. The applicant is proposing one of the other buildings as market-rate rentals and the final building will be condominium sales. Staff is very concerned with the management and operation of rentals and ownership within the project and how the proposed management of housing units will be operated within the project. In addition, the Workforce units are required to provide inclusive housing units that will provide the same quality and design, with the same access of the amenities as the other residents within the development. The length of affordability requires the workforce housing units to remain in perpetuity for the life of the project. The applicant has not provided a management agreement indicating this will be done and how the workforce units will be managed. The agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring Fair Housing compliance, determination of income qualifications, and other elements contained in Section 122-358. The project is required to have 17 workforce units. See the Staff's Analysis Report for more details. In comparing the conceptual plan under Ordinance 2020-01 and the new conceptual plan provided by S&ME,	

several waivers are now required due to the added density. The waivers identified are:

1. The proposal is not in conformance with Section 122-358 for Workforce Housing Density Bonus.
2. The retaining wall along East Avenue does not have the five foot separation with landscaping from the sidewalk, as required in Section 122-343 (e)(8).
3. Required landscape buffers along adjacent rights-of-way for multifamily developments are less than what is required in Section 118-37(f).
4. Landscape islands are less than the required 300 square feet, as required in Section 118-38(c)(2).

Staff is not supporting any of the waiver requests. The applicant has an approved PUD, Ordinance 2020-01, that allows a multi-family project meeting the Land Development Code and the Comprehensive Plan. The proposed amendment, through the requested increase of density on the site, has necessitated the waiver requests. Staff's analysis is evident that the proposal is in conflict with Section 122-343 (Workforce Housing) of the Land Development Code and cannot support the request. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project, as designed, does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). Staff recommends denial of Ordinance 2021-022.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | |
|---|--|
| 1. Ord 2021-022 - Karma Housing PUD Amendment (08.30.2021 V1) - RF BL | Ord 2021-022 - Karma Housing PUD Amendment (08.30.2021 V1) - RF BL.pdf |
| 2. Karma Conceptual Site Plan FINAL | Karma Conceptual Site Plan FINAL.pdf |
| 3. Staff Analysis Karma Housing FINAL | Staff Analysis Karma Housing FINAL.pdf |
| 4. Karma Housing WF Maps | Karma Housing WF Maps.pdf |
| 5. Karma Elevations | Karma Elevations.pdf |
| 6. Karma Statement of Justification | Karma Statement of Justification.pdf |
| 7. Karma Rezoning Application | Karma Rezoning Application.pdf |
| 8. TIA Summary | TIA Summary.pdf |
| 9. Karma Housing RAI July 9 2021 | Karma Housing RAI July 9 2021.pdf |
| 10. Response letter | Response letter.pdf |
| 11. Legal ad 2021-22 | Legal ad 2021-22.pdf |

CITY OF CLERMONT
ORDINANCE NO. 2021-022

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

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

SECTION 1:

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

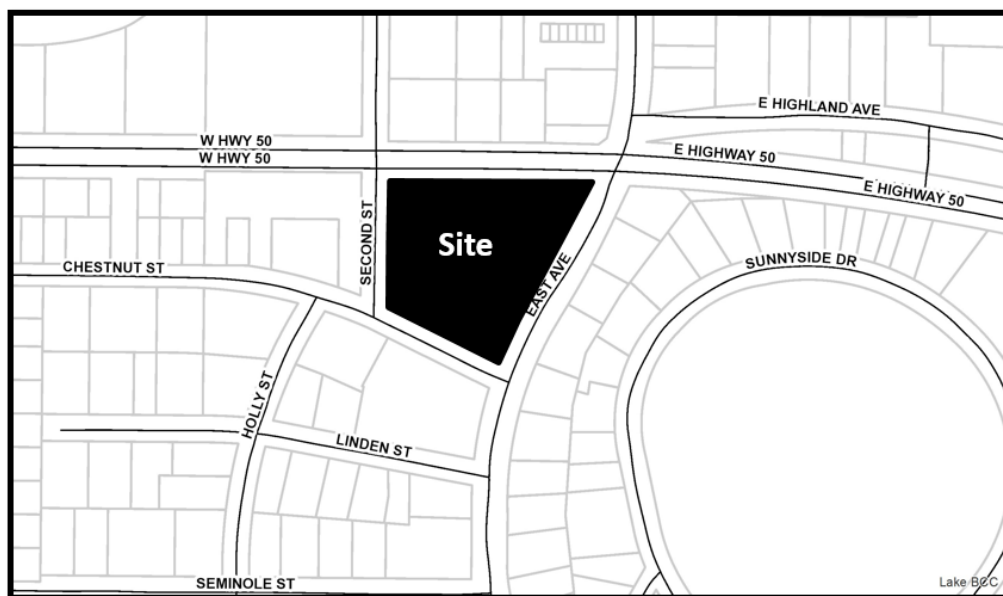
LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN O.R. BOOK 624, PAGE 449 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

CONTAINING 3.04 ACRES OF LAND, MORE OR LESS.

LOCATION

Vacant parcel located on the Southwest corner of State Road 50 and East Avenue.
Alternate Key 1619432, 2697431 and 2919761





CITY OF CLERMONT
ORDINANCE NO. 2021-022

REQUESTED ACTION

To amend Ordinance No. 2020-01 to increase density of the Planned Unit Development (PUD) project from 36 units up to 54 units using the workforce housing density bonus criteria

SECTION 2: GENERAL CONDITIONS

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the PUD Plan, prepared by S&ME, Sheet C6.0. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 54 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 18 dwelling units/acre.
2. A minimum of 18 units shall be designated as workforce housing units and shall remain as workforce housing units for the life of the project. This shall be detailed in the management agreement, as required in Section 122-358, at the time of site plan approval.
3. Building setbacks shall be 25 feet from the property lines along local streets and 50 feet from SR 50.
4. Maximum building height shall be up to 55 feet, measured at the highest point.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project. A minimum 5 foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections. A waiver to allow a 2 foot separation from the property line along East Avenue and the retaining wall is being requested with no landscaping.



CITY OF CLERMONT
ORDINANCE NO. 2021-022

6. Internal landscape islands may be less than 300 square feet, but not less than 200 square feet, in the areas shown on the conceptual plan.
7. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of Clermont's Architectural Standards.
8. An on-site amenity shall be required. The proposed amenity is the conversion of the former church building into a clubhouse/recreation center for all residents. This shall be completed prior to the project receiving a final certification of completion.
9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on August 5, 2021 by Traffic Impact Group, LLC.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.
11. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
12. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
13. A waiver to allow reduced landscape buffers along the right-of-ways are being requested. The buffer along East Avenue will be placed on top of the first step of the retaining wall. The buffer along Second Street is 10 feet. The SR 50 buffer is 15 feet and the Chestnut Street buffer will be 15 feet. The reduced buffers shall have 30 percent more planting material.
14. As required in Section 122-358, a management agreement is required between the applicant and the City, a community land trust or mutually agreeable instrument to the applicant and City. This agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring, Fair Housing compliance, determination of income qualifications, and other elements as determined by the City Manager or his/her designee. This agreement must be recorded and obligate all successors and assigns. This agreement shall be recorded at the time of site plan approval.
15. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
16. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-1 Light Commercial Zoning Designation.



CITY OF CLERMONT
ORDINANCE NO. 2021-022

SECTION 6: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 5: RECORDING

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

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2021-022

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of September, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT A

Sample Elevations:

RENDERING



ELEVATIONS





CITY OF CLERMONT

Staff Analysis Report

OWNER: Karma Housing LLC

APPLICANT: Jimmy Crawford, Esquire

PROJECT NAME: Karma Housing

REQUESTED ACTION: Consider a request for a Small-Scale Comprehensive Plan Amendment (SSCPA) from Commercial to Master Planned Development and an amendment to a Planned Unit Development (PUD) Ordinance 2020-01 to increase the density from 36 units (12 dwelling units per acre) to 54 units (18 dwelling units per acre) with the Density Bonus criteria.

SIZE OF PARCEL: 3.04 +/-acres

LOCATION: Vacant and improved parcels located at the southwest corner of SR 50 and East Avenue, between Chestnut and SR 50.

EXISTING ZONING: PUD Zoning, Ordinance 2020-01

EXISTING LAND USE: Improved and vacant property. The improved portion of the project has a 3,800 square foot building that was constructed as a church in 1986 and later converted into a restaurant in 2013. A second building with 3,150 square feet was constructed in 1973 and was used with the church.

FUTURE LAND USE CATEGORY: Commercial

ANALYSIS:

The applicant is requesting a Small-Scale Comprehensive Plan Amendment (SSCPA) and an amendment to PUD Ordinance 2020-01 to increase the number of dwelling units from 36 units to 54 units on the 3.04 +/- acre project. The applicant is requesting this increase through the use of the Workforce Housing Density Bonus provision found in Section 122-358 of the Land Development Code. The applicant has provided a Conceptual Site Plan prepared by S&ME, Inc., showing the proposed buildings, parking, landscape areas and access points for the property. The applicant is proposing three new residential buildings with 18 units in each building. The buildings will be three stories each. A conceptual architectural rendering has been provided by the applicant, prepared by Base4. A traffic study has been performed and reviewed by the City's

Traffic Engineer Consultant. The proposed project is considered to have a de Minimis impact on the existing roadway network.

Small-Scale Comprehensive Plan Amendment:

The applicant is requesting a Small-Scale Comprehensive Plan Amendment to change the future land use from Commercial to Master Planned Development. The applicant is requesting this amendment in order to seek an increase in density. Policy 1.2.4 allows a density range of 12-25 units per acre in the Master Planned Development Future Land Use category. The current PUD is currently limited to 12 dwelling units per acre. The proposal with the requested amended PUD in the Master Planned Development future land use is 18 dwelling units per acre. Policy 1.7.2 indicates that the Master Planned Development category is intended for new master planned, mixed-use projects. The proposed project is not mixed-use and consists of residential use only. In addition, a review of the Future Land Use map indicates all the projects within the current Master Planned Development category have a mixed-use component, including but not limited to a combination of residential, commercial, and/or office use. Some examples of these developments are Lost Lake DRI, Plaza Collina, Highland Ranch, and Olympus. The Master Planned Development category is not intended for this type of application, as requested by the applicant. The applicant has not provided any justification for the Land Use change to the Master Planned Development category other than it allows for the requested residential density bonus.

PUD Amendment:

The applicant is requesting an amendment to the existing PUD Ordinance 2020-01. This ordinance was approved by City Council on January 14, 2020 to allow a total of 36 multi-family dwelling units on the site, which is the maximum density permitted of 12 dwelling units per acre. The zoning was originally C-1 Light Commercial prior to this PUD. The conceptual site plan had two buildings, three-stories high, with 18 units in each building. No waivers to the code were requested or required. The applicant is now requesting an amendment to Ordinance 2020-01 to increase the existing density by utilizing Section 122-358 Workforce housing density bonus. The applicant is requesting an overall density of 18 dwelling units per acre, or a maximum of 54 multi-family units. This is an increase of 18 dwelling units over the current approved PUD. The applicant intends to add a third building with 18 multi-family units.

In reviewing the application, several items are inconsistent and in conflict with the Land Development Code. The Workforce Housing density bonus (Section 122-358 (e)) of the Land Development Code provides two geographic areas within the City that may qualify for the density bonus. These two areas are the Hooks Street Corridor and Wellness Way Area. The project is not located within the two approved geographical areas and is well over a mile from the closest designated area.

Secondly, the applicant is proposing to place all the workforce housing units in one building. The provisions of the Workforce density bonus criteria of the Land Development Code, Section 122-358 (e), prohibits the segregation of any floating units that are permanently designated for AMI qualifying tenants and households within any housing development. The intent and purpose of the code encourages and promotes housing that is inclusionary and attainable for all households. The proposed plan, as identified, would segregate the qualified workforce housing tenants from the available market rate tenants. The Land Development Code requires workforce housing units to be dispersed throughout the development and these units cannot be permanently designated as workforce units. This strategy allows housing for all, and prevents segregation based upon income within any project. The applicant is proposing one of the other buildings as market-rate rentals and the final building will be condominium sales. Staff is very concerned with the management and operation of rentals and ownership within the project and how the proposed management of housing units will be operated within the project. In addition, the Workforce units are required to provide inclusive housing units that will provide the same quality and design, with the same access of the amenities, as the other residents within the development.

The length of affordability requires the workforce housing units to remain in perpetuity for the life of the project. The applicant has not provided a management agreement indicating this will be done and how the workforce units will be managed. The agreement must address marketing, applicant screening, the process for establishing rental rates, monitoring Fair Housing compliance, determination of income qualifications, and other elements contained in Section 122-358.

Below is the workforce calculations and the number of units required to be placed in perpetuity.

Acres	3.04
Base Density (@ 12 du/acre)	36 units
Bonus Density 6 units/acre	18 units
Total units	54 units
30% workforce units of 54 units	17 units required as workforce
	18 units provided as workforce

In comparing the conceptual plan under Ordinance 2020-01 and the new conceptual plan provided by S&ME, several waivers are now required due to the added density.

The waivers identified are:

1. The proposal is not in conformance with Section 122-358 for Workforce Housing Density Bonus.

2. The retaining wall along East Avenue does not have the five foot separation with landscaping from the sidewalk, as required in Section 122-343 (e)(8).
3. Required landscape buffers along adjacent rights-of-way for multifamily developments are less than what is required in Section 118-37(f).
4. Landscape islands are less than the required 300 square feet, as required in Section 118-38(c)(2).

Staff is not supporting any of the waiver requests. The applicant has an approved PUD, Ordinance 2020-01, which allows a multi-family project meeting the Land Development Code and the Comprehensive Plan. The proposed amendment, through the requested increase of density on the site, has necessitated the waiver requests. Staff's analysis is evident that the proposal is in conflict with Section 122-343 (Workforce Housing) of the Land Development Code and cannot support the request.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern which complies with the general requirements and regulatory process for approval of the project.

Staff recommends **denial** of Ordinance No. 2021-021 and 2021-022.

Exhibit - Location Map – Karma Housing

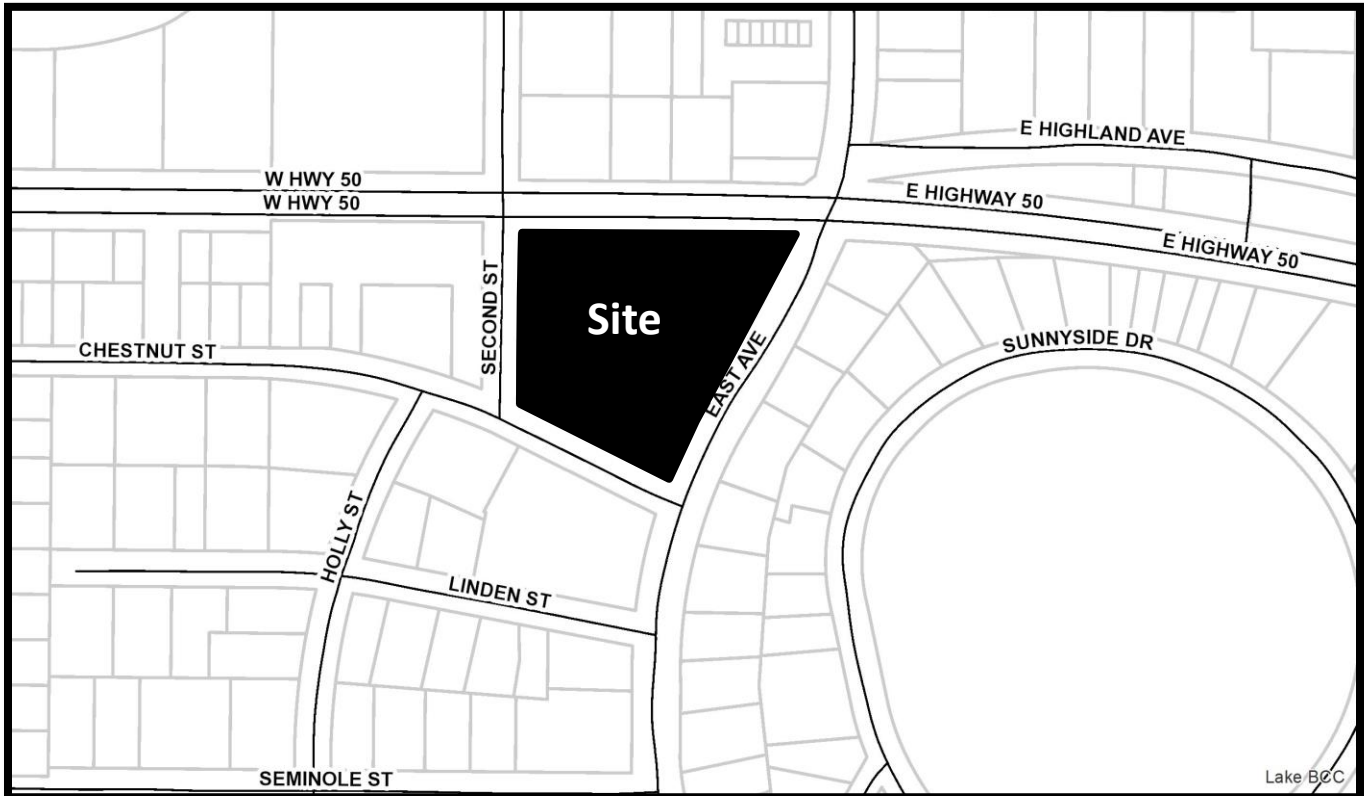
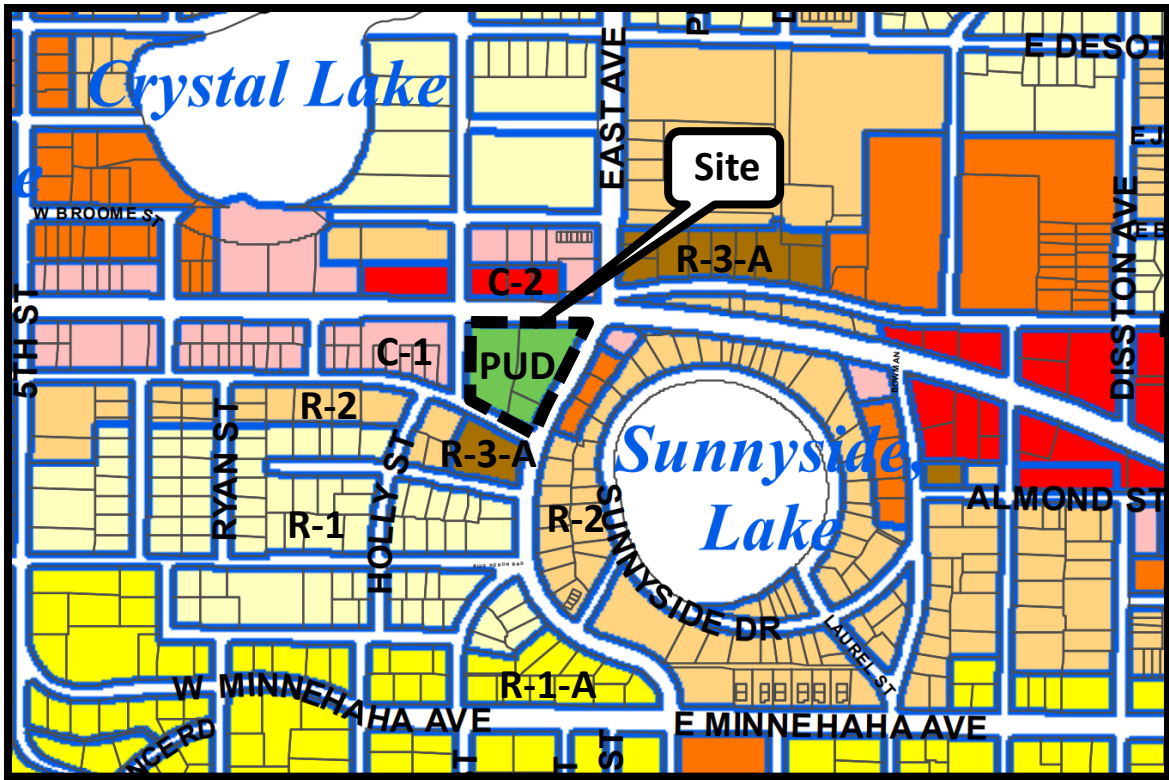


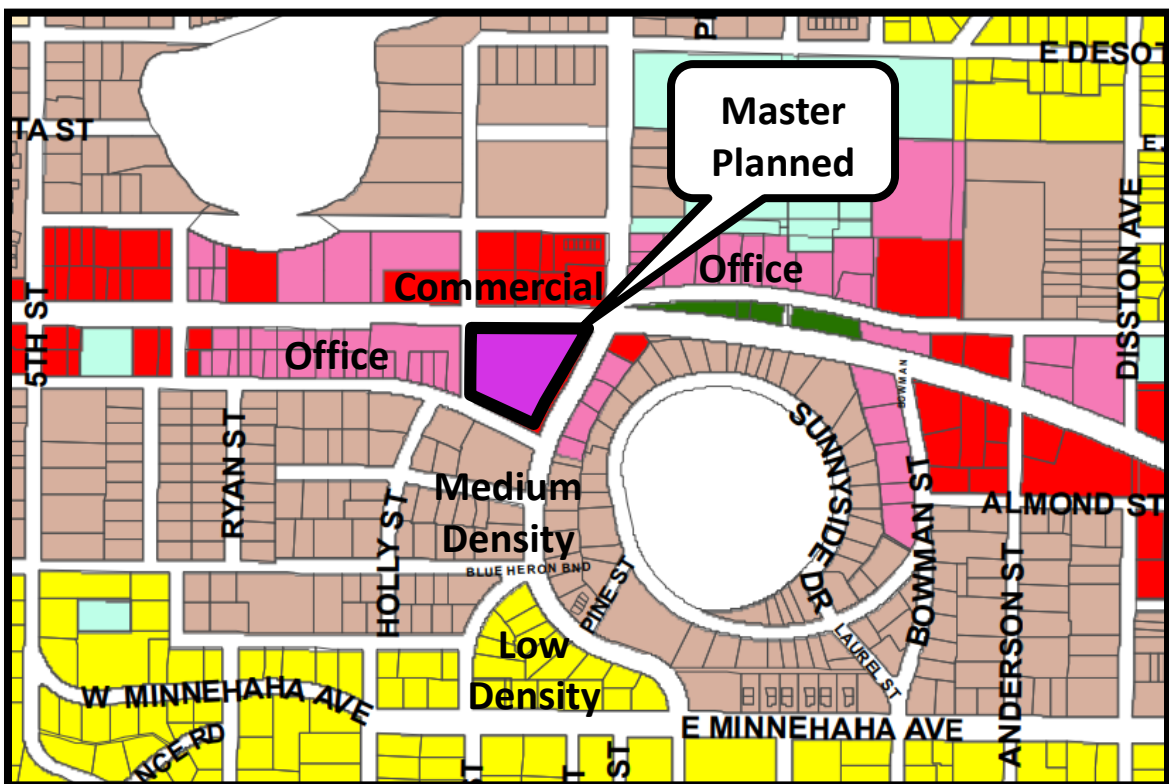
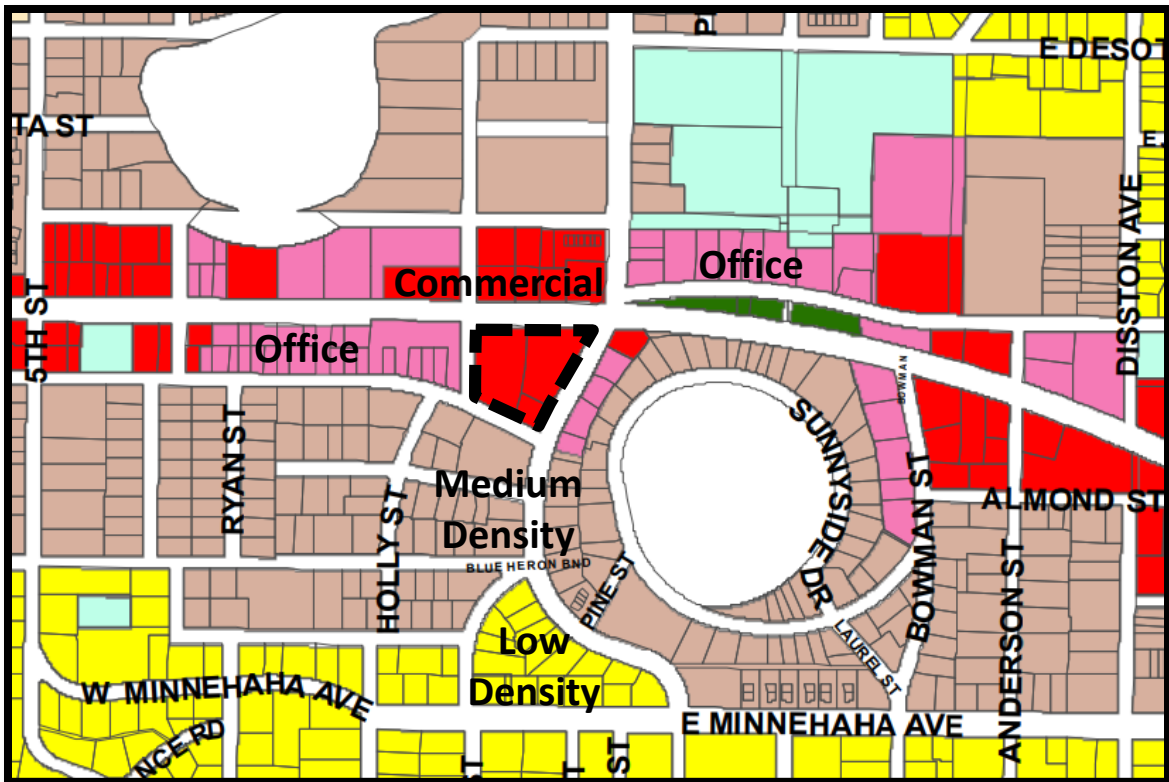
Exhibit – Zoning – Karma Housing



Zoning Designations

	CBD CENTRAL BUSINESS DISTRICT
	CD COMMERCE DISTRICT
	CDD COMMUNITY DEVELOPMENT DISTRICT
	C-1 LIGHT COMMERCIAL DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
	R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
	R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
	M-1 INDUSTRIAL DISTRICT
	O-1 OFFICE DISTRICT
	PR PARKS AND RECREATION DISTRICT
	PUD PLANNED UNIT DEVELOPMENT
	UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT

Exhibit – Future Land Use – Karma Housing

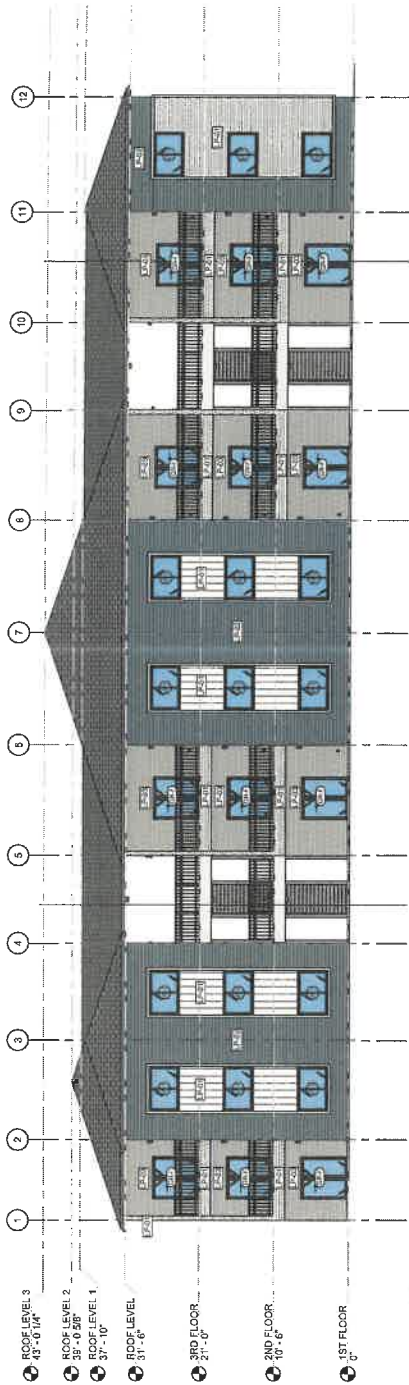


MF- KARMA APARTMENTS

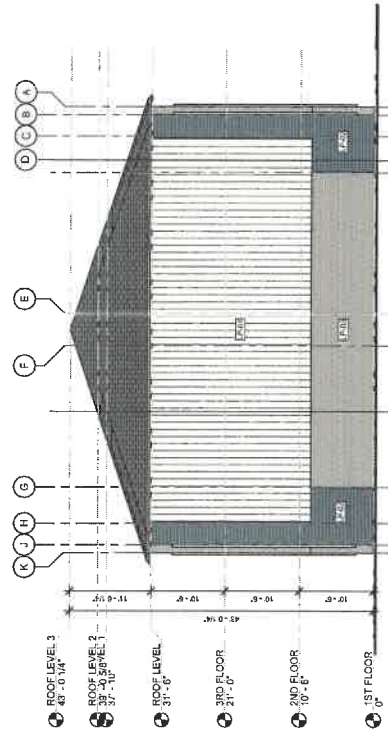
CLERMONT, FL



ELEVATIONS



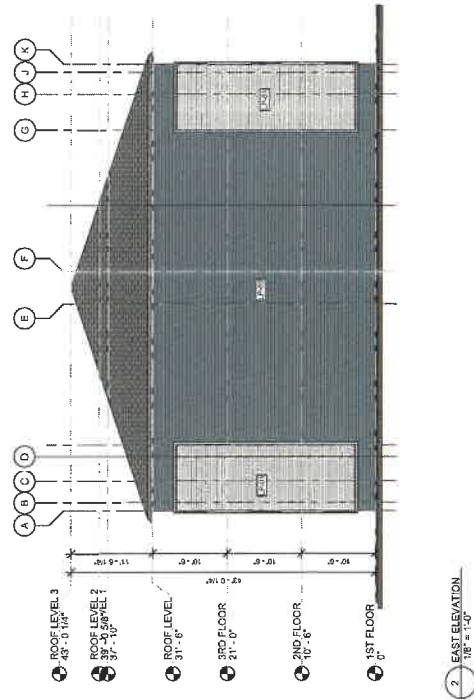
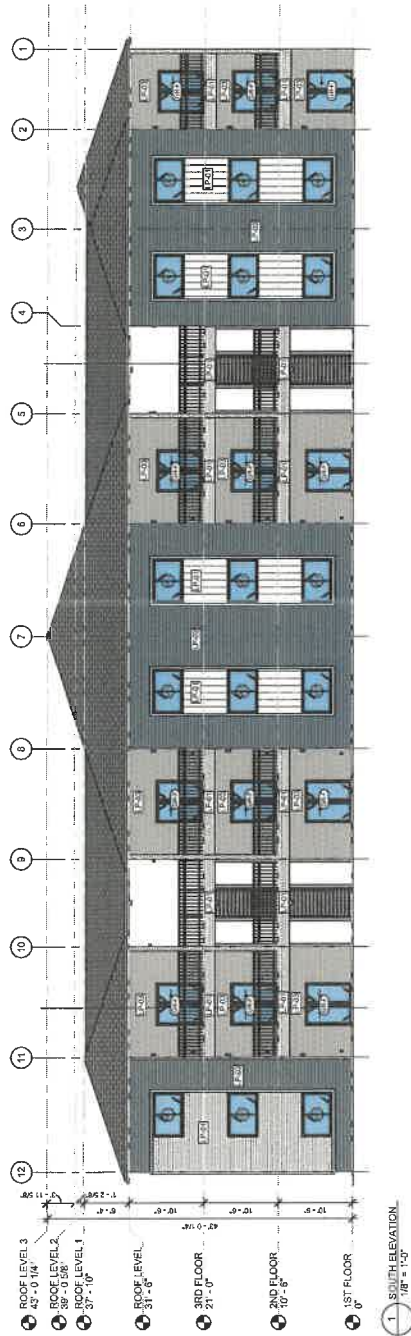
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND			
MASK	FINISH	COLOR / FINISH	MATERIAL IMAGE
1	BRICK	BRICK	
2	SMOOTH	SMOOTH	
3	SMOOTH	SMOOTH	
4	SMOOTH	SMOOTH	
5	SMOOTH	SMOOTH	
6	SMOOTH	SMOOTH	
7	SMOOTH	SMOOTH	
8	SMOOTH	SMOOTH	
9	SMOOTH	SMOOTH	
10	SMOOTH	SMOOTH	
11	SMOOTH	SMOOTH	
12	SMOOTH	SMOOTH	

ELEVATIONS



EXTERIOR FINISH LEGEND			
MARK	MATERIAL / BRAND	COLOR / FINISH	MATERIAL IMAGE
U-25	PERF. CLAYBRIK RENOVO UP SMART SEBS	BRICKWORK WHITE / SMOOTH	
U-26	PERF. CLAYBRIK RENOVO UP SMART SEBS	HANDED BLUE / SMOOTH	
U-27	PERF. CLAYBRIK RENOVO UP SMART SEBS	GRAY / SMOOTH	

RENDERING



Statement of Justification and Support for Workforce/Affordable Housing at intersection of Hwy 50 and East Ave.

Planned Development Land Use and Planned Unit Development Amendment

The Applicant is requesting a Future Land Use amendment, along with an amendment to an existing PUD ordinance, in order to allow the construction of permanent workforce and affordable housing, with the potential of homeownership. The requested applications are to allow construction of housing at a density of 17 dwelling units per acre (the "Project") on 3+/- acres located at the southwest corner of Highway 50 and East Ave. (the "Property").

The Project will also require amendment to Code Section 122-358, Workforce Housing Density Bonus, to add the Property to the allowed locations matrix/chart within Section 122-358 labeled "Density Bonus Criteria; however, the Applicant believes such Code change should be proposed by City Staff and not by an outside entity. We would be happy to assist/cooperate in any way needed.

The Applicant intends to fill a void in the community and provide workforce and affordable housing that is located within walking distance to schools, employers, shops, health care facilities and mass transit. The need for workforce and affordable housing is a growing concern for the City and will continue as the population increases.

The Applicant proposes a 50/50 split between rental units and townhome/condominium units for sale – twenty-seven units of each.

The Property will be provided central water and sewer services by the City. All applicable levels of service are within acceptable levels and will not be adversely impacted, with the potential exception of public schools, which if not within capacities, will require a Concurrency Mitigation Agreement which will cure any deficiencies. A Tier 1 Traffic Impact Study anticipates the requested Land Use amendment will reduce the number of PM peak hour trips from the current use. Furthermore, the requested rezoning will not fiscally burden city services, in fact, the Applicant believes the taxes and impact fees to be paid will offset or exceed any fiscal burden.

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



CITY OF CLERMONT REZONING APPLICATION

DATE 3-29-2021		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Karma Workforce/Affordable Housing			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy Crawford or Jennifer Cotch (Crawford's paralegal)			
Address 702 W Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com and jcotch@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name Karma Housing LLC c/o Jean Tirri, Manager			
Owner Address 8022 Lake Nellie Road	City Clermont	State FL	Zip 34711
Telephone 787-402-2249	Email jeantir@msn.com		
PROPERTY INFORMATION			
Address of Subject Property 151 W Highway 50	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached			
Acreage 3.07 +/-	Land Use (City verification required) Commercial (concurrent LUPA request to PD)		
Present Zoning (City verification required) PUD	Proposed Zoning PUD		



CITY OF CLERMONT
REZONING
APPLICATION

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

What are you proposing to do that would require a rezoning?
Please see the attached Statement of Justification.

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

Jimmy D. Crawford, Esq.

Applicant Name (print)

x _____
Applicant Name (signature)

Jean Tirri, Manager of Karma Housing LLC

Owner Name (print)

x  _____
Owner Name (signature)

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

5/22/2020

CITY OF CLERMONT REZONING APPLICATION

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

What are you proposing to do that would require a rezoning?
Please see the attached Statement of Justification.

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

Jimmy D. Crawford, Esq.

Applicant Name (print)

Jean Tirri, Manager of Karma Housing LLC

Owner Name (print)

x _____
Applicant Name (signature)

Applicant Name (*signature*)

x _____
Owner Name (*signature*)

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

5/22/2020



Traffic Impact Analysis

Karma Apartments

Clermont, Florida

5 August 2021



V. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed Karma Apartments development in Clermont, Florida.

This analysis was necessary due to City of Clermont guidelines that require a Tier 2 study for developments that generate between 25 and 99 peak hour trips.

Trip Generation

The proposed new development is expected to generate 367 daily trips, with 6 entering trips and 21 exiting trips in the AM peak hour, and 21 entering and 13 exiting trips in the PM peak hour.

Traffic Impacts - Roadway Segments

Analysis shows that SR 50 between East Avenue and US 27 is currently operating close to its adopted peak hour peak direction service volume.

Traffic Impacts - Intersection Capacity

Analysis shows that the development is expected to have a negligible impact to the intersections in the study area.

No improvements are recommended.



SR 50 & East Avenue - looking east



July 9, 2021

Mr. Jimmy D. Crawford, Esq.
Crawford, Modica, & Holt, Chartered Attorneys at Law
702 W. Montrose Street
Clermont, FL 34711

Sent Via Email to: Jimmy Crawford jcrawford@cmhlawyers.com

Re: Karma Housing Insufficiency Letter for Small Scale Comprehensive Plan Amendment and Rezoning Application

Dear Mr. Crawford,

Staff has reviewed the submitted Small Scale Comprehensive Plan Amendment and Rezoning application for the Karma Housing project. Below are items that need clarification in order to complete staff's review of the project and to move it forward through the Public Hearing process.

1. The Small Scale Comprehensive Plan Amendment has been submitted to change the future land use from Commercial to Master Planned Development. The applicant has provided no substantial evidence to support the requested change from Commercial to Master Planned Development. Please provide evidence of the requested change.
2. In reviewing the two applications, it was noted two different site plans were submitted. Please clarify the site plan that will be considered for the application and hearings. They have been enclosed for your review.
3. The setback requirement is 50 feet from SR 50 and one of the site plans does not meet this requirement for the apartment building. Please clarify which site plan is to be considered and if a waiver is requested for the setback.
4. The property has an existing building that was previously used for a church and then a restaurant. Please explain the function of this building in the requested Master Planned Development and the final use in the Planned Unit Development.
5. The Planned Unit Development, based upon the unit count, shall provide an amenity. Please clarify the amenity provided.
6. Staff is very concerned, based upon the layout of both sites, of an auto turn analysis to provide adequate fire and emergency services to the project. Since the request is for a Planned Unit

Development, the conceptual site plan shall be close to what will be developed since it will have to maintain substantial compliance with what is approved by Council. Please confirm that the project can provide adequate fire and emergency services protection based upon the provided layouts.

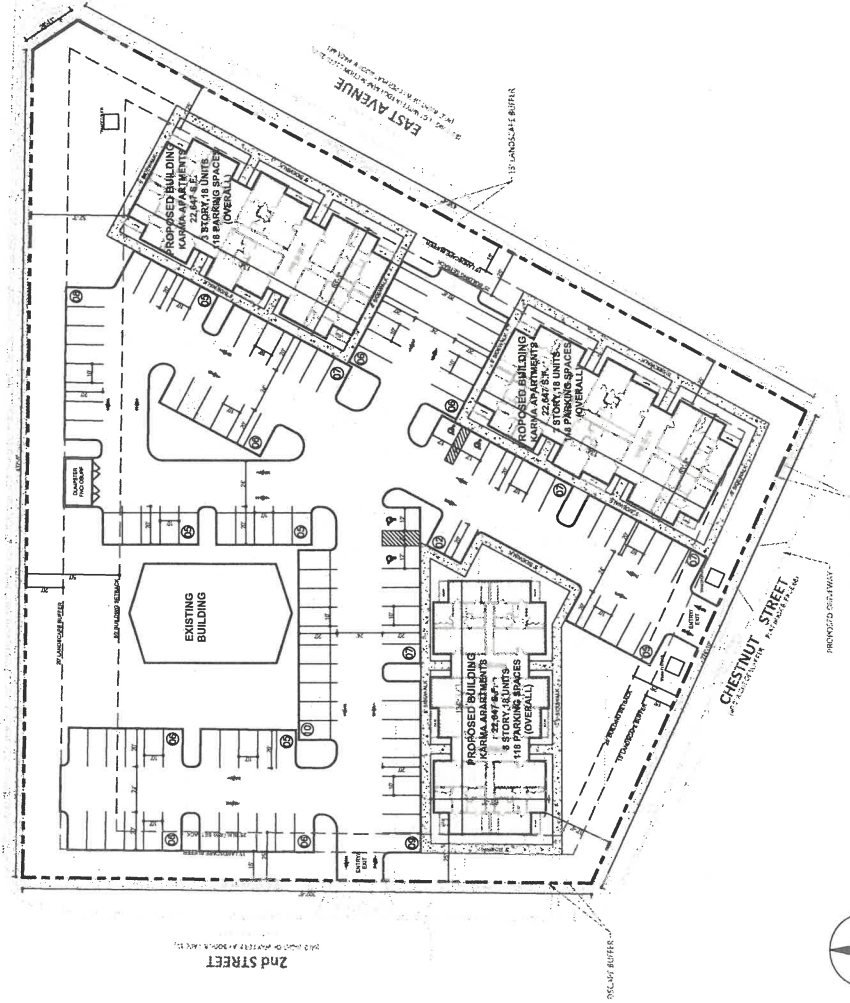
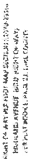
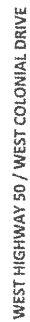
7. The application indicates that the project will be a 50/50 split between rental units and townhome/condominium units for sale. Please explain how this type of arrangement can function with intermixed housing options within the same building and the development.
8. The application indicates the project will seek approval under Section 122-358, Workforce Housing Bonus Density. Based upon this request, the project is not located within one of the areas considered for the density bonus. In addition, 30 percent of the units shall be set aside for workforce housing and the requirement of this section of the code indicates the qualifying units may not be permanently designated for AMI qualifying tenants. Please explain how this will be accomplished in the proposed 50/50 split of the project and the justification for seeking this bonus density outside the designated areas for bonus density consideration.
9. The application indicates a Tier 1 Traffic Impact Study will be performed and a revised Tier 1 Traffic Impact Study was submitted. The previous project that was approved under Ordinance 2020-01 also used a Tier 1 study for the 36 units. The studies are being reviewed by the City's Transportation Consultant and may warrant further investigation.
10. Several items were noted on the site plans that will require further refinement or clarification. These items include, but not limited to, the total impervious surface ratio (ISR), adequate handicap parking, tree removal/replacement requirements, sidewalk connection to existing sidewalks, and if cut/fill is requested. Staff is concerned with the refinement of these items due to the site being proposed to be developed at the intensity and density presented.

Staff is requesting further clarification and/or submittal of the items listed above in order to conduct a full review of the requests and to initiate the legal advertising process. If you would like to schedule a meeting to discuss this in further details, please contact me at 352-241-7309 or via email at jekruse@clermontfl.org or with the Department Director, Curt Henschel at 352-241-7308 or chenschel@clermontfl.org

Sincerely,

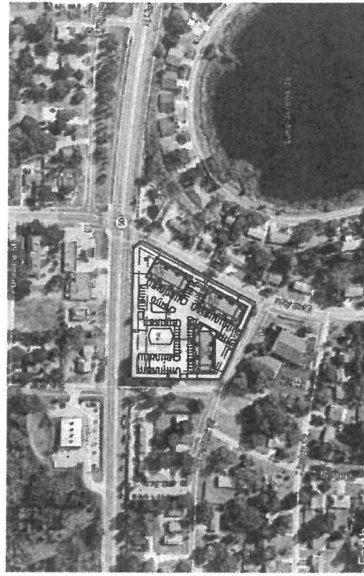


John Kruse, AICP
Planning Manager
City of Clermont



2nd STREET

Page 325



VICINITY MAP
N.T.S.

COMBINED SITE STATISTICS	
TOTAL RMF BUILDINGS ON SITE	3
TOTAL NO. OF UNITS ON SITE	54
TOTAL BUILDINGS SF WITH BALCONY	21,674
TOTAL BUILDINGS SF WITHOUT BALCONY	22,423
TOTAL PARKING ON SITE	117
TOTAL ACRES	3.07

PROJECT DENSITY			
NO. OF UNITS		GROSS AREA	AREAS/UNIT
54		68,423	1,260
UNITS/ACRES			
		3.07	38

PROJECT EFFICIENCY	
RENTABLE SPACE	%
48,673	71
68,423	72

PROJECT MATRIX				
UNIT MATRIX - 2ND FLOOR (07.02.02)			AREA (sq. UNIT)	
	UNIT	NO. UNIT	%	
UNIT TYPE				
ONE BR UNIT - TYPE A	1	2	20%	802
ONE BR UNIT - TYPE B	1	2	20%	802
TWO BR UNIT - TYPE A	1	0	0%	0%
TWO BR UNIT - TYPE B	1	0	0%	0%
TOTAL	4	4	100%	1604
TOTAL FLOOR AREA WITH BALCONY	7,558	7,558	15.674	--
TOTAL FLOOR AREA WITHOUT BALCONY	7,308	7,308	15.628	--
TOTAL WAREHOUSE FLOOR AREA	1,000	1,000	2.100	--
GRAND TOTAL OF UNIT MATRIX				16,642

PARKING TYPE	PARKING MATRIX	
	REQUIRED	PROVIDED
ACCESS PARKING SPACE	3	3
VAN PARKING SPACE	1	1
STAND PARKING SPACE	95	95
AMENITY SPACE PARKING	-	19
TOTAL PARKING SPACES	99	118

NOTE: NUMBER OF ADA STALLS PROVIDED FOR DESIGNATED UNIT PARKING ONLY. FINAL COUNT AND DESIGN BY CIVIL ENGINEER.

[illegible]

NOTE: THIS IS A PRELIMINARY ZONING STUDY AND ARCHITECTURAL LAYOUT USED FOR THE GENERAL PURPOSES OF DETERMINING IF THE DESIRED BUILDING IS ABLE TO FIT ON THE SITE, ACHIEVE THE DESIRED UNIT COUNT AND MEET TYPICAL PARKING REQUIREMENTS. A COMPLETE ZONING STUDY ALONG WITH A DETAILED SITE, ROAD, PEDESTRIAN AND BUILDING ACCESS LAYOUT WILL BE COMPLETED BY A CIVIL ENGINEER. A FULL-DEPTH BUILDING CODE STUDY WILL BE COMPLETED BY THE BUILDING ARCHITECT AFTER THE AWARD OF FULLY CONTRACTED CONSTRUCTION DRAWINGS.



1815 DICKINSON DRIVE, STE. 200
CLERMONT, FLORIDA 33504
T 407.975.1173
F 407.975.1174
www.sl-engineers.com
Beginning Date: 01/24/2019
Florida Firm Registration No. 6712

SALVATORES

KARM APARTMENTS

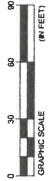
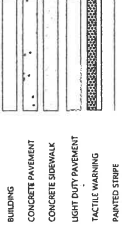
CLERMONT, FL

NO.	DATE	DESCRIPTION	BY	CHK	APP

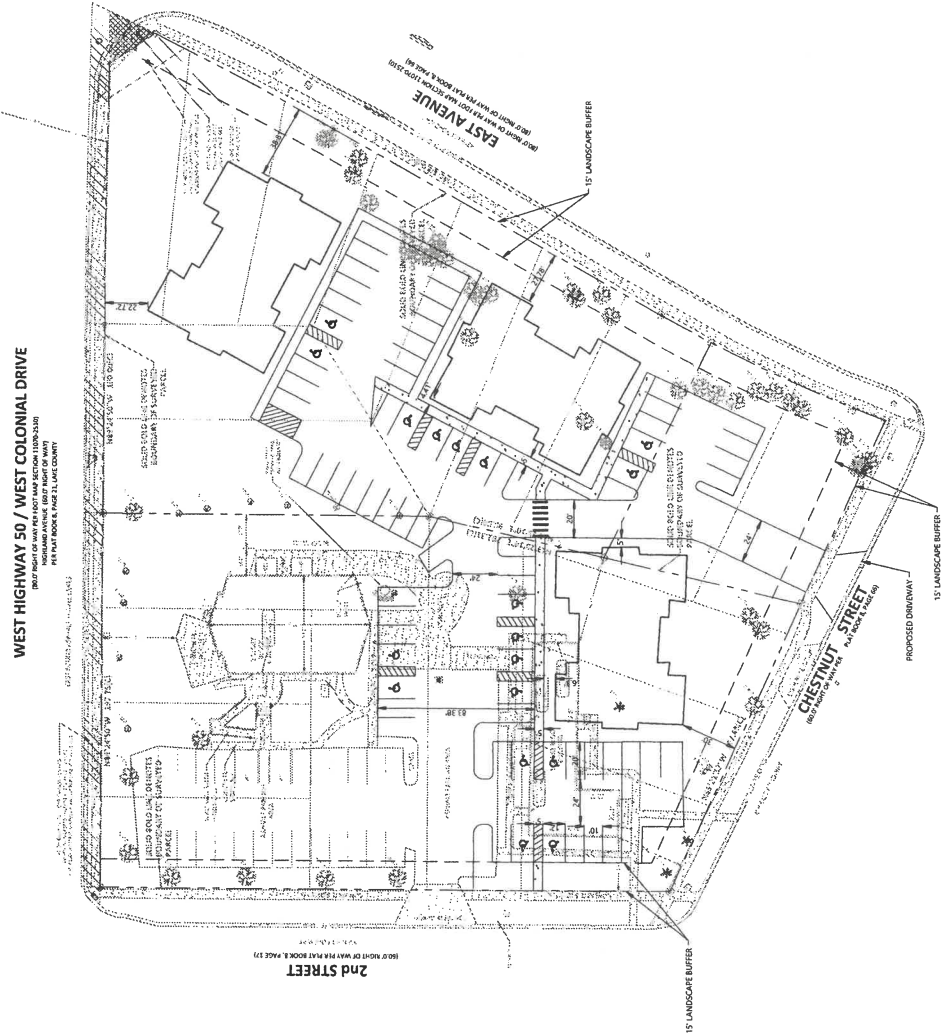
PROJECT NUMBER
5571-20-002
DRAWING NUMBER
C5.0
DRAWING NAME
LAYOUT PLAN

CODE	DESCRIPTION	DET. PART #
131	ASPHALT PAVEMENT - LIGHT DUTY	
132	ASPHALT PAVEMENT - OVERLAY	
133	CONCRETE PAVEMENT	
134	CONCRETE CURB & GUTTER	
135	CONCRETE POST CURB	
136	CONCRETE SIDEWALK	
137	CONCRETE SIDEWALK WITH TURN DOWN CURB	
138	SEWAGE JOINTS	
139	ACCESSIBLE PARKING SPACE	
140	ACCESSIBLE RAMP	
141	TACTILE WARNING SURFACE	
142	TACTILE WHEELSTOP	
143	CONCRETE STAIRS WITH HANDRAIL	
144	RAMP WITH HANDRAIL	
145	UTILITY PAD	
146	CONCRETE DUMPTER PAD	
147	DIRECTIONAL ARROWS	
148	PEDESTRIAN CROSSWALK	
149	CONCRETE RETAINING WALL	
150	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND



WEST HIGHWAY 50 / WEST COLONIAL DRIVE



August 6, 2021

Mr. John Kruse, Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Re: Karma Housing – Response to RAI
Small Scale Comprehensive Plan Amendment & Rezoning Application

Dear Mr. Kruse:

We are in receipt of your July 9, 2021 letter. Please find our responses to your questions/comments below.

1. The Small-Scale Comprehensive Plan Amendment (SSCPA) has been submitted to change the future land use from Low Density Residential to Commercial. The applicant has provided no substantial evidence to support the requested change from Low Density from Commercial to Master Planned Development. Please provide supporting documentation for the requested change.

RESPONSE: It is well known that Central Florida, including South Lake County, faces an affordable housing crisis. *See:*

Galbraith, A. (2021, May 12). Orlando rent less affordable than San Francisco, thanks to coronavirus housing squeeze.

<https://www.orlandoweekly.com/Blogs/archives/2021/05/12/orlando-rent-less-affordable-than-san-francisco-thanks-to-coronavirus-housing-squeeze>

DiMichele, A. (2021, May 2). Florida has a 'SERIOUS mismatch' between housing costs and income. Tribune. <https://www.heraldtribune.com/story/news/state/2021/04/30/florida-one-most-challenging-states-find-affordable-housing/7334433002/>

Lynch, R. (2021, March 12). No longer the worst: Local affordable housing ranking improves. bizjournals.com. <https://www.bizjournals.com/orlando/news/2020/03/12/no-longer-the-worst-local-affordable-housing.html>

The Covid-19 pandemic has only made this situation worse. *See:*

Witthaus, J. (2021, December 8). *Affordable Housing: Pandemic, rising material costs add hurdles to creating enough reasonably priced dwellings*. bizjournals.com.
<https://www.bizjournals.com/orlando/news/2020/12/08/affordable-housing-needs-expected-to-rise-as-devel.html>

Ray, K. (2020, December 2). *'There's nowhere for them to Go': CENTRAL Floridians on brink of homelessness as pandemic worsens affordable housing crisis*. WFTV.
<https://www.wftv.com/news/9investigates/theres-nowhere-them-go-central-floridians-brink-homelessness-pandemic-worsens-affordable-housing-crisis/QDQH4E76YZBW3OM7LOBN2Z24WI/>

Multifamily housing with the density bonus adopted by the City in LDR Section 122-358 requires the comprehensive plan amendment to commercial, which limited by the PUD zoning, is appropriate at this location and is desirable infill development.

2. In reviewing the two applications, it was noted two different site plans were submitted. Please clarify the site plan that will be considered for the application and hearings. They have been enclosed for your review.

RESPONSE: Please find the appropriate site/concept plan enclosed.

3. The setback requirement is 50 feet from SR 50 and one of the site plans does not meet this requirement for the apartment building. Please clarify which site plan is to be considered and if a waiver is requested for the setback.

RESPONSE: A waiver from the 50' SR 50 setback is requested. The planned building is located 22.72 feet from the SR 50 ROW. It is noted the existing building is located closer than 50' from the SR 50 ROW, and that the City considered (but did not adopt) design guidelines for a portion of the SR 50 corridor that allowed (even required in some cases) setbacks of less than 50'. This 'building first' planning practice has been considered favorable over the large paved parking areas that would otherwise occupy the space.

4. The property has an existing building that was previously used for a church and then a restaurant. Please explain the function of this building in the requested Master Planned Development and the final use in the Planned Unit Development.

RESPONSE: The existing building will be used as office/administration for the project, and a clubhouse/recreation center for the owners and tenants.

5. The Planned Unit Development, based upon the unit count, shall provide an amenity. Please clarify the amenity provided.

RESPONSE: See response to No. 4 above. The existing building will serve as a amenity/clubhouse and recreation center for the project.

6. Staff is very concerned, based upon the layout of both sites, of an auto turn analysis to provide adequate fire and emergency services to the project. Since the request is for a Planned Unit Development, the conceptual site plan shall be close to what will be developed since it will have to maintain substantial compliance with what is approved by Council. Please confirm that the project can provide adequate fire and emergency services protection based upon the provided layouts.

RESPONSE: Please find the enclosed Turning Performance Analysis, specifically the auto turn analysis with the Clermont Fire Truck.

7. The application indicates that the project will be a 50/50 split between rental units and townhome/condominium units for sale. Please explain how this type of arrangement can function with intermixed housing options within the same building and the development.

RESPONSE: This plan has changed slightly. The site consists of three buildings of 24 units each. The three buildings will be used as, one building for workforce housing meeting the Clermont Code definitions and requirements, one building for market-rate rentals, and one building for condominium sales. Which buildings for each use has not been decided.

8. The application indicates the project will seek approval under Section 122-358, Workforce Housing Bonus Density. Based upon this request, the project is not located within one of the areas considered for the density bonus. In addition, 30 percent of the units shall be set aside for workforce housing and the requirement of this section of the code indicates the qualifying units may not be permanently designated for AMI qualifying tenants. Please explain how this will be accomplished in the proposed 50/50 split of the project and the justification for seeking this bonus density outside the designated areas for bonus density consideration.

RESPONSE: See response to No. 7 above. We are concurrently seeking amendment to Clermont Code Section 122-358 to add this location to the area eligible for the density bonus.

9. The application indicates a Tier 1 Traffic Impact Study will be performed and a revised Tier 1 Traffic Impact Study was submitted. The previous project that was approved under Ordinance 2020-01 also used a Tier 1 study for the 36 units. The studies are being reviewed by the City's Transportation Consultant and may warrant further investigation.

RESPONSE: Noted. Please find a copy of the revised Traffic Impact Analysis dated August 5, 2021.

10. Several items were noted on the site plans that will require further refinement or clarification. These items include, but not limited to, the total impervious surface ratio (ISR), adequate handicap parking, tree removal/replacement requirements, sidewalk connection to existing sidewalks, and if cut/fill is requested. Staff is concerned with the refinement of these items due to the site being proposed to be developed at the intensity and density presented.

RESPONSE: Please find the proposed grading plan that clarifies the proposed cut/fill for the site. Sidewalk connections have been added to the site plan. Seven (7) trees are anticipated for removal and replacement, per City code.

Additionally, please find the following site plan details:

Total site area = 132,037 sq. ft.

Total impervious area = 51,551 sq.ft. (39%)

Total pervious area = 80486 sq.ft. (61%)

Parking

Total Spots provided = 107

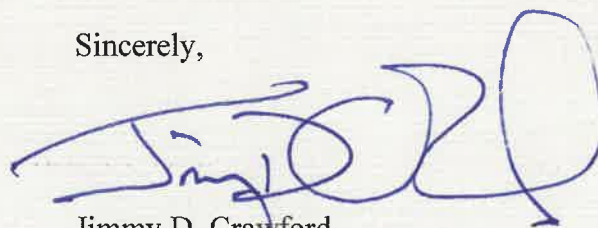
Total Spots required = (varies depending on bedroom counts – site will comply)

Total ADA provided = 6

Total ADA required = 5

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

CC: CLIENT

LEGAL NOTICE

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

ORDINANCE NO. 2021-022

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

LOCATION

Site located on the southwest corner State Road 50 and East Avenue

Alternate Key #1619432, 2697431, 2919761
3.04+/- Acres

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN O.R. BOOK 624, PAGE 449 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

To amend Ordinance No. 2020-01 to increase density of the Planned Unit Development multifamily project from 36 units up to 54 units



This request will be considered by the Planning & Zoning Commission on Tuesday, September 7, 2021 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, September 14, 2021 at 6:30 P.M. for (Introduction) and on Tuesday, September 28, 2021 for (Final Adoption).

The meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 14, 2021		
Agenda Item Name		
Ordinance No. 2021-025 <i>Introduction</i>		
Requested Action		
Staff Report		
Table Introduction to October 12, 2021.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2021-025 The VUE REZ JK V1	ORD 2021-025 The VUE REZ JK V1.docx	
2. Legal ad 2021-25	Legal ad 2021-25.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-025

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the east 1/4 corner of said Section 28; thence run north 00°42'51" east along the east line of the northeast 1/4 of said Section 28 for a distance of 664.12 feet to the northeast corner of the south 1/4 of the northeast 1/4 of said Section 28; thence run south 89°24'16" west along the north line of said south 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave westerly having a radius of 270.00 feet and a chord bearing of south 01°23'58" west and the Point of Beginning; thence run southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave northwesterly having a radius of 25.00 feet and a chord bearing of south 63°07'26" west; thence run southwestly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave southerly having a radius of 1750.00 feet and a chord bearing of north 87°56'35" west and the north right of way line of Hook Street, as described in ORB 2010, Page 316, of the Public Records of Lake County, Florida; thence run westerly along said north right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the east right of way line of an unnamed right of way, according to the plat of Lake Highlands Company, as recorded in PB 2, Page 28, of said Public Records; thence run north 00°10'52" east along said east right of way line for a distance of 718.43 feet to the south right of way line of Highway 50; thence run north 89°24'19" east along said south right of way line for a distance of 1127.57 feet; thence run south 89°29'29" east along said south right of way line for a distance of 150.11 (120.11) feet to the west line of the east 60 feet of Tract 19, of said Lake Highlands Company; thence run south 00°26'52" west along said west line for a distance of 445.90 feet to the point of curvature of a curve concave easterly having a radius of 280.00 feet; thence run southerly along the arc of said curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run south 15°18'56" east for a distance of 105.46 feet to the point of curvature of a curve concave westerly having a radius of 270.00 feet and a chord bearing of south 12°51'43" east; thence run southerly along the arc of said curve through a central angle of 04°54'24" for a distance of 23.12 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in ORB 4613, Page 945, described as



CITY OF CLERMONT
ORDINANCE NO. 2021-025

follows: A portion of the southwest 1/4 of the northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the northeast corner of said Section 28; thence S01°07'06"W along the east line of said northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the south right-of-way line of Highway 50. (Right-of-way varies per right-of-way map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the Point of Beginning; thence S00°51'39"W, along the west right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet west of the east line of said southwest 1/4 of the northeast 1/4 of Section 28 and the east line of Tract 19 of Lake Highlands Company, according to the plat thereof as recorded in PB 2, Page 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the south line of an unnamed unimproved street, also being the north line of said Tract 19; thence N89°50'25"E, along the north line of said Tract 19, a distance of 42.23 feet to a point on said south right-of-way line of Highway 50; thence S89°06'23"E, along said south right-of-way line of Highway 50, a distance of 185.01 feet to the Point of Beginning.
Containing 744,665 Sq. Ft. of 17.100 Acres more or Less.

PARCEL 2 (EASEMENT ESTATE)

Together with that certain Non-Exclusive Ingress-Egress Easement granted by Akram Ismail to Maynard K. Knapp, Trustee, to Reciprocal Easement Agreement recorded April 17, 2015, in ORB 4613, Page 948, Public Records of Lake County, Florida.

PARCEL 3 (SOUTHERN PORTION)

Tract 29 and Tract 30, as shown on the Lake Highlands Company Plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, Page 28, of the Public Records of Lake County, Florida; Less that portion lying within and north of the right of way for Hook Street.

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of Highway 50, being more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of Highway 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning: thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of Highway 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.
Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of Highway 50, being more particularly



CITY OF CLERMONT
ORDINANCE NO. 2021-025

described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of Highway 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hooks Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

Tracts 21 and 28 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, Page 28, Public Records of Lake County, Florida; less that portion of Tract 28, lying south of Hook Street, (County District NO. 2-1346).

CONTAINING 30.66 Acres +/-

LOCATION

Site located west of the Miss Florida Avenue and Hooks Street intersection,
North and south of Hooks Street, directly north of the
East Ridge High School baseball field.

Alternate Key #3905347, 3334566, & 3927260

30.66 +/- Acres

**To amend Ordinance No. 2017-24 to add multifamily projects to the
Planned Unit Development consisting of up to 320 units**

SECTION 2. General Conditions

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the PUD Plan, prepared by BESH Halff dated October 2020, Skorman Apartments. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3. Land Uses and Specific Conditions

1. A total of up to 204 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill exhibit – Grading Plan Variance prepared by BESH Halff, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5 foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of

CITY OF CLERMONT
ORDINANCE NO. 2021-025

Clermont's Architectural Standards.

9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on September, 2020 by Kimley-Horn.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.
11. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
12. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the UE Urban Estate Zoning Designation.
15. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
16. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.

SECTION 4.

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

SECTION 5.



CITY OF CLERMONT
ORDINANCE NO. 2021-025

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

SECTION 6.

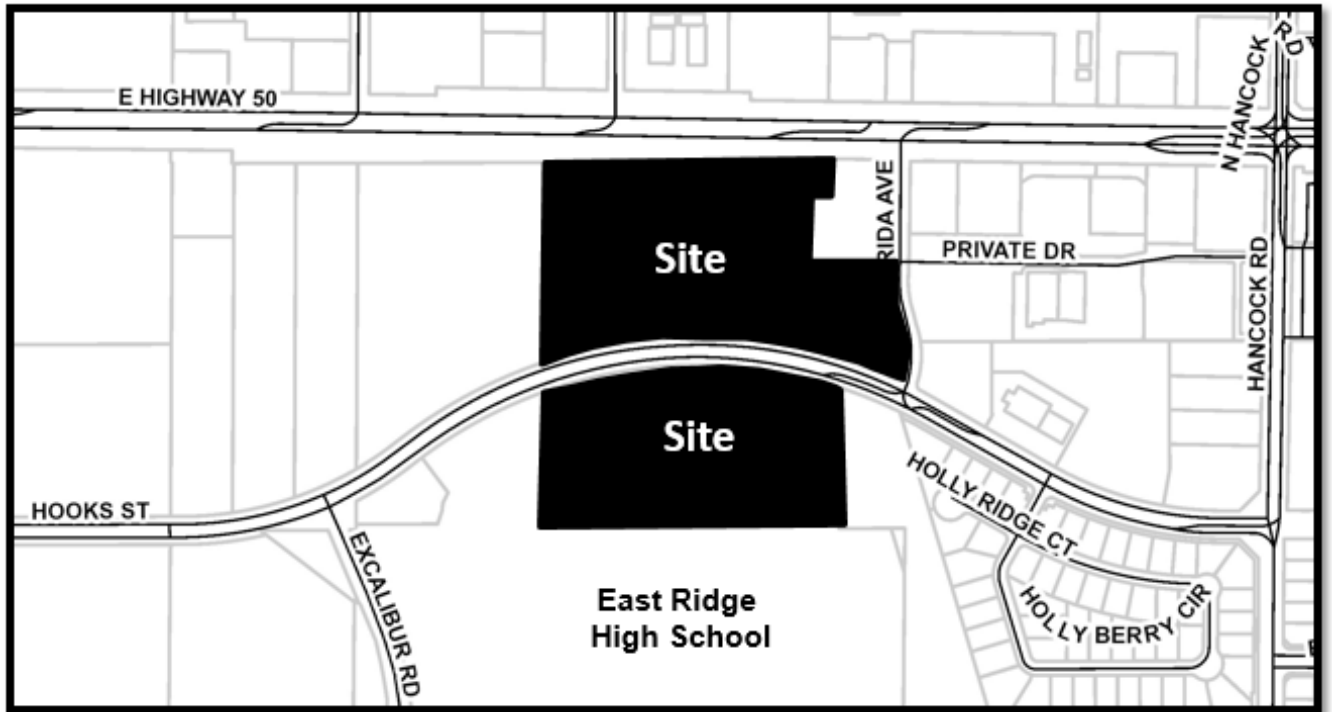
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 7.

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

DRAFT

Location map:



Cut/Fill Exhibit:

Sample Elevations:

Conceptual Site Plan:

DRAFT



CITY OF CLERMONT
ORDINANCE NO. 2021-01

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of September, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

DRAFT

LEGAL NOTICE

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

ORDINANCE NO. 2021-025

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

LOCATION

Site located west of the Miss Florida Avenue and Hooks Street intersection, North and south of Hooks Street, directly north of the East Ridge High School baseball field.
Alternate Key #3905347, 3334566, & 3927260
30.66 +/- Acres

LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE ESTATE)

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/4 FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 01°23'58" WEST AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN ORB 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PB 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 150.11 (120.11) FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN ORB 4613, PAGE 945, DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23"W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 50. (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39"W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21"W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21"E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.
CONTAINING 744,665 SQ. FT. OF 17.100 ACRES MORE OR LESS.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN ORB 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PB 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.

SECOND SURVEY

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PB 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF HIGHWAY 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'34", A DISTANCE OF 31.85 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°37'05" W, 31.85 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 728.72 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.50 ACRE, MORE OR LESS

THIRD SURVEY

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PB 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF HIGHWAY 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 462.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'54", A DISTANCE OF 32.11 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°22'29" E, 32.11 FEET.
CONTAINING 0.32 ACRES, MORE OR LESS

FOURTH SURVEY

TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PB 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION OF TRACT 28, LYING SOUTH OF HOOK STREET, (COUNTY DISTRICT NO. 2-1346).

CONTAINING 30.66 ACRES +/-

To amend Ordinance No. 2017-24 to add multifamily projects to the Planned Unit Development consisting of up to 320 units



This request will be considered by the Planning & Zoning Commission on Tuesday, September 7, 2021 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, September 14, 2021 at 6:30 P.M. for (Introduction) and on Tuesday, September 28, 2021 for (Final Adoption).

The meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

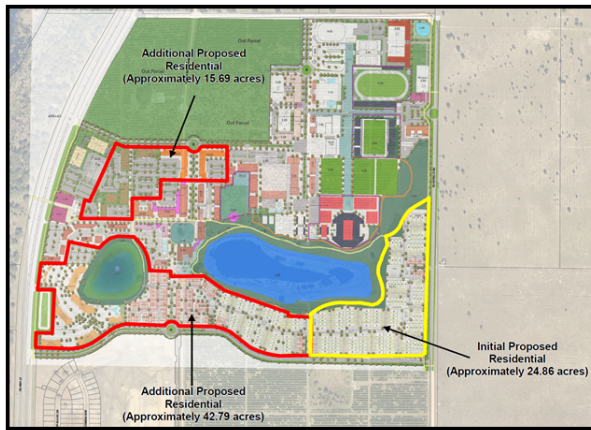


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 3

Meeting Date	
Tuesday, September 14, 2021	
Agenda Item Name	
Ordinance No. 2021-027 <i>Introduction</i> <i>Olympus Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2021-027	
Staff Report	
The applicant is requesting an amendment to PUD Ordinance 2020-40 to make some program adjustments and changes within the 243 +/- acre project. The project was originally approved by City Council in May of 2019 for a mixed-use project with residential, commercial, office, sports and entertainment uses. The applicant requested an amendment in 2020, which was approved by City Council in December 2020, to extend dates and timelines and to shift land uses within the project due to program changes. This amendment included shifting a portion of the residential (multifamily) from the upper northwest corner of the project to the southwest corner. The program capacity and entitlements did not increase or decrease in this amendment. The applicant is now requesting additional program changes, such as increasing the areas for residential uses within the project and decreasing lot width and sizes and including different housing types. The applicant is designating a majority of the lower portion of the project as the residential area. This area is not in the City's utility area and will be served by Utilities, Inc. The upper portion of the project will be served by the City of Clermont and utilities to this area are not in place at this time. Utility service will be extended to this general area via a utility agreement recently approved for the South Lake Crossing PUD to the northeast of this project. The overall base number of residential units, 1088 dwelling units, will not change. The base number of units can be increased to 1413 dwelling units through the use of transportation conversion matrix included in the original Planned Unit Development. The applicant has provided an updated regulating plan and site plan. In reviewing these plans, it was noted in some of the areas that were previously designated for non-residential use have been converted to residential use. The applicant has indicated that these program changes are due to changes in market conditions, the current housing demand, and the pandemic. Staff has noticed that the increase in land area for residential use has increased roughly by 50 acres from the original proposal while non-residential uses, mainly the wave pool area in the northeast corner and the hotel in the southern area, has been eliminated. The applicant has indicated that the residential portion has increased in land area, but the overall residential program has not changed. The applicant has indicated that the non-residential program will continue to be an important part of the project and will come during later phases.	



One of the most notable changes being requested is found in the Development Standards document, which is exhibit 3 to the PUD. This document provides the specific details of how the project will be designed and developed. In the revised Development Standards document, the applicant is proposing the addition of a townhome product with a minimum width of 16 feet and lot size of 1600 square feet. The applicant has provided a sample elevation and has indicated this would only apply to the interior units within the townhome building with the end units being 22 feet in width. The overall townhome building will range from 2 to 6 units in each structure. The 16' wide units will have a target living area of 900 to 1400 square feet and the 22' wide units will be 1550 to 1900 square feet. Some of the other Development Standard changes include, but are not limited to (1) a change in the side yard setback for detached single-family residential from 5 feet to 3-7 feet with a minimum of 10 feet between buildings, (2) first floor ceiling height in multi-family projects to be 10 feet instead of 12 feet, (3) an increase in the number of habitable stories from 5 to 8 in special use buildings, (4) Shared Parking, and (5) Construction Phase Flexibility.

At time of this amendment, the only site development that has been reviewed and approved is the 289 multi-family apartments in the southwest corner of the project. This site is referred to as the Integra Heights project within the Olympus development. The applicant is still working on the transportation impact fee agreement with Lake County and this project may not commence vertical construction until the transportation impact fee agreement is fully executed. The extension of City of Clermont utilities to the northern area has been designed and will commence shortly with Lennar installing and funding this improvement. A revised location for the fire station within Olympus has been proposed on the east side of the project on Schofield Road, south of Wellness Way Boulevard.

Staff has reviewed the proposed amendments and timing of improvements. Staff recognizes the challenges and impacts due to the pandemic on this project along with changing market conditions and demands. The proposed smaller lot widths of the townhome product is untested in Lake County and within the City of Clermont. The applicant has indicated a similar project has been constructed in Laureate Park at Lake Nona and has been successful. Staff is looking to Council for their review and approval of this new product within the City of Clermont, if the Council desires to support this type of product. Overall, the proposed amendments by the applicant are within reason and staff would expect timelines and program changes to occur within a project of this magnitude.

The applicant is aware staff is unable to support Section 3.9.3 Shared Parking and Section 9 Construction Phase Flexibility in exhibit 3 – Development Standards, as presented. Staff is continuing to work with the applicant on these sections and keep the applicant's timeline moving forward due to contractual obligations. The applicant understands that these items will be addressed and resolved prior to the final City Council hearing and in the event they are not, it will be continued until such time they are resolved.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed complies with the Land Development Regulations and general requirements for granting an amendment to a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern which complies with the general requirements and regulatory process for approval of the project. The submitted site plan along with the detailed exhibits indicates a complete uniform development plan once the program fully develops. The phasing and timing of the project has had some challenges and changes, in which the applicant is requesting this amendment.

Some of the timeframes have been pushed further out due to the pandemic and when the northern utilities and road network will be available. Staff is able to support these requests with the understanding Council is in support of the townhome product and the two sections in the Development Standards are resolved to staff's satisfaction prior to the final City Council hearing. Therefore, staff recommends **approval** of Ordinance No. 2021-027.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

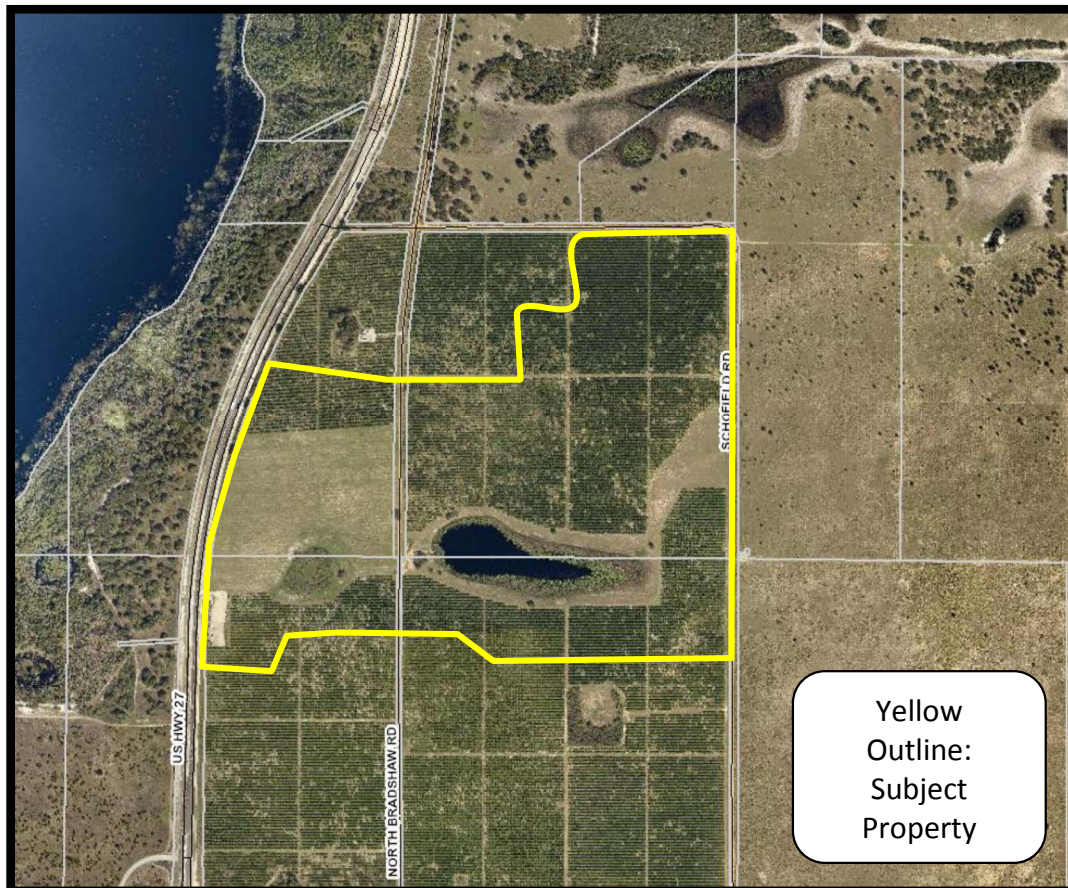
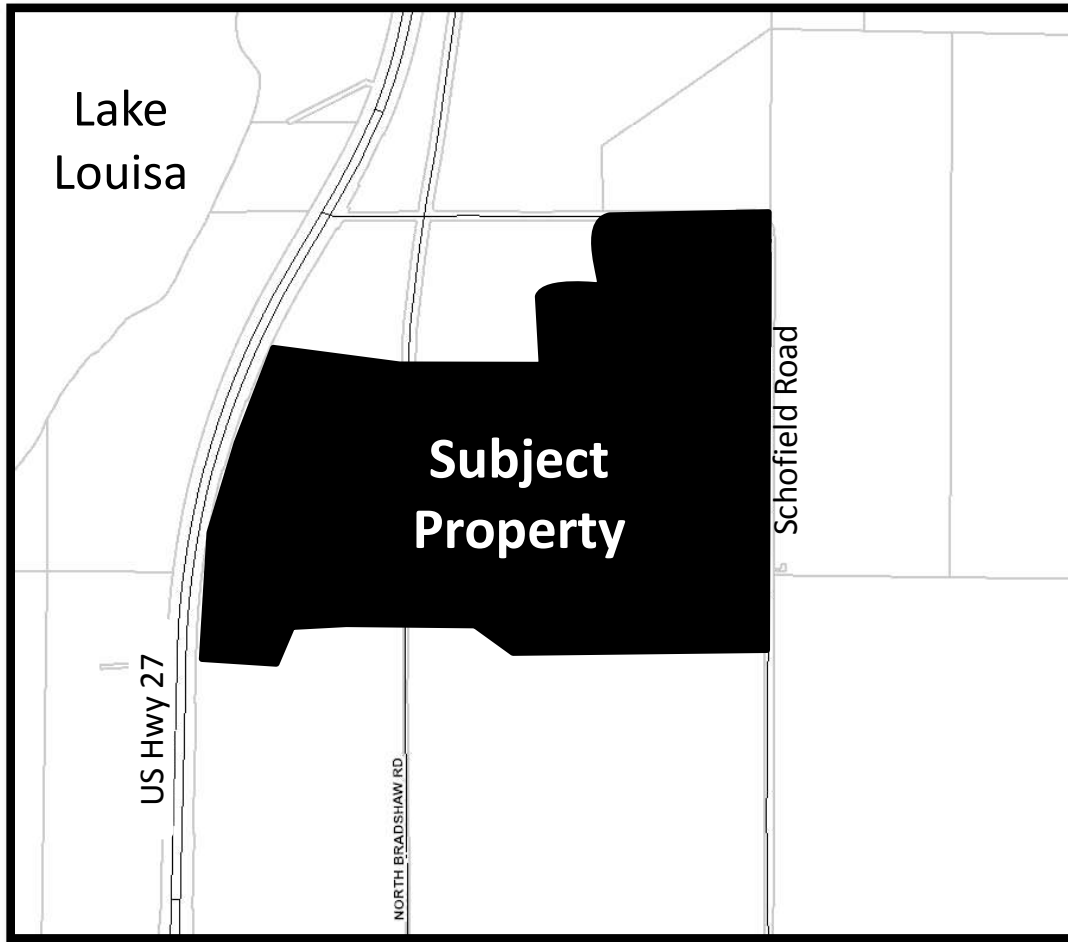
Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Location Map	Location Map.pdf
2.	Olympus PUD PZ 9-2 V1343	Olympus PUD PZ 9-2 V1343.pdf
3.	Staff Analysis OSE V4 PZ	Staff Analysis OSE V4 PZ.pdf
4.	Site Plan progression	Site Plan progression.pdf
5.	Exhibit 1 - Olympus Regulating Plan with Phases 08-27-2021	Exhibit 1 - Olympus Regulating Plan with Phases 08-27-2021.pdf
6.	Exhibit 2 - Olympus PUD Site Plan 8-26-2021	Exhibit 2 - Olympus PUD Site Plan 8-26-2021.pdf
7.	Exhibit 3 - OSE Development Standards 9-1-2021	Exhibit 3 - OSE Development Standards 9-1-2021.pdf
8.	Exhibit 4 - Olympus Equivalency Matrix 122718	Exhibit 4 - Olympus Equivalency Matrix 122718.pdf
9.	Exhibit 5 - OSE PUD E5 Grading 11-26-2018	Exhibit 5 - OSE PUD E5 Grading 11-26-2018.pdf
10.	Exhibit 6 - FlagsandBanners	Exhibit 6 - FlagsandBanners.pdf
11.	Exhibit 7 - Olympus ROW Cross Sections 07-07-2021	Exhibit 7 - Olympus ROW Cross Sections 07-07-2021.pdf
12.	Exhibit 8 - Olympus Trail Network 06-07-2021	Exhibit 8 - Olympus Trail Network 06-07-2021.pdf
13.	Exhibit 9 - Final TIS Analysis PS Details - Buildout 030719	Exhibit 9 - Final TIS Analysis PS Details - Buildout 030719.pdf
14.	Rezoning-Application-Olympus	Rezoning-Application-Olympus.pdf
15.	Legal ad 2021-27	Legal ad 2021-27.pdf

Exhibit - Location Map –Olympus





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

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

SECTION 1.

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

LEGAL DESCRIPTION

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48”W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET;



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THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF



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N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

LOCATION

1.5 miles south of the Lake Louisa Road and US Highway 27 intersection East of US Highway 27 and West of Schofield Road

Requested Action: To amend PUD Ordinance 2020-40 due to program changes that require an updated site plan and regulating plan along with changes in the development standards.

SECTION 2.

The exhibits below are contained in this Planned Unit Development Ordinance and shall be referenced throughout the document and the life of the Planned Unit Development.

- Exhibit 1: Olympus Planned Unit Development Revised Regulating Plan – dated 08/27/2021
- Exhibit 2: Olympus Planned Unit Development Revised Site Plan – 08/26/2021
- Exhibit 3: Olympus Planned Unit Development Standards – 09/01/2021
- Exhibit 4: Olympus Equivalency-Trip Conversion Matrix – 01/10/2019
- Exhibit 5: Olympus Grading Plan – 11/26/2018
- Exhibit 6: Olympus Flag and Banner Locations – 05/19/2019
- Exhibit 7: Olympus Right-of-Way Cross Sections – E4/E4A 07/07/2021
- Exhibit 8: Olympus Trail Network – 06/07/2021
- Exhibit 9: Olympus Transportation Impact Study/Proportionate Share – 11/19/2018

SECTION 3: GENERAL CONDITIONS

The Planned Unit Development approved herein shall allow for residential, commercial, office, sports & performance venues, open space and civic uses on the Property subject to the following conditions:



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1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Olympus Sports and Entertainment (OSE) Planned Unit Development Site Plan, prepared by GGI-Tapestry LLC, and incorporated herein and made a part hereof as Exhibit 2 – dated 08/26/2021. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. For purposes herein, the term “Developer” shall include the applicant at the time that this Ordinance is approved and any successor party in interest, including but not limited to a Community Development District created as provided by law and governing the entire project and any transferee, successor or assignee of any of the Property that is the subject of this Ordinance.
5. Fiber optic conduit and pull boxes will be required to be installed by the developer to extend service to City owned and operated facilities only. Such facilities are described as but not limited to New Fire Station, lift station(s), or any other facility the City deems necessary to connect to fiber. The City will reimburse, thru impact fee credits, for 100% of all documented costs associated with this work. Eligible costs would include design, permitting, construction and materials.
6. Easements shall be provided to the City at no expense to the City authorizing the City’s unrestricted access to any existing and proposed utilities that the City will own and maintain.
7. For purposes of this Ordinance, the following activities shall not be regulated as Development, unless otherwise specifically noted herein:
 - a) The division of land into parcels where no new street is involved.
 - b) A transfer of title to land not involving the division of land into parcels.
 - c) The creation or termination of easements concerning use of land, or other rights, except that no easement required by this Ordinance or any plat or dedicated to the City may be terminated without the approval of the City Council.
 - d) The recording of any documents or plats expressly for the purposes of reference or attachment to a publicly recorded document, when such recording does not result in subdivision of land into parcels. Such recording may include, but is not limited to,



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- documents such as master deeds or covenants, or plats for mortgage or Community Development District filing purposes only.
- e) Subdivision of land into parcels less than 5,000 square feet exclusively for the provision of public utilities, such as pump stations.
 - f) Under-brushing, or bush-hogging that does not involve removal of trees that require a permit for removal.
8. Any development condition or land use entitlement approved for and related to the Property prior to the adoption of this Ordinance and not revised, amended, changed or repealed herein, including any required Traffic Impact Analysis, Florida Department of Transportation or County driveway permits, Wetland Permits, Utility permits, School Board concurrency agreement or St. Johns River Water Management District drainage permits shall remain in full force and effect and applicable to the Property, provided the permit or approval does not expire and otherwise remains valid. If significant changes requiring Major Modification or Planned Unit Development rezoning are made to the proposed development hereunder, associated studies, agreements and surveys required as part of the City standard development process shall be performed or re-certified. If the prior development permits, agreement or approval expire, are revoked (e.g., for failure to comply with time limits or the terms and conditions), or otherwise become invalid, any subsequent development of the site shall be subject to the procedures and standards of the City and this Ordinance.

SECTION 4: LAND USES AND CONDITIONS

1. The Olympus Planned Unit Development gross development density & intensity will not exceed the Comprehensive Plan maximum of 12 dwelling units/acre residential and .25 Floor Area Ratio non-residential (gross acreage). To ensure cumulative compliance with this condition, the applicant/developer shall provide a table with the current and proposed total cumulative number of residential units, Floor Area Ratio, and Impervious Surface Ratio (ISR) for each phase of development or each site plan review. The Olympus Planned Unit Development Regulating Plan, attached hereto and incorporated herein as Exhibit 1, with a revised date of 08/27/2021, shall govern the land uses and location within the project.



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The following table describes the proposed building & site development patterns as shown on the current Olympus PUD Site Plan. **(Exhibit – 2)** The development program, including the acreages specific to each land use, may be modified as described under “Modification Procedures”.

Land Use	Square Feet/ Rooms/Seats	Dwelling Units	Net Acres	% of Site
Residential				
# Single family detached	-	167 units	24.87	10.2 %
# Single family attached (rowhouse, townhouse)	-	178 units	7.18	2.9 %
# Multi family	-	489 units	17.94	7.3 %
++ Multi-family (multi-mixed-use)	-	254 units	M-U Buildings	%
++ Commercial (multi-mixed-use)			12.33	5.0 %
++ Office	237,288 sq. ft.	-		%
# Medical Services (ALF)	345,283 sq.ft.	-	14.63	6.0 %
++ Retail	231,303 sq. ft.	-		%
# ++ ** Restaurant	129,055 sq. ft.			%
** Welcome-Security	4,900 s.f.	-	1.64	.7 %
** Sports & Civic	15,700 seats	-	67.33	27.6 %
# Hotel & Hospitality	1312 rooms		16.23	6.6 %
** ++Corporate Conference & MU	131,141 s.f.		3.34	1.4 %
Open Space				
Active recreation/open space	-	-	29.51	12.5 %
Passive open space	-	-	23.11	9.5 %
Public & Private ROW internal	-	-	24.19	9.9 %
Dedicated ROW external			1.33	0.4 %
Project Totals^	1,078,970 s.f.	1088 units	243.63 acres	100%

** Special-Purpose Site & Buildings # Single-Use Site & buildings ++ Mixed-use site & buildings

^Hotel & Hospitality regulated by room count includes approximately 1,049,600 s.f.

enclosed additional

building area associated with room size, circulation, lobby, utility rooms & guest support facilities. This building area is included within FAR calculations. Not included within FAR calculations is: parking structures, below grade parking/storage, below grade parking for electric vehicles, below grade storage space for equipment, fixtures, or furnishings associated

with any proposed building typology. Not included within FAR calculations is covered sports venue seating areas, bleachers & sports venue storage facilities, restrooms, concessions, ticketing or gateway structures that may serve event security or patron services on a temporary basis.

2. The current use of the property is agriculture and may continue this use until clearing or grading for development occurs.
3. The Olympus Sports and Entertainment Planned Unit Development Revised Site Plan, Exhibit 2 – 08/26/2021 and Olympus Planned Unit Development - Development Standards, dated 09/01/2021 incorporated herein and made a part hereof as Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking,



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open space, and other vertical and horizontal improvements for the project. Additional functional or performative open space may be created by detailed Site & Building envelope design as an unregulated substantial change to the Site and Development standards may be possible, with City Manager, or designee approval.

4. The City shall have the right to install public purpose signage on or in conjunction with the pedestrian bridge over US Highway 27, subject to FDOT approval.
5. School concurrency shall be met before any final site plan approval that contains residential uses that will generate school age children in accordance with the Comprehensive Plan and Land Development Code. Olympus may plat the residential tracts in accordance with the Regulating Plan (Exhibit 2) in order to maintain its concurrency reservation certificate LCS #2018-23LOD issued by Lake County School Board on August 3, 2021. Said Concurrency Reservation Certificate and Cover Letter stipulate a one (1) year period to initiate construction by June 20, 2022. School concurrency shall be addressed prior to each phase, which can either be through the final plat for single family or site plan approval for multi-family of each phase and is only valid for the life of that phase. Timing shall be subject to the City's Land Development Regulation.
6. To facilitate the City's ability to provide fire protection for this development and future developments of the surrounding area, the Developer agrees to convey a parcel to the CITY for a fire station site, in a location to be agreed upon by the City (the "Fire Station Site"). The Fire Station Site shall be dedicated to the City, as approved and accepted by the City when a surveyed legal description for the final location thereof is available but no later than one (1) year from the date of the approval hereof. The site shall be of sufficient size to accommodate a 10,000 square foot station. The Fire Station Site shall be provided with access to a public road at connection and access points acceptable to the City; sufficient capacity for offsite storm and ground water retention, water and sewer lines stubbed out to the site and any necessary fill material to ensure the Fire Station Site is at grade and level. The City shall notify the Developer in writing one (1) year prior to the date that it intends to start construction of the contemplated fire station on the site, whereupon the Developer and the City shall coordinate the timely completion of the access, grading and stub-outs subject to the Olympus CDD Utility Phasing. Upon dedication of the real property for the Fire Station Site, the Developer shall be entitled to fire impact fee credits in the per acre fair market value of the dedicated property that is consistent with the per acre purchase price paid by the Developer for property that is the subject hereof. For purposes herein, the Developer shall provide to the City such reasonable verification as to the actual purchase price for the subject 243 +/- acres and the parties shall enter into a fire impact fee credit agreement consistent herewith.
7. The project may have elevations changes as shown on the Grading Plan incorporated and made a part hereof as Exhibit 5.



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8. Any applicant for development of any portion of the Property may submit an application for multiple approvals as may be required under the City Code and request that such multiple applications be processed concurrently; however, such concurrent processing shall meet all applicable procedural and advertising requirements and shall proceed at the applicant's own risk, and shall have no implication in regard to the approval of any of the various approvals requested.
9. The City Manager or his designee shall have the authority, but not the obligation, to authorize modification of up to 10% from any numerical standard set forth in this Ordinance or, when applicable, City Code. Provided, however that the authority granted herein shall not apply to any land use regulation, cut and fill, or height standard.
10. Straight or angular lot and block patterns may be used in lieu of curvilinear.\
11. All multi-family and single family attached units shall be sprinkled, as required by Fire Code.
12. Sporting events located within defined venues & operational programming of outdoor Planned Unit Development activity spaces for event related vendors, displays, concessions, performance, processions or cheer zone activities shall be permitted and shall be considered routine and customary activities in the following defined Planned Unit Development site zones:

West Lake
Champions Plaza
Olympus Village

Lakeside Amphitheater
Trail System
Olympus Village Plazas

East Lake
Stadium Promenade
Athlete Center Plaza

All such events shall be subject to the City's Special Event Permitting and review process.

SECTION 5: LANDSCAPING, BUFFERING, AND SCREENING

1. Landscape Buffers shall not be required in any area internal to the Planned Unit Development boundary. Required landscape or buffers along the perimeter of the Planned Unit Development boundary shall be met by a combination of street trees and planting within the right-of-way of any adjacent easement of perimeter roads.
2. Perimeter landscape buffers adjacent to the Planned Unit Development boundary shall occur to the extent that building placement and frontage in accordance with Exhibit 2, does not allow for the placement of perimeter landscape buffers such perimeter landscape requirements shall not be required.
3. Vehicle Use Areas (VUA) landscape areas shall exist parallel to parking isles and at perimeter locations and the termination of parking isles. No internal parking islands for landscape or gaps in parking isles are required. Perimeter landscape buffer areas may, subject to applicable public safety standards, utilize public right-of-way areas for planting landscape buffers.



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4. Landscape island width shall be a minimum of nine (9) feet.
5. Dumpsters or trash receptacles located in sub-surface vaults in such a manner as the dumpster or receptacle is substantially screened from public view, shall not require screening. The Olympus CDD will engage private refuse collection services of their choice to service underground or specialty building placement of refuse containers.
6. Fencing shall be measured for height at the base of the fence if co-located with a wall or terrace. Security or equipment enclosures internal to the Planned Unit Development may utilize fence height to 10' to screen equipment.
7. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.
8. Irrigation water shall be provided by a private well for all common areas and commercial sites throughout the project.
9. Irrigation and landscaping shall meet Florida Water Star requirements.

SECTION 6: ENVIRONMENTAL

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
2. Grading shall be completed in accordance with the approved grading plan for the project set forth in Exhibit 5. Terraces constructed within the boundary of the Planned Unit Development shall include edge protection elements as required by applicable codes but shall not be required to include a five (5) foot landscape buffer along the terrace boundary.

SECTION 7: ENVIRONMENTAL SERVICES

1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.
2. The route of any off-site utility lines shall be according to engineering plans produced by the Developer and approved by the City.
3. All on-site utilities shall be privately owned and maintained, with the exception of possible



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transmission lines, which may be accepted by the City on a case-by-case basis, determined at site plan review.

4. The Developer shall be responsible for all costs of on-site and off-site utility improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.
6. No building permits shall be issued until water and sewer, in the applicable service area, are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer improvements have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed for reuse water with purple piping to irrigate all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.
11. 10' utility lateral line easements may be used in lieu of 15' in order to accommodate standard 10' building separation.
12. Lift station access may utilize 20' easement over access ways to connect to public dedicated road.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that is required to serve the Project, the Developer reserves its rights, pursuant to Section



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2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.

SECTION 8: TRANSPORTATION IMPROVEMENTS/ACCESS MANAGEMENT

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements, including but not limited to, a traffic/transportation impact study reviewed and approved by Lake-Sumter Metropolitan Planning Organization. The Developer shall timely complete all required mitigation and other improvements as may be applicable.
2. The Developer shall enter into a Proportionate Share Transportation Impact Fee Credit agreement with Lake County prior to the issuance of a building permit, which should be based upon Exhibit 9 - Olympus Transportation Impact Study/Proportionate Share, subject to final approval by Lake County. The Agreement shall require the Developer to fund improvements for right-of-way, design, permitting, and construction of roadways, traffic signals, intersection improvements for Transportation impact fee credits based upon the following priorities:
 - i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;
 - iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;
 - vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
 - viii. Or as stipulated in the Proportionate Share Agreement.
3. The Developer will be responsible for their proportionate share of traffic signals, when warranted, at the time of construction for intersections that serve the project, including Wellness Way. The proportionate share shall be based upon the actual cost of traffic signals at the time they are constructed.
4. The Community Development District shall be responsible to maintain all landscaping, hardscaping, traffic control devices, and stormwater conveyance systems on all private



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streets and the planned Olympus Blvd. For purposes herein, the Community Development District and the City shall enter into a separate Interlocal Agreement.

5. Private drive isles, private access ways, private easements for vehicular use shall not be required to be platted or re-platted.
6. For intersections on private streets, angled right-of-way lines in lieu of 25' radius may be used to accommodate fencing and building walls.
7. Curb radii internal to development for streets or access ways may utilize a 10' curb radii to promote traffic calming and pedestrian intersection and crossing safety.
8. Street dimensions may be used in accordance with the Planned Unit Development Exhibit 7 Right-of-Way Street Cross Section for street sections for private "local" street types internal to the development, provided however final engineering plans are reviewed and approved by the City.
9. Sidewalks/Streets:
 - a. The Developer may permit skateboards, electric scooters, electric skate boards, Segway's on any private street, sidewalk, vehicular use area, parking lot or space open to the general public within the boundary of the Planned Unit Development.
 - b. The Developer may allow the selling of goods and services within the designated Planned Unit Development parks, squares, streets, sidewalks, promenades, plazas without additional permit so long as the activities do not diminish the public utility, security and accessibility of the space and are located on private property or common areas controlled and maintained by the Developer or assign(s). Property owners and commercial tenancy may be allowed to provide "gifts to the street" as a decorative embellishment in proximity to the commercial establishments. Provided however, nothing herein shall be construed to authorize the sale of good or services or the placement of a "gift to the street" or any other item on or about Olympus Boulevard or Epic Boulevard.
 - c. Within the boundary of the Planned Unit Development on private streets, circulation ways, access ways use of any type of vehicle, electric carts, trams, "Neighborhood Electric Vehicles" (NEV) regardless of vehicle registration, may be permitted by the Developer.
 - d. Context sensitive street design standards/solutions as published by AASHTO & ITE shall be utilized for private streets and right-of-way within the boundary of the Planned Unit Development where the design speed is 30 mph or under and City referenced Florida Department of Transportation highway standards and specifications do not align with low speed street design.



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10. Parking:
 - a. Parking spaces may be reduced to 9' x 18' providing 162 square feet.
 - b. The Planned Unit Development may be developed using shared parking methodology, as determined by the Developer and reviewed and approved by the Site Review Committee.
 - c. Oversized loading zone, or transit vehicle parking spaces within the Planned Unit Development may be provided by a single designated area and not allocated for all lots in excess of 100 spaces. Parking Garages shall not be required to provide oversized spaces internal to the garage footprint. Neighborhood Electric Vehicles parking spaces may be provided in lieu of compact spaces where Developer operations provides assigned Neighborhood Electric Vehicles to event patrons, visitors, staff, security, facilities maintenance or production personnel. Convertible Neighborhood Electric Vehicles to standard parking spaces may be utilized for management of parking capacity for all site vehicles.
 - d. On street loading zones utilizing parking restricted spaces during loading hours may be utilized on Planned Unit Development private, streets, right-of-way and access ways in addition to dedicated permanent off-street loading spaces without regard to ratio based on the most local need for loading activity. Off-street Loading zone spaces shall be 10' x 25' minimum to 10' x 55' maximum.
11. The project development program can be modified based on the Olympus Sports & Entertainment Planned Unit Development Equivalency-Trip Conversion Matrix contained in Exhibit 4. Any change in the development program mix will require the converting of average daily trips between land uses based on the matrix. The matrix is designed to equate land uses based on equivalent traffic impacts such that use of the matrix should not impact the overall traffic impact of the project. The following are limitations on the use of the trip conversion matrix in Exhibit 4, without amending the Planned Unit Development:
 - a. Residential uses can only be increased by 225 multi-family and 100 single-family units, with a maximum of 1,413 residential units. No additional conversion to residential uses is allowed. The project may utilize the affordable housing density bonus, as contained in the Land Development Code, Section 122-358, as a way for increased density on any single development site.
 - b. Up to 50% of each of the General Office, Medical Office, and Recreational Community Center land use categories may be converted. These three uses may only be converted to one of the other two uses in these employment categories.
 - c. Any matrix conversions shall be documented in the annual report.
12. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and Olympus Boulevard adjacent to the project. The Developer shall



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coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.

13. The Developer shall coordinate with the City, Lake County, and any other State Agencies in the placement and designing of a multi-purpose trail along the project's boundary as shown in Exhibit 8 Olympus Trail Network.
14. Prior to the first Certificate of Occupancy in Phase 3, the Developer shall provide the City a Mobility Plan which documents the commitments being made to increase internal capture. Such commitments could include, but are not limited to Neighborhood Electric Vehicle programs, internal and external shuttle programs, and other related vehicular reduction/internal capture strategies.

SECTION 9: SIGNS

1. Developer shall prepare an overall master signage plan for City approval. Such application and approval shall supersede Chapter 102 where applicable. The project shall be subject to the City Code until the Developer receives approval from the City Council for an overall master signage plan.
2. Street light pole banners are permitted with no more than two per pole. The perimeter road network will be limited to every other pole for flag use. Internal roads may have flags as needed. The banners shall be associated with current events or activities within the Planned Unit Development boundary and in no event shall be used to advertise or promote any specific business. Flags may be placed at designated areas, as indicated on Exhibit 6 attached hereto and incorporated herein.
3. The Urban Special Purpose District may incorporate video display monitors outdoors but within building envelopes, courtyards, and internal promenades (OEZ-1) which are oriented to the pre-event attendees & post event attendees and not visible to the general public. Event based Video Display application shall not be regulated as "signage" under the City Ordinance and shall not be regulated as "signage" under the Olympus Sports and Entertainment Planned Unit Development Signage Master Plan. Video Display placement may vary with event scale and may also include non-permanent interview & broadcast platforms. Mobile broadcast & video production equipment may also incorporate display monitors that serve the temporary event function.

SECTION 10: ALCOHOL BEVERAGE ESTABLISHMENTS

The restrictions set forth in 6-1 of the City Code as may be amended, shall not be applicable to the Planned Unit Development.

SECTION 11: SCHOOL CONCURRENCY

School concurrency shall be met before any residential final plat or residential site plan approval in accordance with the Comprehensive Plan and Land Development Code.



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SECTION 12: CONCURRENCY MANAGEMENT REQUIREMENTS

Concurrency Management Requirements: Any development shall comply with the Lake County and the City of Clermont Concurrency Management System, as amended.

SECTION 13: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of permits, the Developer may be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit 2 for review and approval in accordance with the Comprehensive Plan and Land Development Code, as amended.
2. Expiration of applicable incremental development orders or project development agreement shall not occur prior to the expiration of the Planned Unit Development which shall not be less than five (5) years after the planned last phase of the development program.

SECTION 14: FUTURE AMENDMENTS TO STATUTE(S), CODE(S), PLAN(S), AND/OR REGULATION(S)

The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City Comprehensive Plan, and City Land Development Code shall include any future amendments to the statutes, code, plans, and/or regulations.

SECTION 15: ADDITIONAL CONDITIONS

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.
2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.
3. This Planned Unit Development 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, and shall be subject to each and every condition herein set out.
4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.
5. The transfer of ownership or lease of any or all of the property described in this Planned



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Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. This Ordinance shall at the expense of the Developer be immediately recorded in the Public Records of Lake County and shall as a matter of record and legal purposes run with and govern the future development of the Property. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

6. An annual report documenting the construction of entities and their phase along with assignment of rights shall be submitted to the City for review and approval no later than May 15th for the prior calendar year. The report shall also include a running total of constructed square footage. The report shall be prepared at the cost of the Developer and the sole responsibility of the Developer, or assigned designee.
7. This Ordinance shall be rendered null and void if substantial construction, such as site infrastructure, as determined by the City, has not commenced within two years of its effective date.
8. The following waivers were not approved as indicated in Exhibit 3: Olympus Planned Unit Development Standards.

Development Standards.

- a. Building height measured using stories will use City standard for measuring.
- b. Laser lighting will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
- c. Maximum area of signs will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
- d. Telecommunication towers will be limited to 140 feet.
- e. Special events and Temporary uses will use City standard until the applicant produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
- f. All indoor and Outdoor Entertainment will use City standard until the applicant produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
- g. Industrial use/Waste related services will use City standard.
- h. Architectural standards will use City standards until Architectural Plans have been reviewed and approved by City Council.
- i. Definitions specific for Olympus Sports and Entertainment will use City standard until further clarified by the applicant.

SECTION 16: CONFLICT

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



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SECTION 17: SEVERABILITY

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

SECTION 18: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 19: RECORDING

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

SECTION 20: PUBLICATION AND EFFECTIVE DATE

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



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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of September, 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 Staff Analysis Report

OWNER: Olympus Orlando Holding, LLC

APPLICANT: Olympus Sports and Entertainment Group

PROJECT NAME: Olympus

REQUESTED ACTION: Consider a request to amend PUD Ordinance 2020-40 to reallocate permitted uses within the development project along with changing and revising the Development Standards exhibit, Regulating Plan exhibit, Site Plan exhibit, and other changes in the PUD exhibit dealing with timelines and dates.

SIZE OF PARCEL: 243 +/- acres

LOCATION: Vacant land 1.5 miles south of the Lake Louisa Road and US Highway 27 intersection East of US Highway 27 and West of Schofield Road

EXISTING ZONING: PUD Zoning, Ordinance 2020-40

EXISTING LAND USE: Vacant land formerly used in citrus production

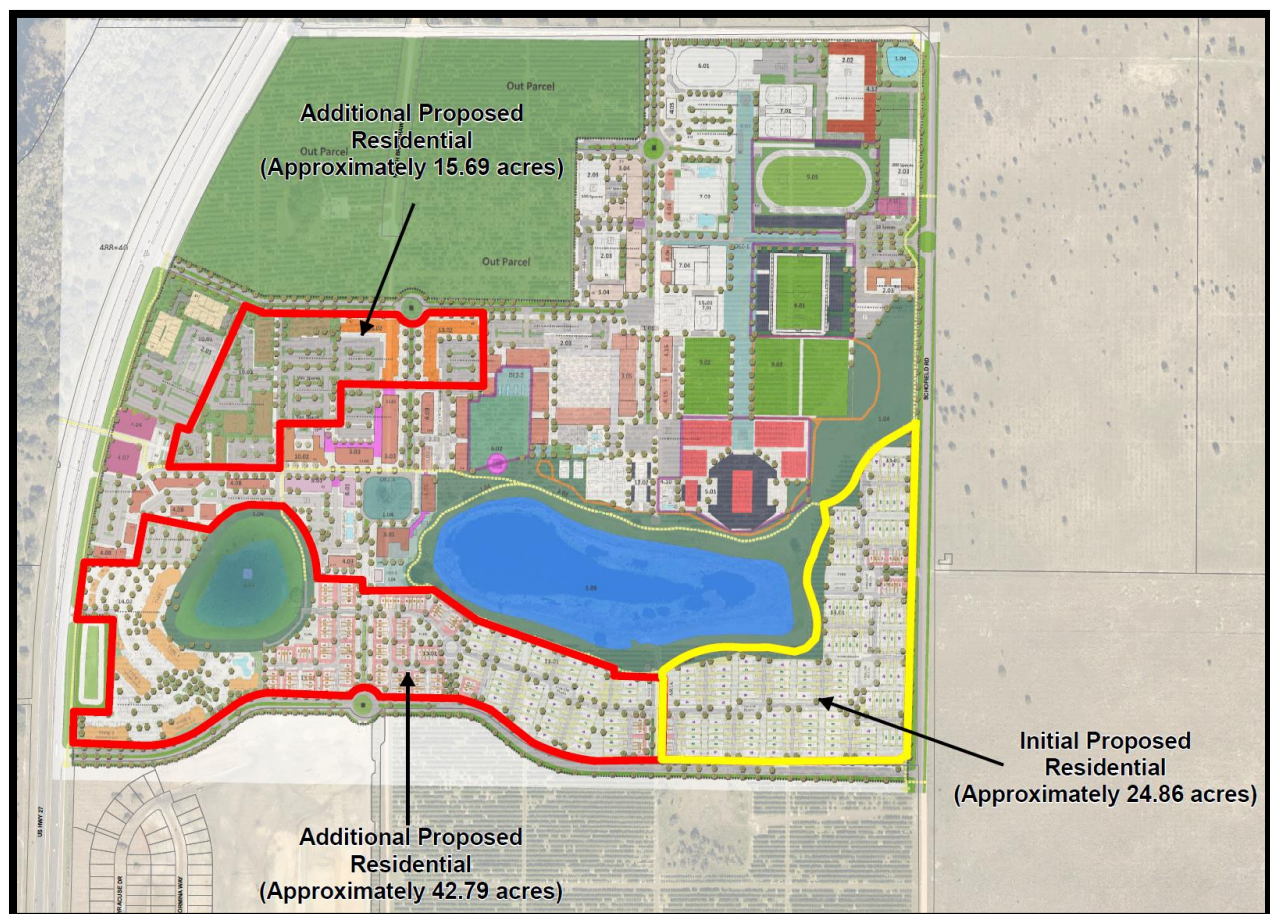
FUTURE LAND USE CATEGORY: Master Planned Development

ANALYSIS:

The applicant is requesting an amendment to PUD Ordinance 2020-40 to make some program adjustments and changes within the 243 +/- acre project. The project was originally approved by City Council in May of 2019 for a mixed-use project with residential, commercial, office, sports and entertainment uses. The applicant requested an amendment in 2020, which was approved by City Council in December 2020, to extend dates and timelines and to shift land uses within the project due to program changes. This amendment included shifting a portion of the residential (multifamily) from the upper northwest corner of the project to the southwest corner. The program capacity and entitlements did not increase or decrease in this amendment. The applicant is now requesting additional program changes, such as increasing the areas for residential uses within the project and decreasing lot width and sizes and including different housing types. The applicant is designating a majority of the lower portion of the project as the residential area. This area is not in the City's utility area and will be

served by Utilities, Inc. The upper portion of the project will be served by the City of Clermont and utilities to this area are not in place at this time. Utility service will be extended to this general area via a utility agreement recently approved for the South Lake Crossing PUD to the northeast of this project. The overall base number of residential units, 1088 dwelling units, will not change. The base number of units can be increased to 1413 dwelling units through the use of transportation conversion matrix included in the original Planned Unit Development.

The applicant has provided an updated regulating plan and site plan. In reviewing these plans, it was noted in some of the areas that were previously designated for non-residential use have been converted to residential use. The applicant has indicated that these program changes are due to changes in market conditions, the current housing demand, and the pandemic. Staff has noticed that the increase in land area for residential use has increased roughly by 50 acres from the original proposal while non-residential uses, mainly the wave pool area in the northeast corner and the hotel in the southern area, has been eliminated. The applicant has indicated that the residential portion has increased in land area, but the overall residential program has not changed. The applicant has indicated that the non-residential program will continue to be an important part of the project and will come during later phases.



One of the most notable changes being requested is found in the Development Standards document, which is exhibit 3 to the PUD. This document provides the specific details of how the project will be designed and developed. In the revised Development Standards document, the applicant is proposing the addition of a townhome product with a minimum width of 16 feet and lot size of 1600 square feet. The applicant has provided a sample elevation and has indicated this would only apply to the interior units within the townhome building with the end units being 22 feet in width. The overall townhome building will range from 2 to 6 units in each structure. The 16' wide units will have a target living area of 900 to 1400 square feet and the 22' wide units will be 1550 to 1900 square feet.



Some of the other Development Standard changes include, but are not limited to (1) a change in the side yard setback for detached single-family residential from 5 feet to 3-7 feet with a minimum of 10 feet between buildings, (2) first floor ceiling height in multi-family projects to be 10 feet instead of 12 feet, (3) an increase in the number of habitable stories from 5 to 8 in special use buildings, (4) Shared Parking, and (5) Construction Phase Flexibility.

At time of this amendment, the only site development that has been reviewed and approved is the 289 multi-family apartments in the southwest corner of the project. This site is referred to as the Integra Heights project within the Olympus development. The applicant is still working on the transportation impact fee agreement with Lake County and this project may not commence vertical construction until the transportation impact fee agreement is fully executed. The extension of City of Clermont utilities to the northern area has been designed and will commence shortly with Lennar installing and funding this improvement. A revised location for the fire station within Olympus has been proposed on the east side of the project on Schofield Road, south of Wellness Way.

Staff has reviewed the proposed amendments and timing of improvements. Staff recognizes the challenges and impacts due to the pandemic on this project along with changing market conditions and demands. The proposed smaller lot widths of the townhome product is untested in Lake County and within the City of Clermont. The applicant has indicated a similar project has been constructed in Laureate Park at Lake Nona and has been successful. Staff is looking to Council for their review and approval of this new product within the City of Clermont, if the Council desires to support this type of product. Overall, the proposed amendments by the applicant are within reason and staff would expect timelines and program changes to occur within a project of this magnitude.

The applicant is aware staff is unable to support Section 3.9.3 Shared Parking and Section 9 Construction Phase Flexibility in exhibit 3 – Development Standards, as presented. Staff is continuing to work with the applicant on these sections and keep the applicant's timeline moving forward due to contractual obligations. The applicant understands that these items will be addressed and resolved prior to the final City Council hearing and in the event they are not, it will be continued until such time they are resolved.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed complies with the Land Development Regulations and general requirements for granting an amendment to a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern which complies with the general requirements and regulatory process for approval of the project. The submitted site plan along with the detailed exhibits indicates a complete uniform development plan once the program fully develops. The phasing and timing of the project has had some challenges and changes, in which the applicant is requesting this amendment. Some of the timeframes have been pushed further out due to the pandemic and when the northern utilities and road network will be available. Staff is able to support these requests with the understanding Council is in support of the townhome product and the two sections in the Development Standards are resolved to staff's satisfaction prior to the final City Council hearing. Therefore, staff recommends **approval** of Ordinance No. 2021-027.

May 2019 – Site Plan



December 2020 – Site Plan



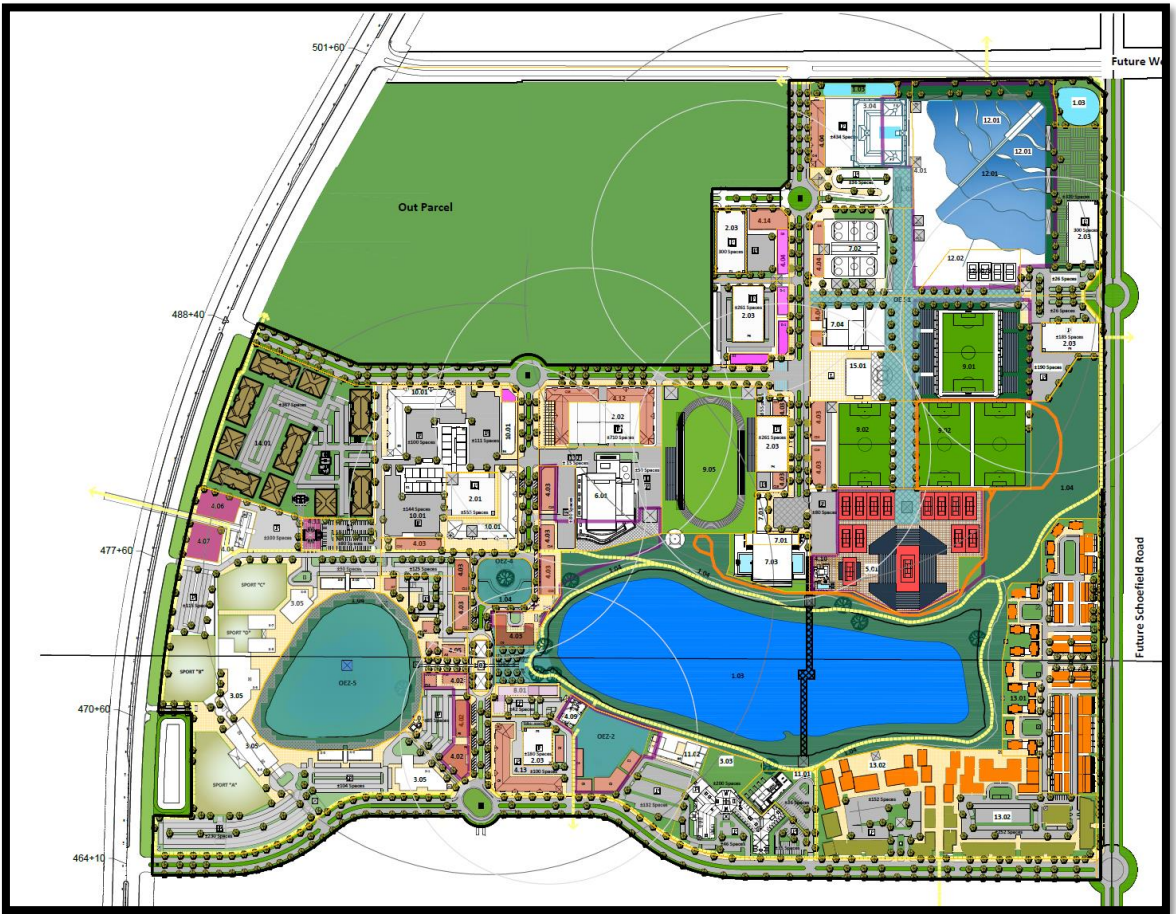
May 2019 – Site Plan



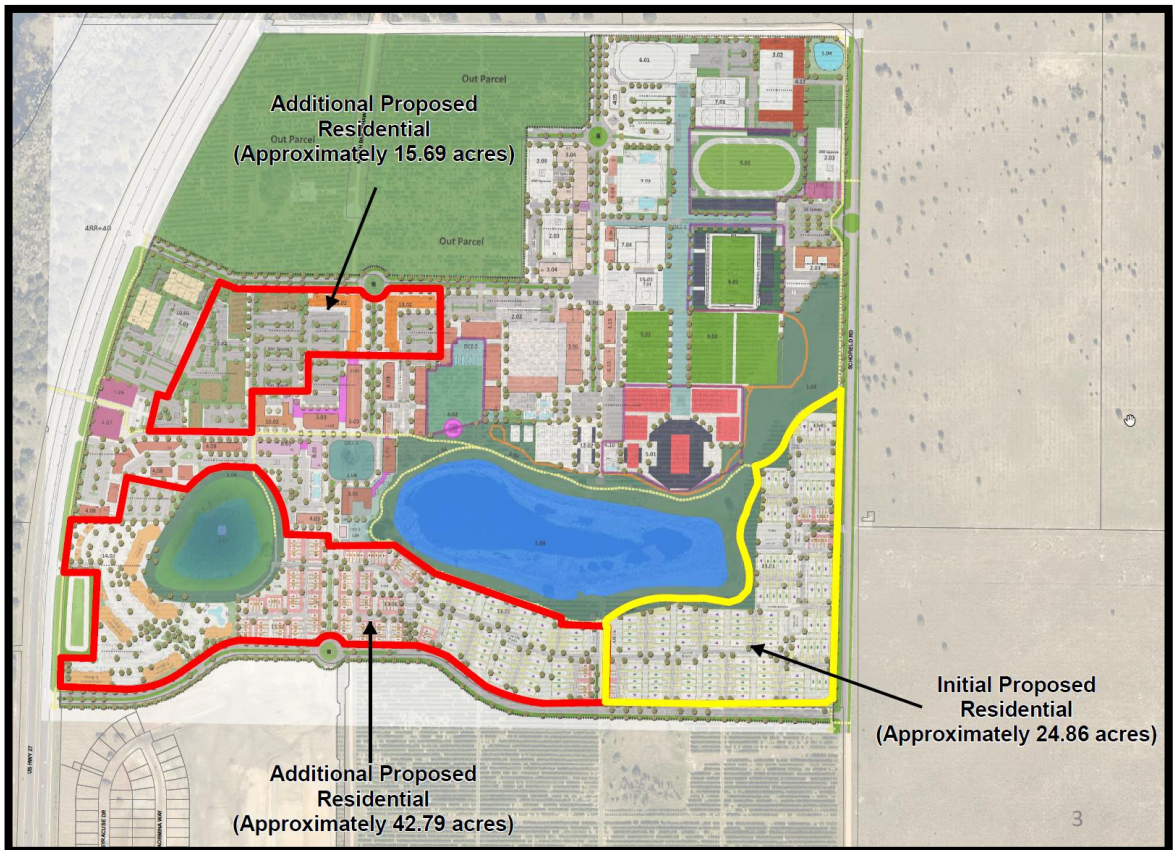
September 2021 – Site Plan



May 2019 – Site Plan



Comparison from May 2019 to September 2021 – Site Plan





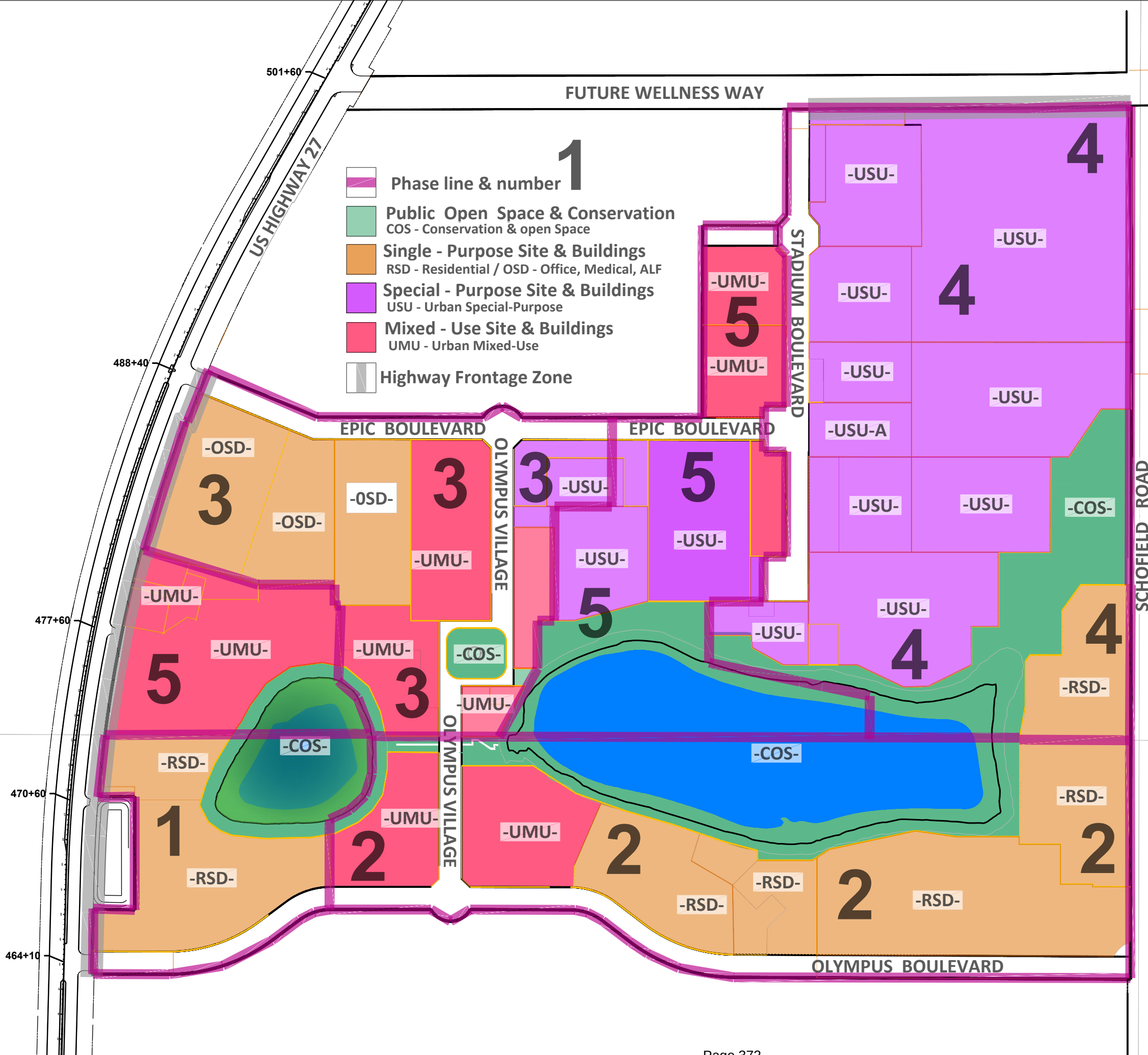
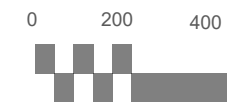
OSE PUD REGULATING
PLAN Exhibit - 1

This drawing is not intended to be used for
quantity measurements.

08 / 26 / 2021



OLYMPUS



501+60

Future Wellness Way

08 /26 / 21

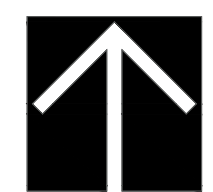
OSE PUD SITE PLAN E-2
MULTI USE PUBLIC TRAIL SYSTEM E-7

This illustrative drawing is not intended to be used for contract pricing or quantity calculation.
All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

- | | |
|--|---------------------------------------|
| ☐ Site Plan | ☐ Landscape |
| ☐ Site Coverage | ☐ Architecture |
| ☐ Drainage | ☐ Other |

0 200 400



OLYMPUS

- GATEWAY / MONUMENTS / KIOSK
- ATHLETE TRAINING CLAY TRAIL
- MULTI USE PUBLIC TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING
- PAD SITES / INFILL BUILDINGS
- COTTAGE COURT
- ENTERTAINMENT ZONE BOUNDARY
- OUTDOOR EVENT ZONE (OEZ)

Out Parcel

Out Parcel

Out Parcel

Future Schoefield Road



Development Standards–Exhibit H

September 1, 2021

Olympus Clermont

1: PURPOSE AND INTENT

For the purposes of the Olympus Sports & Entertainment (OSE) Standards, significant development districts within the Olympus PUD have been categorized as Single-use or Urban Districts as shown in PUD Exhibit -1 Regulating Plan. In general, standards and provisions for urban based districts are designed to create walkable, mixed-use environments, whereas the conventional Single-Use districts are more reflective of conventional, primarily automobile-dependent, configuration.

The delineation of Urban Districts within the Olympus PUD serves to regulate land uses that share an Urban character & Master Site resources but require different development controls, parking provisions and management.

The OSE PUD includes proposed street ROW internal to the PUD that will be designed to complement OSE District Standards. PUD internal streets shown & named on PUD Exhibit -1 include “Olympus Village”, “Epic”, and “Stadium” which are collectively referred to as the PUD internal streets. “PUD street frontage” refers to OSE District, parcel & lot frontage along the ROW of only the PUD internal streets. External Streets named “Olympus”, “Wellness Way”, & Schofield are not regulated as Internal PUD frontage, although ROW donation and ROW construction may occur by agreement with the OSE CDD.

2: SUMMARY OF PUD BASED DISTRICTS

–CONSERVATION & OPEN SPACE DISTRICT (COS)

The COS district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, plazas, trails, and limited community garden or horticultural uses. This District typically does not contain buildings, with the exception of small civic structures, iconic features, interpretive elements, monuments or supportive open space recreation & accessibility facilities. There are no specific development standards listed for this district.

–RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The Residential Neighborhood District is a zone of suburban & urban residential units and limited ancillary non-residential (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood District, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to ~~Sketch Plan~~[Conceptual Site Plan](#) submittal & review by the City Site review Committee.

-OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades. Related ancillary uses include senior housing providing Independent Living Units, Assisted Living Units, Skilled Nursing Facilities & Memory Care Facilities.

-HOSPITALITY SINGLE-USE DISTRICT (HSD)

If shown on the Regulating Plan, the Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings. Hotel & other short term rental & managed condo-hotel may be incorporated into the Urban Districts as an allowable use following the applicable Urban District development standards.

-URBAN MULTI-USE MIXED-USE DISTRICT (UMU)

This Core district consists of higher density buildings & mixed-use buildings that accommodate commercial, retail, offices, and residential units. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

-URBAN SPECIAL-USE DISTRICT (USU)

This district consists of higher density, mixed-use ~~liner~~ buildings that accommodate retail, offices, and ~~residential~~ units located along primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage A network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

2.1-2.3 Intentionally Reserved

2.4.1 DISTRICT STANDARDS

DISTRICT	SF -RSD-	-HSD	-OSD	-RSD	-UMU	-USU
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	32' min. detached 16' min. attached	n/a	n/a	n/a	n/a	n/a
2. Minimum Lot Size	3200 s.f. detached 1600 s.f. attached	n/a	n/a	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	95%	95%	90%	80% of parcel area	100%	100%
4. Frontage Build-Out ^{2,3}	60% min 95% max	20%min	40%min	60% min; 95% max	75% min	60% min

¹This percentage indicates maximum lot coverage by roofs; & total impervious coverage. Parcels individually & in aggregate may also be subject to Stormwater sub-basin limits.

²See Section 2.5.1.B for additional frontage build-out standards.

B. PRIMARY BUILDING PLACEMENT						
1. Front Setback	10'		n/a	0 ft min	0 ft min	0 ft min
		n/a		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	5'-7.5'	n/a	n/a	0 ft min	0 ft min	0 ft min
		n/a	n/a	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	5' or 3'-7' (10' min. separation)	10 ft min	10 ft min	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	3' or 20' min.	n/a	n/a	3' or 20' min.	0 ft	0 ft
6. Attached Garage Setback (from front facade) ^{5,6}	5' min.	n/a	garage doors shall not face the street			

C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements

1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots)					
2. Side Setback - Corner / Alley ⁵	2' - 10'	n/a	n/a	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	0'-10' (10' min. separation)	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3'	n/a	n/a	3 ft min	3 ft min	3 ft min
6. Garage Door Setback (from front facade) ⁵	20'	n/a	n/a	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	

³US27 ROW does not count as Street Frontage for any building requirement.

⁴US 27 ROW does not count towards the calculation of overall Street Frontage % for any PUD District Land Use

⁵In addition to the setback requirements listed above, garage doors/carports which face a PUD or public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.

⁶The (RSD) neighborhoods are exempt from this standard when garage doors do not face a PUD street or public right-of-way.

⁷Also see Section 2.5.7(Street Access Standards).

D. BUILDING FORM

1. Primary Building Height - see Section 2.6	2 stories min ⁸	2 stories min	2 stories min	2 stories min ⁸	2 stories min	2 stories min ⁸
	3 stories max 56 ft max	8 stories max 130 ft max	6 stories max 102 ft max	4 stories max; 68 ft max 3.5 stories max fronting Schofield Road	4 stories max at property line, 102 ft max	175 ft max
2. Accessory Building Height	2 stories max	2 stories max	4 stories max	2 stories or 30 ft max	4 stories max ¹⁰	4 stories max ¹⁰
3. Building Width at Frontage	16 min.	440 ft max ⁹	300 ft max ⁹	240 ft max ⁹	280 ft max ⁹	460 ft max ⁹

⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3

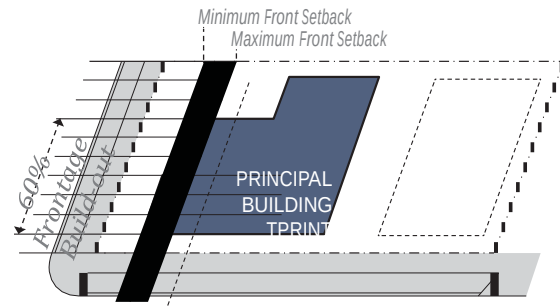
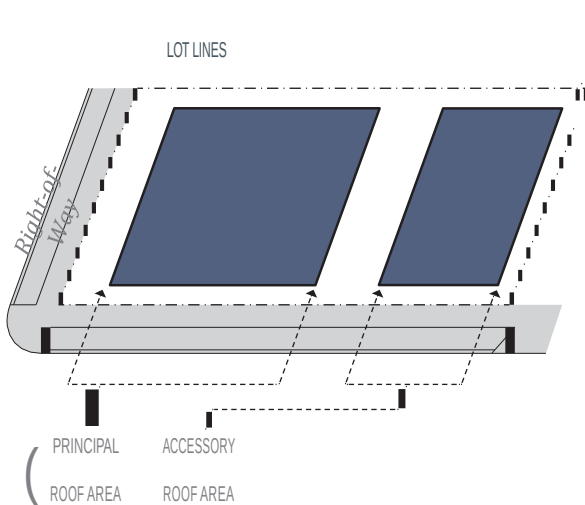
⁹Buildings shall comply with the Large Footprint Building standards in the City Architectural Standards & the OSE Architectural Guidance Document.

¹⁰Buildings or Parking Structures exceeding 2 story may incorporate affordable dwellings as defined by City Ordinance.

E. PARKING GARAGE LOCATION- there are no interior side setbacks for parking buffers. See Section 2.5.8 for additional provisions

1. Front Setback	n/a	40 ft min	10 ft min	40 ft min	40 ft min	20 ft min
2. Side Setback - Corner	n/a	25 ft min	10 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback	n/a	0 ft min	10 ft min	15 ft min	0 ft min	0 ft min

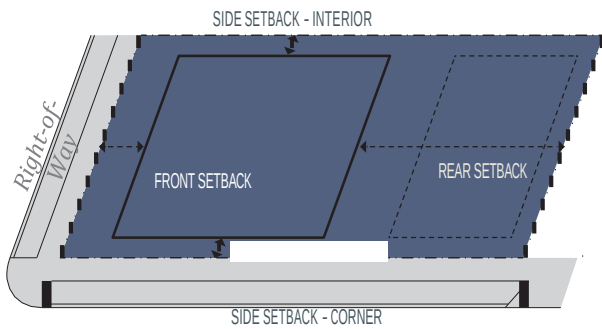
LOT CONFIGURATION (2.4.1.A)



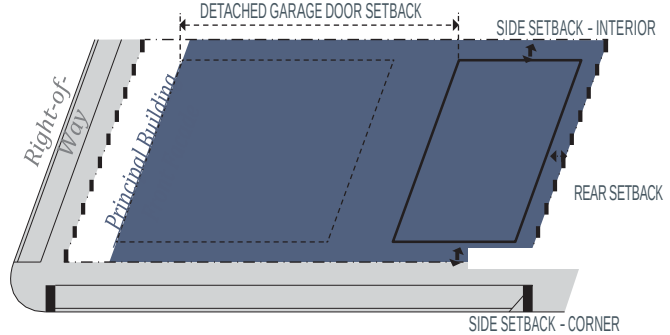
FRONTAGE BUILD-OUT (2.4.1.A.4)

Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.

BUILDING PLACEMENT (2.4.1.B-C)



PRINCIPAL BUILDING SETBACKS (2.4.1.B)



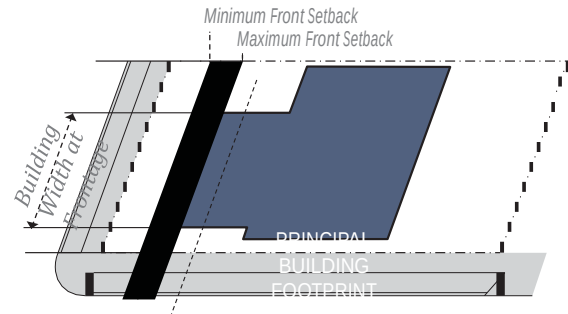
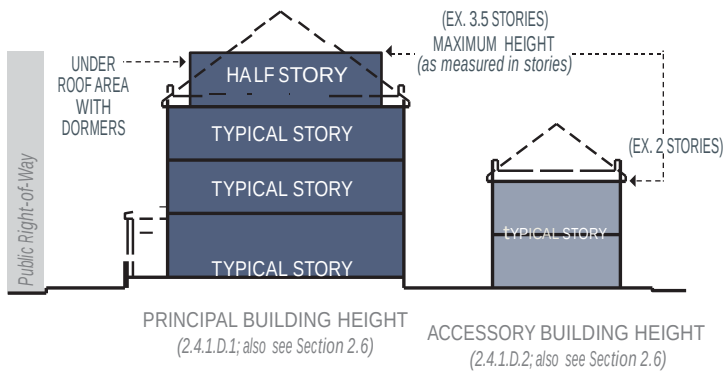
ACCESSORY BUILDING SETBACKS (2.4.1.C)

BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof which is habitable.

If maximum heights are listed by a dimensional standard, height is measured from adjacent grade, above base flood elevation, if applicable, to the highest point of roof height including roof top elements. USU district building height

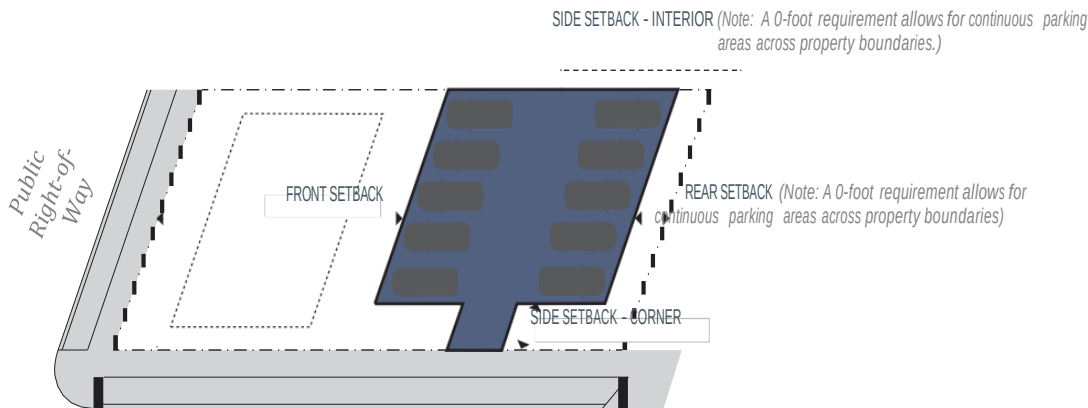
Shall not exceed 175' total and shall not be regulated by height per story. Maximum habitable height limit of 5 stories.



BUILDING WIDTH AT FRONTAGE (2.4.1.D.3)

The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.

GARAGE PLACEMENT (2.4.1.E)



An Accessory Dwelling Unit may be located within an accessory structure of a primary dwelling unit on the lot in accordance with these standards. The typology of the Accessory Dwelling Unit may be in the form of a guest house, pool house, or carriage house above or to the side of a garage. Occupancy shall extend to the owner/occupant of the Primary dwelling without division by term, rental or physical modification into two dwellings.

Group sleeping within institutional and athletic buildings provided as a short term or emergency accommodation to athletic teams, school groups and similar groups with adult chaperones that request overnight accommodation may be provided within the facility and attendant security services. Such accommodation shall not be construed as regulated Group Housing or Community Care Facilities available to the public.

As shown in Section 3 Land Use Provisions, there is no PUD District in which Drive-Thru Facilities are permitted which are defined as any building where food or other products or services may be purchased or obtained by motorists without leaving their vehicle. Parking lot or garage facilities with collection systems shall not be considered a Drive-Thru Facility.

Dwelling / Dwelling Unit / Housing Unit as referenced within the OSE Development Standards describes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities but not more than one kitchen which collectively constitute an independent housekeeping unit occupied by one household.

An encroachment may occur as described within the OSE Development Standards to accommodate an architectural feature, or non-structural element such as a gallery, ~~grade wall/fence, porch, stoop~~, balcony, bay window, terrace, deck or awning that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, build-to-line, or into the street ROW frontage.

2.5.1 BUILDING PLACEMENT AND ORIENTATION

City Review: Sketch Site Plan submittal & Architectural Elevation Sketches shall be provided for incremental parcel, lot or infill pad site development review by the City Site Review Committee. Sketch Plan Conceptual Site Plan submittals shall be in substantial conformance with the PUD provisions and PUD Regulating Plan Exhibit-1.

Frontage and Orientation on Street: All buildings in Urban Mixed-Use Districts & Urban Special-Use Districts shall front a PUD internal street right-of-way, (reference PUD Exhibit-1, OSE Development Standards, Section 1) and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1. Multi-Building Sites:

- a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets, drive isles, driveways and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.
 - b. Perimeter buildings and outparcels shall be configured and located to define street edges, development entry points, and spaces for gathering between buildings.
 - c. Perimeter buildings shall be oriented so that the primary facade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot or with green space frontage that otherwise meet the frontage requirement may have entrances that do not face the Primary Street Frontage.
2. **Live/Work Buildings:** Where such buildings are permitted, the entrance to the commercial space shall face the Primary Frontage. However, the entrance to the residential space may be located on the side or rear.
3. **Utility and Conservation Lots:** Lots platted for the sole purposes of being sites for public utilities (e.g., water, sewer, electric, stormwater) or as conservation areas shall not be required to abut a dedicated public street. Adequate access by easement shall be provided. Buildings associated with utilities shall meet the OSE ARB architectural building standards and Written Narrative of the PUD zoning district.
4. **Lots May Front on Civic or Open Space:** Lots shall be permitted to front on a civic plaza, promenade or open space as defined.

B. Frontage Build-Out:

1. Facades shall be built parallel or angular to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified.
 - a. Exceptions:

Exceptions may be granted by the City Manager where the parcel has an irregular configuration, utility easements or legal constraints which prevent compliance, or if building is sited to take advantage of specific topographical and natural characteristics.
2. Front facades shall front PUD internal streets or public rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.
3. For parcels that may contain multiple structures in different phases, an overall ~~Illustrative~~ Sketch Plan Conceptual Site Plan, showing proposed building locations and site circulation, shall be prepared to ensure that the cumulative frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once and may be phased over time. The ~~Illustrative Sketch Plan Conceptual Site Plan~~ is subject to future modifications as long as the intent of this standard continues to be met — this will be evaluated by the Olympus Design Review (OSE ARB) as each individual project

phase/parcel or buildings are designed.

4. Pedestrian-use areas (such as plazas, courtyards, and sidewalk cafes) within the minimum and maximum front setbacks are exempt from the frontage build-out when all of the following conditions are met:
 - a. The existing sidewalk is less than 8' wide
 - b. The primary facade is within 10' of the build-to line
 - c. One of the appropriate frontage types is utilized.
5. Where rear access is not possible, driveways are also exempt from this requirement, and their width may be subtracted from the total lot width to determine the build-out percentage.

C. Corner Lots:

1. Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger buildings.
2. Parking shall not be located between the building and the PUD Primary Street(s).

D. Pedestrian Entries from Frontage Line:

1. Buildings shall have their principal pedestrian entrances on a frontage line.
2. All buildings with shared entrances shall be oriented so that the primary entrance(s) face(s) the PUD street.
3. In the case of corner lots, the primary entrance(s) shall face the PUD street from which the building derives its street address.
4. In the UMU and USU zones, blank facades are not permitted. Multiple pedestrian entrances for public access shall be provided every 100 feet, or more frequently unless the building space program would be functionally reduced. The OSE ARB may modify the spacing of the entrances based on the amount of glazing, interior layout, and general design & functional nature of the structure.

E. **Frontage Types:** The private frontage of the building shall comply with the standards laid out in the OSE ARB Architectural Guidelines.

F. **Building Types:** More specific standards may apply based on a specific building type as defined and regulated by the OSE ARB Architectural Guidelines.

2.5.2 INFILL LOT STANDARDS

- A. **Pad Sites:** Designed to accommodate freestanding buildings may orient based on a specific building type. Reference PUD Exhibit-2 for locations.

2.5.3 WATER-ORIENTED FACILITIES

Water-oriented facilities such as docks, platforms boardwalk, overlooks, bridges etc., shall be allowed to encroach into required setback areas along shorelines and into lakes, streams and other bio-swales.

2.5.4 WATERFRONT LOTS

- A. **Detached Garage:** Notwithstanding the requirements for detached garages, detached garages for residential dwellings may be placed in front of the principal building elevation, with the following conditions:
 - 1. Garage shall meet the typical front and/or side setback requirements, and
 - 2. Garage doors shall be oriented perpendicular to the public right-of-way to minimize visibility.
- B. **Conservation Area or Wetland Buffer:** As required by ERP permit or SJRWMD standards.

2.5.5 IRREGULAR LOT CONDITIONS

- A. **Irregular Lot Lines:** Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the City Manager when unique site conditions exist & where shown on the PUD site plan.
- B. **Irregular Lot Setbacks:** The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the City Manager, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.
- C. **Double- and Triple-Frontage Lots:** On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street.
- D. **Flag Lots:**
 - 1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
 - 2. Flag lots may be permitted if the lot has an access strip with a minimum width of 20' serving the main building site of the property.
 - 3. Flag lots shall be permitted, using the process for Administrative Adjustment, if all of the following conditions apply:
 - a. connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained.
 - b. there is no reasonable alternative, due to extreme topographic conditions or other physical condition.
 - c. the lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property line within the main building site, as opposed to the property line adjoining the public right-of-way.
 - d. For waterfront lots, standards from Section 2.5.4 shall also be met.
 - 4. Flag lot access shall meet the minimum fire apparatus access clearance requirements as outlined in the International Fire Code (IFC Section 503.2)

2.5.6 ENCROACHMENTS

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable.

- A. **Encroachments over Sidewalks:** With approval of the City, or CDD (whichever has authority over a street), awnings, arcades, canopies, and galleries may encroach over the sidewalk to within 4 feet of the curb, but they shall provide a vertical clearance of at least 13.5 feet from any sidewalk finished grade.

- B. **Upper Story Encroachments:** Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. With approval of the City, or CDD (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way (ROW) a maximum of 6 feet, but they shall provide a vertical clearance of at least 13.5 feet from the sidewalk grade.
- C. **Lower Story Encroachments:** Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required setback.
- D. **Covered Porches:** Covered porches may encroach a maximum of 8 feet into any required front yard or street setback and 4 feet into any interior side or rear yard setback.
- E. **Uncovered Porches, Decks, and Patios:** Uncovered and unenclosed porches, decks, patios, and other similar features may encroach into the side and rear setback to within 5 feet of the property line.
- F. **Steps, Stairs, Walkways, and Driveways:** Uncovered and unenclosed steps, stairs, walkways, and driveways may encroach up to 100% of the depth of any required street yard but may not encroach upon any public sidewalk.
- G. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the “Accessibility Code” may encroach into any required yard but may not be closer to any property line than 2 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- H. **Fences and Walls:** Fences and yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:
 - 1. **Front or Street Side Setback:** 4 feet in height measured with retaining wall top elevation if present
 - 2. **Interior Side or Rear Setback of a - RSD District:** 6 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 3. **Interior Side or Rear Setback of a - UMU:** 8 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 4. **Interior Side or Rear Setback of a - USU:** 10 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the building wall projection.
- I. **Mailboxes:** Mailboxes may encroach into a front setback area. The following standards apply:
 - 1. Freestanding mailboxes are not permitted. Mailboxes shall be attached to a wall, fence or the structure itself.
 - 2. When grouped or ganged mailboxes are required as part of a new parcel or zone of development, a structure shall be provided to house the individual mail box units. The structure may encroach into a typical front or side setback. The structure shall be included in the site plan and the design shall be approved by the appropriate Olympus Design Review Body.

2.5.7 STREET ACCESS STANDARDS

- A. **Access to Lots from Alleys/Rear Lanes:**
 - 1. Lots served by alleys shall access garages and/or off-street parking areas from the alley and shall not have driveways in front or corner side yard areas.

2.5.8 EXCEPTIONS TO SECTION 2.4.1.E - PARKING LOCATION

- A. The provisions shall not apply to cars parked on plazas or street edge associated with valet or VIP event parking.
- B. Where lot depth is less than 60' deep, the City Manager shall evaluate this requirement on a case-by-case basis. In no case shall parking be located in front of a building in UMU and USU districts.
- C. Where lots have frontage on more than one Primary Street and build-out on one of the streets is planned to be phased, parking may be permitted within the parking setback, provided it doesn't prevent or preclude future build-out of the overall master plan for the parcel.

2.6: HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

2.6.1 MEASUREMENT OF BUILDING HEIGHT

- A. Building height for life/safety Building Code purposes is measured as the number of habitable stories (syn. floors) in a building & for City land development regulations as a maximum dimensional measurement. A story is a habitable level in a building of no more than 16 feet in height from finished floor to finished ceiling. Stories measured above the ground floor shall not exceed 14' each for non-residential or 12' each for RSD buildings. Top floor habitable story height including roof top elements may exceed maximum story height without exceeding the maximum building dimensional height limits.
- B. Where a maximum height is also provided in feet, that height shall be taken from the adjacent sidewalk or unimproved site grade at or along the front facade of the building to the highest roof height or top of the parapet. Where the building is located adjacent to a lake flood zone, the height shall be taken from the lowest adjacent grade as determined above the base flood elevation for the sub-basin design storm event.
- C. Under-roof areas with dormers shall be counted as half-stories.
- D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 16 feet in height.
- E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.
- F. Certain buildings (such as gymnasiums, stadiums institutions, theatres, etc.) may require finished floor-to-ceiling heights greater than 16 feet. In such instances, the number of stories is not regulated, the maximum habitable number of stories is 8 and the maximum building height is 175 feet.

2.6.2 BUILDING HEIGHT ABOVE GRADE

- A. **General to All Zones:**
 - 1. **Freeboard:** In addition to the standards listed below, where a parcel is located in a lake flood-zone, the minimum FFE elevation above grade is 2 foot above base post-development 500 year flood elevation.
 - 2. **Exception:** Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated fully above grade. Storage or parking basement levels may be constructed below the base flood elevation.

B. Specific to - RSD Zones:

1. If the finished floor of new residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior, excluding pedestrian access points, garage entry and fire exits.
2. The finished ground floor elevation for s.f. attached 2- 6- unit buildings shall be elevated a minimum of 2 feet above the average adjacent PUD street sidewalk, or adjacent street curb grade where no sidewalk is present. Alternative FFE may be set by SJRWMD permitted plans.
3. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade excluding pedestrian access points, garage entry and fire exits. Alternate FFE may be set by SJRWMD permitted Plans.
4. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
5. The ground floor height of ancillary habitable buildings shall be a minimum of 12 feet from finished floor to ceiling. This includes amenity structures, clubhouse, office or mail center and excludes garage or workshop structures.
6. Each full story above the ground floor shall be a minimum of 9 feet from floor to ceiling.

D. Specific to UMU Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 2.5 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, excluding points of entry, fire exit, and garage threshold.
2. The ground floor height of residential structures shall be a minimum of 12 feet from finished floor to ceiling.
3. The ground floor height of single-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
4. The ground floor height of multi-story mixed use commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 10 feet from floor to ceiling.

2.6.3 TWO-STORY HEIGHT REQUIREMENTS

Specific to Zones UMU and USU: minimum Two-story buildings are required within 250 feet of any internal street ROW, as measured from the centerline of the street. Any building that is partially within the 250-foot radius will be required to comply with the two- story height requirements.

Where a two-story minimum building height is required, the following configurations are permitted in addition to a typical two-story building with habitable space on each level:

- A. **Two-Story Mass:** This can be an open, double-height structure with a minimum building height of 24 feet. The second floor does not need to be built out or habitable.
- B. **Mezzanine:** The intent of mezzanines is to provide upper-level activity along street facades. Mezzanines shall meet the following conditions:
 1. All buildings shall include a minimum massing of two stories extending fully along all street-fronting facades and any facade that is visible from a corner. If a building cannot meet this standard through the use of a mezzanine, then the mezzanine will not be permitted to fulfill the two-story requirement.
 2. Mezzanines shall be located on the Primary Facade(s) of a building.

3. A mezzanine shall be designed as usable primary interior floor space, not storage or other secondary, mechanical, or service functions.
4. All mezzanine floor space shall be located in direct contact with street-fronting second-floor windows and is required to meet all of the window transparency requirements of a second floor.
5. When being used to satisfy a two-story building height requirement, a mezzanine level shall meet all ceiling height standards of a second floor.

2.6.4 DIMENSIONAL HEIGHT STANDARDS & EXCEPTION - Site Elements

Height measurement requirements for signs, lighting, landscape, screens, and all other site elements, site structures or objects for which a dimensional height requirement is not established by the City or OSE Standards shall be measured as the vertical distance from the average sidewalk or site grade at the structure or object's mounting foundation to its highest point.

2.6.5 ITEMS NOT INCLUDED IN HEIGHT CALCULATIONS

The habitable building height limitations of the OSE Standards or City Code shall not apply to spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, mechanical penthouses, observation towers, transmission towers, chimneys, flagpoles, masts and antennas. The City Manager & OSE ARB shall consider the Architectural Merit of vertical elements incorporated into the building design along with functional requirements to determine the appropriate scale, location and configuration.

2.7 CORRIDOR OVERLAY Certain areas of the PUD Site fall into one or more of the following overlay districts:

2.7.1 RETAIL US-27 & WELLNESS WAY FRONTAGE OVERLAY

- A. **Purpose and Intent:** In all districts, it is desirable to maintain pedestrian street character while permitting allowable uses & mixed uses to occur in buildings that front designated streets.
- B. **Certain Commercial Permitted:** Where designated on the PUD Regulating Plan as a retail frontage overlay, the buildings, parcels & lots with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.
- C. **Designation:** Retail frontage overlays are designated on the PUD Regulating Plan by a grey transparent line, as indicated in the map key.

2.8.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

- A. **Purpose:** The alternative development options of this section allow for variety in OSE Development Standards while maintaining the overall character of the PUD. These options have several public benefits:
 - They promote better site layout and opportunities for private recreational areas;
 - They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes, and
 - They promote energy-efficient development.
- B. **Definition:** A small-scale planned infill development or pad site is in a **USU** or **UMU** zone in which the building pads are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.
- C. **Applicability:** **USU** or **UMU** parcel that comprise a minimum size building pad may utilize these standards.

- D. **Conflict with Other Regulations:** If there is a conflict between the small-scale planned infill standards of this section and any other City Code -or requirement of the OSE Standards, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of the City & OSE Standards.
- E. **Approval Procedures:** small-scale planned infill developments are subject to the Olympus architectural review procedures and City Building Permit procedures.
- F. **Lot Size:** There is no set minimum lot size (area or width) requirement within a small- scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards.
- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.
- H. **Open Space Requirement:** A portion of the gross area of the PUD development shall be reserved for some type of usable, common open space, so zero open space is required for infill pad sites.

2.8.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)

- A. **Purpose:** The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor green space. They provide a space-efficient and economical alternative to traditional attached or detached single dwelling unit development. The ownership model may be either fee-simple or condominium-style and can achieve the same benefits as those listed in Section 2.8.1.A.
- B. **Definition:** A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.
- C. **Conflict with Other Regulations:** If there is a conflict between the cottage courts standards of this section and any other requirement of the City Code or OSE Standards, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of the City Code.
- D. **Approval Procedure:** Cottage courts are subject to the City subdivision review procedures, with revised standards to allow the common tract lot frontage with lane access.
- E. **Number of Buildings:** Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, mail kiosk etc.
- F. **Building Size & Details:**
 - 1. Buildings may have a minimum 800 square foot footprint (not including porches) and may be no more than 3.5 stories tall.
 - 2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.
 - 3. Where a building is located on both a public street and a public space, it shall address the street with either a porch, stoop, balcony, enhanced window treatment or secondary entries.
 - 4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First-floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.

- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the SF-RSD district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet.
- H. **Parking Requirements & Configuration:** One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Off street parking shall generally be screened from the public right-of-way by buildings or screen walls. A common parking area, accessed via a drive, is recommended. Access easement(s) shall be provided as part of the final plat.
- I. **Open Space Requirement:** A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide connected to an internal street sidewalk. Joint ownership and maintenance requirements shall be in accordance with Property Ownership Declarations.
- J. **Civic/Open Space**
Development shall be required to reserve usable, common open space in accordance with the standards.
No portion of the RSD District shall be further than -1400 feet from a Community Green Space. Existing or reserved common open spaces outside of the RSD boundaries may be used to satisfy this requirement.

3:LAND USE PROVISIONS

3.1.1 USE PERMISSIONS DEFINED

The Conditional Use & Special Exception review procedure & approval shall be determined by the OSE Administrator and both are considered a permitted use under the City Codes if submitted for building or tenant improvement permits.

The use table in Section 3.2 assigns 1 of 5 permissions to each defined use in each Zoning sub-district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
 - 1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the sub-districts.
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
 - 1. Special Exceptions are required for uses that may be compatible with other uses permitted in a sub-district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the PUD as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 - 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the sub-district in which they are located, and the additional standards set forth in this article for that use. There may also be specific building design standards (-OSE ARB) that must be met.
- D. **Retail Frontage Only (RE):** The use is permitted only when the subject building meets all Street Frontage requirements and the location is not adjacent to (UMU) street frontage.
- E. **Athlete Center Only (A)** The use is permitted within the Building & Building envelope, including roof area associated with the restricted access areas associated with the Athlete Center within the Urban Special-Use District (depicted as USU-A on the Regulating Plan)

3.2 TABLE OF PERMITTED USES

Land uses in location-based sub-districts shall be permitted in accordance with the table below. Special provisions related to uses where noted.

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												
Household Living												
Single-Family Dwelling	—	---	P	--	--	--	--	—	—	—	—	—
2- or 3-Unit Dwelling	—	—	P	--	--	P	--	—	—	—	—	4.1.2
Rowhome	—	—	P	—	---	P	P	—	—	—	—	4.1.2
Apartment House / Multifamily Dwelling - 4+ units)	—	—	P	—	---	P	P	—	—	—	—	4.1.2
Home Occupation - Minor	—	----	SE	--	---	P	P	—	—	—	—	
Home Occupation - Major	—	----	C	--	---	P	P	—	—	—	—	
	---	—	—	—	—	—	—	—	—	—	—	
Live/Work Unit	—	—	—	—	---	P	P	—	—	—	—	4.1.2
	—	—	—	—	—	—	—	—	—	—	—	
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	P	---	P	P	—	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	P	SE	P	P	---	—	—	—	—
PUBLIC AND CIVIC												
Civic / Government Facilities	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	P	SE	P	—	—	—	—	4.1.2
School, Public or Private	—	—	----	----	C	P	P	—	—	—	—	4.1.2
Parks and Open Space												
Shelter/ Monument/Bridge/Wall			P	P	P	P	P					
Plaza/Park/Open Space			P	P	P	P	P					7.1.2
INSTITUTIONAL												
Community Service	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY —= Prohibited use												

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Day Care Facility												
Family Day Care Home (≤ 6 clients)												
Group Day Care Home (7-12 clients)	---	---	---	C	C	P	---					4.1.2
Commercial Day Care Center (>12 clients)	---	---	C	C	P	P	A					4.1.2
Treatment Facility	---	---	---	---	P	SE	P					4.1.2
ILF, ALF Health Care Facilities-			---	SE	P	SE	P					4.1.2
Religious Institution			---	P	P	P	P					4.1.2
COMMERCIAL			---	P	P	P	P					4.1.2
Indoor Entertainment			C	P	C	P	P					4.1.2
Outdoor Entertainment			---	P	C	SE	P					permit required
Office		---	C	P	P	P	P					4.1.2
Overnight Guest Accommodation			---	P	---	P	A					4.1.2
Self-Service Accessory Storage			---	P	P	P	P					4.1.2
Inn/Motel/Hotel	---	---	---	P	---	P	A					4.1.2
Recreational Vehicle Parking	---	---	---	SE	---	---	P		---	---	---	ancillary
Restaurants				SE	RF	P	P					4.1.2
Retail Sales and Service			---	SE	RF	P	P					4.1.2
Animal Hospital/Kennel	---	---	---	---	C	---	---			---	---	4.1.2
General Retail/Service	---	---	---	C	RF	P	P					4.1.2
VEHICLE- AND BOAT-RELATED												
Vehicle and Boat Rental			---	SE	---	---	SE					
Drive-Thru Facility			---	---	---	---	---					
Scooter/NEV/Bike Rental & Repair			---	SE	SE	P	P					
Minor Vehicle Service and Repair			---	---	---	---	---					
Parking/ Commercial/ Surface			---	P	SE	P	P					
Parking/ Commercial/ Structure			---	P	P	P	P					4.1.2
Passenger Transit Hub			---	SE	C	---	SE					4.1.2
Water Oriented Facilities			SE	SE	---	SE	SE					Ancillary
INDUSTRIAL												4.1.2

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Light Industrial Services-Accessory			—	—	SE	—	SE					4.1.2/Ancillary
Data Center / Production / Broadcast			—	—	SE	C	P					4.1.2
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE												
Minor Infrastructure/Utilities			C	C	C	C	C					4.1.2
Recycle/Waste Related Services			P	P	P	—	P					4.1.2
Wireless Communications Facility			—	—	SE/C	—	C					4.1.2
FORESTY/ AGRICULTURE/HORTICULT			C	C	C	C	C					Ancillary Greenbelt
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use												

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See City Code & OSE Standards (Definitions of Specialized Terms)
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate assigned Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The “Characteristics” subsection of each use category describes the common characteristics of each principal use.
 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.
- E. **Use of Examples:** The “Examples” subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a “wholesale warehouse,” but sells mostly to consumers, is included in the “Retail Sales and Service” category rather than the “Wholesale Sales” category. This is because the actual activity on the site matches the description of the “Retail Sales and Service” category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category

2. The relative amount of site area or floor space and equipment devoted to the activity
 3. Relative amounts of sales from each activity
 4. The customer type for each activity
 5. The relative number of employees in each activity
 6. Hours of operation
 7. Building and site arrangement
 8. Vehicles used with the activity
 9. The relative number of vehicle trips generated by the use
 10. How the use advertises itself
- G. Artisan-Oriented:** Preparation, display, classes/education, performance- and sale of individually crafted artwork and visual and performing arts such as, jewelry, furniture, sculpture, pottery, leathercraft, textiles, drawing, photography, music, theater, painting, sculpture and writing.
- H. Trail-Related:** This limited subset of Retail Sales and Service specifically caters to the Public-use Trail System. Retail uses include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.

3.3.1 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. Entertainment Uses (Indoor and Outdoor)

1. **Specific to RSD:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners’ association, and if the use is owned or managed by that association.
2. **Specific to OSD:** Indoor Entertainment, unless temporary and scaled to the office staff & related guests, the individual or collective Entertainment venue shall be limited to 2,500 SF.
3. **Specific to HSD / USU:** Outdoor Entertainment is permitted on parcels 4 acres or larger, or designated Outdoor Entertainment Zones (OEZ) subject to City Permit, unless the event activity is contained within a defined event zone by fenced, walled, or access controlled perimeter.

B. Overnight Guest Accommodation

1. **Specific to UMU:**
 - a. All residential dwelling Units may be utilized for short term rental, subject to Local Bed Tax provisions directly by the owner or with contracted management services.
 - b. **Signs:** No additional sign area or rental advertisement is allowed.
 - c. **Parking:** No additional parking for short term rental or management services is required or permitted.
 - d. **Meals:** No Guest meals will be served outside of individual dwelling units
 - f. **Events:** Business meetings, receptions, teas, and other events are permitted,

provided that the events are hosted for owners or guests.

2. **Inn/Hotel/Motel**

a. **Specific to UMU**

- i. Inns are permitted as long as the building frontage standards are met, and parking is provided either on site or via managed remote surface lot parking or structured parking.
- ii. Inns with 6-24 rooms are permitted in mixed use buildings.

b. **Specific to USU-A:** This use is allowed on premises as remote Guest accommodations in association with off-site full service Hotel facilities and/or remote OSE management services. Such Guest accommodation is not open to the public and may be reserved for invited VIP, Athletes registered for events, appearances, training or on-site activities within the PUD.

3. **General Retail/Service**

a. **Specific to UMU within the US 27 Overlay:** The additional types of general retail/service uses permitted are prepared food, artisan-oriented and trail-related uses. The following conditions apply:

- i. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
- ii. No outside amplified music is permitted.
- iii. No package alcohol sales are permitted.
- iv. New construction and exterior changes to proposed or existing bridge structures to accommodate such uses shall be subject to Article 4 Building Design and Infill Standards.
- v. Specific to trail-related uses:
 - a. The floor area of each tenant space is limited to 2,500 square feet.
 - b. On-site parking shall be provided at the rate of 1 space per 300 square feet.
 - c. The hours of operation shall be limited to between 5:00 a.m. and 8:00 p.m. EST.
 - d. Any use that includes outdoor seating including roof or bridge level shall have a trash container available for disposal of goods consumed on the premises.

4. **Self-Service Storage-Ancillary to on site uses in OSD/ HSD/ UMU/ USU**

- a. **Screening:** Self-service storage may be constructed within basement or partial basement & parking structures for the use of the property owner or tenant, it must be screened from public rights-of-way with fencing and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot landscape. A habitable office component of the building may be used to screen the storage area from the right-of-way.
- b. **Specific to UMU:** This use is permitted in upper floor habitable space, loft, or mezzanine for existing buildings tenants only.
- c. **Specific to USU / HSD:** Such use shall be setback a minimum of 100' feet from the public right-of-way, external to the PUD, with the following exceptions:
 - i. **Multi-Story:** Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.

- ii. **Liner Building:** If a Liner Building exists between the storage area and the right-of-way, these uses may be located less than 100' from the public right-of-way.

d. **Operation**

- i. The only uses allowed on-site shall be the rental of storage bays to adjacent tenants, the pickup and deposit of goods or property in dead storage, Daily vehicle, cart or bile rental may also be permitted as an accessory use.
- ii. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site.
- iii. Individual storage bays or private boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
- iv. No security or caretaker quarters may be developed on the site.
- v. All property stored on the site shall be contained entirely within enclosed buildings, or wall enclosed zones meeting PUD & City Codes.

e. **Building Appearance**

- i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.

f. **Fencing**

- i. Fences shall be between 6 and 10 feet tall.
- ii. Chain link fencing and entry gates within the PUD or along public rights-of-way is prohibited.
- iii. Razor wire that is visible from public rights-of-way is prohibited.
- iv. Wooden entry gates without structural support are prohibited.

3.8: INDUSTRIAL USE CATEGORIES

3.8.1 OVERVIEW OF INDUSTRIAL USE CATEGORIES

A. **Light Industrial Service – Accessory to Principal Use.**

- 1. **Characteristics:** Light Industrial Service activities are engaged in the repair or servicing of on-site facilities, principal customer business operations maintenance, or consumer machinery, equipment, and products or by-products. Specialty Contractors and building maintenance services and similar uses perform services on-site. Few customers, especially the general public, come to the site other than associated with the principal use.
- 2. **Accessory Uses:** Accessory activities may include offices, parking, and storage.

B. **Data Center / Production / Broadcast**

- 1. **Characteristics:** Enclosed building housing computer servers, broadcast studio, editing & post production equipment. Outdoor equipment for electronic data transfer.
- 2. **Accessory Uses:** Accessory activities & features include UPS battery & generators, satellite uplink & large dish reception, redundant power connections, closed-loop solvent or water-based cooling pumps, heat exchange equipment, mobile broadcast van or truck.

C. Waste-Related Service

1. **Characteristics:** Waste-Related Services are characterized by uses that receive solid or liquid wastes from within the PUD boundary for temporary storage and assemblage for disposal off the site or for transfer to another off site storage location, uses that collect sanitary wastes, medical waste, or uses that manufacture or produce goods or fertilizer from the composting of organic material.
2. **Accessory Uses:** Accessory uses may include recycling bins of materials, offices, and repackaging and transshipment of sorted by-products.
3. **Examples:** Examples include waste transfer or composting and recycling centers.
4. **Exceptions:** Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered “fill” or construction debris.

3.8.2 ADDITIONAL STANDARDS FOR INDUSTRIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2 as Conditional (C), Special Exception (SE), or Athlete (A). In addition, any Building Design standards, as set forth in City Codes apply.

- A. **Light Industrial Services, Specific to OSD:** Rear setback is increased to 25 feet minimum.
- B. **Data Center / Production / Broadcast, Specific to OSD District:**
 1. The rear setback is increased to 25 feet minimum. Buffer planting, is required. If a rear lane is present within the 25-foot setback, buffer plantings shall be installed to the maximum extent possible, while still permitting the rear access to function.
 2. The operation of the facility shall not become a nuisance to surrounding property owners per City Code.

3.9: TRANSPORTATION, COMMUNICATION, & INFRASTRUCTURE USES

3.9.1 OVERVIEW OF TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USE CATEGORIES

A. Telecommunications Facilities

1. **Characteristics:** Telecommunications facilities include all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, or mounted on poles, other structures, light posts, power poles, or buildings. Facilities also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system.
2. **Accessory Uses:** Accessory use include transmitter facility buildings, co-location huts, risers & dedicated utility rooms in buildings that may serve more than one building.
3. **Examples:** Examples include broadcast towers, communication towers and point-to-point microwave towers, satellite uplink or reception dish, fixed or mobile.
4. **Exceptions**
 - a. Receive-only antennas are not included in this category.
 - b. Radio and television studios are classified in the Data Center/Broadcast category.
 - c. Radio and television broadcast facilities that are also public safety facilities are classified as Basic Utilities.

B. Infrastructure/Utilities (Major and Minor)

1. **Characteristics:** Major utilities are infrastructure services providing PUD-wide or regional service in association with authorized utility services providers.
Minor utilities are infrastructure services that need to be located in or near the area where the service is provided.
2. **Accessory Uses:** Accessory uses include public utility accessways, parking and control, monitoring, and data or transmission equipment. Services may be publicly or privately provided.
3. **Examples**
 - a. Examples of major utilities include above-ground public re-pump or pressure stations, above ground utility connections, public utility plants, water towers, waste collection, and telephone exchange co-location huts.
 - b. Examples of minor utilities include underground public utility lines, utility risers, public utility lift stations, transformers, water and sewage pump stations, electrical junction boxes, and block- or neighborhood-scale stormwater management facilities. Minor utility uses generally do not regularly have employees or visitors at the site.
4. **Exceptions**
 - a. Maintenance yards and related buildings are classified as Industrial Services.
 - b. Utility offices are classified as Offices.

3.9.2 ADDITIONAL STANDARDS FOR TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City Codes, apply. Site location & construction of permanent fixed telecommunications equipment towers shall follow the City of Clermont Code. Mobile temporary telecommunications equipment shall be reviewed by the City Site Plan Review Committee prior to installation.

A. Minor Infrastructure/Utility

1. **Location:** Above-ground structures shall be located on interior properties, rather than on properties aligned with other lots that have continuous street frontage. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
2. **Screening and Buffer:** Structures greater than 3 feet in height that cannot adhere to the scale, volume, spacing, setback, and typology of existing buildings along fronting streets, shall be designed so they do not have an adverse effect on the streetscape. Treatments may include a wall, landscaping, or architectural design solutions as approved by the OSE ARB Administrator.
3. **Accessory Uses:** No office, commercial operation, storage of vehicles, or equipment shall be allowed on the premises.
4. **Signage:** No commercial or branding signage is permitted.
5. **Specific to Public Utility Substations**
 - a. **Screening:** Public utility substations shall be enclosed by a wall or fence at least 6 feet in height above finished grade.
 - b. **Location:** Public utility substations shall not be located where visible from a primary public right-of-way. They shall be located internally on a property and screened from the right-of-way with buildings, site structures, or terraced walls. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 - c. **Design:** Building design shall comply with the standards of the specific district as outlined.
 - d. **Buffer:** A landscaped strip not less than 5 feet in width shall be planted and maintained around the facility, where room exists, and relocation is not possible.
 - e. **Accessory Uses:** No office, commercial operations, or storage of vehicles or equipment shall be allowed on the premises.
- C. **Waste Related Services, Buffer:** An additional 10 feet of landscape buffer or an 8 foot wall, landscaped with 1 overstory tree per 50 feet, is required around the designated property. If the adjacent property is zoned RSD, both the wall and an additional 25 feet of landscape buffer shall be included.

D. Wireless Communications Facility

1. **Collocation:**
 - a. **Due Diligence:** All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that

demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.

- b. **Proximity:** When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.
 - c. **Speculation Towers:** Speculation towers are prohibited.
 - d. **Expansion:** The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.
2. **Freestanding Towers:** The following conditions shall be met before a freestanding telecommunication tower is approved:
- a. **Maximum Height:**
 - i. 125 feet for towers with provisions for two or three co-locations
 - ii. 180 feet for towers for provisions for four or more co-locations
 - b. **Setbacks Requirements:**
 - i. **Collapse Zone (syn. Fall Zone):** A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.
 - ii. **Residential Setback:** The tower must be set back a distance of its height plus 50 feet from any residential structure, unless the owner of the structure waives this requirement by a notarized affidavit.
 - c. **Buffer Requirements:** A buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). For camouflage and stealth towers, the City Site review Committee may approve a modification of this requirement based on site design.
 - d. **Lighting Requirements:** All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium-intensity flashing white lights (L-865) during daylight and twilight use, unless otherwise required by the FAA. No general illumination shall be permitted. All commercial communication towers approved by the City prior to the adoption of this PUD and operating in conformance with those approvals shall be deemed to be a lawful, nonconforming use and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use of structure under this section shall terminate upon expiration or revocation of a commercial communication tower's permit, or upon any modification to the height of the tower.
 - e. **Color:** The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings and shall be approved by the OSE Architectural Design Review Board.
 - f. **Perimeter Security:** The tower shall be appropriately secured by means of a wall, at least 7 feet high; however, razor wire shall not be permitted directly adjacent to a public right-of-way. Fencing shall be solid masonry wall w/ stucco finish painted. The immediate perimeter of the fence or wall surrounding the tower and associated structure shall be planted with evergreen shrubs capable of obtaining a height of 12 feet, with a maximum spacing of 10 feet. These plants shall be at least three-gallon container plants or 24 inches tall at the time of planting.

- g. **Signage:** A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.
 - h. **Application Disputes:** If disputed evidence occurs in the review of the application, the City may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.
 - i. **Abandonment:** All towers, antennae, accessory structures, or equipment that is not used for communication purposes for more than 180 days shall be considered abandoned and shall be removed by the owner within 60 days. Removal costs shall be the responsibility of the communications tower owner. The OSE CDD or City reserves the right to dismantle any abandoned communications structure and associated equipment that has not been removed within the allotted time period. In that event, the City may retain any and all materials, and dispose, use, or sell said materials unless reimbursed by the communications tower owner within 30 days of being sent an invoice.
3. **Roof-Mounted Telecommunication Towers :** The following conditions apply to roof-mounted telecommunication towers:
- a. No tower may be located on any residential structure.
 - b. A proposed roof-mounted tower shall not extend more than 20 feet above the highest part of the structure.
4. **Special Height Review:** The City may approve towers up to 250 feet in height in the OSE PUD after a public hearing and findings of fact based on the following criteria:
- a. All application requirements and all conditions outlined in City Codes are met.
 - b. The applicant has demonstrated that additional height is necessary for service to occupants of the immediate area within the City. The City has the authority to establish setback requirements and such additional conditions as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - c. Existing, in-service cellular service towers are scheduled for removal or relocation that would create a diminishment of service volume in the area.

3.9.3 VEHICULAR PARKING, MANAGED PARKING & SHARED PARKING

The PUD and PUD Site Plan shall utilize two forms of vehicular parking generation and tabulation of required parking:

- Single Land Use with rate defined parking provided within the building, lot, or parcel containing the single land use.
- Mixed-use and Specialty Land Uses employing managed parking facilities and shared parking as the basis for tabulating required parking.

Hotel & related hospitality rooms, food service, & pool shall provide 1 vehicular on-site parking space per room located within the Hotel parcel or a designated surface lot or garage. Drop-off & Valet services located on Hotel sites are not eligible to offset on-site parking requirements. On-site Hotel Parking is not subject to shared parking reduction, although the minimum required on-site Hotel parking provided can serve to establish internal capture, mode split, and peak time parking reductions for other land use within the PUD. Employee parking spaces may occur within or beyond the limits of the Hotel parcel or designated guest parking.

Residential & related amenity spaces, pools, & pavilions shall provide 1 vehicular space per single bedroom dwelling and 1.5 spaces per dwelling with more than 1 bedroom. The required parking shall be provided within buildings, ancillary

structures, surface lots and circulation areas within the Residential parcel and shall collectively be considered on-site parking. This parking requirement shall not be subject to shared parking reduction, may be designated as private or access controlled. The cumulative on-site parking provided by Residential designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

Medical Services & Office shall provide 1 vehicular space per 300 square feet net leasable area (NLA). The required parking shall be provided within buildings, ancillary garage structures, surface lots and circulation areas within the land use parcel and shall collectively be considered on-site parking. This parking base-line requirement shall not be subject to shared parking reduction; however it may not be designated as private or access controlled between the hours of 5:00 pm and 6:00 am. The on-site parking facilities, space availability and duration may be managed to support employee parking, visitor parking, patient or client parking, loading, and related customer and public use.

The cumulative on-site parking provided by Medical Services & Office designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

Mixed-use and Specialty Use buildings and facilities shall utilize shared parking reduction factors to determine the required vehicular parking, as well as the provisions for managed parking within the PUD. The required parking shall be provided by a combination of on-site, off-site, on-street, and managed parking facilities and vehicles operating under a managed transportation service. Employee parking spaces may occur within or beyond the limits of the Mixed-use or Specialty-Use parcel.

Shared Parking Methodology: The required parking for each eligible land use, building, mixed-use building occupant or pad site utilizing shared parking shall first utilize the ITE Parking Generation Rates 4th Generation table of base-line parking generation, as established from ITE, or alternatively an average parking generation between ITE and ULI parking rate standards based on case study examples. The required parking base-line for weekday, weekend and peak period shall be calculated for the proposed mix of uses. An active Excel spread sheet for this purpose will be provided to the City and will be maintained by the City & Applicant as Phased development occurs and refined as better Parking Generation data is collected and published.

If a specific PUD land use is determined to fall outside of the base-line parking generation table, a specific ITE or ULI parking generation rate can be utilized if the rate is considered to be more representative of the PUD land use or more recent or comprehensive. If a PUD Land Use is subject to conflicting parking generation rates as a base-line condition, the Applicant may employ a parking generation study utilizing independent land planning & engineering professionals to determine the peak parking demand and range of parking utilization over normal hours of operations.

Base-line parking generation associated with the PUD building, facility or pad site based on established methods provided above shall be subject to reduction as a result of the Olympus Site context allowing for a single parking duration to provide for more than one destination, and provisions for mode-split within the PUD and non-vehicular connectivity or transit outside of the PUD. All base-line parking generation for shared use eligible land uses shall be reduced by 37 percent when measured at the final cumulative construction phase. This reduction factor shall be adjusted +/-based upon linkage supported by the TIS methodology, mode split and internal capture percentage for the overall project. The base-line shared parking reduction factor shall utilize the following table of rates to determine phased implementation linked to cumulative shared parking potential.

Phase	Maximum Percentage Reduction	Cumulative Percentage
1	0%	0%
2	5%	3%
3	15%	11%
4	30%	22%
5	50%	37%

The adjusted parking requirement provided by the formula of (base-line parking value) x (.63 or TIS adjustment) shall be met by the tabulation of available vehicular parking spaces within the specified pedestrian shed radius of the parcel limits of the Specialty land use or building pad limits or the Mixed-Use facility. Available spaces shall include, on-site, off-site, on-street, service area, managed parking spaces available due to parking controls or off-peak availability of contributing un-managed parking facilities. Parking time-management of structured parking facilities and on-street parking may be utilized to ensure turn-over.

Employee parking demand may be met by assignment, agreement, cross access easement in locations that may exceed the 650' pedestrian shed requirement for Mixed-use sites and 1250' for Specialty-Use sites.

Sporting, Entertainment & Performance Events shall utilize time-based capacity management and assignable reservation of parking facilities to accommodate the peak parking demand associated with the primary event. Shoulder period sub-events designed to encourage early arrival and delayed departure may also serve to avoid serial performance parking overlap and traffic patterns that block parking availability. More remote structured or surface lot parking areas may be utilized to distribute circulation patterns and to program activities between parking and primary event destinations. The acceptable pedestrian shed for event facilities shall be 1250'. Additional temporary event parking requirements may be met by parking facilities located beyond the 1250' radius via the use of shuttle service, trams, drop-off zones, VIP lots, Valet and other forms of supporting trip end mobility. Shared parking reduction provisions shall also be applied.

3.10: FORESTRY, AGRICULTURE AND HORTICULTURE

3.10.1 OVERVIEW OF FORESTRY, AGRICULTURE AND HORTICULTURE USE CATEGORIES

- A. **Characteristics:** Agriculture includes activities that primarily involve producing crops either for personal or community consumption within the PUD boundary or for sale within the PUD allowed services & restaurants but not for general distribution.
Forestry includes the existing citrus trees and related activities that may be maintained within zones of the PUD that are scheduled for future development as a grandfathered use and for maintenance of greenbelt tax status. Additional tree planting may occur where such planting is normal grove management.
Horticulture includes the establishment of ornamental vegetation, annuals & perennials, that are utilized outside of growing areas within the PUD, either for common area display or usage & sales within Retail & Service establishments located within the PUD, but not for general distribution.
- B. **Accessory Uses:** Accessory uses include roof gardens, green walls, irrigation equipment, green house, overhead shade elements, potting sheds, equipment sheds, loading shelter.
- C. **Examples:** Examples include neighborhood common agricultural gardens and horticulture nurseries, tree farms, field to table restaurant provisioning & truck gardening.
- D. **Exceptions**
 - 1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.
 - 2. Plant nurseries that are oriented to general retail sales are classified as Retail Sales and Service.

3.10.2 ADDITIONAL STANDARDS FOR FORESTRY, AGRICULTURE AND HORTICULTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City codes, apply.

- A. **Specific to Uses**
 - 1. **Acreage**
 - a. **Specific to UMU** – Usage within Parcels can be a maximum of the building roof area less 15 % for roof equipment.
 - b. **All other zones – defined usage** Parcel area can be a maximum of the available roof area, net parcel ground area less vehicular use area & required paved circulation zones.
- B. **Specific to Agriculture, Horticulture:** This use shall be permitted according to the defined development zoning Districts as well as the defined COS District.

3.11: ACCESSORY USES AND STRUCTURES

3.11.1 PURPOSE

This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The intent in adopting this section is to allow a broad range of accessory uses. Such uses shall be located on the same site as the principal use and shall comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

A. Accessory Dwelling Unit (ADU)

1. For free standing ADUs, see Section 2.4
2. For attached ADUs, all standards apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.

B. Private Garage, Carport or Workshop Standards

1. **Quantity:** One garage, carport or workshop is permitted per lot or per dwelling unit on a multi-unit parcel.
2. **Footprint**
 - a. A garage or carport shall not exceed 50% of the footprint of the dwelling; however, in no case shall the footprint of the structure exceed 600 square feet.
 - b. A workshop shall not exceed 320 square feet.
3. **Services**
 - a. A garage or carport may be provided with electricity, a sink, and a commode.
 - b. A workshop may be provided with electricity and a sink, but shall not be used as an accessory dwelling unit.

C. Shed or Storage Building

1. One shed or storage building, up to 120 square feet, is permitted. Steel cargo storage containers or modified versions thereof are not permitted. Sheds shall not be located in front of the front line of the dwelling. Sheds may be provided with electricity and a sink.
2. Sheds shall be located a minimum of 15 feet from the primary structure, unless approved to be closer by the Fire Marshal if materials are sufficiently fire resistant.

D. Swimming Pool

1. One private swimming pool, which may have a bath house or cabana up to 200 square feet in size and 25 feet in height, measured from average adjacent grade, is permitted. Swimming Pools shall abide by the requirements for Accessory Building Placement in 2.4.1.C.
2. Barriers shall be required per Florida Building Code, or City Code equivalent as updated.

E. Covered, Open-Air Structures: Gazebos and trellises up to 200 square feet are permitted.

F. Outdoor Living and Recreation: Playhouses, picnic tables, dog houses, basketball goal, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or movable platform). If a structure under roof (e.g., playhouse, doghouse,) is permanently affixed to the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.

3.11.3 USES CUSTOMARILY ACCESSORY TO RETAIL BUSINESS, OFFICE USES AND RECREATIONAL FACILITIES

- A. **Accessway loading Zone:** Off-street loading area or a temporary storage area for customers, clients, or employee-owned vehicles is considered an accessory use. Such zones may exist in addition to permanent off-street loading zones, or temporal on-street loading zones.
- B. **Storage for Merchandise:** A completely enclosed building for the storage of supplies, stock, or merchandise is permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.
- C. **Storage for Equipment-Enclosed:** Sheds or tool rooms attached to the principal building perimeter wall for the storage of equipment used in operations or maintenance are permitted subject to City ~~Sketch-Plan~~Conceptual Site Plan review. Steel cargo storage containers, or modified versions thereof, are not permitted.
- D. **Specific to the USU:** Open yard use for the storage of materials or equipment is subject to City Review of ~~Sketch-Plan~~Conceptual Site Plan Submittal and the following conditions:
 - 1. Such uses shall be separated from adjoining properties by an opaque screen, fence, or wall at least 8 feet in height above finished grade. If adjacent to a public right-of-way, the screening fence shall be placed at or behind the building setback line.
 - 2. Junk or other salvage is not permitted as part of an open storage yard.
- E. **Light Assembly and Repair:** A light assembly and/or repair facility, incidental to the principal use is permitted, provided that it is not a nuisance, as defined by City Code, to adjacent parcels, and provided such operation is not otherwise specifically prohibited in the District in which the principal use is located.

3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

There shall be no limitations regarding accessory uses to any use, building, or activity operated within the publicly owned property or land, except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

3.11.5 SATELLITE DISHES

- A. **General Requirements:** No form of advertising shall be allowed on the dish or framework, other than the manufacturer's small identification plate.
- B. **Within UMU / OSD based Districts:** Satellite dishes shall be placed on the roof. Dishes shall not be visible from any adjacent front yard, or in a location that is visible from the public right-of-way, unless a company licensed to install satellite dishes in the city certifies that it is the only place for the dish to be operational. Satellite dishes shall be screened from the street, and to the degree feasible, from adjoining properties. Such screening can be accomplished through fencing, Parapet wall height, landscaping, or placement of the dish between or behind architectural features of the building.
- C. **Within USU District:** The preferred location for all dishes is in the rear or side service area or on the roof. Dishes are encouraged to be screened from the street and to the degree feasible, from adjoining properties. Screening can be accomplished through fencing, landscaping, or placement of the dish between/behind architectural features of the building. Dishes greater than 2 meters in diameter must be located in the side or rear service yard, or on the roof, and must be screened from the street, and to the degree feasible, from adjoining properties.

3.11.6 Accessory Use Structures - Urban Districts

A. Special Requirements Specific to Urban Districts:

1. Disposition: Parking structures shall meet the required building setbacks except where Liner Buildings are required. In that case, parking structures should be set back from the property lines of the adjacent PUD Primary Street(s) a minimum of 25 feet to reserve room for Liner Buildings between parking structures and the lot frontage unless the garage ground level is designed to receive commercial or office space internal to the garage facade for at least 70% of the garage frontage.
2. Frontage Types: Shopfront/Awning, Gallery/Colonnade, Arcade — Balconies may be used if there is true habitable space on the upper floor(s).
3. Liner Buildings
 - a. Liner Buildings are required in the Urban Districts along Primary PUD street frontage(s). Where parking structures face more than 1 street, requirements for Liner Buildings at secondary frontages are at the discretion of the OSE Design Review Body. They may be used in other districts to fulfill the requirements of the OSE Standards, such as height and parking location.
 - b. Exceptions to this requirement may be granted when lot width or depth is less than 140 feet.
 - c. Liner Buildings may be constructed concurrently with the parking garage, or space may be reserved for their construction in the future.

3.12: TEMPORARY USES

3.12.1 PERMITS REQUIRED

Unless otherwise provided, all permitted temporary uses listed below shall require a Temporary Use Permit that shall be reviewed and issued by the City Manager, subject to the procedures outlined in the City Codes & OSE PUD.

3.12.2 PERMITTED TEMPORARY USE

- A. Outdoor Sporting Events, Trade Show, Trail System competition, competitive swim, kayak, and similar events, for a period not to exceed the City Permit Term for the type and location of the event as determined by the City Manager. In the USU Districts, sporting & related events that occur within the confined stadium & event grounds designed for the events shall not be considered a Temporary Use or require City Permits.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the UMU, Public Open Space Districts for a period not to exceed 30 days.
- C. Temporary real estate sales offices, in conjunction with an approved parcel of construction or building development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the parcel or structure has an active Project Permit.
- D. For new construction, a contractor's mobilized office and equipment sheds, including steel cargo storage containers, in any Districts, for a period of 6 months, or the duration of active construction, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant. Site placement subject to City Site Review Committee.
- E. **Temporary classroom facilities** shall not be located at any school, religious institution, or other teaching or training use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 18 months — has been approved by the City & OSE administrator. Such plan shall include a review of the placement of the temporary classrooms and may require screening and buffering in order to comply with the OSE Standards. Extensions of up to 1-year may be permitted by the OSE administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession:** Are allowable in association with programmed & scheduled events. City Permits & Vendor License requirements shall apply.
- G. **Portable steel storage containers** are permitted in any USU District for purposes of event preparations, loading or unloading, for a period not to exceed 14 days with placement subject to City Site Review Committee & Event Permit if required.
- H. **Cargo or freight storage containers**, or modified versions thereof, are permitted to be used as temporary storage facilities in the USU Districts for up to 2 consecutive months in any 12-month period, on the condition that the containers are not visible from the street, and the storage function is related to event turnover, temporary seating, event security equipment or re-purpose of flooring & seating configuration of interior venues.

4: BUILDING DESIGN & INFILL STANDARDS

4.1.1 PURPOSE

The purpose of this section is to:

- A. protect and enhance Clermont's unique aesthetic character
- B. support high quality streets and public spaces
- C. encourage architecture that blends harmoniously with the natural sloped surroundings and neighboring development
- D. safeguard property values and long-term economic assets
- E. carefully establish the character of the Olympus Clermont PUD, Community Development brand while permitting appropriate growth.

4.1.2 INTENT

The use of Architectural standards and guidelines are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and future incremental infill development meets the purposes described above. Future Building Design will be reviewed based on the "City of Clermont – Architectural Standards" dated October 23, 2007. These minimum City Standards as well as "Architectural Style Guidance" for the OSE Administrator & OSE ARB shall serve collectively to form review process and building design conventions within the OSE PUD. The Building Design & Infill Standards & "Architectural Style Guidance" documents will address design & character details not regulated by the PUD but required via property ownership declarations & procedures. Where conflicts may exist or be created by building typologies not anticipated by the City of Clermont Architectural Standards, the OSE project specific standards shall prevail .

5: LANDSCAPING, PARKING & LIGHTING

5.1 PURPOSE

The purpose of this article is to

- A. recognize the importance of trees and other landscaping and their contribution to health, welfare, beauty, safety, history and general well-being in all areas within the jurisdiction of the city.
- B. establish reasonable minimum standards governing the preservation, planting, protection and maintenance of trees and other landscaping.
- C. protect and enhance property values.
- D. maintain the aesthetic quality of the OSE community & surroundings as a whole.
- E. moderate climate and reduce energy costs,
- F. mitigate the negative impact of noise, glare, air and water pollution, and soil erosion.

5.2: PARKING

5.2.1 PURPOSE

The purpose of this section is to regulate and ensure the provision of adequate parking and access for bicycles, NEV's and motor vehicles. The section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the community.

5.2.2 APPLICABILITY

The parking standards of this section shall apply to new parcel developments and when a structural alteration in an existing building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity.

5.2.3 BICYCLE PARKING

- A. **Applicability:** Dedicated or ride-share Bicycle parking is required in all Districts, the OSE Administrator has the authority to waive the bicycle parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** Bicycle parking shall be placed in a usable and accessible location. The rack(s) shall be placed so that neither the rack nor the bike within it blocks pedestrian or vehicular access ways and shall always be maintained and kept clean and in proper working order .
- C. **Size:** Parcel or Building Pad Developments shall provide either racks for 25% of the number of required vehicular parking spaces or contribute the equivalent bicycle inventory, to a ride-share program, or combination. whichever is equal.

5.2.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

- A. **Applicability:** User Dedicated, General or ride-share NEV parking is required in all Districts, the OSE Administrator has the authority to waive the NEV parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** NEV parking shall be placed in a usable and accessible locations, underground or service level storage areas, structured garages, surface lots, edge of travel lanes. Charging facilities if provided shall be placed so that neither the charging station, cords nor the NEV blocks pedestrian or vehicular access ways

and shall always be maintained and kept clean and in proper working order. NEV parking shall be shown on Site Plan submittals to the City Site Review Committee.

- C. Size: Parcel or Building Pad Developments shall provide either space for 15% of the number of required vehicular parking spaces or contribute the equivalent NEV inventory, to a ride-share program, or combination, whichever is equal. Operations of Tram based transportation can offset the NEV parking requirements based on the ratio of 1 NEV space per 4 passenger seats.

5.2.5 PARKING SPACE REQUIREMENTS

- A. Minimum Number of Parking Spaces: The number of permanent on-site motor vehicle parking spaces required shall be determined by the methodology defined in the PUD written narrative.
- B. Credits for On-Street Parking
 - 1. On-street parking spaces along the lot frontage may count toward the minimum number of required parking spaces if needed.
 - 2. For multi-family dwellings over 3 units, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.
- C. Maximum Number of Parking Spaces: The maximum number of off-street parking spaces shall be as follows:
 - 1. For buildings with a footprint less than or equal to 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.
 - 2. For buildings with a footprint greater than 60,000 gross square feet, no more than 110% of the required minimum number of parking spaces are permitted.
 - 3. Exceptions:
 - a. Group Housing or Multi-Family buildings built specifically to accommodate athlete or student housing are permitted a maximum of 1 parking space per bedroom

5.2.6 PARKING EXCEPTIONS

- A. In the UMUDistrict, all nonresidential uses, except for motels/hotels/extended stay guest accommodations, shall be exempt from the off-street parking requirements of this section. Where such uses elect to provide off-street parking, it shall meet the design requirements of this section.

5.2.7 SHARED PARKING AND PARKING REDUCTIONS

- A. Parking Reductions
 - 1. The City Manager may grant a reduction in the parking requirements set forth in this section in the following cases:
 - a. Where uses in the same or adjoining development parcel, having different peak hour demand, seek to share parking, the applicant must submit to the administrator an analysis and substantiated projections of peak parking demand — based on historic data from other locations or a similar use — for the entire development to justify the shared use of parking spaces for separate uses.
 - b. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking.
 - c. Where fewer parking spaces are needed due to location and use — e.g., if there is a high concentration of residential units adjacent to a neighborhood-serving use, a parking reduction may be warranted.

2. The City Manager shall consider the following in determining whether a reduction is warranted:
 - a. The likelihood that the reduced number of parking spaces can satisfy demand
 - b. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow
 - c. The impact of periodic overflows upon the public streets and other parking facilities
 - d. The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern
3. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the OSE applicant.

5.2.8 PARKING LOT DESIGN

A. General Design Standards

1. **Design:** Off-street parking stalls shall be located in areas that will not require backing into access driveways or streets, except where allowed for residences, or when no other practical alternative exists, as determined by the City Manager.
 - a. **Parking Stall Dimensions:** Off-street parking spaces shall be at least 9 feet wide by 18 feet long, exclusive of access or maneuvering.
 - b. **Travel Lane Dimensions:** Travel lanes without 90 degree opposed parking shall not exceed 20 feet wide for 2-way traffic, except in specific areas that may require additional room for drop-off or truck loading access. A minimum of 24 feet clear travel lane between 90 degree parking spaces shall be provided for 2-way traffic. One-way accessway may be permitted to have travel lane width reduced to 10 feet if approved by the fire marshal.
 2. **Parking Space Marking:** The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing grass, or other vegetative surfacing, or plazas & motor courts that are used for valet or temporary VIP parking. Removable cones, colored pavers or planters may be used for temporary marking.
- ### B. Pedestrian Corridors in Parking Lots:
- Parking lots with 40 spaces or greater shall be designed to separate pedestrian travel from vehicles. They shall include designated pedestrian walkways to provide safe access to building entries for pedestrians and are subject to City Site Review Committee review.
1. Perimeter sidewalks — typically located on public rights-of-way— and/or interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.
 2. Pedestrian pathways (if provided) shall be a minimum 5 feet in width where no adjacent perpendicular parking space exists or a minimum of 8 feet in width where vehicular overhang from parking bays may encroach on the sidewalk.
 3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway shall be provided, following the shortest practical route across the parking lot between at least 1 such entrance on each side of the building facing a public street.
 4. Pedestrian pathways shall be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

C. Connectivity

1. Parking lots shall provide for internal connectivity to adjoining parking lots (except those serving residential buildings of less than 4 units) unless determined not-feasible, or not required by the City Site Review Committee and shall be interconnected or designed to interconnect in the future.
2. Where a parking lot inter-connection is provided, an easement for ingress and egress to adjacent lots shall be recorded by the property owners with the City of Clermont or County Clerk.

D. Materials

1. Parking spaces and driveways shall be paved with a material that supports the anticipated load and context. Pervious or semi-pervious paving materials are encouraged. Where possible, such materials shall be used in combination with on-site stormwater control devices.
2. Parking provided above the minimum required parking spaces shall be with a pervious material.

E. Accessible Parking: All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

F. Tandem Parking in Residential Driveways is allowed.

5.2.9 STRUCTURED PARKING

Parking Structures shall be designed to accommodate structural support elements, life-safety, ventilation & site access limitations. Structured Garage Parking space size & circulation configuration may adjust typical surface lot parking dimensions & geometry.

5.2.10 PARKING OF SPECIFIC VEHICLES

A. Parking, Storage or Use of Campers, RV's or Other Major Recreation Equipment:

1. No major recreational equipment shall be parked or stored in any RSD or UMU District in a manner which poses a nuisance, or constitutes a hazard. When parked in a permanent garaged location, such equipment shall observe all setbacks, yard, and other requirements set forth within the Districts in which they are located.
2. Parking or storage of recreational equipment shall not be permitted in any District between the street and the building face. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in any location not approved for such uses.

5.3: LIGHTING

5.3.1 PURPOSE

The standards set forth in this section are designed to:

- A. ensure that all site lighting is designed and installed to maintain adequate lighting levels on-site,
- B. prevent excessive light spillage and glare directed at adjacent properties, neighboring areas, and motorists, and
- C. provide security for people and land.

5.3.2 ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS

Lighting of outdoor sports fields and performance areas shall comply with the following standards:

- A. Glare Control Package: All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.
- B. Hours of Illumination: The hours of operation for the lighting system for any game or event shall not continue more than 1.5 hours after the end of the game or event.

5.3.3 PROHIBITED LIGHTING TYPES

- A. Laser Source Light: The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited unless approved by the OSE Administrator in association with scheduled events or activities in advance.
- B. Searchlights: The operation of searchlights for advertising purposes is prohibited.
- C. Flashing Lights: With the exception of motion-activated security lighting, lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.
- D. Awning and Canopy Back-Lighting: Awnings and canopies used for building accents over doors, windows, etc. shall not be up-lit. Lighting that illuminates the sidewalk, or downlights onto the architectural features of a building, may be installed under canopies.

6: SIGNS

6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter. The OSE PUD shall conform to the City Code as a minimum with additional signage design and controls defined within the OSE ARB and OSE Administration.

6.2: ADMINISTRATION AND MASTER SIGN PLANS

6.2.1 APPLICABILITY

A. Applicability: The regulations of this article shall apply to all OSE PUD Districts.

6.2.2 MASTER SIGN PLANS

- A. Applicability: Master Sign Plans are required for the following development types:
1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
 2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.
- B. Approval Required: No City permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel or lot has been reviewed and approved by the appropriate OSE body.
- C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the OSE Standards then in effect.
- E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or OSE ARB may reasonably determine.
- F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

6.3: OTHER SIGNS THAT REQUIRE A PERMIT

6.3.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, non-profit organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants: establishments, the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the identification & site signage permitted by the City.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:
 - a. variable messaging signs in the USU Districts are permitted to be digital. The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

7: Land Development

7.1 PURPOSE

- A. Land subdivision & Commercial site development shall conform to the City Codes & Ordinances as a minimum standard as conditioned, adjusted or waived by the Clermont City Council & OSE PUD.
- B. Gated Streets: New gated streets, driveways or drive isles are not encouraged. However, they may be permitted, at the discretion of the City & OSE Administrator in RSD Districts or other PUD Districts where public connection to the existing street grid is not practicable due to topography or existing surrounding conditions. They may be permitted by the applicable OSE Design Review Authority when the access proposed to be gated is an alley, parking lot connection or rear lane and is not the primary building frontage.

7.2 OTHER VEHICULAR CIRCULATION WITHOUT ROW

Drive Isles or driveways within and connecting parking areas may form connecting accessways for vehicular circulation network without ROW by the use of access easements between parcels with different ownerships. All of these potential circulation segments not marked as “streets” in the Regulating Plan or defined by Typical Cross Section will provide a minimum 20’ two-way paved travel lanes or 10’ one-way travel lanes. The location & configuration will be determined by careful design during the Parcel Site Plan submittal process to address unique site-specific considerations. As such, these accessways are specifically tailored to a unique development context and deviate from the standards enumerated in the typical street ROW sections. In most cases, sidewalks or street trees will not be necessary since the specific accessway section may apply only to a portion of a vehicular driveway within or connecting parking isles. ~~Sketch Plan~~Conceptual Site Plan submittal to the City Site Review Committee shall delineate accessways.

7.3 OVERHEAD UTILITIES

Overhead Electric or overhead Tele-communications utilities are not allowed within the Olympus PUD. Some individual overhead utilities components may be placed within the ROW or Building Envelope to provide Solar collection for small scale electronics, WIFI repeaters, 5G cellular, Photo-cells, Security Cameras, ITS Cameras where necessary.

7.4 TREE PLANTING STANDARDS

The following standards shall be used in conjunction with the appropriate street sections.

- A. **Minimum Quantities:** Street trees shall be installed according to PUD Exhibit-4 Typical street sections. In addition, external street ROW may be utilized for street tree planting where the ROW is adjacent to the PUD Boundary & the street tree planting is acceptable to the owner of the ROW. OSE may enter into maintenance agreements with the adjoining ROW ownership for the long term support of street trees and understory landscape & turf. Utilization of enhanced adjacent ROW Landscape may be utilized to meet PUD perimeter landscape requirements.
- B. **Minimum Spacing:** Arrangement of and distance between hardwood trees should correspond to the expected mature spread of the trees and shall in no instance be less than
 - 1. 44 feet between overstory trees along the street edge & 60’ within medians
 - 2. 25 feet between overstory trees and understory trees
 - 3. 15 feet between understory trees and palms if used.

- C. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than
 - 1. 15 feet to overstory trees
 - 2. 8 feet to understory trees
- D. **Tree Wells**
 - 1. In commercial areas where there is no verge planting strip, trees shall be provided with grates, hard surface tree wells, perimeter low rail or other approved methods of tree root protection.
 - 2. Tree wells for overstory trees shall be as specified per street section. The ideal tree well size is 5 feet by 10 feet; however, tree wells may be reduced to 5 feet by 5 feet if structural soils or silva cells are provided. Root barrier fabric is required.

8.1: COMMUNITY GREEN SPACE AND OPEN SPACE

8.1.1 PURPOSE AND INTENT

- A. Intent: Community Green Space and Open Space (COS) is intended for the use and enjoyment of the OSE development's residents, employees, & visitors. These spaces serve to preserve natural areas, ensure access to open areas and recreation, reduce the heat island effect, enhance stormwater quality, and provide community health benefits. Community Green Space and Open Spaces are not, by definition, required to be deeded or to be granted via easement to any public entity or municipality. The OSE Administrator may elect to form an ownership entity, transfer the land to a CDD or dedicate the land to an existing entity with deed restrictions for conservation & maintenance as Open Space.
- B. Purpose: The purpose of this section is to provide a set of Community Green Space and Open Space associated standards to use within all PUD Districts with frontage on COS. Community Green Space and Open Space in this section are distinct from those areas that are environmentally sensitive and must be otherwise protected as regulated through Environmental Protection.

8.1.2 COMMUNITY GREEN SPACE AND OPEN SPACE REQUIREMENT

- A. Minimum Requirements: Development in all PUD Districts shall not encroach into the Community Green Space and Open Space, other than to provide for connectivity to circulation and to terrace grades for maximizing open space utilization.
- B. Areas to be Included in Community Green Space and Open Space Calculations: The features and areas identified in (COS) PUD Exhibit-1 shall be credited towards the PUD open space requirements for the purposes of complying with the City Standards.
- C. Areas not to be Included in Community Green Space and Open Space Calculations: The following areas shall not be counted toward open space requirements:
 - 1. Private yards which are not subject to an open space or conservation easement
 - 2. Public road rights-of-way or private street easements, including sidewalks & medians located within those rights-of-way or easements
 - 3. Open stabilized grassed parking areas and driveways
 - 4. Land covered by structures or restricted sports field & not designated for active public recreational uses
 - 5. Designated outdoor VUA or storage areas

- D. **Playgrounds and Community Gardens:** These may be incorporated into the COS or any of the other Districts or may stand alone.
- E. **Waterfront:** When Community Green Space and Open Space exists, adjacent developments that contain waterfront access should include some type of common access to at least 25% of the waterfront.
- F. **Accessory Structure Standards:** All accessory structures within parks and open spaces — including, but not limited to, restrooms, open-air pavilions, gazebos, monuments, picnic shelters, and outdoor theaters — shall not be subject to the physical requirements of the District building form or siting standards. They shall be designed to be consistent with the character of the open space in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition, and character similar to adjacent development as determined by the OSE Administrator.

8.2 OWNERSHIP AND MAINTENANCE OF COMMUNITY GREEN SPACE AND OPEN SPACE SPACE

- A. Provision must be made by the OSE Administrator to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:
 - 1. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
 - 2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
 - 3. Dedication of the land to the City or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes
- B. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
- C. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of the OSE Standards & City Code subject to remedies and penalties.
- D. If the owner of the Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the City, the City shall have the authority to correct the deficiencies per the City's Code of Ordinances.

9: CONSTRUCTION PHASE FLEXIBILITY

Individual parcel development may shift between phases as long as the projected limits of utility flows and trip generation assignable to the parcel shift delta does not exceed the total trip generation and utility flow projected for the cumulative Phase.

Parcel phase shift may be further restricted if the Shared Parking Tabulation indicates that parking demand would not be met due to peak time-share, pedestrian shed distance or internal capture limits created as a result of the proposed parcel development phase shift.

If shared parking limitations are the single limiting factor for acceptable parcel phase shift, the Olympus Master Developer can construct temporary parking facilities within the pedestrian shed and maintain availability and assignability of sufficient numbers to support the shared parking demand until the programmed, phase shifted parcel development occurs with permanent parking.

If the only limiting factor supporting a parcel phase shift is exceeding projected cumulative utility flows, the City may allow the proposed parcel phase shift if the capacity exists within the City treatment and delivery system. Determination of City System capacity is exclusively reserved by the City Utility Department.

~~If the only limiting factor supporting parcel phase shift is the projected cumulative trip generation, the proposed parcel phase shift may be approved if the total increase in cumulative phase trip generation is less than 10%.~~

10: DEFINITIONS OF SPECIALIZED TERMS

Abutting Parcel. Any parcel that shares a lot line with another parcel.

Accessory Dwelling Unit. An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

1. **Single Family Detached Dwelling Unit.** A structure containing one primary dwelling unit on a single lot.
2. **Two Single Family Attached Unit./Duplex.** A structure containing two dwelling units on a single lot.
3. **Three Single Family Attached Unit./Tri-plex.** A structure containing three dwelling units on a single lot.
4. **Multi-Family/Unit.** A structure containing four or more dwelling units on a single lot.
5. **Multi-Family Development.** One parcel that contains multiple buildings containing housing units, either as apartments, or condominium. Each building may have multiple dwelling units.

City “Manager” as defined herein shall be defined as any person or persons designated by the City of Clermont to fulfill the duties herein.

OSE “Administrator” as defined herein shall be defined as any person or persons designated by the Olympus Sports & Entertainment Entity or Olympus Clermont CDD to fulfill the duties herein.

ACI (Aggregate Caliper Inch). A measure of the total combined number of inches of existing and proposed trees used to meet landscaping requirements. Caliper inch sizes for individual proposed trees are measured as indicated in the American Standard for Nursery Stock (ANSI 260.1-2004). Caliper inch sizes for existing trees are measured in diameter at breast height (DBH).

Approved Phase. A phase of development that has been approved through the PUD, subdivision or commercial site plan approval process, or a phase thereof approved by the City Manager prior to a request for an inspection for a certificate of compliance.

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank or in another location. Does not include drive-up ATM's.

Bar/ Tavern/Night Club.

1. **Bar, Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro brewery (“brew-pub”), and other beverage tasting facilities.
2. **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult-oriented businesses.

Basement. Any area of the building having its floor subgrade (below ground level) on all sides. A raised basement is a basement story with a floor level that is subgrade and ceiling level that is above grade.

Brew Pub. A pub or restaurant that also contains a microbrewery (see definition).

Buildable Area. The area of a lot that remains after removing the required front, side and rear yards for individual lots, as set forth for the particular District.

Building Type / Typology A structure defined by its combination of configuration, disposition and function.

Build-to Line (BTL). A line parallel to a property line or right-of-way where a building facade must be placed. The BTL may appear graphically on the regulating plan, sections or be stated as a dimension from the property line or right-of-way. Minor deviations from the BTL are allowed for architectural features, recessed entries, and recessed balconies and do not count against the calculations of % of BTL Defined by a building or Building at the BTL.

Bungalow Court. See (Building Type Standards).

Caliper. A horticultural method of measuring the diameter of a tree trunk for the purposes of determining the tree's size. The caliper of the trunk is measured six inches above the ground for trees with a diameter of four inches or less, twelve inches above the ground for trees with diameters more than four and less than ten inches, and at breast height (4½ feet) for trees with diameters of ten inches or greater.

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height, Upper Floor(s). Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Civic Institution. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, and transportation.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses. Civic Buildings may include the following:

1. **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

2. **Theater (Cinema or Performing Arts).** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for "live" theater and concerts, and movie theaters.

3. **Public Service Buildings.** These are municipal buildings which include City Hall, Courthouse, Police Stations, and Fire Stations. May also be considered "Community/Public Safety Facilities."

4. **Religious Institutions, Club House, Meeting Facilities**

Civic Space. An outdoor area, dedicated for community activities. These areas may be reserved for use by a specific neighborhood or community or group, or open for public use.

Colleges and Universities. A dedicated facility or branch location for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. Includes professional schools (e.g. law, medicine, etc.) and technical colleges.

Commercial. A term defining workplace, office and retail uses collectively.

Common Courtyard. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Community Garden. A site used for growing plants for food, fiber, herbs, and flowers and

shared and maintained by community residents.

Community Based Farmer's Market. The temporary use of a site for the outdoor sales of food and farm produce items.

Community Care Facilities. Facilities that provide living, sleeping, and sanitation accommodations for institutional purposes in coordination with the provision of social services, or team training. The facilities may include facilities for eating and cooking. This category does not include Group Homes, or Community Residences

Emergency Shelter. A facility that provides temporary housing on a first-come, first-served basis where the facility design can accommodate safe shelter during a period of emergency or evacuation due to natural disaster. Facilities that provide temporary shelter during extremely cold weather (such as churches) are also included.

Short Term Housing. A facility that provides housing for individuals or families (not to exceed 6 months) within a continued identified bed space. The facility would also provide personal assistance to students, patients, clients, or performers who do not utilize daily Hotel accommodations or utilize long term rental of dwelling units. Such personal assistance may include food service, training or re-habitation activities, and in addition may include other needed and necessary supportive services tailored to the individual.

Community/Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site. May also be considered "Civic Facilities".

Day Care, Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours per day for any client. Each individual receiving care is considered one "client". These facilities include the following, all of which are classified and required to be licensed by the Department of Health & Department of Social Services.

1. **Family Day Care Home.** A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, preschool, after-school or extended day care, and school age child care centers. See "Home Occupation - Minor."
2. **Group Care Home.** A licensed day care facility that provides non-medical care and supervision to 7-12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers.
3. **Commercial Care Center.** A licensed day care facility licensed that provides non-medical care and supervision to more than 12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. Conditional Use. These uses that require Administrator approval for conditional uses allowed within a zone.

DBH (Diameter at Breast Height). A standard measure of tree size for existing trees. The tree trunk diameter is measured, in inches, at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half (4.5) feet, but adjacencies of trunks clearly show sharing of a singular rootball, then diameters of trunks below four and one-half feet to be totaled as a single number indicating DBH.

Depth, Ground-Floor Commercial Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to a commercial tenant.

District. A defined zone suitable for development patterns associated with permitted uses according to the PUD regulating plan.

Drive-Through Facility. Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under “Vehicle Sales and Services.”

Dwelling /Dwelling Unit/Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Fenestration. The arrangement of windows and doors on the exterior of a building.

Finish Level, Ground Floor. Height difference between the ground floor finished floor of residential or commercial space, excluding lobbies and common-use areas, and the adjacent public walk.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Formalized On-Street Parking. see “Parking, On-Street”

Formally Disposed. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Front. The primary frontage(s) of a lot, determined as follows:

- For lots with frontages along multiple thoroughfares, the Primary Frontage is determined by the Street address. All other frontages may be considered side street frontages.
- For lots with frontages along a thoroughfare and a civic space, the Front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as Fronts, with the following exception: the frontage along certain Civic Spaces may be required to be a Front, as per the standards
- For lots with a single frontage along a thoroughfare or a Civic Space, but not both, that frontage is the Front.
- Frontages along alleys, service drives, and parking drives may never be a front.

Frontage. A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

Frontage, Primary. The elevation(s) of a structure that fronts a Primary Street. See also “Primary Street.”

Frontage, Private. The area between the edge of the public right-of-way and the front or side façade

Frontage, Public. The area between the curb of the vehicular lanes and the frontage line.

Frontage Line. The property line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

General Retail. Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services, variety stores; including rental stores. May include sales of materials or artisanal elements produced on the premises.

General Services. Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to business and financial services, advanced technology uses that are compatible in terms of noise/ vibration impacts and hazards with adjoining buildings, minor repair services, health services, social services, legal services, educational services and cultural services. Does not include industrial or medical services.

1. **Bank/Financial Services.** Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Includes ATM facilities (see “ATM”).
2. **Business Services.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include “Bank, Financial Services,” which is separately defined.
3. **Business Support Service.** An establishment within a building that provides services to other businesses. Examples of these services include, but are not limited to: Computer-related services (rental, repair) (see also “Maintenance Service - Client Site Services”), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mailbox services.
4. **Personal Services.** Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, body piercing facilities, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo parlors. These uses may also include accessory retail sales of products related to the services provided.
5. **Professional, Administrative Services.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: Accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers’ and artists’ offices.

Ground Cover. Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

Group Dwelling. A residential facility for unrelated persons providing living facilities, sleeping rooms, and meals. This category does not include homes for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.

1. **8 or Fewer Residents, in a Home or Dwelling.** Residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals. The resident number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.
2. **More than 8 Residents, in a Community Residence.**
 - a. **Dormitories.** A building or portion thereof which contains living quarters for nine or more students, staff, or members of a team, college, university, primary or secondary boarding school, theological school, or other athletic comparable organization, provided that such building is either owned or managed by such organization. Single family and two-family dwellings are defined separately. See "Rooming and Boarding Facilities."
 - b. **Convent or Monastery.** The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.
 - c. **Congregate Care Facility.** A facility for long-term residence exclusively by persons 62 years of age or older, and which may include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.
 - d. **Nursing Home.** A health care institution other than a hospital or sheltered care home which provides inpatient or resident beds and is licensed by the Department of Health as a skilled nursing facility for two or more unrelated persons. A nursing home provides services to those who need continuous care but do not require hospital care or direct daily care from a physician.

Hedge. A group of shrubs planted in line or in groups that forms a compact, dense, living barrier that demarcates an area from on-site or off-site views.

Height, Overall. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.

Home Occupation - Major. Residential premises used for the transaction of business, the supply of professional services, and the limited supply of retail by the resident thereof. Major Home Occupations may include agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, family daycare home, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. Such use shall not simultaneously employ more than 1 person in addition to the residents of the dwelling. The Home Occupation use shall not disrupt the general character of the neighborhood.

Home Occupation - Minor. Residential premises used for the transaction of business or the supply of professional services. Home Offices shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. The Home Office use shall not disrupt the generally residential character of the neighborhood.

Household. A group or family living in a single Dwelling Unit. A single household may include up to 5 unrelated people.

Eave/Parapet. Building height to eave/parapet shall be measured from the eave or top of parapet to natural grade or finished grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.

Impervious Surface Coverage/Ratio (ISR) The percent of a defined lot or property that is covered with non-infiltrating material. This includes all structures, slabs and paving material. Individual lots may have variable ISR standards that are collectively accounted & regulated by drainage sub-basin design criteria.

Infill. The development of vacant land that is currently largely surrounded by developed land. It is typically served by existing infrastructure, particularly roads, and may include properties which were previously developed or used for non-building or temporary functions.

Infrastructure and Utilities. Installations or facilities or means for furnishing to the public, electricity, gas, steam, chilled water, communications, Potable or reclaimed water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards; however, it does not include Maintenance Yards (see “Maintenance Yard”) or utility offices (see “General Service and Office”).

Intensive Level Survey. A survey that will be based on a systematic approach to the entire tract, usually at 100-foot intervals, that are differentiated between having high or low potential for containing archaeological and historic resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, subsurface activity, such as shovel tests, are done, unless surface exposure is evident, and the materials are sifted. All of the findings, as well as a determination of eligible sites, will be compiled into a final report.

Landscape Strip, Perimeter. Vegetative material associated with the perimeter landscaping required for a parking lot area or property perimeter.

Liner Building. An occupiable structure specifically designed to mask a separate interior use from a frontage.

Live/ Work Unit. An integrated housing unit and working space, that accommodates both residential occupancy and work or commercial activity. Typically the commercial space is below or in front of the residential space.

Lodging. (syn. Overnight Guest Accommodation)

1. **Bed & Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.
2. **Hostel.** A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.
3. **Hotel/Motel (25 or more rooms).** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.
4. **Inn (6 to 24 rooms).** A building or group of buildings used as a lodging establishment having six to 24 guest rooms

providing overnight accommodations and breakfast to transient guests.

5. **Resort Hotel.** Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, pools, tennis, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.
6. **Rooming and Boarding Facility.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities, and sororities.
7. **Short-Term Rental.** A single-family dwelling, individual two-family or three-family dwelling, multifamily dwelling, or any portion thereof, that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 6 months. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

Lot Area. Lot area refers to the horizontal land area within lot lines, excluding any wetlands.

Lot Width. Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.

Manufacturing, Processing, Packaging: Light. A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing/assembly uses include:

1. **Artisan/Craft Product Manufacturing.** An establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, where any retail sales are incidental to the manufacturing activity.
2. **Clothing and Fabric Product Manufacturing.** An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers and not located on the site of a clothing store (see "Personal Services"). Does not include the production of textile fabrics and related materials.
3. **Furniture and Fixtures Manufacturing, Cabinet Shop.** A business that showcases and orders wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery without on-site manufacturing. hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planing mills.
4. **Handicraft Industries, Small-Scale Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.
5. **Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production.

Manufacturing and Processing, Heavy. A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products,

machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community.

Marine Industrial. A place of business serving marine-related needs including but not limited to: the loading and unloading of boats, boat storage (dry stack or boatyard), major boat repairs and servicing (engine, painting, body work, overhaul), commercial boat manufacturing, commercial fishing, the shipping of goods and containers, and other activities whose primary purpose is to facilitate the commercial maritime industry.

Medical Services: Clinic, Urgent Care; Doctor Office; and Extended Care.

1. **Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices - Professional/Administrative.”
2. **Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite.
A facility with five or more licensed practitioners is instead classified under “Medical Services – Clinic, Urgent Care.” Counseling services by other than medical doctors or psychiatrists are included under “Office – Professional, Administrative.”
3. **Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Care.”

Maximum Lot Coverage. The percentage of a lot that is covered by roofs of the primary structure, and any accessory structures.

Medical Services: Hospital. A major institution where people receive medical, surgical, or psychiatric treatment and nursing care.

Meeting Facility, Public or Private. A facility for public or private meetings, including: Community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include: Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

Microbrewery. (syn. Craft Brewery) A brewery that produces a small amount of beer (up to 10,000 barrels per year) for sale and consumption on or off premises. These establishments may be part of a brew pub (see definition).

Mining /Resource Extraction. Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted. Mass parcel grading & relocation of soil & terracing is not considered mining, where the activity is related to an approved phase of development.

Mixed-Use. Multiple functions & land use within the same building or the same general area through superimposition or within the same area through vertical or horizontal adjacency.

Mixed-Use Project. A development that combines both commercial and residential or other uses on the same site, typically with the commercial uses occupying the ground floor street frontage and the residential uses above.

Museum. See “Community Oriented Civic Facility.”

Naturally Disposed. A preservation of the existing natural condition or a composition of elements arranged as they would appear in a nature, with irregular shapes and asymmetry.

Neighborhood Market. A neighborhood serving retail store, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Office. See “General Services, Business Services, and Professional, Administrative Services.”

Open Air Retail. A retail sales establishment operated substantially in the open air including, but not limited to: kiosk display & sales, clothing, or event related merchandise, water based or trail recreation services and rental, and the like. Does not include community farmer’s markets (see “Community Farmer’s Market”), Vehicle Sales and Rental (see “Vehicle Sales and Rental”), Services”), home or garden supplies and equipment, or plant nurseries.

Outdoor Storage. Open yard area used for storage of materials or equipment associated with a primary use, excluding junk or other salvage. This is an accessory of primary use.

Outparcel. A small lot at the outer edge of a shopping center or commercial parcel typically with frontage along a highway. This is distinct from a Pad Site.

Pad Site. A small individual building site or lot that may occur internal to a multi-building parcel and is designed to integrate a new building into the adjacent buildings and site circulation without significant alteration.

Parking Facility, Public or Commercial, Surface or Structure. Parking lots or structures operated by the jurisdiction or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Parking, On-Street. On-street parking is parking constructed parallel or diagonal to the street right-of-way, defined by a ribbon or vertical curb, utilizing a durable surface material such as asphalt, concrete, pavers, with appropriate stormwater controls.

Passive Recreation. Recreation requiring little or no physical exertion focusing on the enjoyment of one’s natural surroundings.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas and define acceptable proximity between parking and building occupancy.

Personal Storage Facility, Indoor-Ancillary Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the building tenancy or employees as individual storage spaces and characterized by low parking demand. Premises may include retail, recreational, spa or restaurant sales not related to personal storage functions.

Perimeter Buffer. The required installation of landscaping and screening materials between specified Districts.

Planting Strip. Areas intended for the placement of vegetation within the interior of parking lot areas or along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

Primary Facade. The elevation(s) of a structure fronting a street. When located on a corner, this may be the elevation fronting only the Primary Street

Primary Street. The most significant street that a building fronts. When a structure only fronts one street, that street is considered the Primary Street.

Public Right-of-Way. The entire area between property boundaries which is owned by a governmental agency dedicated to public use, or impressed with an easement for public use; which is primarily used for pedestrian or vehicular travel; and which is publicly maintained, in whole or in part, for such use, and includes without limitations the street, curb, shoulder, sidewalk, parking or parking strip, planting strip, and any public way.

Public Right-of-Way Line. The line where the property meets the public right-of-way at a public street or public waterway, provided that this definition shall not include unimproved alleys, easements or other similar dedicated uses.

Public Way. Any street, accessway, path or right-of-way, whether privately or publicly owned, which is designed, or used for vehicular or pedestrian traffic or access.

Recreation Facility, Commercial or Institutional.

1. **Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility; three or fewer machines or devices are not considered a use separate from the primary recreation use of the site. Does not include adult-oriented businesses.
2. **Club.** This land use consists of meeting & service space and accessory facilities and uses including: clubhouses with bar and restaurant; locker and shower facilities; “pro shops” for on-site sales of equipment and clothing; and cart storage and rental facilities.
3. **Health/Fitness Facility.** A fitness center, gymnasium, or health and athletic club, which may include any of the following: Exercise machines, weight facilities, group exercise rooms, sauna, spa, hot tub, or swimming facilities, indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult-oriented businesses.
4. **Outdoor.** A facility for outdoor recreational activities where a fee may be charged for use. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, concessions, ticketing offices, will-call, facility maintenance storage & equipment.

Recreational Vehicle Parking. Land area dedicated to the short term or overnight parking of recreational vehicles.

Redevelopment Area. For purposes of the OSE Standards, there is no defined redevelopment area, however development patterns once established in any District can become eligible for redevelopment activities designed to re-purpose or refresh building and site components. Forms of redevelopment can include demolition & reconstruction, retrofit of new uses into established building and site areas, and renovation.

Reserved Strip. A piece of land in a subdivision that is reserved, held or controlled for the purpose of prohibiting access to streets and roads.

Residential. Premises used primarily for human habitation.

Restaurant, Cafe, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Root Flare. (syn. Trunk Flare). The outwardly curving base of a tree where it joins the roots.

School, Private or Public. Includes the following facilities:

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
2. **Does not include pre-schools and child day care facilities (see “Day Care, Child or Adult”).** See also the definition of “Studio - Specialized Education/Training” for smaller-scale facilities offering specialized instruction.

Setback. The mandatory clear distance between a property line and a structure.

Sexually Oriented Business. Defined by the City of Clermont Code of Ordinances, Ch. 95

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Sharrow. A marking on the road delineating travel lanes to be shared by bikes and cars.

Signage - Entrance Monument. A structure or related structures, together with landscape and project logo and or logo type, colors & materials that are associated with the overall OSE project boundary location and do not advertise any specific internal establishment.

Special Event Sign. A sign which carries message regarding a special event or function which is of general interest to the community.

Sports Complex. See Division 2.5 (Civic and Open Space Types).

Square. See Division 2.5 (Civic and Open Space Types).

Storage, Outdoor. See “Outdoor Storage.”

Storefront. The portion of a frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane, that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail uses.

Story. An above-grade habitable floor level within a building.

Studio - Specialized Education/ Training, etc. Small & medium scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, such as:

1. **The arts.** Production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.
2. **Vocational and Professional Schools.** Business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g. law, medicine, etc.), religious ministry training facilities.

Structure. Anything constructed or erected, the use of which requires attachment to the ground,

attachment to something located on the ground, or placement on the ground. The term “structure” shall include: Buildings; Walls or fences; Signs; Light fixtures; or anything else constructed or erected, the use of which requires a permanent or semi-permanent location on the ground or which is attached to something having a permanent or semi-permanent location on the ground.

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Temporary Parking Lots. Parking lots that are not permanent, are only intended to fulfill a short-term need, and ultimately will be replaced by a permanent building or structure. Temporary Parking lots are not subject to the parking location regulations and liner requirements for above grade parking in the building form standards, but must comply with all landscaping standards.

Thoroughfare. A road, street, or path providing a connection between two places.

Traffic Impact Analysis (TIA). A study performed by professional engineers with expertise in traffic engineering principles and practice, which reviews development of a specific property and analyzes how it integrates into the existing and proposed city street network and ongoing traffic study. The analysis utilizes data and conclusions developed in previous studies, and identifies improvements needed to mitigate the impact of traffic generated by a development on the street network system.

Transit Station. A lot or structure used for the purpose of parking, loading and unloading passengers from tram, or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses or other transit providers stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transitional/Supportive Housing. A state licensed residential dwelling occupied with a 24-hour per day resident attendant directly employed for the temporary care, assistance and supervision of not more than eight (8) adults, with or without children, who require transitional housing accommodations made necessary due to conflict or threat of personal harm arising from the person’s former living arrangement.

Transportation Terminal. Facilities for the embarkation and departure of surface transit facilities, including but not limited to: bus, tram, taxi transit.

Vehicle and Boat Sales and Rental. A retail establishment selling and/or renting electric motorized vehicles, cycles, boats, and/or scooters. May also include ancillary repair and the sales of parts and accessories incidental to the use. Does not include businesses dealing exclusively in automobile used parts, auto wrecking and/or salvage; the sale of auto parts/accessories, but may include automobile rental services.

Waterfront Lot. Any lot that is bound on one or more sides by a significant and naturally occurring body of water. This includes wetlands, & lakes. This does not include retention or detention ponds, ditches, or pools.

Water/Marine Oriented Facilities. A non-for-profit or for-profit enterprise for on-water storage, servicing, charging, berthing, securing, loading and unloading of canoes, kayak, boats, and other marine related activities including: recreational and fishing, watercraft rentals, and marine-related retail supplies, etc.)

Olympus Sports & Entertainment PUD - **Final Draft 12/27/18 (added notes with residential limitations)**
Equivalency-Trip Conversion Matrix

Exhibit 4

Table 1 - Summary of Land Use & PM Peak Hour Net New External Trips			PM Pk. Net New External Trips (Trip Generation)		
Land Use Type	Includes	Density/Intensity	Total	Enter	Exit
General Office (Sq. Ft.)	main gate, welcome/sales center, leased offices, some buildings mixed use (primary office)	384,659	370	58	312
Medical Office (Sq. Ft.)	Sports Medicine, professional medical offices, wellness programs	382,637	1171	321	850
Shopping Center- Retail (Sq. Ft.)	retail-shopping centers, mixed use buildings (primary retail with restaurant(s) and/or office)	225,154	382	208	174
Restaurants (Sq. Ft.)	Stand alone sit-down/high-turnover	44,500	111	86	25
Multi-family Housing (DU)	Villas, townhomes, apartments	1088	198	117	81
Public Park (Acres)	surf park, beach volleyball, skateboard park	17.47	18	10	8
Soccer Complex (Fields)	soccer, track and field	5	81	54	27
Recreational Community Center (Sq. Ft.)	Tennis, arena (special events), ice sports, aquatics, multi-sport training, health & fitness center, EPIC center	379,748	513	247	266
Live Theatre (Seats)	Outdoor stage	1500	23	12	11
Hotel (Rooms)	Ancillary Restaurants, retail, office	1312	621	309	312
TOTAL:			3488	1422	2066

Table 2 - Land Use Conversion Table

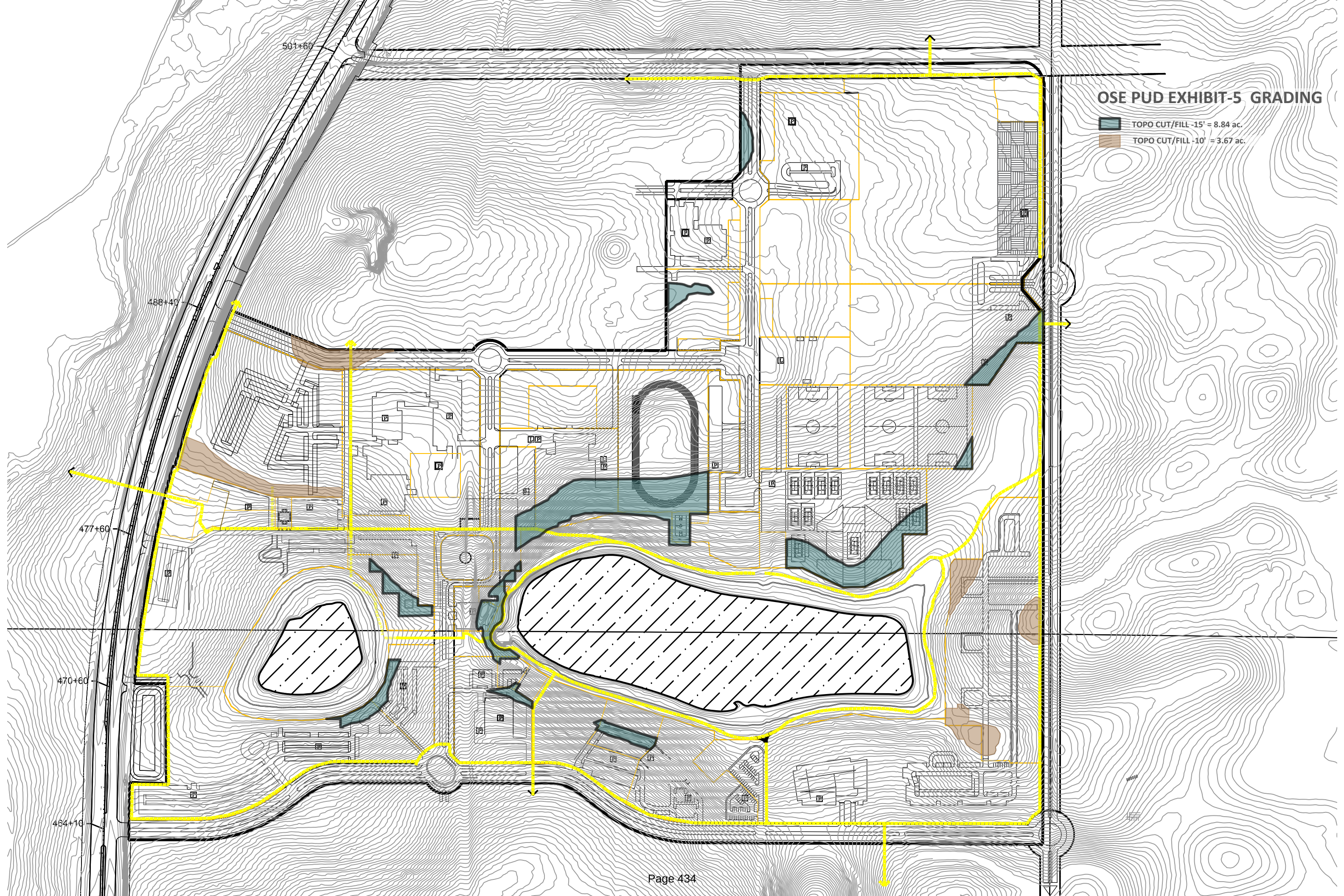
	TO:	General Office	Medical Office	Shopping Center- Retail	Restaurant	Multi-Family Housing *	Public Park	Soccer, Track and Field Complex	Recreational Community Center	Live Theater	Hotel	Institutional (University/ College)/ ITE 550	Day Care/ ITE 565	Single Family/ ITE 210 *
FROM:	Units	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	DU	Acres	Fields	Sq. Ft.	Seats	Rooms	Sq. Ft.	Sq. Ft.	DU
General Office/ITE 710	Sq. Ft.		0.1798	0.146	0.0395	0.00068	0.004	0.0002	0.3149	.0203 (24,000 SF min.)	0.00316	0.4835	0.0337 (355,000 SF max.)	0.000258 (250,000 SF max.)
Medical Office/ITE 720	Sq. Ft.	5.563		0.874	0.2233	0.00389	0.02 (min. 400 SF)	0.00062	1.8013	0.1279	0.0033	2.63	0.1921	0.0015
Shopping Center - Retail/ITE 820	Sq. Ft.	6.85 (50,000 SF max.)	1.15 (300,000 SF max.)		0.285	.0065 (max. 700)	0.0142	0.0003	2.225	0.12	0.00435 (max. 500)	1.675 (9,000 SF min.)	0.2396 (120,000 SF max.)	0.00195 (130,000 SF max.)
Restaurant/ITE 932	Sq. Ft.	25.47 (15,000 SF max)	4.481	3.51 (limit 35,000 SF max.)		0.0175 (25,000 SF max)	0.0417	0.0003	7.09 (50,000 SF max)	0.31464	.01478 (1800 SF min.)	3.41 (2500 SF min., 9000 SF max.)	0.50 (10,000 SF max.)	0.0068 (10,000 SF max.)
Multi-family Housing/ITE 220 *	DU	1473.6	257.0 (1400 DU max.)	203.88 (limit 500 DU max.)	57.1		2.65 (min. 5 DU)	0.03344	406.5	17.21	0.868	197.44 (50 min. DU)	27.22 (470 DU max.)	0.4246 (500 DU max.)
Public Park/ITE 411	Acres	255 (min. 4 ac)	55 (min. 4 ac.)	70.6 (17.47 ac. max.)	26.54	0.40		0.0052 (limit 17.52 ac max.)	100 (4 ac. min.)	4.3 (limit 17.47 ac. Max.)	0.23	-	-	-
Soccer, Track and Field Complex/ ITE 488	Fields	4965.4 (5 field max)	1691.4	3503.9	1575	29.95	193.3 (limit 5 fields max.)		14,225.4	534.3	16.45	-	-	-
Recreational Community Center/ ITE 495	Sq. Ft.	3.182 (110,000 SF max.)	0.5562	0.45 (limit 300,000 SF max.)	0.1416	0.00248 (100,000 SF max)	0.01	0.000703		0.0796	0.00221 (limit 100,000 SF)	0.904 (10,000 SF min.)	0.1212	0.00093 (up to 250KSF), 0.00115 (>250KSF)
Live Theatre/ITE 441	Seats	49.11 (400 seats min.)	7.88	8.6 (1500 max.)	3.196	0.058	0.24	0.0019	12.68		0.0355	-	-	-
Hotel/ITE 310	Rooms	1612.5	284.98	229.93 (111,500 SF max.)	67.75 (75 rooms max.)	1.777 (450 DU max.)	5.58 (min. 2 rooms)	0.06088	518.25 (250 rooms max.)	30.63 (min. 5 rooms)		358.49	48.44	0.4527 (500 room max.)

TABLE 2 LAND USE CONVERSION TABLE NOTES:

General: The conversion limit of the table is straightforward. The shopping center-retail land use in square feet or Gross Leasable Area (GLA) could be converted to hotel, multi-family, general office or other land uses within this table by applying the appropriate multiplier. For example, Table 2 to convert from hotel rooms to medical office, one would look across the 'Hotel' line to the column headed 'Medical Office' and find that one hotel room is equal to 284.98 square feet. If 150 hotel rooms were to be converted to shopping center-retail, then 34,490 square feet (150 rooms x 229.93 sq. ft.) would be allowed. If 40,000 SF of medical office were to be converted to multi-family units, the results would be 155.6 or 156 multi-family units (40,000 x 0.00389) and still maintain the same impacts. Single and combinations of conversions have also been verified; however, limitations are noted in Table 2.

General: (1) For any land use conversion not shown in Table 2 or limited as noted, a detailed trip generation must be provided.
(2) The land uses within the TIS and Conversion Matrix are based on ITE classifications for trip generation purposes and do not represent additional land use assignments for the Olympus Sports & Entertainment PUD.

* Residential Limitations: Multi-family increase limited to 225 dwelling units (D.U.), Single family addition limited to 100 D.U.with Affordable Housing units (if added) considered as Multi or Single family based on construction type.



OSE PUD EXHIBIT-5 GRADING

- TOPO CUT/FILL -15' = 8.84 ac.
- TOPO CUT/FILL -10' = 3.67 ac.

OSE PUD EXHIBIT 6

OSE PUD SITE PLAN Exhibit-2

This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

	Site Plan		Landscape
	Site Coverage		Architecture
	Drainage		Other

0 200 400



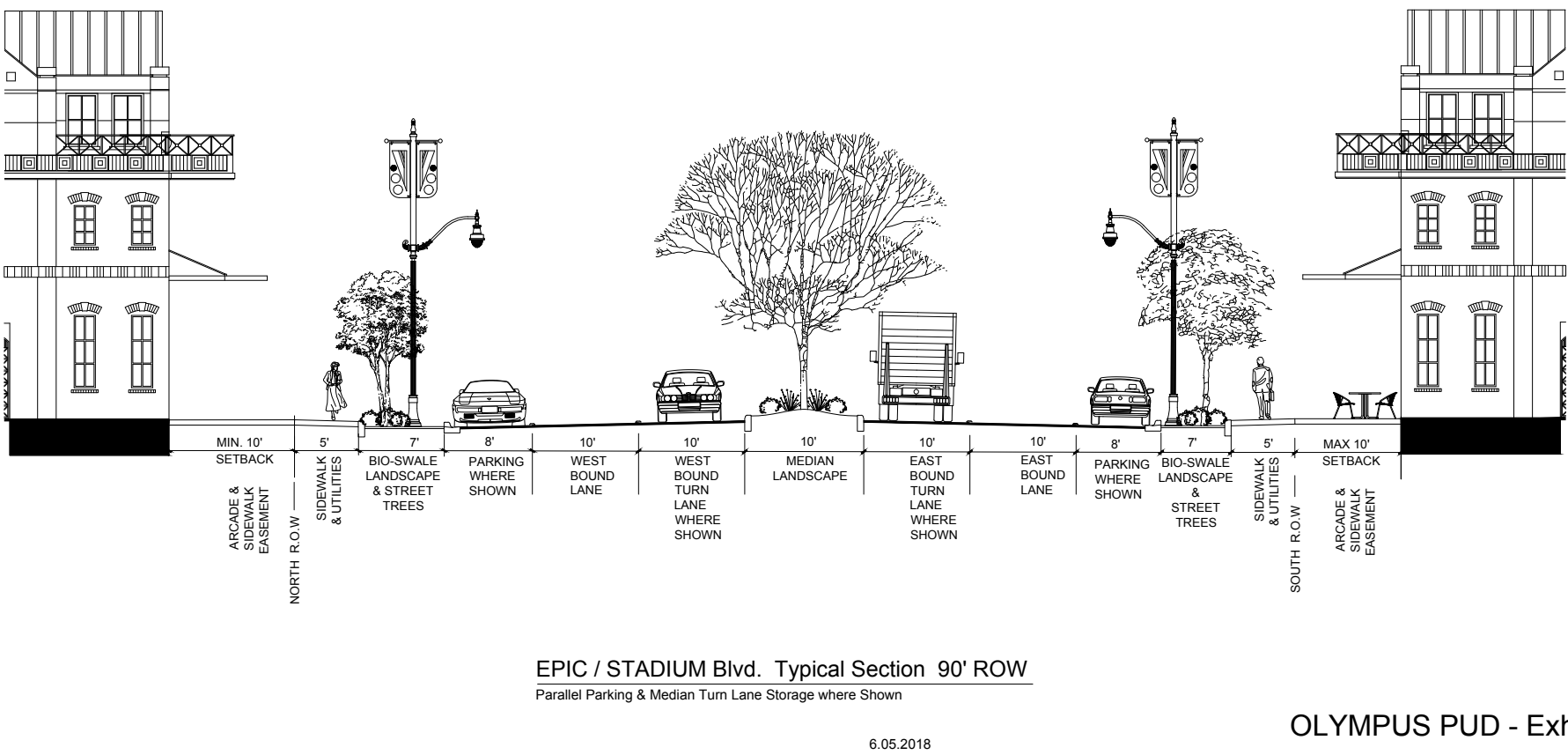
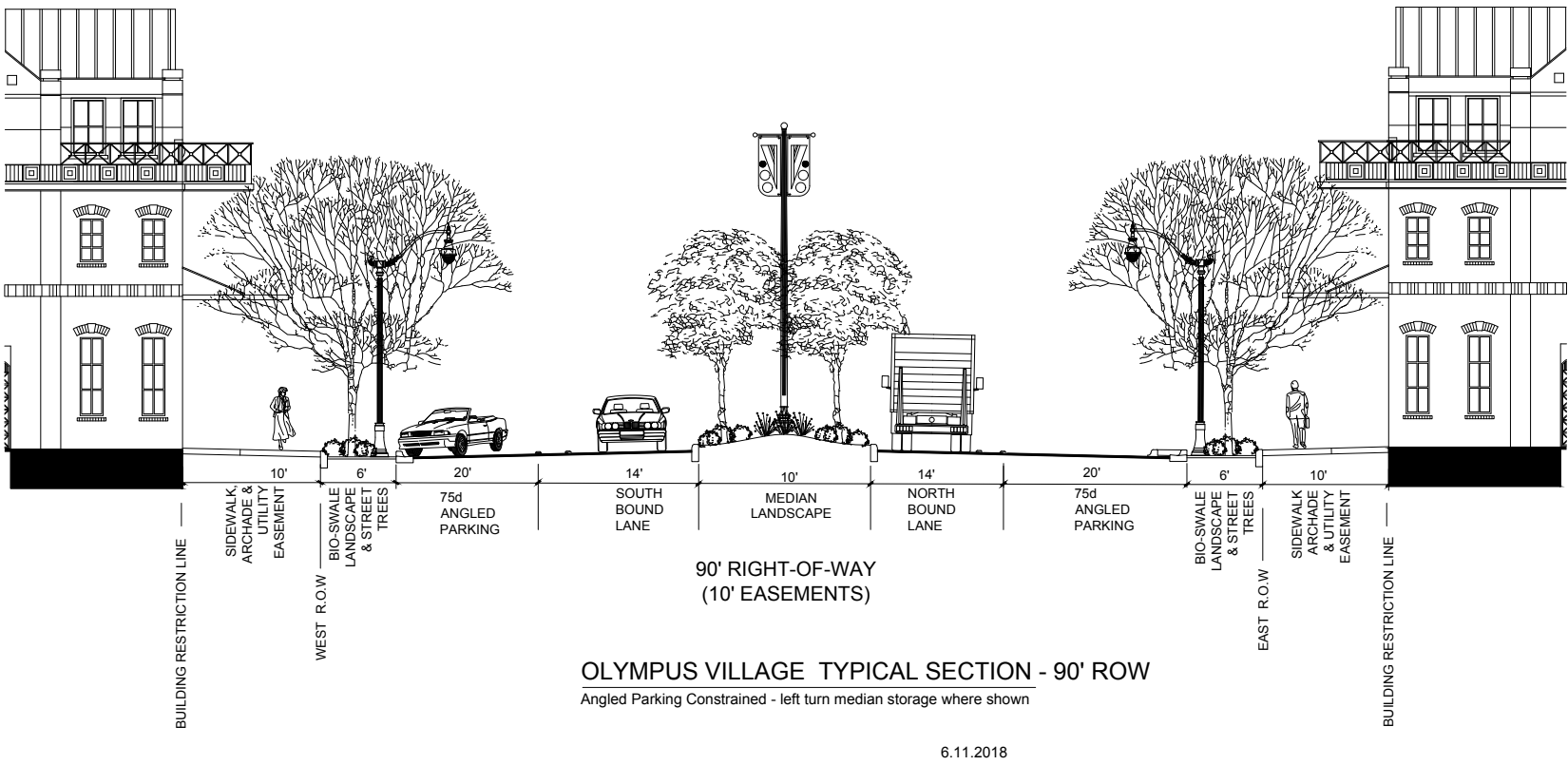
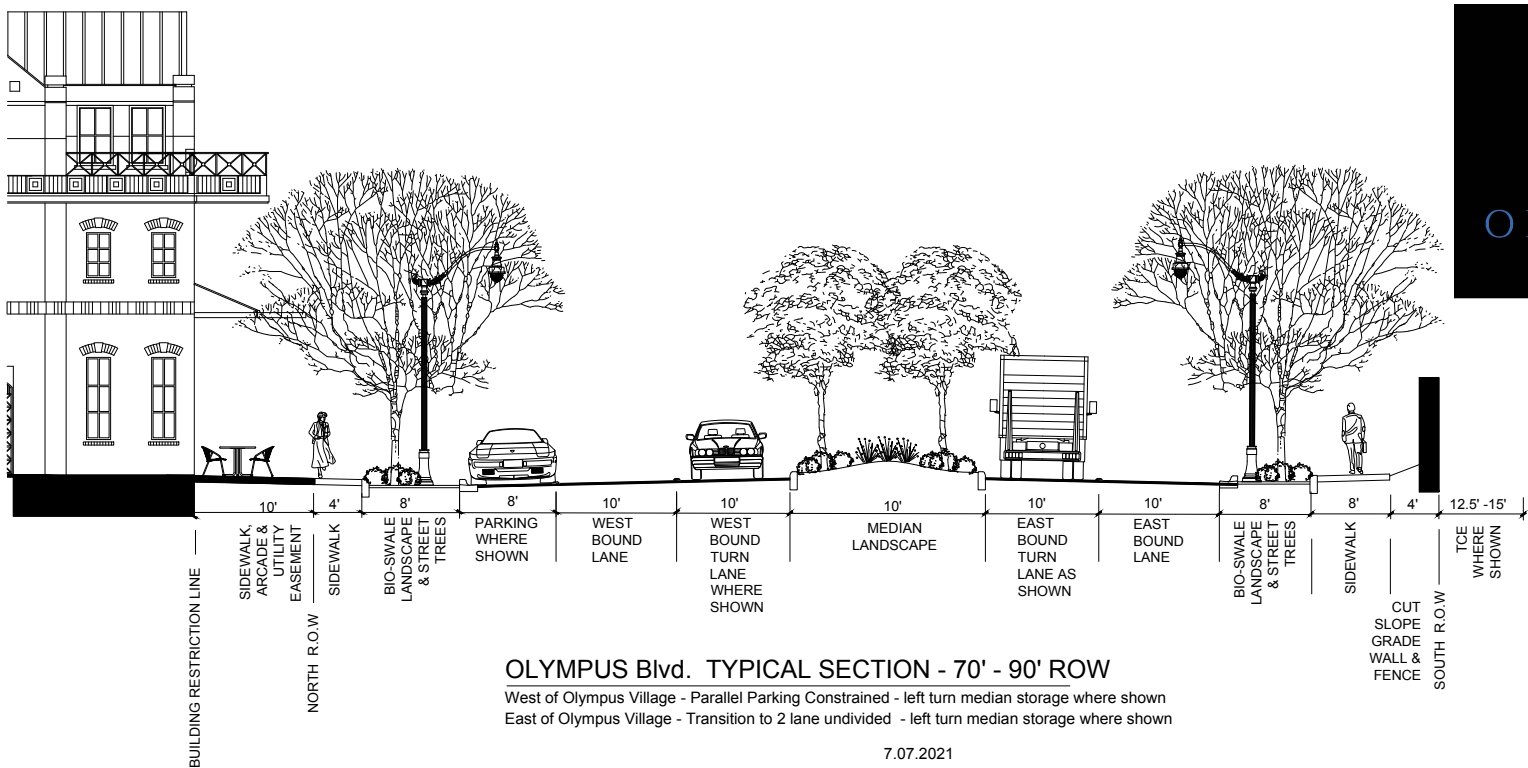
OLYMPUS™
SPORTS, WELLNESS, FITNESS

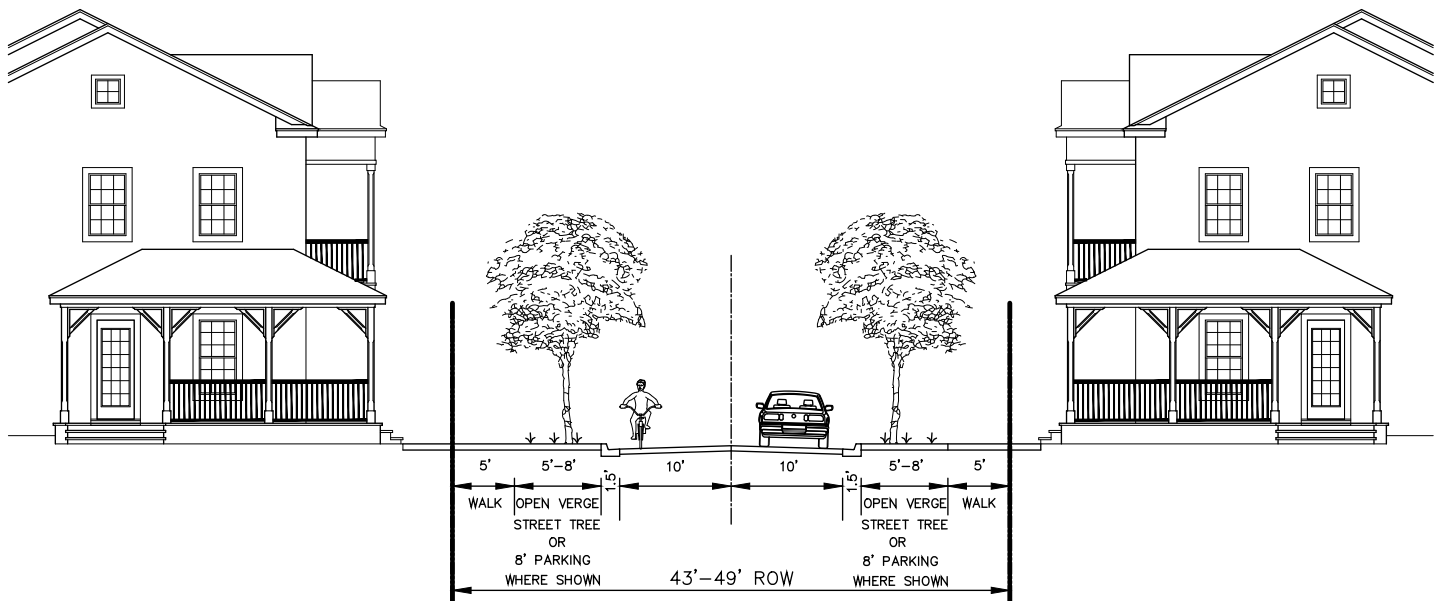
- GATEWAY
- PEDESTRIAN PATHWAYS
- MULTI USE TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING

FLAGS and BANNERS

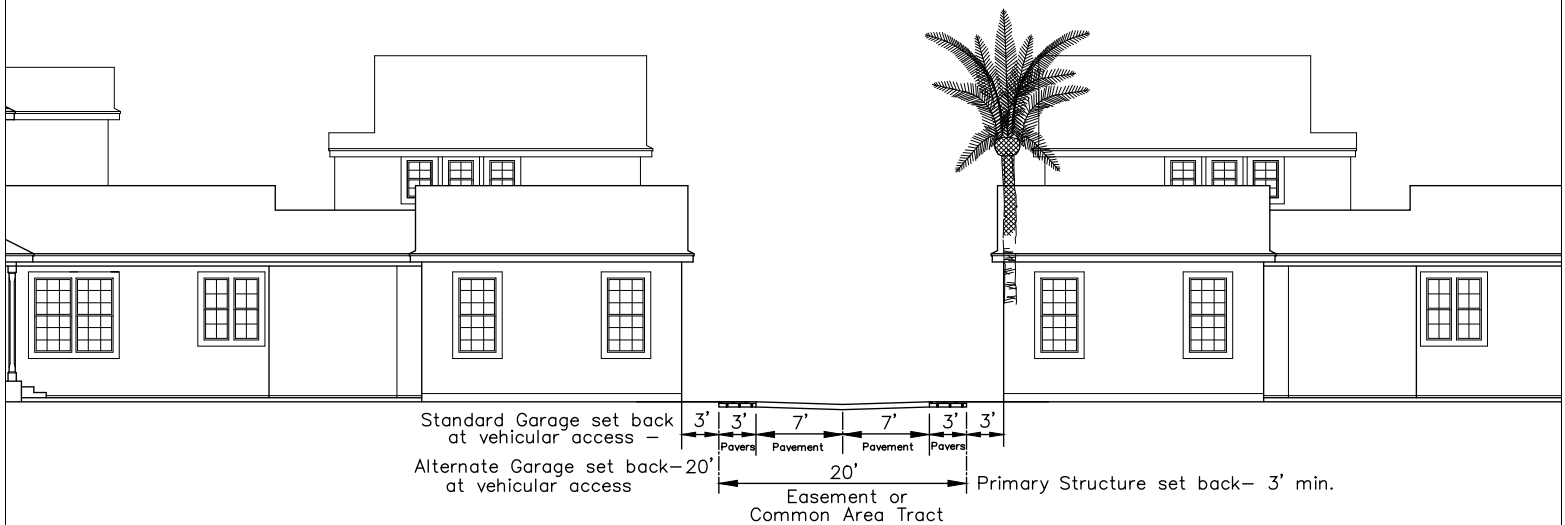
Banners

Flags





RSD/UMU
LOCAL STREET



LANE
SECTION

Depths at Finished Grade Locations:
Electric: 42"
Reclaim Water/Gas/FM/Water/Sewer: 36"
CATV/Telephone: 18" - 24" Min.
Sewer Service From R/W: 30" - 60" Deep



PUD EXHIBIT 4A TYPICAL SECTIONS



Future Wellness Way

06 / 07 / 21

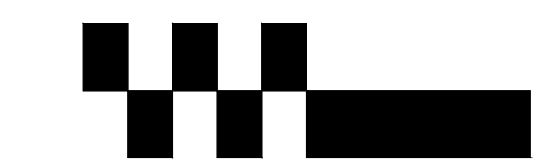
OSE PUD SITE PLAN Exhibit-2
MULTI USE PUBLIC TRAIL SYSTEM E-7

This drawing is not intended to be used for
contract pricing or quantity calculation.
All content is subject to Permits, Final
Engineering & Architectural Review

ARB COORDINATION

- | | |
|--|---------------------------------------|
| ☐ Site Plan | ☐ Landscape |
| ☐ Site Coverage | ☐ Architecture |
| ☐ Drainage | ☐ Other |

0 200 400



OLYMPUS

MULTI USE PUBLIC TRAIL SYSTEM



3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

Buildout - Phase 5 (Year 2025)

EXISTING ROAD SEGMENTS

					Forecasted 2025 Background Traffic without Project													
Road Name	From	To	LOS Standard	LOS Capacity	5 Year Growth Rate	Source Growth Rate	2025 Daily Traffic with Growth Rate	PM Peak Hour Total, Year 2025 with Growth Rate	PM Peak Hour/Peak Direction	Peak Dir.	2025 NB/EB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS	2025 SB/WB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS
CR 455/Hartle Road (+new 2L to Lost Lake)	SR 50	Magnolia Island	D	1800	6.58%	FDOT 11-8106	7024	792	303	SB	380	1420	0.21	C	412	1388	0.23	C
CR 455/Hartle Road (+new 2L to C-0854)	Magnolia Island	Hartwood Marsh C-0854	D	792	6.58%	FDOT 11-8106	7024	792	303	SB	380	412	0.48	C	412	380	0.52	C
S. Hancock Road	SR 50	Hooks Street	D	1800	3.38%	LC Sta. 165	25350	2096	1152	SB	945	855	0.53	C	1152	648	0.64	C
S. Hancock Road	Hooks	Johns Lake	D	792	3.38%	LC Sta. 165	25350	2096	1152	SB	945	-153	1.19	F	1152	-360	1.45	F
S. Hancock Road	Johns Lake	Hartwood Marsh	D	792	7.53%	LC Sta. 180	18576	1616	843	NB	843	-51	1.06	F	773	19	0.98	D
Hartwood Marsh Road	US 27	Hancock Road	D	675	7.79%	LC Sta. 146	27180	2407	1319	WB	979	-304	1.45	F	1319	-644	1.95	F
Hartwood Marsh Road	Hancock Road	N. 90 Degree Bend	D	675	6.92%	Avg. 146 & 150	23894	2413	1217	WB	945	-270	1.40	F	1217	-542	1.80	F
Hartwood Marsh Road	N. 90 Degree Bend	Orange County Line	D	612	6.04%	LC Sta. 150	18277	1600	1180	EB	1180	-568	1.93	F	419	193	0.68	D
Hooks Street	US 27	Citrus Tower Blvd.	D	1800	9.41%	LC Sta. 281	19240	1687	856	WB	831	969	0.46	C	856	944	0.48	C
Johns Lake Road	US 27	Hancock Road	D	675	1.00%	LC Sta. 170	6544	649	345	WB	302	373	0.45	C	345	330	0.51	D
Lake Louisa Road	Vista Del Lago	US 27	D	675	1.00%	LC Sta. 151	3920	317	212	WB	105	570	0.16	C	212	463	0.31	C
US 27 /SR 25	SR 50	John Lake Road	C	2940	3.91%	FDOT Avg. 11-5184 & 11-0012	49948	3467	1958	SB	1552	1388	0.53	C	1958	982	0.67	C
US 27 /SR 25	Hartwood Lake Road	Hartwood Marsh Road	C	2940	5.11%	FDOT 11-0011	53636	4175	2135	NB	2135	805	0.73	C	2061	879	0.70	C
US 27 /SR 25	Hartwood Marsh Road	Lake Louisa Road	C	2940	1.00%	FDOT 11-0311	27613	2485	1347	SB	1138	1802	0.39	C	1347	1593	0.46	C
US 27/SR 25	Lake Louisa Road	Schofield Road	C	2940	5.36%	FDOT 11-0007	40224	5270	2857	NB	2857	83	0.97	C	2413	527	0.82	C
US 27/SR 25	Schofield Road	Lake Louisa State Park - Ridgview	C	2940	5.36%	FDOT 11-0007	40224	5270	2857	NB	2856	84	0.97	C	2414	526	0.82	C
US 27/SR 25	Lake Louisa State Park - Ridgev	CFX Toll	C	2940	3.25%	FDOT Avg. 11-0007 & 11-0310	34220	4483	2430	NB	2430	510	0.83	C	2053	887	0.70	C
US 27/SR 25	CFX Toll	Boggy Marsh Road	C	2940	3.25%	FDOT 11-0007 & 11-0310	34220	4483	2430	NB	2430	510	0.83	C	2053	887	0.70	C
US 27/SR 25	Boggy Marsh Road	CR 474	C	2940	3.92%	FDOT 11-0310	61208	5509	2986	SB	2523	417	0.86	C	2986	-46	1.02	C
US 27/SR 25	CR 474	US 192	C	2940	3.92%	FDOT 11-0310	61208	5509	2986	SB	2523	417	0.86	C	2986	-46	1.02	C

Note (1): FDOT Available Counts Applied, Year 2017

WITH TOLL

NEW ROADWAYS (WELLNESS WAY FRAMEWORK PLAN) - ADDED TO OLYMPUS TIS MODEL NETWORK

					Forecasted 2025 Background Traffic without Project													
Road Name	From	To	Adopted LOS Standard	LOS Capacity	AADT, Background Traffic (2025 Model)	K (peak to daily factor), from review of local roads	D (directional split) from model No Build Network	Peak Dir. (from model TOD, No Build)	PM Peak Hour Total	PM Peak Hour/Peak Direction	2025 NB/EB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS	2025 SB/WB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS
CFX Lake-Orange County Connector	US 27	CR 455	C	4580	14100	0.12	63.5%	WB	1692	1074	618	3962	0.13	C	1692	2888	0.37	C
CFX Lake-Orange County Connector	CR 455	Orange Co.	C	4580	24300	0.12	60.8%	WB	2916	1773	1143	3437	0.25	C	2916	1664	0.64	C
CFX Lake-Orange County Connector	Orange Co.	Schofield Road w/o Toll 429	C	4580	24300	0.12	60.8%	WB	2916	1773	1143	3437	0.25	C	2916	1664	0.64	C
CR 455/Hartle Road	Hartwood Marsh- C-0854	Wellness Way	D	792	19200	0.11	51.5%	NB	2112	1088	1088	-296	1.37	F	1024	-232	1.29	F
CR 455/Hartle Road	Wellness Way	Schofield	D	792	14100	0.11	51.3%	NB	1551	796	796	-4	1.00	E	755	37	0.95	E
CR 455/Hartle Road	Schofield	CFX Toll	D	792	22600	0.11	51.5%	NB	2486	1280	1280	-488	1.62	F	1206	-414	1.52	F
CR 455/Hartle Road	CFX Toll	Sawgrass Bay Blvd.	D	792	6700	0.11	52.9%	NB	737	390	390	402	0.49	C	347	445	0.44	C
Hancock Ext	Hartwood Marsh	Wellness Way Parkway	D	792	12900	0.09	63.2%	NB	1161	734	734	58	0.93	D	427	365	0.54	C
Hanover Ridgview PUD - Lake Louisa State Park	US 27	Schofield	D	792	4000	0.09	62.5%	EB	360	225	225	567	0.28	D	135	657	0.17	C
Schofield Rd. - Wellness Way Parkway	US 27	Stadium Blvd. (Road C)	D	1800	5400	0.09	50.7%	WB	486	246	240	1560	0.13	C	246	1554	0.14	C
Schofield Rd. - Wellness Way Parkway	Stadium Blvd. (Road C)	Hancock Ext, 1st 90 degree	D	1800	5400	0.09	51.0%	WB	486	248	238	1562	0.13	C	248	1552	0.14	C
Schofield Road	Hancock Ext, 1st 90 degree	Olympus Blvd. (Road A)	D	792	9100	0.09	60.0%	SB	819	491	328	464	0.41	C	491	301	0.62	C
Schofield Road	Olympus Blvd (Road A)	Shell Pond, 2nd 90 degree	D	792	9100	0.09	56.9%	NB	819	466	466	326	0.59	C	353	439	0.45	C
Schofield Road	Shell Pond, 2nd 90 degree	CR 455/Hartle Rd.	D	792	5700	0.09	56.9%	WB	513	292	221	571	0.28	C	292	500	0.37	C
Schofield Road	CR 455	Orange Co.	D	792	5500	0.09	56.9%	WB	495	282	213	579	0.27	C	282	510	0.36	C
Wellness Way Parkway	Hancock Road	CR 455	D	1800	5000	0.09	61.5%	WB	450	277	173	1627	0.10	C	277	1523	0.15	C
Wellness Way Parkway	CR 455	Orange Co.	D	1800	12100	0.09	58.6%	WB	1089	638	451	1349	0.25	C	638	1162	0.35	C
Wellness Way Parkway (Orange Co.)	Orange Co.	CR 545 or New Independence	D	1800	12100	0.09	58.6%	WB	1089	638	451	1349	0.25	C	638	1162	0.35	C

* Existing Roads - mitigate only project trips over capacity (see available capacity)
New Roads - mitigate all project trips on roadways not committed for funded by others

Olympus Net External PM Peak Hour Trips:

Enter = 1422
Exit = 2066

Forecasted 2025 Background Traffic with Olympus

Olympus Project Traffic									Olympus Project Traffic								
Enter or Exit	Project Traffic %	Project Trips	NB/EB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *	Enter or Exit	Project Traffic %	Project Trips	SB/WB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *
Exit	4.0%	83	NB	380	462	1338	0.26	C	Enter	4.0%	101	SB	412	513	1287	0.29	C
Exit	3.0%	62	NB	380	442	350	0.56	C	Enter	3.0%	43	SB	412	455	337	0.57	C
Exit	2.0%	41	NB	945	987	813	0.55	C	Enter	2.0%	34	SB	1152	1186	614	0.66	C
Exit	3.0%	62	NB	945	1007	(215)	1.27	F	Enter	3.0%	36	SB	1152	1188	(396)	1.50	F
Exit	6.0%	124	NB	843	967	(175)	1.22	F	Enter	6.0%	104	SB	773	877	(85)	1.11	F
Exit	6.0%	124	EB	979	1103	(428)	1.63	F	Enter	6.0%	68	WB	1319	1387	(712)	2.05	F
Exit	4.0%	83	EB	945	1028	(353)	1.52	F	Enter	4.0%	111	WB	1217	1328	(653)	1.97	F
Exit	3.0%	62	EB	1180	1242	(567)	1.52	F	Enter	3.0%	73	WB	419	492	183	0.73	D
Exit	2.0%	41	EB	831	873	927	0.48	C	Enter	2.0%	24	WB	856	880	920	0.49	C
Enter	4.0%	57	EB	302	359	316	0.53	D	Exit	4.0%	2	WB	345	347	328	0.51	D
Enter	10.0%	142	EB	105	247	86	0.74	C	Exit	10.0%	267	WB	212	479	196	0.71	D
Exit	7.0%	145	NB	1552	1697	1243	0.58	C	Enter	7.0%	242	SB	1958	2200	740	0.75	C
Exit	20.0%	413	NB	2135	2548	392	0.87	C	Enter	20.0%	304	SB	2061	2365	575	0.80	C
Exit	21.0%	434	NB	1138	1572	1368	0.53	C	Enter	21.0%	353	SB	1347	1700	1240	0.58	C
Exit	32.0%	661	NB	2857	3518	(578)	1.20	F	Enter	31.0%	435	SB	2413	2849	91	0.97	C
Enter	26.0%	370	NB	2856	3226	(286)	1.10	F	Exit	26.0%	486	SB	2414	2899	41	0.99	C
Enter	23.0%	327	NB	2430	2757	183	0.94	C	Exit	20.0%	333	SB	2053	2386	554	0.81	C
Enter	20.0%	284	NB	2430	2715	225	0.92	C	Exit	20.0%	242	SB	2053	2295	645	0.78	C
Enter	14.0%	199	NB	2523	2722	218	0.93	C	Exit	14.0%	242	SB	2986	3227	(287)	1.10	F
Enter	7.5%	107	NB	2523	2630	310	0.89	C	Exit	7.5%	192	SB	2986	3178	(238)	1.08	F

WITH CFX TOLL

Forecasted 2025 Background Traffic with Olympus

-----Olympus Project Traffic----->																	
Enter or Exit	Project Traffic %	Project Trips	NB/EB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *	Enter or Exit	Project Traffic %	Project Trips	SB/WB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *
Exit	0.0%	0	EB	618	618	3962	0.13	B	Enter	3.0%	43	WB	1692	1735	2845	0.38	B
Exit	13.0%	269	EB	1143	1412	3168	0.31	B	Enter	13.0%	185	WB	2916	3101	1479	0.68	B
Exit	13.0%	269	EB	1143	1412	3168	0.31	B	Enter	13.0%	185	WB	2916	3101	1479	0.68	B
Exit	5.0%	103	NB	1088	1191	(399)	1.50	F	Enter	6.0%	85	SB	1024	1110	(318)	1.40	F
Enter	2.0%	28	NB	796	824	(32)	1.04	F	Exit	3.0%	62	SB	755	817	(25)	1.03	F
Enter	13.0%	185	NB	1280	1465	(673)	1.85	F	Exit	15.0%	310	SB	1206	1516	(724)	1.91	F
Enter	3.0%	43	NB	390	433	359	0.55	C	Exit	2.0%	41	SB	347	388	404	0.49	C
Exit	16.0%	331	NB	734	1064	(272)	1.34	F	Enter	16.0%	228	SB	327	655	137	0.83	C
Enter	1.0%	14	EB	225	239	553	0.30	C	Exit	0.0%	0	WB	135	135	657	0.17	C
Enter	12.0%	171	EB	240	410	1390	0.23	C	Exit	12.0%	248	WB	246	494	1306	0.27	C
Exit	28.0%	578	EB	238	817	983	0.45	C	Enter	28.0%	398	WB	248	646	1154	0.36	C
Enter	10.0%	142	NB	328	470	322	0.59	C	Exit	10.0%	207	SB	491	698	94	0.88	C
Enter	14.0%	199	NB	466	665	127	0.84	C	Exit	15.0%	310	SB	353	663	129	0.84	C
Exit	15.0%	310	EB	221	531	261	0.67	C	Enter	14.0%	199	WB	292	491	301	0.62	C
Exit	2.0%	41	EB	213	255	537	0.32	C	Enter	3.0%	43	WB	282	324	468	0.41	C
Exit	4.0%	83	EB	173	256	1544	0.14	C	Enter	14.0%	199	WB	277	476	1324	0.26	C
Exit	4.0%	83	EB	451	533	1267	0.30	C	Enter	5.0%	71	WB	638	709	1091	0.39	C
Exit	4.0%	83	EB	451	533	1267	0.30	C	Enter	4.0%	57	WB	638,154	695	1105	0.39	C

PROPORTIONATE SHARE SPREADSHEET - DRAFT

Prepared/updated: 3/7/19 Update for Client - FINAL DRAFT

Buildout - Phase 5 (Year 2025)

1/24/19 Add Local Lake County Costs

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

EXISTING ROAD SEGMENTS

EXISTING ROAD SEGMENTS											LINKED		LINKED		MANUAL CHECK		Hypothetical Improve. to Mitigate						
Road Name	From	To	Adopted LOS Standard	LOS Capacity	Remaining Trips Before Project	Remaining Trips Capacity After Project	Seg. Deficiency *	Segment Length (mi.)	Segment Length (feet)	<---- NB or EB---->	Dir.	<---SB or WB---->	Dir.	Project Trip to MITIGATE*	Deficiency includes background(Total Trips)	Proposed Improvement	MSV Add	Cost per Mile	Total Cost (cost/mi x length)	% Proj. Trips to Capacity (% Prop. Share Cost)	PFS to Developer		
S. Hancock Road	Hooks	Johns Lake	D	792				1.22	6450														
NB or EB					(153)	(215)	Y			62	NB			62	(215)	Add NB Left (dual)	250	\$ 208,022	\$ 208,022	0.25	\$ 51,573		
SB or WB					(360)	(396)	Y					36	SB	36	(396)	Turn lane SB Right	250	\$ 200,845	\$ 200,845	0.14	\$ 28,560		
S. Hancock Road	Johns Lake	Hartwood Marsh	D	792				1.75	9218														
NB or EB					(51)	(175)	Y			124	NB			124	(175)	Turn lane NB Right	250	\$ 200,845	\$ 200,845	0.50	\$ 99,587		
SB or WB					19	(85)	Y					104	SB	85	(85)	Add separate SB Left	250	\$ 208,022	\$ 208,022	0.34	\$ 70,728		
Hartwood Marsh Road	US 27	Hancock Road	D	675				0.68	3615														
NB or EB					(304)	(428)	Y			124	EB			124	(428)	Widen EB thru 1L to 2L (future)	675	\$ 1,745,916	\$ 1,187,223.14	0.18	\$ 218,027		
SB or WB					(644)	(712)	Y					68	WB	68	(712)	Extend WB left (550' to 800'), Extend WB right (240' to 570') RURAL	500	\$ 545,276.56	\$ 545,276.56	0.14	\$ 74,437		
Hartwood Marsh Road	Hancock Road	2nd - 90 Degree Bend	D	675				2.5	13181														
NB or EB					(270)	(353)	Y			83	EB			83	(353)	Widen to 2L EB	792	\$ 1,431,080	\$ 3,577,700.55	0.10	\$ 373,310		
SB or WB					(542)	(653)	Y					111	WB	111	(653)	Extend WB left 200' to 500'	250	\$ 269,477	\$ 269,477.26	0.44	\$ 119,557		
Hartwood Marsh Road	N. 90 Degree Bend	Orange County Line	D	612				1.4	7426														
NB or EB					(568)	(567)	Y			62	EB			62	(567)	Widen 2L EB	792	\$ 1,745,916	\$ 2,444,282.93	0.08	\$ 191,345		
SB or WB					193	183	N					73	WB										
US 27/SR 25	Lake Louisa Road	Schofield Road	C	2940				0.98															
NB or EB					83	(578)	Y			661	NB			578	(578)	Add NB thru (hypothetical) 1/3 cap.	1029	\$ 3,273,289.89	\$ 3,207,824.09	0.56	\$ 1,801,868.15		
SB or WB					527	91										(includes exclusive right turn lanes)	6L to 8L URBAN						
US 27/SR 25	Schofield Road	Lake Louisa State Park	C	2860				1.0	5263														
NB or EB					84	(286)	Y			370	NB			286	(286)	Add NB right turn lane	300	\$ 200,845	\$ 200,845	0.95	\$ 191,472.18		
SB or WB					526	41	N																
US 27/SR 25 (outside SA)	Boggy Marsh Road	CR 474	C	2940				2.01	10639														
NB or EB					417	218	N			199	NB												
SB or WB					(46)	(287)	Y					242	SB	242	(287)	Add SB right turn lane	300	\$ 208,022.20	\$ 208,022.20	0.81	\$ 167,612		
US 27/SR 25 (outside SA)	CR 474	US 192	C	2940				1.71	9047														
NB or EB					417	310	N			107	NB												
SB or WB					(46)	(238)	Y					192	SB	192	(238)	Add left turn lane	300	\$ 208,022	\$ 208,022	0.64	\$ 133,229.90		
Subtotal																				\$ 3,521,306			

NEW Roadway Segments - Added to Olympus TIS Model Network

NEW Roadway Segments - Added to Olympus TIS Model Network											LINKED		LINKED												
					LINKED	LINKED					<----NB or EB---->		<---SB or WB---->												
Road Name	From	To	Adopted LOS Standard	LOS Capacity	Remaining Trips Before Project	Remaining Trips Capacity After Project	Seg. Impact *	Segment Length (mi.)	Segment Length (feet)	Project Trips	Dir.	Project Trips	Dir.	Project Trips to MITIGATE*	Deficiency? Includes background(Total Trips)	Proposed Improvement	MSV Add	Cost per Mile	Total Cost (cost/mi x length)	% Proj. Trips to Capacity (% Prop. Share Cost)	PFS to Developer				
CR 455/Hartle Road	Hartwood Marsh- C-0854	Wellness Way	D	792				3.25	17161																
	NB or EB				(296)	(399)	Y			103	NB			103	(399)	Rural 2L	792	\$ 1,072,071	\$ 3,484,231	0.13	\$ 454,446				
	SB or WB				(232)	(318)	Y					85	SB	85	(318)	Rural 2L	792	\$ 1,072,071	\$ 3,484,231	0.11	\$ 375,347				
CR 455/Hartle Road	Wellness Way	Schofield	D	792				1.6	8450																
	NB or EB				(4)	(32)	Y			28	NB			28	(32)	Rural 2L	792	\$ 1,072,071	\$ 1,715,314	0.04	\$ 61,595				
	SB or WB				37	(25)	Y					62	SB	62	(25)	Rural 2L	792	\$ 1,072,071	\$ 1,715,314	0.08	\$ 134,236				
CR 455/Hartle Road	Schofield	CFX TOLL	D	792				0.29	1531																
	NB or EB				(488)	(673)	Y			185	NB			185	(673)	Rural 2L	792	\$ 1,072,071	\$ 310,901	0.23	\$ 72,567				
	SB or WB				(414)	(724)	Y					310	SB	310	(724)	Rural 2L	792	\$ 1,072,071	\$ 310,901	0.39	\$ 121,652				
CR 455/Hartle Road	CFX TOLL	SAWGRASS WAY	D	792				3.1	16368																
	NB or EB				402	359				43	NB			43		Rural 2L	792	\$ 1,072,071	\$ 3,323,420	0.05	\$ 179,011				
	SB or WB				445	404						41	SB	41		Rural 2L	792	\$ 1,072,071	\$ 3,323,420	0.05	\$ 173,389				
Hancock Ext	Hartwood Marsh- C-0854	Wellness Way		792				2.19	11549																
	NB or EB				58	(272)	Y			331	NB			331	(272)	Rural 2L	792	\$ 1,072,071	\$ 2,347,835	0.42	\$ 979,925				
	SB or WB				365	137	N					228	SB	228		Rural 2L	792	\$ 1,072,071	\$ 2,347,835	0.29	\$ 674,469				
Schofield Rd. - Wellness Way Parkway	US 27	Stadium Blvd.	D	1800				0.25	1320																
	NB or EB				1560	1390				171	EB			171		2L to 4L Urban	1800	\$ 825,000	\$ 206,250	0.09	\$ 19,553				
	SB or WB				1554	1306						248	WB	248		2L to 4L Urban	1800	\$ 825,000	\$ 206,250	0.14	\$ 28,408				
Schofield Rd. - Wellness Way Parkway	Stadium Blvd.	Hancock Ext, 1st 90 degree		1800				0.35	1870																
	NB or EB				1562	983				578	EB			578		2L to 4L Urban	1800	\$ 825,000	\$ 288,750	0.32	\$ 92,798				
	SB or WB				1552	1154						398	WB	398		2L to 4L Urban	1800	\$ 825,000	\$ 288,750	0.22	\$ 63,872				
Wellness Way Parkway	Hancock Road	CR 455	D	1800				2.52	13312																
	NB or EB				1627	1544				83	EB			83		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 6,112,260	0.05	\$ 280,621				
	SB or WB				1523	1324						199	WB	199		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 6,112,260	0.11	\$ 676,016				
Wellness Way Parkway	CR 455	Orange Co.	D	1800				0.54	2875																
	NB or EB				1349	1267				83	EB			83		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 1,309,770	0.05	\$ 60,133				
	SB or WB				1162	1091						71	WB	71		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 1,309,770	0.04	\$ 51,730				

* Existing Roads - mitigate only project trips over capacity (see available capacity)

New Roads - mitigate all project trips on roadways not committed for funded by others

Subtotal \$ 4,499,772

TOTAL \$ 8,021,077

Prop. Share Credit Against Impact Fees and Proposed Credits

Credits: Olympus Blvd. Remaining Capacity, Regional Trails, Signal Fiber Optics

Lake County Costs, 1/24/19

Const. Cost Per CEMEX Agreement

New 2L Urban - future 4L	\$3,675,000
New 2L Undiv. Rural 4' Sh	\$1,624,350
Widen 2L inside 4L div. U	\$1,250,000

Contingency 10%, Design 12%, CEI 10%

1.32

General FDOT 2018 Costs (No Specific D-5 Available)

Note: Divide cost by 2, 1/2 road improvement per direction

<u>Section</u>	<u>Cost/Mile</u>	<u>Description</u>
New: Urban 2LU \$	4,981,800	with 4' bike lanes
Rural 2L \$	2,202,091	5' paved shoulders
Rural 4LD \$	4,312,785	(2' paved shoulders inside, 5' outside)
Urban 4L \$	7,448,544	22' median and 4' bike lanes
Widen: 2L to 4LDU \$	2,862,158	2L ex. Add 2L 5' paved shoulders
4LR add turn lane \$	170,510	ADD LEFT TURN lane
4LR add turn lane \$	164,627	ADD RIGHT TURN lane
6LD to 8LD (rural) \$	2,879,092	Add outside lanes
6LD to 8LD (urban) \$	5,366,049	Add outside lanes has B/L
Turn Lane Ext Rural \$	226,065	Ext. 300' left turn D3 Cost
Turn Lane Ext Rural \$	220,883	Ext. 300' right turn D3 Cost
Turn Lane Ext Urban \$	307,636	Ext. 300' left turn D3 Cost
Turn Lane Ext Urban \$	277,180	Ext. 300' right turn D3 Cost
2LU to 4LD \$	5,456,415	22' median and 4' bike lanes

1.22

10% contingency in above FDOT Costs, Use Design 12% and CEI 10% @ 22%



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT

REZONING

APPLICATION

DATE July 1, 2021		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Olympus			
Applicant Olympus Sports and Entertainment Group			
Contact Person Michael J. Carroll			
Address 941 W Morse Blvd., Suite 100	City Winter Park	State FL	Zip 32789
Telephone (407) 754-6945	Fax n/a		
Email mjc@olympusorlando.com			
OWNER INFORMATION			
Owner's Name Olympus Orlando Holdings, LLC			
Owner Address 941 W Morse Blvd., Suite 100	City Winter Park	State FL	Zip 32789
Telephone (407) 754-6945	Email mjc@olympusorlando.com		
PROPERTY INFORMATION			
Address of Subject Property 7200-8582 N Bradshaw Rd.	City Clermont	State FL	Zip 34714
Legal Description (include copy of survey) Please see attached legal description. A copy of survey is also attached.			
Acreage 243.63	Land Use (City verification required) Master Planned Community		
Present Zoning (City verification required) Planned Unit Development	Proposed Zoning Planned Unit Development		



CITY OF CLERMONT REZONING APPLICATION

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

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

We are proposing updates to the following Olympus PUD Exhibits:

E1: Regulating Plan (Current and Proposed Attached)

E2: Site Plan (Current and Proposed Attached)

E3: Development Standards (Current and Proposed Attached)

E4 and E4-A: Right-of-Way Cross Sections and Local Sections (Current and Proposed Attached)

E7: Trail Map (Current and Proposed Attached)

Append Written Description to match PUD modification.

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

Michael J. Carroll

Applicant Name (print)

x 
Applicant Name (signature)

Michael J. Carroll

Owner Name (print)

x 
Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

5/22/2020

LEGAL NOTICE

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

ORDINANCE NO. 2021-027

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

LOCATION

1.5 miles south of the Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road
Approx. 243.63 +/- Acres
Alternate Key 3914659

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422.1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

REQUESTED ACTION: Amend Planned Unit Development (PUD)

Ordinance No. 2020-40 to adjust uses within the property boundary, amend design guidelines and update exhibits



This request will be considered by the Planning & Zoning Commission on Tuesday, September 7, 2021 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, September 14, 2021 at 6:30 P.M. for (Introduction) and on Tuesday, September 28, 2021 for (Final Adoption) at 6:30 P.M.

The meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street.

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

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