



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, November 9, 2021**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be 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

ADMINISTRATION OF OATH OF OFFICE FOR SEATS 2 AND 4

PRESENTATIONS

Proposed New Lake County Commission District Map

PROCLAMATION

Small Business Saturday

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes	Consider approval of the October 12, 2021 Council meeting minutes.
Item No. 2 - Contractor Name Change	Consider request for contractor name change from Sunstate Meter & Supply, Inc. to Ferguson Enterprises, LLC.
Item No. 3 - Bid Award	Consider award to Derelle, Inc. to provide construction of a storage building in the total budgeted amount of \$296,338.15.
Item No. 4 - Piggyback Purchase of Side-Loader Refuse Truck	Consider request to piggyback the Florida Sheriffs Association contract with Container Systems & Equipment Company, Inc. in the budgeted amount of \$322,791.
Item No. 5 - Piggyback Purchase of Bunker Gear	Consider piggyback request of the Lake County contract with Bennett Fire Products Co., Inc. in the budgeted amount of \$74,640.

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, November 9, 2021**

- | | |
|---|--|
| Item No. 6 - Interlocal Agreement | Consider amended Interlocal Agreement with Lake County for Professional Consultant Services. |
| Item No. 7 - Fee Reduction Request -Spring Games | Consider the reduction of fees for Spring Games. |
| Item No. 8 - Resolution No. 2021-054R | Consider Fiscal Year 2021 Budget Amendment. |
| Item No. 9 - Resolution No. 2021-055R | Consider amendments to the Comprehensive Fee Schedule for Parks & Recreation. |
| Item No. 10 - Event and Road Closure Request
<i>First Friday Food Truck Events</i> | Consider monthly event request from Clermont Downtown Partnership. |
| Item No. 11 - Event, Open Container, and Sign Request
<i>Caribbean American Assn. of Lake County</i> | Consider allowing an open container area for the "Clermont Jerk Festival" event on June 4, 2022 at Waterfront Park and signs to promote the event. |
| Item No. 12 - Event and Road Closure Request
<i>Cookies & Cocoa</i> | Consider request for the City of Clermont event on December 10, 2021. |
| Item No. 13 - Event and Road Closure Request
<i>Clermont Farmer's Market</i> | Consider Downtown Partnership request to host the weekly event with road closures for 12 months. |
| Item No. 14 - Event and Road Closure Request
<i>Mega Food Truck</i> | Consider approving event with road closures on January 15, 2022 from 2:00 PM to 11:00 PM. |
| Item No. 15 - Event and Road Closure Request
<i>Home and Garden Show</i> | Consider Clermont Downtown Partnership event and road closure request on February 26, 2022. |

UNFINISHED BUSINESS

- | | |
|---|--|
| Item No. 16 - Ordinance No. 2021-022
<i>Withdrawn</i>
<i>Karma Housing Rezoning</i> | The applicant has withdrawn this request. |
| Item No. 17 - Ordinance No. 2021-024 <i>Final</i>
<i>Table to Dec. 14, 2021</i>
<i>The Vue</i> | The applicant has requested to table to December 14, 2021. |
| Item No. 18 - Ordinance No. 2021-025 <i>Final</i>
<i>Table to Dec. 14, 2021</i>
<i>The Vue Rezoning</i> | The applicant has requested to table to December 14, 2021. |

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, November 9, 2021**

NEW BUSINESS

Item No. 19 - Resolution No. 2021-052R
Travelcamp RV

Consider Conditional Use Permit request to allow for the storage, display and sale of recreational vehicles at 2480 South US Highway 27.

Item No. 20 - Resolution No. 2021-053R
Clermont National Golf Course

Consider Conditional Use Permit request to allow for the operation and restoration of an existing golf course located at 2601 Diamond Club Drive.

Item No. 21 - Ordinance No. 2021-032 Intro
*Table to January 11, 2022
Stillwell Clermont Rezoning*

The applicant has requested to table the introduction to January 11, 2022.

Item No. 22 - Ordinance No. 2022-001
Transmittal Hearing

Consider Comprehensive Plan Amendment to adopt Chapter XIV - Property Rights Element.

Item No. 23 - Ordinance No. 2022-002
Transmittal Hearing

Consider the Comprehensive Plan text amendment to add a new Goal with Objectives and Policies within the Future Land Use Element to support the Wellness Way area.

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

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, November 9, 2021**

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 City of Clermont, Florida celebrates local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 31.7 million small businesses in the United States, they represent 997% of firms with paid employees, and they are responsible for 65.1% of net new jobs created from 2000 to 2019; and

Whereas, small businesses employ 47.1% of the employees in the private sector in the United States, 88% of U.S. consumers feel a personal commitment to support small businesses in the wake of the pandemic, and 92% of small business owners have pivoted the way they do business to stay open during the pandemic; and

Whereas, 97% of “Small Business Saturday”® shoppers recognize the impact they can make by shopping small, 85% of them also encouraged friends and family to do so, too; and

Whereas, 56% of shoppers reported they shopped online with a small business on “Small Business Saturday” in 2020, and more than 50% of consumers who reported shopping small endorsed a local business on social media or shopped at a local business because of a social media recommendation; and

Whereas, the City of Clermont supports our local businesses that create jobs, boost the local economy, and preserve our community;

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Saturday, November 27, Two Thousand and Twenty One as:

SMALL BUSINESS SATURDAY

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

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

The City Council met in a regular meeting on Tuesday, October 12, 2021 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis.

Other City officials present were Acting City Manager Davidoff, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was provided by Rocky Guffey of the Central Florida Free Thought Community followed by the Pledge of Allegiance.

PROCLAMATION

Metastatic Breast Cancer Awareness Day

Mayor Murry presented Ms. Lisa Brown with a proclamation recognizing October 13, 2021 as Metastatic Breast Cancer Awareness Day. Ms. Brown provided several comments to the Council regarding her journey with metastatic breast cancer.

Lights On Afterschool Day

Mayor Murry informed the Council that the City would be recognizing Lights On Afterschool Day on October 28, 2021.

PRESENTATION

Olympus and Wellness Way Update

Acting City Manager Davidoff introduced Lake County Chairman Sean Parks who in turn introduced Dr. Richard Levey as the presenter for a presentation on Olympus and Wellness Way. Dr. Levey serves as a consultant for both the City and Lake County.

Dr. Levey provided an update on Wellness Way via PowerPoint presentation and made himself available for questions. He also reviewed the timeline of upcoming events and reminded the Council that the City of Clermont follows Lake County's lead in adopting and modifying comprehensive plans and land development regulations.

Council Member Purvis asked about the potential for grade schools in the Wellness Way area. Dr. Levey replied that he does not know. Council Member Purvis expressed a concern that the K-12 schools in Clermont are already overcrowded. Dr. Levey stated that he believes the school board is currently looking for a high school site. The site they have planned in Wellness Way would be an elementary or K-8.

PUBLIC COMMENTS

Vincent Niemiec, Retired Law Enforcement (*Address Exempt*) – Informed the Council regarding the upcoming meeting of the Metropolitan Planning Organization and their priorities with regards to Clermont roads.

Charlene Forth, 939 W. Desoto Street – Spoke regarding the police issue regarding Pamela Amerson and response issues on Disston Avenue.

Randi Blankenship, 1426 Disston Avenue – Spoke regarding the police response issues on Disston Avenue.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

Dan Whalen, 1412 Disston Avenue, Apt 5 – Spoke regarding the police response issues on Disston Avenue.

Paula Hoisington, 564 E. Desoto Street – Thanked the Council for lowering speed limit on Desoto Street. Expressed a belief and disappointment that the Council is not providing equal treatment to the community.

Dani Page, Tuscany Ridge – Expressed disappointment in the City's response regarding the Art District and VP Development.

REPORTS

INTERIM CITY MANAGER REPORT

Acting City Manager Davidoff

- Thanked those who came out to National Night Out. The event had a wonderful turnout and Chief Broadway was recognized for an award.
- Announced The Performing Arts season opened this past weekend with a great show. A quick overview was provided of the lineup of shows coming up this season.
- Reminded the Council that this upcoming weekend is Pig on the Pond (October 15 – 17) and that there will be boat ramp closures.
- Informed the Council that Lake County is holding meetings regarding redistricting.
- Informed the Council that there will be no workshop in October and the next meeting is October 26, 2021.

CITY ATTORNEY REPORT

City Attorney Mantzaris

- Announced a closed session on City of Clermont vs Sprinkles as part of the next Council meeting.

CITY COUNCIL REPORT

Council Member Bates – No report.

Council Member Purvis

- Requested that the closed session on October 26, 2021 include an update on VP and Art District.

Council Member Entsuah – No report.

Council Member Pines – No report.

Mayor Murry –

- Attended the National Night Out. It was well attended.
- Looking forward to Pig on the Pond.
- Congratulations to Chief winning an award.
- Thanked all for attending Mayor's lunch at Lilly's on the lake.
- Read a birthday card for a resident of Kings Ridge.
- Presented a proclamation to someone who turned 102 years old.
- Addressed the public comment regarding making sure everyone is treated equally.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

CONSENT AGENDA

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

Item No. 1 – Minutes Approval

Consider the following City Council minutes: August 17 Workshop, August 18 Special Meeting, September 8 First Budget Hearing, September 10 Workshop, September 10 Special Meeting, September 14 Council Meeting, and September 22 Final Budget Public Hearing.

Item No. 2 – Acceptance of Deed in Lieu of Foreclosure

Consider offer from property owner to deed property at 332/334 Palm Lane to City in exchange for release of code enforcement lien.

Item No. 3 – Employee Benefit Renewal and Changes

Consider Employee Group Medical and Dental Plan renewal and changes effective January 1, 2022.

Item No. 4 – Single/Sole Source Purchase

Consider approval of a single/sole source purchase from National Fitness Campaign, LLC to acquire a fitness court in the total budgeted amount of \$130,765.

A member of the public requested that Item No. 4 be pulled for further discussion.

MOTION TO APPROVE items 1-3 of the Consent Agenda for October 12, 2021 made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 4

Mayor Murry opened the floor for comments from the public.

Vincent Niemiec, Retired Law Enforcement (Address Exempt) – Expressed concerns and opposition to the project.

Dani Page, Tuscany Ridge – Expressed concerns and opposition to the project.

Paula Hoisington, 564 E. Desoto Street – Expressed concerns and opposition to the project.

Seeing no further comments, Mayor Murry closed the floor.

Acting City Manager Davidoff addressed the concerns. He explained to the Council that this is the last step in a project that had been planned and worked on intensely by multiple city staff for the last two (2) years. He provided additional history by stating that in order to offset some of the costs, the City applied to a very competitive national grant program by the National Fitness Campaign.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

The City partnered with the local schools and other groups in order to get the support for this project, and eventually was selected as one of the few cities in the country to receive the grant. He continued that fitness courts like this have been installed in over 1,000 cities throughout the United States. They have already begun planning a schedule of programs for both youth and adults.

With regards to the funding, this will be paid entirely out of Park Impact fees; no General Fund or tax dollars will be spent on the construction of this facility. He further explained that the park impact fees can only be used for new park facilities such as this and cannot be used in any other area like roads or salaries. He added that this project was discussed, budgeted, and funded during the budget process.

There are currently sixteen (16) of these facilities in the state of Florida and receiving communities only had great things to say about their installation and use. The City is further looking at opportunities for sponsorship and utilizing the wall. This could further offset costs. These walls are made with a graffiti resistant surface so that if graffiti did occur, it would easily be washed off.

Acting City Manager Davidoff informed the Council that the location is to be by the old boat ramp at Victory Pointe. This has been a highly requested project by the community.

Council Member Bates asked what Park Impact Fees can be used for. City Attorney Mantzaris stated that impact fees are designed to address issues concerning growth in the community. Acting City Manager Davidoff further explained that these dollars can only be utilized for Parks New Construction. Finance Director Brosonski further clarified that the dollars can only be spent on new capital improvements in Parks that must be tied to growth.

Council Member Bates expressed disdain for the billboard. Acting City Manager Davidoff stated that that concept can be removed or can return to Council for additional input when the time comes.

Council Member Purvis stated that he intended to pull this from the consent agenda. He does not remember seeing this in the budget. He recalled this coming before the Council two years ago for staff to pursue a grant.

Council Member Entsuaeh stated that the City can find something better to spend the \$130,000 on.

Council Member Pines asked what other projects the City has on the slate for consideration for new park development. Acting City Manager Davidoff replied that there are no other projects as for over two (2) years, multiple City staff have worked very hard to build relationships and make this project come to fruition. There are no other projects in mind. He reminded the Council that this approval is the final step required for this project.

Council Member Pines asked what happens if the Council denies this project. Acting City Manager Davidoff stated that the impact fees would return to the bank and the City would lose the grant. He requested that the item be withdrawn for city staff to come back with a presentation for the Council.

MOTION TO DENY the Parks & Recreation Fitness Court project made by Council Member Purvis; Seconded by Council Member Bates. Passed unanimously (5/0) with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

UNFINISHED BUSINESS

Item No. 5 – Boat Ramp and Jet Ski Update

Acting City Manager Davidoff provided an update on the boat ramp and the jet skis. With regards to parking, vehicles without trailers are no longer allowed to park at the boat ramp. This was approved at the April 2021 City Council meeting. There are also five (5) handicapped spaces for users that need to utilize those spots. Signs were also posted directing users to the 4th and 5th street lots to make sure that people knew how to get to additional parking. Since opening, the boat ramp has had over 17,000 parking transactions which raised over \$88,000 in revenue. The City offers an annual boat ramp pass for City and Lake County residents.

Regarding lake enforcement, the Clermont Police Department entered into a memorandum of understanding with the Police Department and began operations on May 15, 2021. Since that time, Clermont Police Department has had 345 contacts with boaters, jet skiers, and paddle boarders as of September 12. The new marine patrol boat has been ordered and is projected to go into service in January 2022. The City is evaluating whether to enter into an agreement with the Florida Fish and Wildlife Commission (FWC) for additional funding and patrol opportunities.

Acting City Manager Davidoff continued that based on the effectiveness of the ordinance, enforcement and operations that have been established, staff recommends removal of the “No Beaching” signs at the old bikes and boards locations. The installation of the no wake zone and police enforcement has eliminated the unsafe conditions in this area. This will provide relief for the overcrowded area behind the splash pad and basketball courts, and will reduce the number of vessels anchored offshore. If it becomes a problem, the City can reevaluate and return with different solutions.

Council Member Entsuaht thanked staff for making sure the beach is taken care of.

Council Member Purvis thanked staff for stepping up to the challenge and fully supports the recommendation and suggested that they move forward on a trial basis with a sunset.

Mayor Murry expressed concerns with parking along 2nd Street. Acting City Manager Davidoff responded that the police department did a survey of the residents and seven (7) were for and four (4) were against the creation of no parking on the street.

Mayor Murry opened the floor for public comments.

Dani Page, Tuscan Ridge – Inquired as to why the City does not utilize a toll gate to capture more revenue.

Seeing no further comments, Mayor Murry closed the floor.

Acting City Manager Davidoff responded that the city utilizes a ticket booth and the code enforcement officer is able to determine if someone paid or did not.

Acting City Manager Davidoff asked if the Council wanted to continue receiving weekly reports. The Council indicated that they found the reports informative.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

MOTION TO APPROVE the removal of signs for six (6) months and bring back to Council for review made by Council Member Bates; seconded by Council Member Pines. Passed unanimously (5/0) with all members present voicing aye.

Regarding 2nd Street parking, Council indicated that they would like staff to develop some program for a homeowner sticker for on street parking and bring it back to the Council.

NEW BUSINESS

Item No. 6 – Variance Request – 1066 Nathan Ridge Road

Planning Manager Kruse presented the variance request. The applicant is requesting a rear yard setback variance to allow for the expansion of an existing covered lanai. The request to extend the lanai with a solid insulated roof 10ft towards the rear yard property line and 22ft along the existing covered lanai. Under the current code, solid roofs are considered a structure and must comply with the setbacks for the primary residence. The rear property setback in this subdivision is 20ft from the rear property line of the primary structures.

The existing single-family residence is currently 24ft from the rear property line and, with the proposed structure, will be located 14ft from the rear property line. This would be a 6ft intrusion into the rear setback. The addition of this structure will increase the impervious surface area by 3.5 percent, but will still be under the 75 percent permitted for the total lot coverage. The applicant has indicated the construction of the insulated solid roof with the screened walls will provide a play area of artificial turf for their children while protecting them from the environment and mosquitos.

Staff finds the applicant is seeking reasonable use of the property. However, the impervious surface area is increasing. The insulated solid roof enclosed lanai addition located 14ft from the rear property line may be considered as intrusive to the surrounding property owners.

The Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. Therefore, staff recommends denial of the variance request.

Planning Manager Kruse also indicated that the applicant now has a letter of support from the Homeowners Assocation (HOA).

Mayor Murry asked if the applicant was present.

Jonathan Garcia – *Applicant*. Mr. Garcia informed the Council that it has been a 5 month wait since his original application, but he now has approval from his HOA and signatures from neighbors. He indicated that he is doing this for his kids. He requested approval.

Mayor Murry opened the floor for public comment; seeing none the floor was closed.

MOTION TO APPROVE the requested variance for 1066 Nathan Ridge Road made by Council Member Bates; seconded by Council Member Entsuah. Passed unanimously (5/0) with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

Item No. 7 – Lien Reduction Request

Development Services Director Curt Henschel presented the lien reduction request. The Sanctuary Ridge Golf Course (SRGC) Pro Shop located at 2601 Diamond Club in Summit Greens is making a lien reduction request for code enforcement case # C2018-000570.

On December 18, 2018, Code Enforcement was contacted in reference to several fire inspection violations where the site did not pass their annual inspection. These violations were in reference to: ceiling tiles that needed to be replaced, cover plates on electrical outlets that were missing, and unapproved use of extension cords.

After several failed inspections, code enforcement sent a Notice of Violation on December 19, 2018 with a compliance date of January 14, 2019.

On March 3, 2019, a Special Magistrate's hearing was held and they were found in violation. The Special Magistrate provided a new compliance date of April 1, 2019 or fines would accrue at \$175 daily. No representative or respondent was present at that hearing

After monthly inspections were performed, on August 8, 2019 an inspection report was obtained by Code Enforcement stating the property was in full compliance. Fines were stopped but had accrued from April 2, 2019 to August 8, 2019, totaling 129 days at \$175 per day with a total amount due \$22,575.

On January 21, 2020, an order imposing a lien on the property was issued for \$22,575.

The SRGC management team, Cara and Craig Edwards, have since been in contact with Code Enforcement and have requested to pay 25 percent of the total amount, rounding it off to pay \$5,000.

Mayor Murry asked if the applicant was present.

Craig Edwards, SRGC Inc – *Applicant*. Mr. Edwards spoke on behalf of SRGC. He said that they became aware of the lien on August 18, 2021. They were not the managers at the time of the lien imposition and were asked to take over the management in 2020. He said that Code Enforcement staff has been very professional. He requested a reduction of the lien to \$5,000.

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

Jimmy Crawford, 702 W. Montrose, Clermont - *Applicant Representative*. Mr. Crawford indicated that he was representing the owners who are committed to rejuvenating the property.

Council Member Entsuhah asked how they were planning to pay. Mr. Edwards indicated they would write a check.

Council Member Purvis asked who showed up during this code process. Director Henschel stated no respondent was present during the code process.

Council Member Purvis commended Mr. Edwards for stepping up and accepting the responsibility. He supports the reduction of lien by 50 percent.

Mayor Murry reminded Council Member Purvis that the standard is 25 percent. Council Member Purvis stated that he is less lenient with commercial properties.

After some Council discussion, a consensus was reached for \$10,000.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

MOTION TO APPROVE the lien reduction request to an amount of \$10,000 payable within 30 days made by Council Member Bates; seconded by Council Member Purvis. Passed unanimously (5/0) with all members present voicing aye.

Item No. 8 – Clermont Downtown Partnership Request

Parks and Recreation Program Manager Maritza Rivera introduced the Executive Director of the Clermont Downtown Partnership (CDP), Barbara Hollerand.

Barbara Hollerand, Executive Director CDP – Ms. Hollerand informed the Council that she is also the Executive Director of the newly reformed Main Street program. Darren Johnson, who is also present to answer questions, is President. The CDP has been working on a new brand for a year now, and the banner program is a key component of the new rebranding effort to market downtown Clermont as a destination. Banners with the new downtown logo will create brand awareness and interest.

For general location, they are thinking about placing banners on the south lake trail as the first phase. After the holidays, they would like to place them in the downtown based on the availability of the poles. The CDP is making an initial request for 50 locations.

Ms. Hollerand previewed for the Council the new branding for the CDP and Main Street Programs. On one side, the banners would say “Gem of the Hills” and on the reverse side would say “Lure of the Lake”. The banners will be paid for by the partnership. The CDP is asking for the City to do the installation of the banner kits on the poles.

Mayor Murry opened the floor for comments from the public.

Vincent Niemiec, Regency Hills – Asked how much this is costing the City.

Dani Page, Tuscany Ridge – Expressed concerns about confusing the branding.

Seeing no further comments, the floor was closed.

In regards to the branding, Ms. Hollerand explained the “Choice of Champions” is the brand for the city. It is very common for downtowns to have their own identities. She believes that the alternative branding does not take away from “Choice of Champions” and more so highlights the historic downtown.

With regards to the cost, the partnership will be paying for all the hardware. The installation will be on the city. Acting City Manager Davidoff stated that the staff cost is approximately \$1,400. City staff would want to be the entity to put up and take down the banners.

Council Member Bates expressed confusion about the branding and would rather see a combination with “Choice of Champions” though he likes “Gem of the Hills” himself personally.

Darren Johnson, 1075 W Lakeshore Drive, Clermont – President of Clermont Main Street. Mr. Johnson informed the Council that this is step one. The goal is to reignite the old downtown main street branding that the City had. The historic aspect to that is critical and part of the message. This is why they chose to bring back “Gem of the Hills”. The lakes are also a critical component of Clermont and what helps make it a destination. The work with the City’s existing branding, the plan to use colors and schemes that are complimentary to the “Choice of Champions”.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

Council Member Bates is in favor and can support this.

Mayor Murry stated that he is in favor as long as it does not interfere with Christmas. He personally likes “Gem of the Hills” better anyways.

Council Member Pines stated that she loves the “Gem of the Hills” and likes the one that says Downtown Clermont on the bottom. She will support the request.

Council Member Purvis believes that the City needs to be a partner with the businesses in the City. He also supports the City conducting the putting up and taking down of banners. He expressed concerns with the branding and that it is taking the City backwards and they are a city driving forwards.

City Attorney Mantzaris asked if Mr. Johnson could explain how the bib will work. Mr. Johnson replied that they will be paid sponsorships and downtown merchants can pay to be on the bib. The whole point is to market the downtown merchants.

City Attorney Mantzaris expressed concerns about creating a public area of expression which gets into free speech which cannot be limited regardless of business.

Council Member Entsuah asked if a condition can be set to limit the advertisers to downtown.

City Attorney Mantzaris stated that it is difficult to set limits as basically you are taking a public pole for private use. The City can have banners, but if they start advertising, that would be a commercial ad piece which could open it up.

Council Member Purvis asked if the CDP as owner would be able to limit its usage to its own members or partners. City Attorney Mantzaris clarified that he was speaking about the bib, but about the pole, if the city allows advertising of business on the pole, they may have to open it up so that other businesses can advertise.

Acting City Manager Davidoff stated that another option is to approve without the bibs. Mr. Johnson strongly objected stating that that would undermines the whole program. He restated that only downtown merchants get to advertise as part of the main street program.

Council Member Purvis stated that the City Attorney says that is not enforceable.

Council Member Bates asked what if a car dealership wants to advertise on a pole. City Attorney Mantzaris stated that the Council needs to identify areas of exposure to the City.

Mr. Johnson again restated that any business that wants to advertise has be in the CRA. The program is for promoting downtown merchants. He informed the Council that this is in thousands of cities across the United States and is a huge marketing machine. The CDP is not the pioneer for this strategy.

City Attorney Mantzaris advised that the City could reserve the right if the program is not working to terminate.

Council Member Entsuah asked if the second phase for poles along SR50 would come back to the Council.

City Attorney Mantzaris replied that the CDP will need to get approval from FDOT first.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

Council Member Purvis asked how often the CDP plans to rotate the banners. Mr. Johnson replied that the first challenge is to understand the life of the banner and how it holds up in the Florida sun. They are hoping to get at least six (6) months out of the banners, but they may change them quarterly with the seasons. The plan is still being developed.

City Attorney Mantzaris advised the Council that they will need to develop a pole use agreement.

MOTION TO APPROVE the partnership with the CDP for their banner program with the stipulation that the City reserves the right to terminate with 30 days' notice; seconded by Council Member Purvis. Motion withdrawn prior to vote.

The Council gave a consensus that staff should return with a pole use agreement for consideration at the next available meeting.

Item No. 9 – Ordinance No. 2021-024 – *INTRODUCTION – The Vue CPA Amendment*

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.

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

MOTION TO INTRODUCE for future consideration of Ordinance No. 2021-024 made by Council Member Bates; seconded by Council Member Pines. Passed unanimously (5/0) with all members present voicing aye.

Item No. 10 – Ordinance No. 2021-025 – *INTRODUCTION – The Vue PUD Rezoning*

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

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

MOTION TO INTRODUCE for future consideration of Ordinance No. 2021-025 made by Council Member Bates; seconded by Council Member Pines. Passed unanimously (5/0) with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

Item No. 11 – Ordinance No. 2021-028 – *INTRODUCTION – International Property Maintenance Code*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 14, “BUILDINGS AND BUILDING REGULATIONS”, ARTICLE I, “IN GENERAL” BY CREATING SECTION 14-9 “INTERNATIONAL PROPERTY MAINTENANCE CODE”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

MOTION TO INTRODUCE for future consideration of Ordinance No. 2021-028 made by Council Member Bates; seconded by Council Member Pines. Passed unanimously (5/0) with all members present voicing aye.

Item No. 12 – Ordinance No. 2021-030 – *INTRODUCTION – Prince Edward Ave Rezoning*

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

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

MOTION TO INTRODUCE for future consideration of Ordinance No. 2021-030 made by Council Member Bates; seconded by Council Member Pines. Passed unanimously (5/0) with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 12, 2021

ADJOURN: With no further comments, this meeting adjourned at 9:23 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Contractor Name Change		
Requested Action		
Recommend to approve contractor name change from Sunstate Meter & Supply, Inc. to Ferguson Enterprises, LLC.		
Staff Report		
It is recommended that the Council approve consent of assignment to agreement with Ferguson Enterprises, LLC. (hereinafter referred to as "FERGUSON"). The company Sunstate Meter & Supply, Inc., supplier under contract for Neptune water meters and equipment, was acquired by FERGUSON. The company providing current services is now under the name of FERGUSON and acquired Sunstate Meter & Supply, Inc. contractual responsibilities. FERGUSON is bound to and agrees to the price, terms and conditions set forth in the original agreement No. 2020-16. The current agreement expires May 25, 2022 with optional three, one-year, renewal periods.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Sunstate Ownership Change Notice Letter 10-25-21 Sunstate Ownership Change Notice Letter 10-25-21.pdf		



14001 W Newberry Rd
Newberry, FL 32669

October 25, 2021

Dear Valued Customer,

We would like to personally thank you for your continued support. After much consideration, we have made the decision to sell Sunstate Meter & Supply, Inc. effective October 25, 2021. Ferguson is an industry leader that places tremendous value on taking care of its associates and providing world-class customer service.

Business changes

Your sales/customer service representative(s) will not change, but your payment remittance should be sent to Ferguson's address:

**Ferguson Waterworks #3650
Sunstate Meter & Supply
PO Box 100286
Atlanta, GA 30384-0286**

We will also be converting to Ferguson's computer system so invoices, packaging slips, etc. will look slightly different.

About Ferguson

Ferguson is the largest wholesale distributor of residential and commercial plumbing supplies in the U.S., and is also a major distributor of waterworks products, HVAC equipment, fire protection systems, and industrial products and services. Celebrating more than 65 years in business and headquartered in Newport News, VA, the company employs 28,000 associates in 1,400 locations.

Please be assured the superior customer service you have come to expect from us will continue. We have worked hard to earn both your business and your trust, and we are certain these strong customer relationships will continue to grow. If you have any questions, please do not hesitate to contact us.

Sincerely,

Keith Ellenburg
President

Enclosure: New remittance information

powered by
FERGUSON



ATTENTION: ACCOUNTS PAYABLE

Customers remitting payments by check should send payments to:

Ferguson Waterworks #3650
Sunstate Meter & Supply
PO Box 100286
Atlanta, GA 30384-0286

Customers remitting payments by ACH or wire transfer should remit as follows:

Bank Name: Bank of America
411 North Akard Street
Dallas, TX 75201
Account Name: Ferguson Enterprises, LLC
Account number: 4427213913
ABA/routing number (ACHs only): 111000012
ABA/routing number (wires only): 026009593
Swift Code (international wires only): BOFAUS3N

Ferguson accepts CTX and CCD+ ACH formatted payments. In order to receive prompt credit for the payment, please include the following information in the addenda or email remit to ACH@Ferguson.com:

1. Main Branch Number: 3650
2. Invoice Number: This number is located on the upper right hand of the invoice.
3. Amount Paid: Please include the amount paid per invoice.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Derelle, Inc. to provide all labor, material and equipment necessary for the construction of a 1,600 SF storage building.		
Staff Report		
The Procurement Services Department and the Parks and Recreation Department recommend approval of the above action. The Procurement Services Department issued a Request for Bid (RFB) number 22-001 to acquire the services of a contractor to add a 1,600 SF storage building at the Arts & Recreation Center. The RFB was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were four (4) responses to the RFB. The addition of the 1,600 SF building will provide additional storage for tables, chairs, and other miscellaneous items that are continually utilized by the Arts and Recreation Center. The building will be a pre-engineered steel structure, single-story, new construction. The building will include two (2) roll-up doors, and a single man-door for entry access. Award is being recommended to low, responsive and responsible bidder Derelle, Inc. in the lump sum price of \$296,338.15 who complied with all terms, conditions, and specifications stated in the RFB. Funding for the project is from Park Impact Fees in the prior Fiscal Year (2020-21) budget for this project and from Park Impact Fees in the current Fiscal Year budget for the budgeted Fitness Court at Victory Pointe.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$296,338.15 is available in the current approved budget with a budget transfer combining the two projects. Department Account Code: 14575- 66201		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 22-001 Response Tabulation	RFB 22-001 Response Tabulation.pdf	
2. RFB 22-001 Award Recommendation	RFB 22-001 Award Recommendation.pdf	



RESPONSE TABULATION

RFB 22-001, CONSTRUCTION OF CLERMONT A.R.C. STORAGE BUILDING
DUE DATE/TIME: OCTOBER 21, 2021 AT 2:00 P.M. (EST)

COMPANY NAME	BID BOND	ADDN. 1	ADDN. 2	ADDN. 3	ADDN. 4	LUMP SUM PRICE
Derelle, Inc. – Clermont, FL	Y	Y	Y	Y	Y	\$296,338.15
GSB Construction & Development, Inc. – Wildwood, FL	Y	Y	Y	Y	Y	\$325,000.00
Waller Construction, Inc. – Lakeland, FL	Y	Y	Y	Y	Y	\$332,850.00
The Watauga Company – Titusville, FL	Y	Y	Y	Y	Y	\$372,900.00

*Addendum 1 through 4 were mandatory submittals with bid response.



FREDDY L. SUAREZ
Procurement Services Director
Procurement Services Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
OCTOBER 27, 2021
RFB 22-001 CONSTRUCTION OF CLERMONT A.R.C. STORAGE BUILDING

Based on the results of the bid submittals, the Procurement Services Department is recommending award to the low responsive and responsible bidder, Derelle, Inc., in the lump sum price of \$296,338.15.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Piggyback Purchase of Side-Loader Refuse Truck		
Requested Action		
Recommend to approve a piggyback purchase from the Florida Sheriffs Association contract number FSA20-VEH18.0 with Container Systems & Equipment Company, Inc. to purchase one side-loader refuse truck.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. At the request of the Public Services Department, the Procurement Services Department sought a contract from the Florida Sheriffs Association number FSA20-VEH18.0, to purchase one side-loader refuse truck. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2210-005 to notify local vendors of the City's intent to utilize other governmental agency contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. The Florida Sheriffs Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The total cost of the refuse truck is \$322,791. 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.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$322,791 is included in the current fiscal year approved budget. Department Account Code: 49534-66400		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2210-005	RFI 2210-005.pdf	
2. 2021 Sideloader Quote	2021 Sideloader Quote.pdf	



REQUEST FOR INFORMATION

Intent to Utilize City of Plantation Contract for Liquid Sodium Hypochlorite

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2210-005	ISSUED DATE: October 22, 2021
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>November 1, 2021 at 3:00 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: Container System & Equipment Company, Inc.

(c) Contract Number and Title: FSA20-VEH18.0 / Heavy Trucks

(d) Length of Contract: From October 1, 2020 to September 30, 2022.

(e) Product or Service Provided: Purchase of one (1) 2021 Side-Loader Refuse Truck, Item 107.

(f) Estimated Annual Expenditure: \$322,791

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.

Container Systems

& Equipment Company, Inc.



DATE: July 26, 2021

TO: Brian Camp - City of Clermont

RE: **Price quotation for 2021 Crane Carrier Low Entry Cab chassis and Curbtender body from the Florida Sheriff's Contract Bid #FSA20-VEH18.0, Item 107 (60,000 GVW Refuse Truck)**

Chassis: Base Bid Specifications:

2021 CCC LET2 (low entry tilt) chassis, 60,000 lbs. GVW, galvanized steel, 60 degree tilt, LED headlights
Cab visor with marker lights, 19" floor height both sides, left side driving position with air ride seat
full doors with w/ electric windows, air conditioning, AM/FM USB/Bluetooth radio, dual cab fans, air horn
10# fire extinguisher, warning triangle kit, parts and service CD, white paint
Cummins ISX12 - 350R- 350hp -1350 ft.lbs. torque
w/ Leece Neville 160 amp alternator, Cummins ECO fit DPF/SCR streetside mounted exhaust
Allison 4500RDS transmission, w/ oil cooler inside radiator, 5 electric cooling fans
Dana-Spicer D2000 - 20,000 lb. front axle, Dana-Spicer DSH44P - 44,000 lbs. tandem rear axle
Hendrickson HN402 44,000lb. suspension, Bendix B/W AD-9EP air dryer, 80 gallon aluminum fuel tank, 10 gallon DEF tank
tires: front - TOYO 315/80R x 22.5 - 20 ply 22.5" x 9.00" disc wheels
rear - TOYO 11R 22.5 - 16 ply - 22.5" x 8.25" disc wheels

Cost:		\$ 187,949
Specification Adjustments for the City of Clermont		
Change ISX engine to ISL 380 horsepower (deduct)	-	7,747
Add Ridewell RDS 209 rear steer suspension (46,000 lbs capacity), with ATC (automatic traction control) (includes 315/80R x 22.5 tires on drive axle and 425/65R x 22.5 tires on tag axle)	+	5,965
Add aluminum wheels ILO steel wheels	+	1,565
Change to right side steering (\$1,069) with electric Lucerix remote control mirrors (\$713)	+	1,782
Chassis Cost:		\$ 189,514
Preferred Customer Discount:		- 21,000
		\$ 168,514

Body:	Curbtender PowerPak full eject 27 cu.yd. automated side loader, including the following: front pump system with EPC controls, full eject unloading, cordura hydraulic hose covering on the arm Special recycling steel upgrade package (includes: 10 gauge - 80,000PSI high strength body sides 3/16" Hardox body floor with 3/16" Hardox body floor liner, 3/16" Hardox hopper floor with 3/16" Hardox hopper floor liner 1/4" AR450 hopper sides, 3/16" AR450 packer face plate liner, heavy duty follower covers) hopper clean-out tools on each side, tri-camera system (hopper, rear view, packer inside body) LH Travis auto lube system for the arm, service hoist with integrated power unit for full eject body under-seat auxiliary arm control switches, two LED work lights, two rear LED flashing lights, white paint	
		\$ 139,077
	Specification adjustments: Steel surcharges (2/21 - \$6,000, effective 8/01/21 - \$6,500) Exchange hydraulic oil for Chevron Clarity biodegradable hydraulic oil	+ 12,500 + 2,700
Body cost		\$ 154,277

Chassis	\$168,514	+	Body	\$154,277	\$ 322,791
----------------	------------------	----------	-------------	------------------	-------------------

TOTAL per unit:	\$ 322,791
------------------------	-------------------

Delivery: 210 to 240 days

FOB: Clermont, FL.

Terms: Net 45 days

Respectfully,

Robert Barton



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Piggyback Purchase of Bunker Gear		
Requested Action		
Recommend to approve a piggyback purchase from Lake County contract number 17-0606B with Bennett Fire Products Co., Inc. to purchase bunker gear.		
Staff Report		
The Procurement Services Department and the Fire Department recommend approval of the above action. At the request of the Fire Department, the Procurement Services Department sought a contract from Lake County number 17-0606B, to purchase twenty-four (24) fire fighter bunker gear. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2210-006 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 Lake County contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The total cost of this purchase is \$74,640. 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.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$74,640 is included in the current fiscal year approved budget. Department Account Code: 12522-64401		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2210-006	RFI 2210-006.pdf	
2. Bunker Gear Quote	Bunker Gear Quote.pdf	



REQUEST FOR INFORMATION

Intent to Utilize Lake County Contract for Fire Fighter Bunker Gear

CONTACT INFORMATION:

Freddy L. Suarez, MPA, CPPB

Procurement Services Director

EMAIL: fsuarez@clermontfl.org

Phone: (352) 241-7350

RFI No. **2210-006**

ISSUED DATE: October 22, 2021

NOTICE OF INTENT TO PIGGYBACK A CONTRACT

NOTICE END DATE: November 1, 2021 at 3:00 P.M. (EST)

DEADLINE FOR WRITTEN QUESTIONS: Not Applicable

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

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

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Fire

(b) Company Information: Bennet Fire Products Co., Inc.

(c) Contract Number and Title: 17-0606B / Fire Equipment Parts, Supplies and Services.

(d) Length of Contract: Ends June 30, 2022.

(e) Product or Service Provided: Purchase of twenty (24) bunker gear for Clermont fire fighters.

(f) Purchase Price: \$74,640

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.

E Quotation
Bennett Fire Products Co., Inc.



www.BennettFireProducts.com

October 22, 2021

Mr. Chuck Chapman
Clermont Fire Department
439 West Highway 50
Clermont, FL 34711

Price quotation is valid until and order must be received at Globe no later than October 31, 2021.

Manufacturer Discount in reference to Lake County, FL Contract 17-0606, expires June 30, 2022, www.lakecountyfl.gov

Globe Classix Metro Jacket per Clermont specifications

Retail Price - \$2,899.13 each

Lake County Price (44% discount) - \$1,623.51 each

Clermont Volume Discounted Price - \$1,497.00 each

24 Jackets @ \$1,497.00 each - \$35,928.00

Globe GPS-IH Trousers per Clermont specifications

Includes harness and carabiner

Retail Price - \$3,161.12 each

Lake County Price (44% discount) - \$1,770.23 each

Clermont Volume Discounted Price - \$1,613.00 each

24 Trousers @ \$1,613.00 each - \$38,712.00

Total for order - \$74,640.00

Thanks for providing us with the opportunity to serve you!

Delivery: 180-210 days after receipt of order

Terms: net 30 days

FOB Clermont, FL Prices include shipping charges

Josh Vandegrift, 404-747-2868, jvandegrift.bennettfire@gmail.com

Bennett Fire Products Co., Inc.

P.O. Box 2458

Woodstock, GA 31088

www.bennettfireproducts.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Interlocal Agreement		
Requested Action		
Staff Report		
On September 28th, 2021, City Council approved a Professional Consultant Agreement and an Interlocal Agreement with Lake County to move forward with professional consultant services dealing with Wellness Way. When the Interlocal Agreement was sent to Lake County for approval, the County Attorney's office requested some minor language changes within the document prior to submitting it to the Lake County Board of County Commissioners. These changes are not associated with the total fees or scope of service. They are related to the timing of payments and optional termination options within the contract. Staff does recommend approval of the Interlocal Agreement with Lake County.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Interlocal 2021_10-7-21 Redline	Interlocal 2021_10-7-21 Redline.docx	
2. SPZ Plans21110111180	SPZ Plans21110111180.pdf	

**INTERLOCAL AGREEMENT
CONSULTING SERVICES FOR WELLNESS WAY**

THIS INTERLOCAL AGREEMENT is made by and between Lake County, Florida, a political subdivision of the State of Florida (the “COUNTY”), and the City of Clermont, a municipal corporation organized under the laws of the State of Florida (the “CITY”).

WITNESSETH:

WHEREAS, Section 163.01, Florida Statutes, provides that local governments may enter into agreements to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

WHEREAS, the Wellness Way Area Plan (the “WWAP”), is a special planning area in southeast Lake County, south of SR 50 and east of US 27 totaling approximately 15,000 acres that is expected to accommodate a significant regional employment center which will promote significant economic development while encouraging fiscally efficient and well-balanced development patterns; and

WHEREAS, the COUNTY and CITY wish to accomplish an extensive set of goals and objectives with the development of the WWAP that includes a conceptual master plan that portrays the program elements, and associated design guidelines; and

WHEREAS, the parties previously entered into an Interlocal Agreement dated November 4, 2019, in which the COUNTY provided the CITY \$155,000.00 over the course of two years to assist with the cost of hiring a consultant to perform the work;

WHEREAS, the CITY entered into a Professional Consulting Services Contract with Levey Consulting, LLC., a Florida Limited Liability Corporation (the “CONSULTANT”), to assist the CITY in developing and executing strategies for economic development in the WWAP. The CITY recently entered into a new agreement dated September 28, 2021, with the CONSULTANT to provide additional services; and

WHEREAS, the parties desire to enter into this Agreement in order to collaborate on the economic development of the WWAP.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, promises, covenants and payment set forth in this Agreement, and intending to be legally bound, the parties hereby agree as follows:

1. Recitals. The above recitals are true and correct and incorporated in this Agreement by reference.

2. **Purpose.** The purpose of this Agreement is to memorialize the collaboration and support of the CITY and the COUNTY for the economic development of the WWAP, including financial contribution by the COUNTY (the "PROJECT").

3. **City Obligations.**

A. The parties acknowledge that the CITY has solicited and retained the services of the CONSULTANT to assist the CITY for the PROJECT. The services, as identified in **Exhibit A**, attached hereto and incorporated herein by reference, to be provided by the CONSULTANT for the PROJECT will benefit both the CITY and the COUNTY.

B. The CITY, or the CONSULTANT at the CITY'S request, will provide monthly work task schedules to the COUNTY outlining the CONSULTANT'S proposed work tasks on the PROJECT on a monthly basis. Nothing by way of execution of this Agreement is intended to make CONSULTANT, its employees or agents to be contractors, agents, or employees of the COUNTY or obligate the COUNTY to make payments directly to the CONSULTANT.

C. The CITY shall ensure that the CONSULTANT will comply with Section 119.0701, Florida Statutes.

4. **County Obligations.**

A. The parties agree and acknowledge that the ~~budget for the PROJECT contract is estimated to be approximately funding provided under this Interlocal Agreement shall not exceed Seventy Thousand Dollars and 00/100 Dollars (\$70,000.00) per year, with up to one-half payable in the first year of the term and up to one-half payable in the second year, if the second year option is exercised.~~ The CITY shall submit monthly invoices to the COUNTY outlining the approved tasks completed by the CONSULTANT. The COUNTY agrees to provide funding to the CITY for those services completed by the CONSULTANT which the Lake County Manager or designee determine to be beneficial for the COUNTY; ~~but, except as provided below, in no event will the COUNTY be required to pay more than Thirty Five Thousand and 00/100 Dollars (\$35,000.00) annually during the term of this Agreement.~~ Payments will be made in accordance with the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes. In the event that the services provided by CONSULTANT in the ~~initial term first year~~ of this agreement exceed \$~~70~~35,000.00, ~~upon prior notice to COUNTY, the CITY can request that the COUNTY remit more than \$35,000.00 if funds are available and CITY shall equally share in the additional cost above \$70,000; provided, however, that any overage the COUNTY agrees to pay in the first year will be deducted from the payment in the second year, if the second year option is exercised, so that the~~

~~total payments hereunder do not exceed \$70,000.00. In the event this Agreement is extended for one additional twelve (12) month period as set forth under Section 7 below, the COUNTY shall provide funding in the amount not to exceed Thirty Five Thousand and 00/100 Dollars (\$35,000) for the additional year under the same terms and conditions as payments were made for the initial term.~~

B. Funding by the COUNTY to the CITY for the services provided by the CONSULTANT on the PROJECT will continue ~~until such time so long~~ as the CITY'S contract with the CONSULTANT ~~remains in effect. If the CITY expires or terminates the Agreement with the CONSULTANT or it expires on its own terms, or this Agreement is terminated, whichever is earlier~~ the COUNTY will have no further obligation to pay the CITY hereunder. In the event funds obligated under this Agreement become reduced or unavailable, the COUNTY will notify the CITY of such occurrence, and the COUNTY may terminate this Agreement without penalty or expense to the COUNTY. The COUNTY will be the final authority as to the unavailability of funds.

C. In the event any of the funding for the PROJECT is funded by grant monies received by the CITY, the COUNTY will not be liable for any non-compliance with the provisions of such grant.

5. **Coordination.** The parties hereby agree that each will keep the other informed of communications that take place with the CONSULTANT. Each will provide notice to the other of all meetings or conference calls, or copy each other on written communications, so that both parties ~~have the opportunity to can~~ participate fully in the development of the PROJECT with the CONSULTANT. The parties also agree that in the event a meeting or conference call takes place, and one party cannot participate, that the participating party will provide a written summary of the meeting or call to the other in a timely manner.

6. **Future Projects.** Nothing in this Agreement will prohibit the parties from negotiating a different allocation of responsibilities for, or contributions, to the development of the PROJECT. The maintenance and ownership of each future project, if any, will be negotiated on a project by project basis.

7. **Term.** The term of this Agreement will be for a period of one (1) year beginning on the effective date, with the option of the parties to extend one (1) additional twelve (12) month period.

8. **Termination.**

A. Either party may terminate this Agreement upon thirty (30) days written notice to the other party. Within twenty (20) days after the effective date of termination, the terminating party shall remit to the non-terminating party a payment equal to fifty percent (50%) of all PROJECT costs incurred as of the date of termination as well as fifty percent (50%) of all PROJECT work mutually authorized to proceed but which has not yet been completed. Nothing in this Agreement will preclude the non-terminating party from seeking additional support for the PROJECT.

B. In the event the CITY assigns or terminates the contract with the CONSULTANT, the CITY shall provide written notice to the COUNTY. In the event the CITY assigns the contract with the CONSULTANT to another vendor or sub-consultant, the COUNTY may terminate this Agreement if the ~~Lake~~-County Manager or designee determines that the vendor or sub-consultant is not acceptable or in the best interest of the COUNTY.

9. Modifications. Unless otherwise specified in this Agreement, no modification, amendment, or alteration of the terms or conditions contained in this Agreement will be effective unless contained in a written document executed by the parties to this Agreement, with the same formality and of equal dignity with this Agreement.

10. Notices.

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

COUNTY

County Manager
Lake County Administration Building
P.O. Box 7800
Tavares, Florida 32778

CITY

City of Clermont
City Manager
685 West Montrose Street
Clermont, Florida 34711

B. All notices required, or which may be given under this Agreement, will be considered properly given if: (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight letter delivery company.

C. The effective date of such notices will be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company.

D. The parties may designate other parties or addresses to which notice will be sent by notifying, in writing, the other party in a manner designated for the filing of notice under this Agreement.

11. Entire Agreement. This document embodies the entire agreement between the parties. It may not be modified or terminated except as provided in this Agreement.

12. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it will be considered deleted from this Agreement, and will not invalidate the remaining provisions.

13. Effective Date. This Agreement will become effective on the date the last party executes this Agreement (“effective date”).

14. Assignment. No party to this Agreement may assign the rights and obligations under this Agreement without the prior consent of the other party.

15. Counterparts. This Agreement may be executed in counterparts, each executed counterpart to be deemed an original and all of which will constitute but one and the same instrument. This Agreement may be executed by electronic signatures and electronic signatures will constitute originals for all purposes.

CITY

ATTEST:

CITY OF CLERMONT, FLORIDA

City Clerk

Tim Murry, Mayor

This _____ of _____, 2021.

Approved as to form and legality:

City Attorney

Interlocal Agreement between Lake County and the City of Clermont for Consulting Services for Wellness Way

COUNTY

LAKE COUNTY, FLORIDA through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Gary J. Cooney, Clerk
of County Commissioners of
Lake County, Florida

Sean Parks, Chairman

This _____ of _____, 2021.

Approved as to form and legality:

Melanie Marsh, County Attorney

EXHIBIT A

Task One

Commented [MM1]: I'm assuming this is the same as is included with the new agreement between the city and the consultant.

Wellness Way Project Scope

I. Project Administration

- a. Provide ongoing coordination efforts between the City, County, and Landowners/Developers
- b. Manage ongoing Stakeholder Group activities
- c. Assist the City and County in their respective public hearing process for adopting Comprehensive Plan Amendments and Land Development Code/Design Guidelines amendments
- d. Assist Lake County on any potential infrastructure finance and/or maintenance funding efforts, including potential MSBU creation
- e. Provide support to City and County staff in addressing any proposed modifications to the proposed Comp Plan Amendment(s) and/or Design Guidelines.
- f. Attend meetings/virtual calls as needed

II. Plan Implementation

- a. Assistance to City and County staffs on coordination with CONSERV staff on public access to CONSERV lands for trails and recreational use.
- b. Coordination with Lake Utilities Inc and SECO on new water, wastewater and electric infrastructure facilities.
- c. Assist Lake County Roadway and Transportation Impact Fee Credit Agreements.
- d. Assist the City and County in the review of new development proposals for compliance with the updated Comprehensive Plan and Design Guidelines

III. Economic Development Assistance

- a. Coordinate with the Agency for Economic Prosperity on implementing new Tier III incentive program.
- b. Support the City and Lake County in the attraction of potential employers
- c. Assist the City and County in development of a Wellness Way Marketing Plan/Strategy

**INTERLOCAL AGREEMENT
CONSULTING SERVICES FOR WELLNESS WAY**

THIS INTERLOCAL AGREEMENT is made by and between Lake County, Florida, a political subdivision of the State of Florida (the “COUNTY”), and the City of Clermont, a municipal corporation organized under the laws of the State of Florida (the “CITY”).

WITNESSETH:

WHEREAS, Section 163.01, Florida Statutes, provides that local governments may enter into agreements to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

WHEREAS, the Wellness Way Area Plan (the “WWAP”), is a special planning area in southeast Lake County, south of SR 50 and east of US 27 totaling approximately 15,000 acres that is expected to accommodate a significant regional employment center which will promote significant economic development while encouraging fiscally efficient and well-balanced development patterns; and

WHEREAS, the COUNTY and CITY wish to accomplish an extensive set of goals and objectives with the development of the WWAP that includes a conceptual master plan that portrays the program elements, and associated design guidelines; and

WHEREAS, the parties previously entered into an Interlocal Agreement dated November 4, 2019, in which the COUNTY provided the CITY \$155,000.00 over the course of two years to assist with the cost of hiring a consultant to perform the work;

WHEREAS, the CITY entered into a Professional Consulting Services Contract with Levey Consulting, LLC., a Florida Limited Liability Corporation (the “CONSULTANT”), to assist the CITY in developing and executing strategies for economic development in the WWAP. The CITY recently entered into a new agreement dated September 28, 2021, with the CONSULTANT to provide additional services; and

WHEREAS, the parties desire to enter into this Agreement in order to collaborate on the economic development of the WWAP.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, promises, covenants and payment set forth in this Agreement, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and incorporated in this Agreement by reference.

2. **Purpose.** The purpose of this Agreement is to memorialize the collaboration and support of the CITY and the COUNTY for the economic development of the WWAP, including financial contribution by the COUNTY (the "PROJECT").

3. **City Obligations.**

A. The parties acknowledge that the CITY has solicited and retained the services of the CONSULTANT to assist the CITY for the PROJECT. The services, as identified in **Exhibit A**, attached hereto and incorporated herein by reference, to be provided by the CONSULTANT for the PROJECT will benefit both the CITY and the COUNTY.

B. The CITY, or the CONSULTANT at the CITY'S request, will provide monthly work task schedules to the COUNTY outlining the CONSULTANT'S proposed work tasks on the PROJECT on a monthly basis. Nothing by way of execution of this Agreement is intended to make CONSULTANT, its employees or agents to be contractors, agents, or employees of the COUNTY or obligate the COUNTY to make payments directly to the CONSULTANT.

C. The CITY shall ensure that the CONSULTANT will comply with Section 119.0701, Florida Statutes.

4. **County Obligations.**

A. The parties agree and acknowledge that the funding provided under this Interlocal Agreement shall not exceed Seventy Thousand Dollars and 00/100 Dollars (\$70,000.00), with up to one-half payable in the first year of the term and up to one-half payable in the second year, if the second year option is exercised. The CITY shall submit monthly invoices to the COUNTY outlining the approved tasks completed by the CONSULTANT. The COUNTY agrees to provide funding to the CITY for those services completed by the CONSULTANT which the County Manager or designee determine to be beneficial for the COUNTY. Payments will be made in accordance with the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes. In the event that the services provided by CONSULTANT in the first year of this agreement exceed \$35,000.00, the CITY can request that the COUNTY remit more than \$35,000.00 if funds are available; provided, however, that any overage the COUNTY agrees to pay in the first year will be deducted from the payment in the second year, if the second year option is exercised, so that the total payments hereunder do not exceed \$70,000.00.

B. Funding by the COUNTY to the CITY for the services provided by the CONSULTANT on the PROJECT will continue so long as the CITY'S contract with the CONSULTANT remains in effect. If the CITY terminates the Agreement with the

CONSULTANT or it expires on its own terms, the COUNTY will have no further obligation to pay the CITY hereunder. In the event funds obligated under this Agreement become reduced or unavailable, the COUNTY will notify the CITY of such occurrence, and the COUNTY may terminate this Agreement without penalty or expense to the COUNTY. The COUNTY will be the final authority as to the unavailability of funds.

C. In the event any of the funding for the PROJECT is funded by grant monies received by the CITY, the COUNTY will not be liable for any non-compliance with the provisions of such grant.

5. **Coordination.** The parties hereby agree that each will keep the other informed of communications that take place with the CONSULTANT. Each will provide notice to the other of all meetings or conference calls, or copy each other on written communications, so that both parties can participate fully in the development of the PROJECT with the CONSULTANT. The parties also agree that in the event a meeting or conference call takes place, and one party cannot participate, that the participating party will provide a written summary of the meeting or call to the other in a timely manner.

6. **Future Projects.** Nothing in this Agreement will prohibit the parties from negotiating a different allocation of responsibilities for, or contributions, to the development of the PROJECT. The maintenance and ownership of each future project, if any, will be negotiated on a project by project basis.

7. **Term.** The term of this Agreement will be for a period of one (1) year beginning on the effective date, with the option of the parties to extend one (1) additional twelve (12) month period.

8. **Termination.**

A. Either party may terminate this Agreement upon thirty (30) days written notice to the other party. Within twenty (20) days after the effective date of termination, the terminating party shall remit to the non-terminating party a payment equal to fifty percent (50%) of all PROJECT costs incurred as of the date of termination as well as fifty percent (50%) of all PROJECT work mutually authorized to proceed but which has not yet been completed. Nothing in this Agreement will preclude the non-terminating party from seeking additional support for the PROJECT.

B. In the event the CITY assigns or terminates the contract with the CONSULTANT, the CITY shall provide written notice to the COUNTY. In the event the CITY assigns the contract

with the CONSULTANT to another vendor or sub-consultant, the COUNTY may terminate this Agreement if the County Manager or designee determines that the vendor or sub-consultant is not acceptable or in the best interest of the COUNTY.

9. **Modifications.** Unless otherwise specified in this Agreement, no modification, amendment, or alteration of the terms or conditions contained in this Agreement will be effective unless contained in a written document executed by the parties to this Agreement, with the same formality and of equal dignity with this Agreement.

10. **Notices.**

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

COUNTY

County Manager
Lake County Administration Building
P.O. Box 7800
Tavares, Florida 32778

CITY

City of Clermont
City Manager
685 West Montrose Street
Clermont, Florida 34711

B. All notices required, or which may be given under this Agreement, will be considered properly given if: (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight letter delivery company.

C. The effective date of such notices will be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company.

D. The parties may designate other parties or addresses to which notice will be sent by notifying, in writing, the other party in a manner designated for the filing of notice under this Agreement.

11. **Entire Agreement.** This document embodies the entire agreement between the parties. It may not be modified or terminated except as provided in this Agreement.

12. **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it will be considered deleted from this Agreement, and will not invalidate the remaining provisions.

13. **Effective Date.** This Agreement will become effective on the date the last party executes this Agreement (“effective date”).

14. **Assignment.** No party to this Agreement may assign the rights and obligations under this Agreement without the prior consent of the other party.

15. **Counterparts.** This Agreement may be executed in counterparts, each executed counterpart to be deemed an original and all of which will constitute but one and the same instrument. This Agreement may be executed by electronic signatures and electronic signatures will constitute originals for all purposes.

CITY

ATTEST:

CITY OF CLERMONT, FLORIDA

City Clerk

Tim Murry, Mayor

This _____ of _____, 2021.

Approved as to form and legality:

City Attorney

COUNTY

LAKE COUNTY, FLORIDA through its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Gary J. Cooney, Clerk
of County Commissioners of
Lake County, Florida

Sean Parks, Chairman

This _____ of _____, 2021.

Approved as to form and legality:

Melanie Marsh, County Attorney

EXHIBIT A

Task One

Wellness Way Project Scope

I. Project Administration

- a. Provide ongoing coordination efforts between the City, County, and Landowners/Developers
- b. Manage ongoing Stakeholder Group activities
- c. Assist the City and County in their respective public hearing process for adopting Comprehensive Plan Amendments and Land Development Code/Design Guidelines amendments
- d. Assist Lake County on any potential infrastructure finance and/or maintenance funding efforts, including potential MSBU creation
- e. Provide support to City and County staff in addressing any proposed modifications to the proposed Comp Plan Amendment(s) and/or Design Guidelines.
- f. Attend meetings/virtual calls as needed

II. Plan Implementation

- a. Assistance to City and County staffs on coordination with CONSERV staff on public access to CONSERV lands for trails and recreational use.
- b. Coordination with Lake Utilities Inc and SECO on new water, wastewater and electric infrastructure facilities.
- c. Assist Lake County Roadway and Transportation Impact Fee Credit Agreements.
- d. Assist the City and County in the review of new development proposals for compliance with the updated Comprehensive Plan and Design Guidelines

III. Economic Development Assistance

- a. Coordinate with the Agency for Economic Prosperity on implementing new Tier III incentive program.
- b. Support the City and Lake County in the attraction of potential employers
- c. Assist the City and County in development of a Wellness Way Marketing Plan/Strategy



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Fee Reduction Request -Spring Games		
Requested Action		
Recommend approval of reduction of fees for the 2022 Spring Games		
Staff Report		
In 2017, The Spring Games was classified by the City Council as a "Community Partner Event" along with Pig On The Pond and The Sommer Sports Triathlon Series. Each year college softball teams from around the country compete at Hancock Park, Legends Way, Sleepyhollow Softball Complex in Leesburg and the Minneola Athletic Complex from late February through late March. Previous to being named a "Community Partner Event", the City Council had annually waived 50% off field rental fees. In 2018, the City Council waived 100% of field usage fees (1276 hours totaling \$20,770), the cost for daily porters (totaling \$6,706.51), and the cost for Clermont Girls Fast-pitch Softball, ("CGFP"), to hold their end of the season banquet in exchange for the use of the concession stand (totaling \$1,521.90). The total amount provided to PFX was \$28,998.41. In 2019, the City Council again waived 100% of field usage fees (1094 hours totaling \$16,410), the cost for daily porters (totaling \$6859.98), and the cost for Clermont Girls Fast-Pitch Softball ("CGFP") to hold their end of the season banquet in exchange for the use of the concession stand (totaling \$1521.90). The total amount provided to PFX was \$24,791.88. Staff was notified on December 8, 2020 by PFX that they would not need to utilize City of Clermont facilities for Spring Games and therefore there were no waivers of fees for 2020. Staff is requesting that 100% of field usage fees (estimated to be approximately \$16,410), the cost of the daily porters (estimated to be approximately \$6,860), and the cost of the CGFP banquet be waived (estimated to be approximately \$1,500) for the 15th year the Spring Games will be held in Clermont. The total requested amount provided to PFX would be approximately \$24,770.		
Additional Analysis		
Fiscal Impact Summary		
Facility Fees - \$16,410 Porters - \$6,860 Clermont Girls Fastpitch Banquet - \$1,500 Total = \$24,770		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Spring Games packet	Spring Games packet.pdf	



The World's largest college softball event

May 5, 2021

**SENT BY ELECTRONIC MAIL
AND REGULAR U.S. MAIL**

Clermont City Council
Attn: Scott Davidoff
SDavidoff@ClermontFL.org
685 W. Montrose Street
Clermont, Florida 34711

Re: THE Spring Games 2022
City of Clermont – Community Partner Program

Dear City Council Members:

I hope that this letter finds you well. As you may already know, in 2020, we experienced extraordinary growth, hitting 508 teams between Division I, Division II, NAIA, and JUCO with over 260 Division III and JUCO teams hosted exclusively in Lake County with almost 80% of those games in Clermont between Legends Way Ballfields and Hancock Park. In 2021, the City was unable to support our event (small as it was) so we were limited to Legends Way and Leesburg's Sleepy Hollow; still, we were able to bring over 4,500 room nights to Lake County (almost 500 of these room nights were in Clermont proper).

We have already begun coordinating with City staff and the Clermont Girls League on the schedule for 2022. Based on our early predictions for 2022, it looks like we will be using Hancock Park for almost four weeks in 2022.

2022 will be THE Spring Games' fifteenth (15th) year in Clermont. Until last year, the Council has regularly approved THE Spring Games as a "Community Partner Program." This year (2022), we again ask that you consider THE Spring Games as a Community Partner. Consistent with our previous agreements, we intend to recognize the City on all print materials for Division III and JUCO activities, including official merchandise and signage, to promote the City on our website and to travelers as a destination and place to stay, and provide banner space at both Clermont complexes during the event (Legends Way and Hancock). We are also willing to provide discounted tickets to Clermont residents and plan to continue the Adopt-a-Team program, which supports local youth by connecting them with the collegiate teams who play here. In return, we ask that the City provide the use of Hancock Park (including park rental, field maintenance, security, and janitorial services) at no charge.

2350 Legends Way
Clermont, Florida 34711
www.THESpringGames.com

THE Spring Games

The World's largest college softball event

I hope to be in attendance at the meeting where this item will be addressed to answer any questions you may have about the event, this request, and the proposal contained herein. Please be advised that I am expecting my fourth child in early August so, depending on the timing of the meeting, I may or may not be able to personally attend; of course, I will do my absolute best to be there.

Thanking you in advance for your consideration of this request, I remain

Sincerely yours,



Alison Strange

THE Spring GAMES

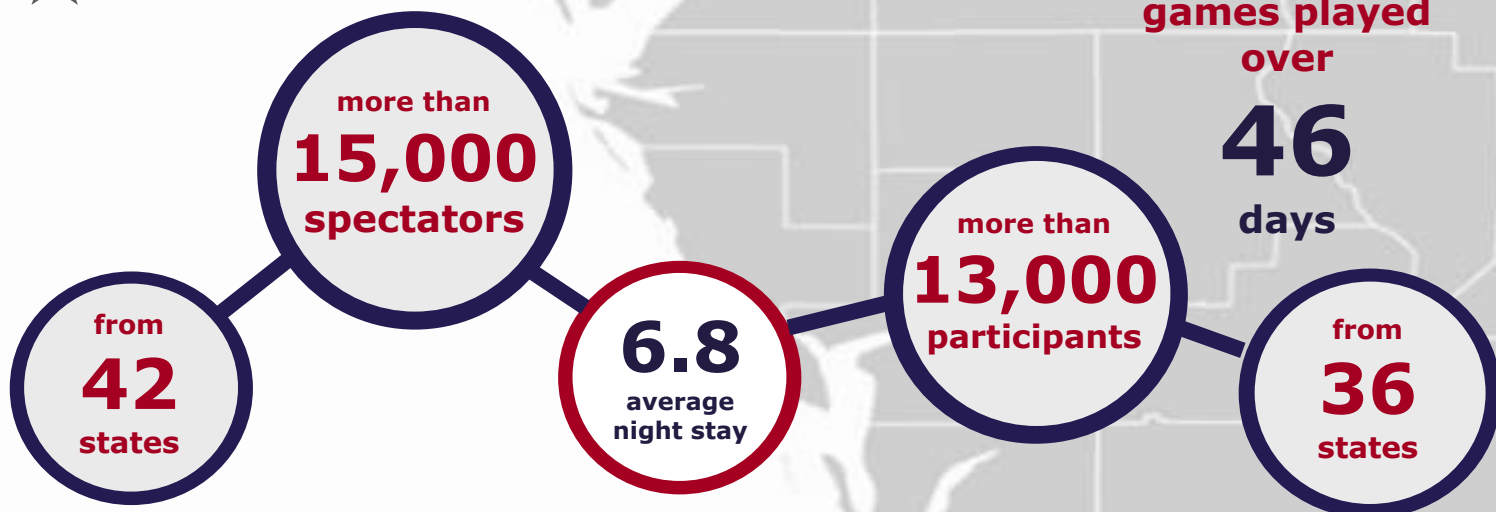
THE Spring Games is the World's largest collegiate softball event with over 500 teams expected in 2022. The estimated annual economic impact for Central Florida is

\$37,000,000

- ★ 84 NCAA DI Teams
- ★ 100 NCAA DII Teams
- ★ 250 NCAA DIII Teams
- ★ 60 NAIA Teams
- ★ 40 NJCAA Teams



more than
★ **2,000** ★
games played
over
46
days



THE Spring GAMES

2022
15 years

www.thespringgames.com

all games are streamed live on

FLOSOFTBALL



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Resolution No. 2021-054R		
Requested Action		
Request approval of Resolution No. 2021-054R to amend the Fiscal Year 2021 Budget.		
Staff Report		
Resolution No. 2021-054R is proposed to amend the Fiscal Year 2021 Budget. The resolution formally amends the annual budget for Council actions and other items not incorporated into a formal budget amendment during Fiscal Year 2021.		
Additional Analysis		
Fiscal Impact Summary		
The total decrease to fund balance for all funds is \$599,966.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2021-054R B#7 11 09 21 REVISED	Resolution 2021-054R B#7 11 09 21 REVISED.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2021-054R

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

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

GENERAL FUND

1. Increase Professional Services (10510-53100) \$ 2,997
To amend the City Council Department budget to fund professional services site visit, travel costs, ads and brief books for the City Manager executive search firm of Strategic Government Resources approved by the City Council on April 13, 2021.
2. Increase Travel & Per Diem (10510-54001) \$ 1,600
Increase Other Current Charges (10510-54900) \$ 844
To amend the City Council Department budget to fund actual travel costs (related to city manager candidates) and other current charges (food, drink and supplies for meetings with city manager candidates).
3. Increase Professional Services City Attorney (10514-53157) \$ 42,086
To amend the Legal Department budget for actual costs.
4. Increase Capital Outlay – Land (10519-66101) \$ 350,000
Increase Capital Outlay – Professional Services (10519-66900) \$ 3,500
Increase Transfer-In – Water Fund Loan (10381-38108) \$ 353,500
To amend the Other General Government Department budget to fund land and professional services (survey and appraisal) related to the Trapp land purchased on April 13, 2021 for lots at 1146 Lake Minneola Ave. approved by the City Council on January 12, 2021.
5. Increase Capital Outlay – Land (10519-66101) \$ 150,000
Increase Capital Outlay – Professional Services (10519-66900) \$ 425
Increase Transfer-In – Water Fund Loan (10381-38108) \$ 150,425
To amend the Other General Government Department budget to fund land and professional services (appraisal) related to the Campbell land purchase on August 31, 2021 for lot at 1138 Lake Minneola Dr. approved by the City Council on July 13, 2021.

CITY OF CLERMONT
RESOLUTION NO. 2021-054R

- | | | |
|---|----|---------|
| 6. Increase Capital Outlay – Building Insurance Claim (10522-66300-60545) | \$ | 140,452 |
| Increase Reimbursement – Self Insurance Claim (10366-36650-60545) | \$ | 139,452 |
| To amend the Fire Department budget to fund a Fire Station #1 insurance claim for a roof replacement and related reimbursement from Florida Municipal Insurance Trust. | | |
| 7. Increase Salary (10545-12100) | \$ | 2,064 |
| Increase FICA (10545-12220) | \$ | 288 |
| Increase Defined Contribution Plan (10545-12240) | \$ | 542 |
| Increase Group Insurance (10545-12300) | \$ | 101 |
| Increase EAP (10545-53401) | \$ | 6 |
| Increase Professional Services – General (10545-53100) | \$ | 23,551 |
| To amend the Public Services Department Governmental Funds budget for actual salary and benefits and general engineering services contracted with HALFF Associates, Inc. for the Engineering/Inspection Division. | | |
| 8. Increase Salary (10565-12100) | \$ | 6,313 |
| Increase FICA (10565-12220) | \$ | 225 |
| Increase Defined Contribution Plan (10565-12240) | \$ | 613 |
| Increase Group Insurance (10565-12300) | \$ | 2,980 |
| Increase EAP (10565-53401) | \$ | 20 |
| Increase Contractual Services – General (10565-53401) | \$ | 5,781 |
| To amend the Procurement Services Department budget for actual salary and benefits and contractual services related to temporary staffing needs from July through September 2021. | | |
| 9. Increase R&M - Building (10573-54600) | \$ | 5,000 |
| To amend the Public Services Department Governmental Funds budget for actual repairs & maintenance related to the Kern house porch and windows at the Historical Village. | | |
| 10. Increase Transfer-In - From Water Fund Sales (10381-38108) | \$ | 81,414 |
| To amend transfers in from the Water Fund to the General Fund based on actual Water sales. | | |
| 11. Increase Transfer-In - From Sewer Fund Sales (10381-38110) | \$ | 124,400 |
| To amend transfers in from the Sewer Fund to the General Fund based on actual Sewer sales. | | |
| 12. Increase Fund Balance (10599-59900) | \$ | 109,803 |
| Total General Fund adjustments. | | |

CITY OF CLERMONT
RESOLUTION NO. 2021-054R

INFRASTRUCTURE SALES TAX FUND

- | | | |
|---|----|---------|
| 1. Increase Capital Outlay (12522-66401) | \$ | 121,781 |
| Increase State Infrastructure Tax (12312-31260) | \$ | 121,781 |
| <p style="margin-left: 40px;">To amend the Fire Department budget to fund the remaining installment due no later than 10/15/2021 for the purchase of 50 Self Contained Breathing Apparatus air packs and accessories placed in service during FY 2021 as approved by the City Council on March 9, 2021.</p> | | |

WATER FUND

- | | | |
|--|----|---------|
| 1. Increase Transfer-Out – General Fund Loan (41581-99101) | \$ | 353,500 |
| <p style="margin-left: 40px;">To amend the Public Services Department Water Fund budget for proceeds to fund the April 13, 2021 land purchase and professional services (survey and appraisal) related to the Trapp land purchase of lots at 1146 Lake Minneola Ave. approved by the City Council on January 12, 2021.</p> | | |
| 2. Increase Transfer-Out – General Fund Loan (41581-99101) | \$ | 150,425 |
| <p style="margin-left: 40px;">To amend the Public Services Department Water Fund budget for proceeds to fund the August 31, 2021 land purchase and professional services (appraisal) related to the Campbell land purchase of lot at 1138 Lake Minneola Dr. approved by the City Council on July 13, 2021.</p> | | |
| 3. Increase Transfer-Out – General Fund (41581-99100) | \$ | 81,414 |
| <p style="margin-left: 40px;">To fund excess transfers from the Water Fund to the General Fund based on actual Water sales.</p> | | |
| 4. Decrease Fund Balance (41599-59900) | \$ | 585,339 |
| <p style="margin-left: 40px;">Total Water Fund adjustments.</p> | | |

SEWER FUND

- | | | |
|---|----|---------|
| 1. Increase Transfer-Out – General Fund (42581-99117) | \$ | 124,430 |
| <p style="margin-left: 40px;">To fund excess transfers from the Sewer Fund to the General Fund based on actual Sewer sales.</p> | | |
| 2. Decrease Fund Balance (42599-59900) | \$ | 124,430 |
| <p style="margin-left: 40px;">Total Sewer Fund adjustments.</p> | | |

CITY OF CLERMONT
RESOLUTION NO. 2021-054R

CRA FUND

- | | | |
|--|----|--------|
| 1. Increase Capital Outlay – Artwalk Project (60552-66300-52002) | \$ | 29,210 |
| Increase Community Foundation of S Lake Co (60337-33772-52002) | \$ | 29,210 |
| To amend the Development Services CRA budget for Cost Share Pricing
for the Art Walk Project Construction approved by the City Council on
February 25, 2020. | | |

Net Decrease to Fund Balance – All Funds	\$	599,966
---	-----------	----------------

CITY OF CLERMONT
RESOLUTION NO. 2021-054R

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

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of November, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Resolution No. 2021-055R		
Requested Action		
Request approval of Resolution No. 2021-055R.		
Staff Report		
Resolution 2021-055R is proposed to amend the City's Comprehensive Fee Schedule for Parks and Recreation for Per Hour Wage Rates. The fee amendments included in the resolution amend the rates for Public Services and Parks and Recreation staff that are paid by renters and applicants using City facilities and staff for rentals and special events. The proposed fee is an increase from \$25 per hour to \$35 per hour, which would cover the hourly rate at one and half times the workers' hourly rate.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021-055R - Fee Schedule Amendment - Parks & Recreation (10.29.2021 Final)	2021-055R - Fee Schedule Amendment - Parks & Recreation (10.29.2021 Final).pdf	



CITY OF CLERMONT
RESOLUTION NO. 2021-055R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATING TO FEES CHARGED BY THE CITY; AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR PARKS AND RECREATION; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR PUBLIC ACCESS, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Clermont pursuant to its Home Rule authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for parks and recreation; and

WHEREAS, the adoption of fees as set forth herein, is consistent with Clermont City Code Chapter 54, Section(s) 100-145, and is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida, to add new fees as follows:

SECTION 1:

The City Council does hereby amend the Comprehensive Fee Schedule as shown in Exhibit A with strikethroughs indicating the removal of language and double underlines indicating the addition of language.

SECTION 2: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 3: PUBLIC ACCESS

A copy of this resolution shall be placed on file for review in the Office of the City Clerk.

SECTION 4: ADMINISTRATIVE CORRECTION

This Resolution 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: EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2021-055R

DONE AND RESOLVED by the Mayor and City Council of the City of Clermont, Lake County, Florida, this 9th day of November, 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

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Youth and Senior League Fees</u>		
1. Per Team Each Season per League Team	\$175.00	\$175.00
<u>Field Use Rental Rates</u>		
2. Per Hour - Without Lights	\$15.00	\$25.00
3. Per Hour - With Lights	\$25.00	\$35.00
4. Field Prep Fee per Baseball or Softball Field	\$20.00	\$30.00
5. Field Paint Fee per Multi-Purpose Field (First Time)	\$100.00	\$125.00
6. Field Paint Fee per Multi-Purpose Field (Re-paint)	\$60.00	\$75.00
7. City Staff Fee Per Hour – if needed during tournament (Min. 2 hours)	\$25.00	\$25.00
8. Tournament Deposit Fee - Deposit returned based on condition left of rental facilities/fields.	\$400.00	\$400.00
<u>Court/Cage Rental Rates</u>		
9. Tennis Court per Court Hourly Rental	\$15.00	\$25.00
10. Basketball Court per Court Hourly Rental	\$15.00	\$25.00
11. Baseball/Softball Batting Cage Rental - Per Hour	\$5.00	\$10.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Concession Stand</u>		
12. League Use Only per Month	\$100.00	n/a
<u>City Sports Programs</u>		
13. City Adult Softball League (10 game season)	\$395.00	\$395.00
14. City Adult Softball League (8 game season)	\$350.00	\$350.00
15. City Adult Basketball League (8 game season)	\$300.00	\$300.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Park Area Rental Rates</u>		
16. Application Fee for all usage of Park Buildings, Events, Facilities, Play Areas	\$10.00	\$10.00
17. City Hall Park rental Per Hour	\$25.00	\$50.00
18. City Hall Park rental Per Day	\$200.00	\$300.00
19. City Hall Park rental refundable deposit	\$150.00	\$150.00
20. Park Area Event Deposit	\$150.00	\$150.00
21. Park Picnic pavilion or beach pavilion four (4) hour block (9am - 1pm or 2pm - 6pm)	\$50.00	\$100.00
22. Picnic or Beach pavilion – Per Day	\$100.00	\$200.00
23. Waterfront Park Area A - Deposit	\$250.00	\$250.00
24. Waterfront Park Area A – Per Hour (2 Hr Minimum)	\$100.00	\$200.00
25. Waterfront Park Area A - Daily Fee	\$700.00	\$1,100.00
26. Waterfront Park Area B - Deposit	\$150.00	\$150.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
27. Waterfront Park Area B - Per Hour (2 Hour Minimum)	\$25.00	\$50.00
28. Waterfront Park Area B - Daily Fee	\$200.00	\$300.00
29. Waterfront Park Area C - (Entire Park) Deposit	\$350.00	\$350.00
30. Waterfront Park Area C - (Entire Park) Per Hour (2 Hour Minimum)	\$200.00	\$300.00
31. Waterfront Park Area C - (Entire Park) Daily Fee	\$1,500.00	\$2,500.00
32. Waterfront Park Area C - (Entire Park) each additional consecutive Day	\$1,200.00	\$2,000.00
33. Highlander Deposit	\$150.00	\$150.00
34. Highlander Rental Fee Full Building Per Hour	\$60.00	\$125.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Clermont City Center</u>		
35. Entire CCC Building Rental (Per Hour) (2 Hour Minimum)	\$125.00	\$150.00
36. Meeting Room A (Per Hour)	\$60.00	\$80.00
37. Meeting Room B (Per Hour)	\$45.00	\$65.00
38. Meeting Room C (Per Hour)	\$35.00	\$45.00
39. Meeting Room D (Per Hour)	\$25.00	\$35.00
40. Meeting Room E (Per Hour)	\$20.00	\$30.00
41. Board Room	\$20.00	\$30.00
	City Resident/ Non-Profit	Non-City Resident
42. Outside Patio Area (Per Hour)	\$35.00	\$45.00
43. Kitchen (Per Hour) (2 Hour Minimum) Cleaning Fee - If building is not cleaned properly by user then cleaning funds are taken out of deposit.	\$25.00	\$35.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

44. Event Deposit (Under 500 Square Foot Usage)	\$50.00	\$50.00
45. Event Deposit (Over 501 Square Foot Usage) Deposit will adjust with attendees and type of event.	\$200 - \$500	\$200 - \$500

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Boat Ramp</u>		
46. Daily Parking Fee	\$5.00	\$5.00
47. Annual Parking Permit (City Residents Only)	\$35.00	n/a
48. Annual Parking Permit (Lake County Residents Outside of City Limits Only)	n/a	\$70.00
<u>Waterfront Park</u>		
49. If an approved event requires additional personnel, an hourly charge shall be paid to the City of Clermont and shall be agreed to by the applicant prior to approval of an event (Per Person, Per Hour).	\$25.00	\$25.00
50. Additional Park Staff per person, Per Hour (2 Hour Minimum)	\$25.00	\$25.00
51. Late Payment fee Per Week	10% of Total Fees/Week	10% of Total Fees/Week

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Champions Splash Park</u>		
52. General Admission	\$2.00	\$2.00
53. Group Rental Rates: Includes Exclusive use of Splash Park for 2 hours, Space for 74 guests, and Splash Park Attendant	\$150.00	\$200.00
<u>Arts and Recreation Center</u>		
<u>Pool Rates</u>		
54. Daily, Individual	\$2.00	\$3.00
55. Individual Season Pass	\$40.00	\$80.00
56. Family Season Pass	\$80.00	\$160.00
57. Half Pool Rental per 1.5 Hour Block	\$65.00	\$80.00
58. Full Pool Rental per 1.5 Hour Block	\$125.00	\$140.00
59. Exclusive Lap Lane Rental Per Hour	\$15.00	\$20.00
60. Lifeguards - Per Hour	\$15.00	\$15.00
61. Pool refundable	\$50.00	\$50.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

deposit

Gymnasium Admission Rates

62. Daily	\$2.00	\$3.00
63. Monthly Pass	\$30.00	\$45.00
64. Annual Gymnasium Pass	\$200.00	\$300.00

Gymnasium Rental Rates (Per Hour)

65. Full Court	\$55.00	\$75.00
66. Refundable Deposit	\$200.00	\$200.00

Outdoor Field Rental Rates (Per Hour)

67. Bahia Grass Field	\$15.00	\$25.00
-----------------------	---------	---------

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Main Stage Rental Rates</u>		
68. Ticketed Performance Rental - One (1) Day (In Season)	\$4,250.00	\$4,250.00
69. Ticketed Performance Rental - One (1) Day (Off Season)	\$3,000.00	\$3,000.00
70. Main Stage Second Show Per Day (In Season)	\$1,500.00	\$1,500.00
71. Main Stage Second Show Per Day (Off Season)	\$1,000.00	\$1,000.00
72. Additional Day Main Stage Rental (In Season)	\$2,000.00	\$2,000.00
73. Additional Day Main Stage Rental (Off Season)	\$1,500.00	\$1,500.00
74. Room/Floor Space Only Per Hour	\$175.00	\$200.00
75. Room and Stage Per Hour	\$225.00	\$250.00
76. Banquet Package With Stage Per Hour (includes 40 tables and 350 chairs)	\$275.00	\$300.00
77. Banquet Package Without Stage Per Hour (includes 40 tables and 350 chairs)	\$245.00	\$270.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Arts and Recreation Center Continued</u>		
<u>Main Stage Rental Rates Continued</u>		
78. Theatre Seating Package Per Hour (includes seating for up to 800)	\$275.00	\$300.00
79. Refundable Deposit	\$1,000.00	\$1,000.00
<u>Black Box Rental Rates</u>		
80. Ticketed Performance Rental One (1) Day (In Season)	\$1,500.00	\$1,500.00
81. Ticketed Performance Rental One (1) Day (Off Season)	\$1,000.00	\$1,500.00
82. Black Box Second Show Per Day (In Season)	\$500.00	\$500.00
83. Black Box Second Show Per Day (Off Season)	\$250.00	\$250.00
84. Additional Day Black Box Rental (In Season)	\$750.00	\$750.00
85. Additional Day Black Box Rental (Off Season)	\$500.00	\$500.00
86. Theatre with General Stage Light and 1 Microphone	\$100.00	\$125.00
87. Refundable Deposit	\$200.00	\$200.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Arts and Recreation Center Continued</u>		
<u>Other Rental Rates (Per Hour)</u>		
88. Kitchen	\$60.00	\$75.00
89. Kitchen Refundable Deposit	\$200.00	\$200.00
90. Clermont Room (2200 Square Foot Room)	\$60.00	\$70.00
91. Clermont Room Refundable Deposit	\$200.00	\$200.00
92. Citrus Room (600 Square Foot Room)	\$25.00	\$30.00
93. Classrooms (300 Square Foot Room)	\$15.00	\$20.00
94. Citrus Room and Classroom Refundable Deposit	\$100.00	\$100.00
95. Rehearsal Room	\$40.00	\$50.00
96. Application Fee	\$10.00	\$10.00
97. Additional Staff (2 Hour Minimum) Per Worker	\$25.00	\$25.00
98. Police, Fire, or Medical Staff (2 Hour Minimum)	Varies	Varies

Fee is based on the current rate and may have a Minimum number of hours paid by the renter.

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
99. Entertainment Tech I (4 Hour Minimum) \$30.00 Per Hour	\$120.00	\$120.00
100. Entertainment Tech II (5 Hour Minimum) \$40.00 Per Hour	\$200.00	\$200.00
101. Tables	\$2.00	\$2.00
102. Chairs	\$1.00	\$1.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Arts and Recreation Center Continued</u>		
<u>Miscellaneous</u>		
103. Microphone	\$15.00	\$15.00
104. Podium	\$25.00	\$25.00
105. Portable Projector	\$40.00	\$40.00
106. Portable Screen	\$20.00	\$20.00
107. Portable Speaker	\$40.00	\$40.00
108. 55" TV with DVD Player	\$35.00	\$35.00
109. Laptop	\$40.00	\$40.00
110. Rear Screen Projector (Main Stage Only)	\$100.00	\$100.00
111. Dance Floor (Main Stage Only)	\$250.00	\$250.00
112. Risers (Main Stage Only)	\$200.00	\$200.00
113. Projector and Screen (Black Box Only)	\$75.00	\$75.00
114. Spotlight	\$20.00	\$20.00
115. Video Camera	\$50.00	\$50.00

EXHIBIT A

City of Clermont Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
116. Large Portable Sound System	\$80.00	\$80.00
117. Small Band Set-up (1-7 inputs)	\$150.00	\$150.00
118. Medium Band Set-up (8-14 inputs)	\$250.00	\$250.00
119. Large Band Set-up (15 + inputs)	\$350.00	\$350.00
120. Floor Plan Review Fee	\$25.00	\$25.00
121. Late Payment Fee Per Week	10% of Total Fees/Week	10% of Total Fees/Week
122. All Events, Rentals and Tournaments	\$10.00	\$10.00

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>City Staff Work Rates</u>		
<u>123. City Staff Fee Per Hour</u>	<u>\$35.00</u>	<u>\$35.00</u>
<u>(Public Services Staff) (Min 2 Hours)</u>		
<u>124. City Staff Fee Per Hour</u>	<u>\$35.00</u>	<u>\$35.00</u>
<u>(Parks & Recreation Facility Staff)</u>		
<u>(Min 2 Hours)</u>		

Section 4 Note: If an approved event requires additional personnel, the hourly charge shall be paid to the City of Clermont and shall be agreed to by the applicant prior to approval of an event (Per Person, Per Hour). A penalty may be imposed against the event applicant if city staff are kept longer than the agreed to time and pre-payment.

Section 4 Note: For-Profit business may utilize the resident rate only if the business physical address is within the City Limits. Rentals for the intended use of a business function must utilize the business physical address.

Section 4 Note: All fees in this section are subject to Federal, State and Local Sales Taxes as applicable.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Event and Road Closure Request <i>First Friday Food Truck Events</i>		
Requested Action		
Consider Clermont Downtown Partnership's request to have road closures for the First Friday Food Truck Events.		
Staff Report		
The Clermont Downtown Partnership has requested road closures from 3:00 PM to 11:00 PM every first Friday of the month for twelve months beginning January 2022 for their "First Friday Food Truck" events. The CDP would like to request street closures as shown on the attached map. This entire event area, consistent with what has been requested in past years, is requested with the understanding that should streetscape construction impact the availability of particular areas, additional areas, including the City Hall parking lot, are requested to be used to make up for lost street availability. The request is for the following dates: 01/7/22, 02/4/22, 03/4/22, 04/1/22, 05/6/22, 06/3/22, 07/1/22, 08/5/22, 09/2/22, 10/7/22, and 11/4/22. The Clermont Downtown Partnership has agreed to comply with all personnel requirements from the City of Clermont.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-Application	2022-Application.pdf	
2. CDP- Construction Contingency Map 2022	CDP- Construction Contingency Map 2022.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/7/21
Name of Event First Friday Food Truck Events
Date(s) of Event 2022 Every 1st Friday of month ^{1-7-22 → 11-4-22} Estimated Attendance: 1500 each month
Event Start Time: 5:30 PM Event End Time: 9:00 PM
Before Event Setup Time: 3:00 PM After Event Cleanup Time: 11:00 PM
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Farnsworth Email sandyfcdp@gmail.com
Day Phone _____ Cell Phone 352-617-8788
Address Po Box 120734 City Clermont State FL Zip 34714
Secondary Contact Kimberly Grosan Phone # 352-223-5778
If this event is a fundraiser, who is the beneficiary? (provide contact information and address) _____

Briefly Describe Event: 15-17 Food trucks, Band, craft vendors,
classic cars, Kid zone

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

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

Other Location: see attached floor plan

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* 10x10

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

Electrical Use: ☒ Yes ☐ No

Describe the need: Some vendors 110V

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

Rock Wall

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

See Map

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Band

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

Some rector size signs - day of event

First Friday Food Truck

DATE OF EVENT:

REFUND MAILING ADDRESS:

Street Address

Clermont

City

FL

ST

34712

Zip

CELL PHONE:

352-617-8788

Application Fee and deposit are due upon submission

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

Page 81

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.

Andy Farnsworth
Applicant's Signature

Event Manager
Title

Sandy Farnsworth
Printed Name

7/7/21
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.

Request for Taxpayer Identification Number and Certification

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

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

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

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
☐ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶ **501 (c) 6**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) **1**
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
P O Box 120734

6 City, state, and ZIP code
Clermont FL 34712

7 List account number(s) here (optional)

8 Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number
[] [] [] - [] [] - [] [] [] []

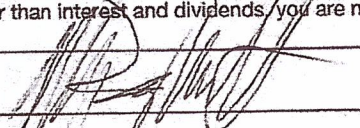
or
Employer identification number
[5] [9] - [3] [7] [4] [9] [7] [6] [0]

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶  Date ▶ **9-15-18**

General Instructions

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

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

Purpose of Form

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

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

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

• Form 1099-C (canceled debt)

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

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

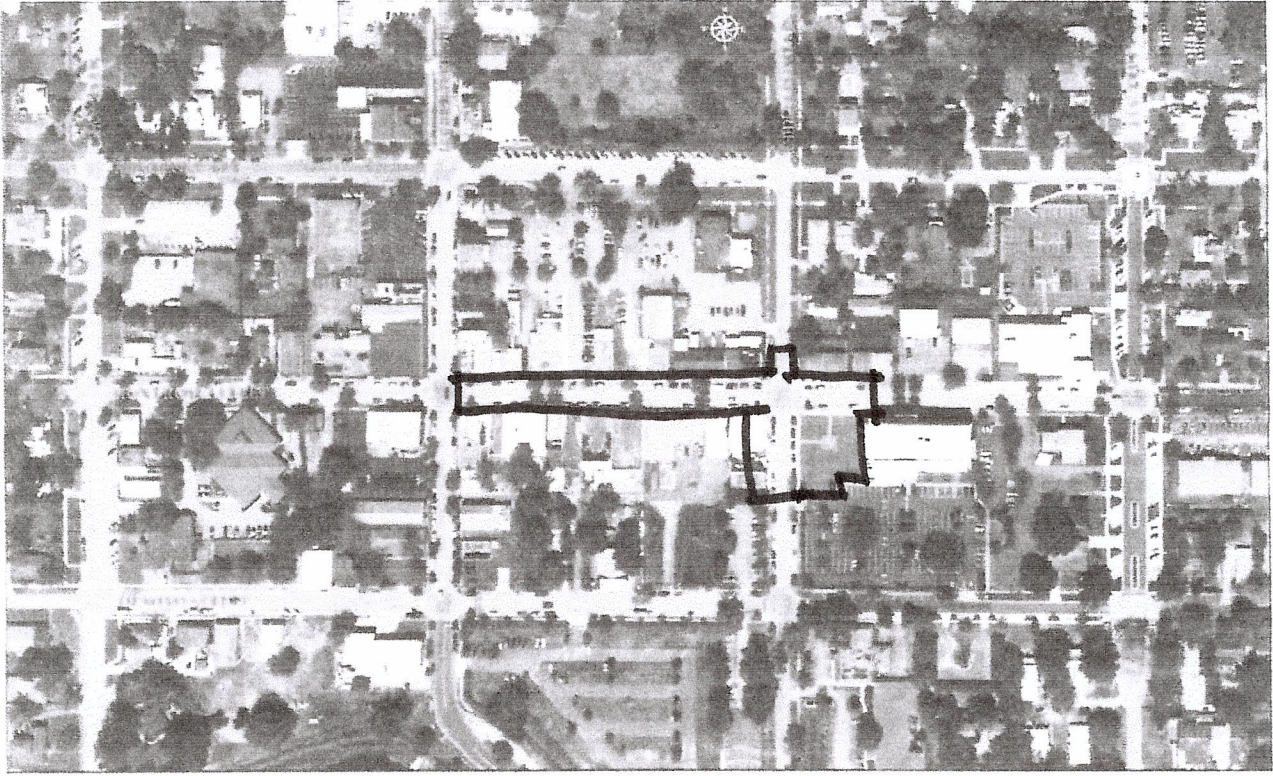
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

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

MAP 2

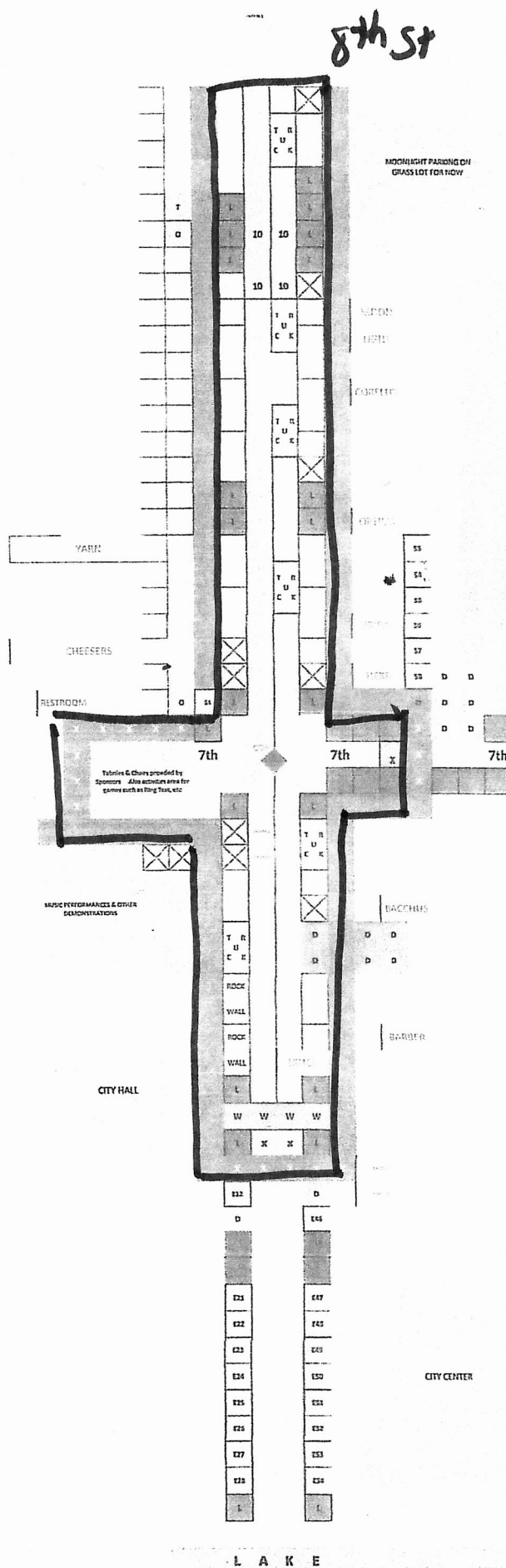
1st Friday Food Trucks
Every 1st Friday



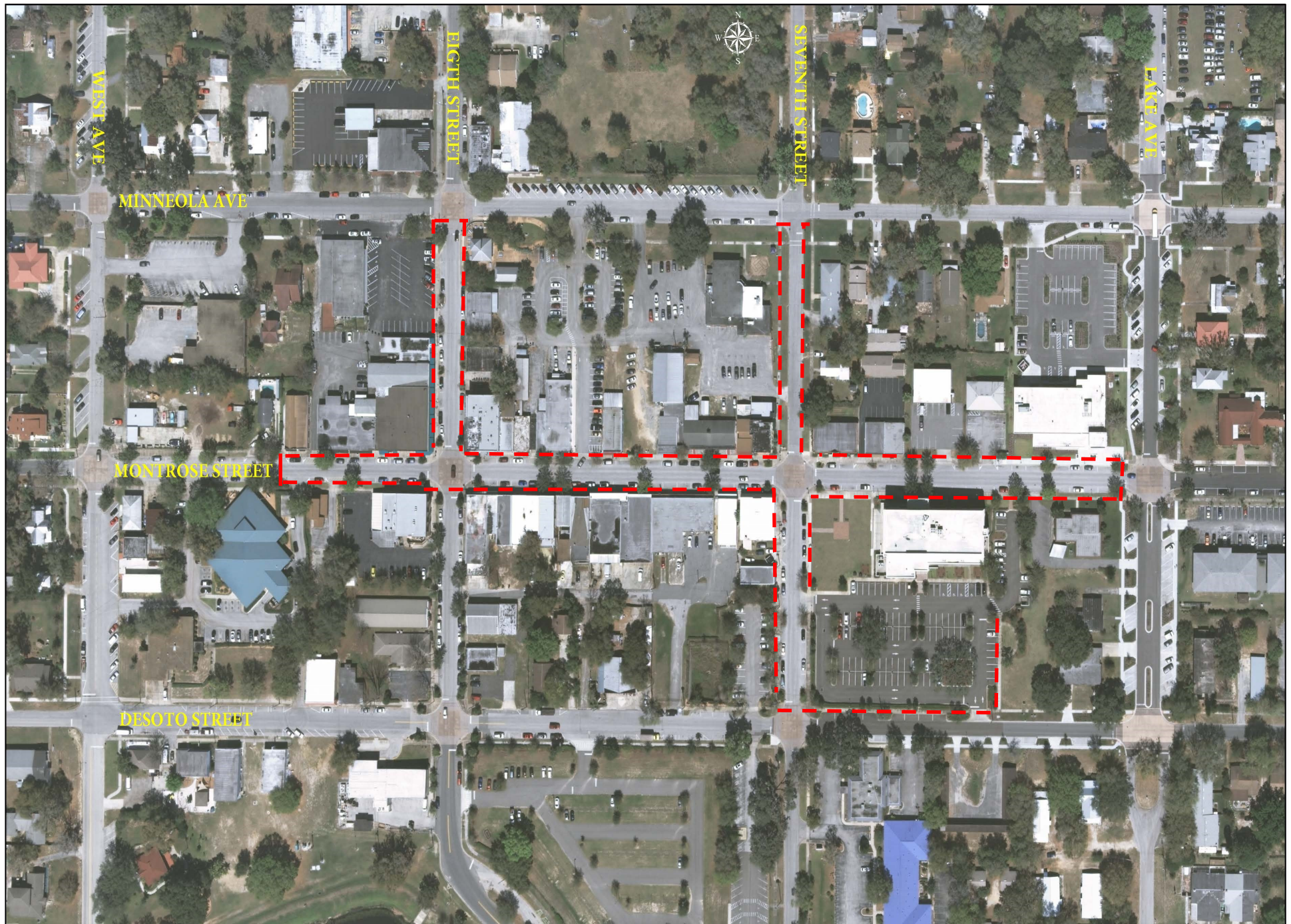
MAP 3



1st Friday Food Trucks 2021



CLERMONT DOWNTOWN PARTENERSHIP– 2022 Alternate Construction Event Map





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Event, Open Container, and Sign Request <i>Caribbean American Assn. of Lake County</i>		
Requested Action		
Recommend to approve the Caribbean American Association of Lake County (CAALC) to have an open container area for their "Clermont Jerk Festival" event on June 4, 2022, at Waterfront Park. And also to approve their sign request.		
Staff Report		
The CAALC is requesting to have a designated open container area at Waterfront Park on June 4, 2022, from 12:00 PM to 10:00 PM for their annual "Clermont Jerk Festival" event and to put up signs to promote the event. The organization's open container area consists of a fenced-in area at Waterfront Park between 3rd Street and 4th Street. The South Lake trail will remain open for daily use by the public. The organization will be exercising its 501c3 right and pulling the alcohol license from the Alcohol Beverage and Tobacco Agency and will only be selling beer and wine. They have agreed to the proper number of police, medical, and staff as directed. The organization is also requesting to put up signs to promote the event. The signs will be placed at the following locations on May 14, 2022 and removed on June 5, 2022: - (2) Hwy 50 & 12th St on the Southeast corner facing both Eastbound and Westbound traffic - (1) Hwy 50 & Cut Rd. at Clermont Water Tower - (1) Palm St. & East Ave. at Southwest corner Directional signs at intersections leading to the event will be installed on June 3rd and removed on June 4th.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 6-4-22Jerk Festival application	6-4-22Jerk Festival application.pdf	
2. Clermont Caribbean Jerk Festival Layout 2022	Clermont Caribbean Jerk Festival Layout 2022.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/9/21
Name of Event Clermont Caribbean Jerk Festival
Date(s) of Event June 4, 2022 Estimated Attendance: 5000
Event Start Time: 12 PM Event End Time: 10 PM
Before Event Setup Time: June 3, 2022 After Event Cleanup Time: June 5, 2022
Name of Organization/Applicant The Caribbean American Association

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Jan Holness-Wilson Email caalc@live.com/ jahw13@gmail.co0m
Day Phone 352-978-0183 Cell Phone 954-336-3734
Address 614 E. Hwy 50 City Clermont State FL Zip 34711
Secondary Contact Marsha Riley Phone # 954-336-3734

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

Our scholarship fund that provides scholarships for Lake County High School students.

Briefly Describe Event: The Clermont Caribbean Jerk Festival Heritage month features food vendors, entertainment and family fun.

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

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

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

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☒ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Dj/ Live music

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

Banners or Attention Getting Devices: ☒ Yes ☐ No

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

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

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

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

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

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

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

Jan Holness-Wilson

Printed Name

Jerle Festival Committee Chair

Title

9 Jun 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.

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Clermont Caribbean Jerk Festival
 DATE OF EVENT: 6/11/22
 EVENT CONTACT: Jan Holness-Wilson
 REFUND MAILING ADDRESS: _____

 Street Address

 City FL ST Zip

 CELL PHONE: 954-336-3734

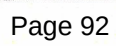
Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

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

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





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Cookies & Cocoa</i>		
Requested Action		
Recommend to approve Road Closure Request for Cookies & Cocoa Event on December 10, 2021.		
Staff Report		
Requesting approval for road closures to accommodate crowd safety during the Cookies & Cocoa as part of Light Up Clermont on December 10, 2021, in downtown Clermont. The event is from 6-9 p.m. The request for the road closure is from 4-10 p.m. in the following locations: -Montrose Street and Lake Avenue -Montrose Street and 8th Street -7th Street and Montrose Street -7th Street and Desoto Street -8th Street and North and Southside of Montrose Street Letters to area businesses and residents in the area have been notified by hand-delivered letters.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Cookies & Cocoa Map	Cookies & Cocoa Map.pdf	
2. Notice to Area Residents and Businesses-Cookies & Cocoa	Notice to Area Residents and Businesses-Cookies & Cocoa.pdf	



Notice to Area Residents and Businesses



Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood

Dear Neighbor,

As required by the City of Clermont Special Event Policy, we are providing you with this Notice for 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 Cookies & Cocoa Event will be on Friday, December 10, 2021. The public will be invited to Downtown Clermont to enjoy cookies and cocoa at participating stores while doing their last minute shopping and watching community acts on the stage at City Hall Park. Below you will see road closure times for the event and specific streets that will be impacted by the special event.

Restricted Parking Times & Road Closures

Start: December 10, 2021 - 5:00 PM

Finish and Reopen: December 10, 2021 - 9:00 PM

- Montrose Street between 8th Street and the North entrance to City Hall
- 7th Street between Montrose Street and Desoto Street

The City will have signage posted along these routes 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 all City of Clermont employees are working diligently to present the best Holiday Event ever.

If you have any questions or comments, please contact the City of Clermont, Parks and Recreation Department at 352-708-5975 or email mriviera@clermontfl.org.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Clermont Farmer's Market</i>		
Requested Action		
Consider allowing the Clermont Downtown Partnership's request to host weekly Farmer's Market with road closures for 12 months.		
Staff Report		
The Clermont Downtown Partnership is requesting to host their weekly Farmer's Market every Sunday (except Easter) for 12 months starting on February 13, 2022, from 9:00 AM - 2:00 PM in Downtown Clermont. The organization is requesting to close off roads starting at 6:00AM until 4:00PM. The CDP would like to request street closures as shown on the attached map. This entire event area, consistent with what has been requested in past years, is requested with the understanding that should streetscape construction impact the availability of particular areas, additional areas, including the City Hall parking lot are requested to be used to make up for lost street availability.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022Application	2022Application.pdf	
2. CDP- Construction Contingency Map 2022	CDP- Construction Contingency Map 2022.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/7/21
Name of Event Downtown Clermont Farmers Market
Date(s) of Event Every Sunday ~~2021~~ 2/13/22 - 2/12/23 Estimated Attendance: 500
Event Start Time: 9:00 am Event End Time: 2:00 pm
Before Event Setup Time: 6:00 am After Event Cleanup Time: 4:00 pm
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760

Event Contact Sandy Farnsworth Email Sandyfedp@gmail.com

Day Phone _____ Cell Phone 352-617-8788

Address Po Box 120734 City Clermont State FL Zip 34712

Secondary Contact Kimberly Grogan Phone # 352-223-5778

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

Briefly Describe Event: 60-80 vendors, produce, seafood, Bakery, Crafters, food trucks, music

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

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

Other Location: _____

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* 10 X 10

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

Electrical Use: ☒ Yes ☐ No Describe the need: Some Vendors

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

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

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: DJ, Band, musicians

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT:

DATE OF EVENT:

EVENT CONTACT:

REFUND MAILING ADDRESS:

Downtown Clermont Farmers Market
Every Sunday
Sandy Farnsworth
P.O. Box 120734

Street Address

Clermont

City

FL

ST

34712

Zip

CELL PHONE:

352-617-8788

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

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

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

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

Sandy Farnsworth
Applicant's Signature

Event Manager
Title

Sandy Farnsworth
Printed Name

7/7/21
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.

Request for Taxpayer Identification Number and Certification

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

Print or type
See Specific Instructions on page 2.

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

Clermont Downtown Partnership

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

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

- ☐ Individual/sole proprietor or single-member LLC
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶ **501 (c) 6**

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

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

Exemption from FATCA reporting

code (if any)

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

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

P O Box 120734

6 City, state, and ZIP code

Clermont FL 34712

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

____ - ____ - ____

or

Employer identification number

5 9 - 3 7 4 9 7 6 0

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign
Here

Signature of
U.S. person ▶

Date ▶

9-15-18

General Instructions

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

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

Purpose of Form

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

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

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

• Form 1099-C (canceled debt)

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

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

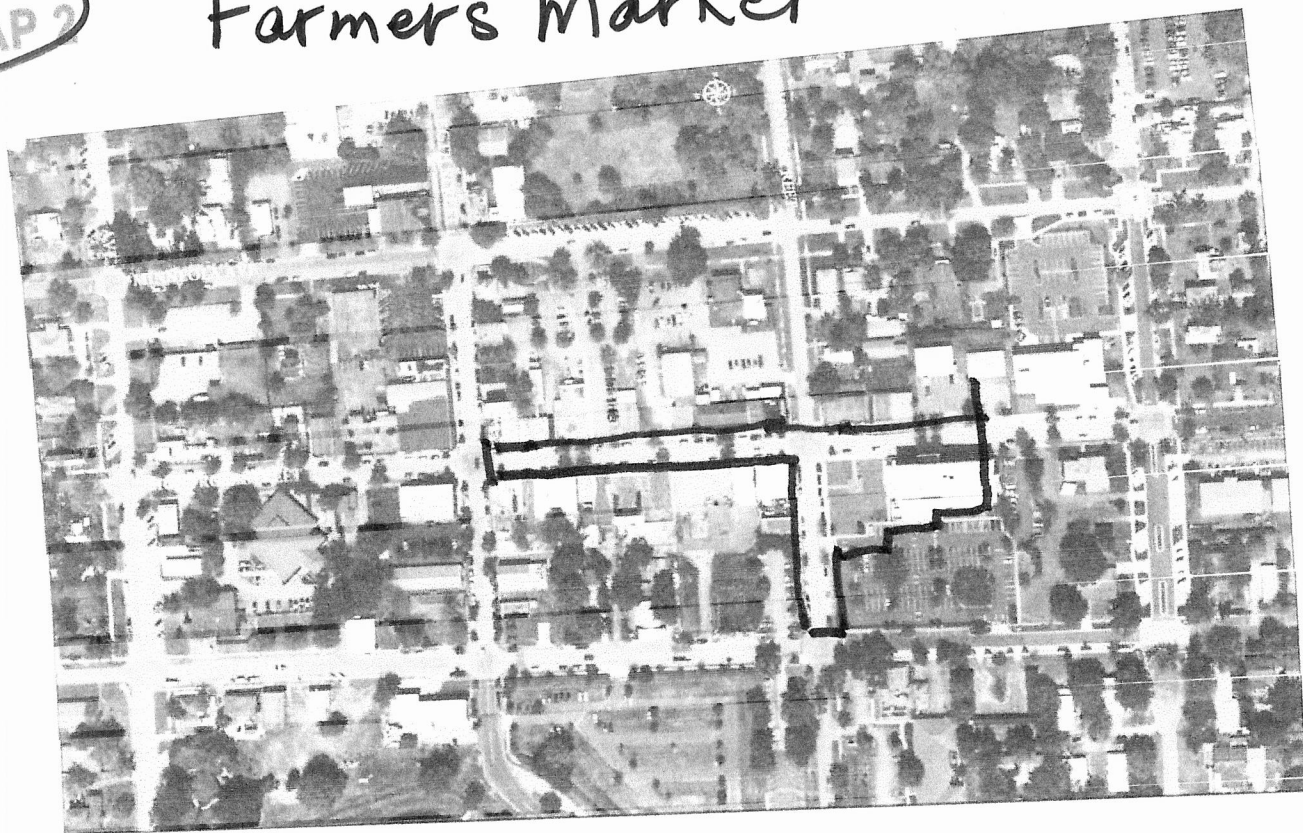
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

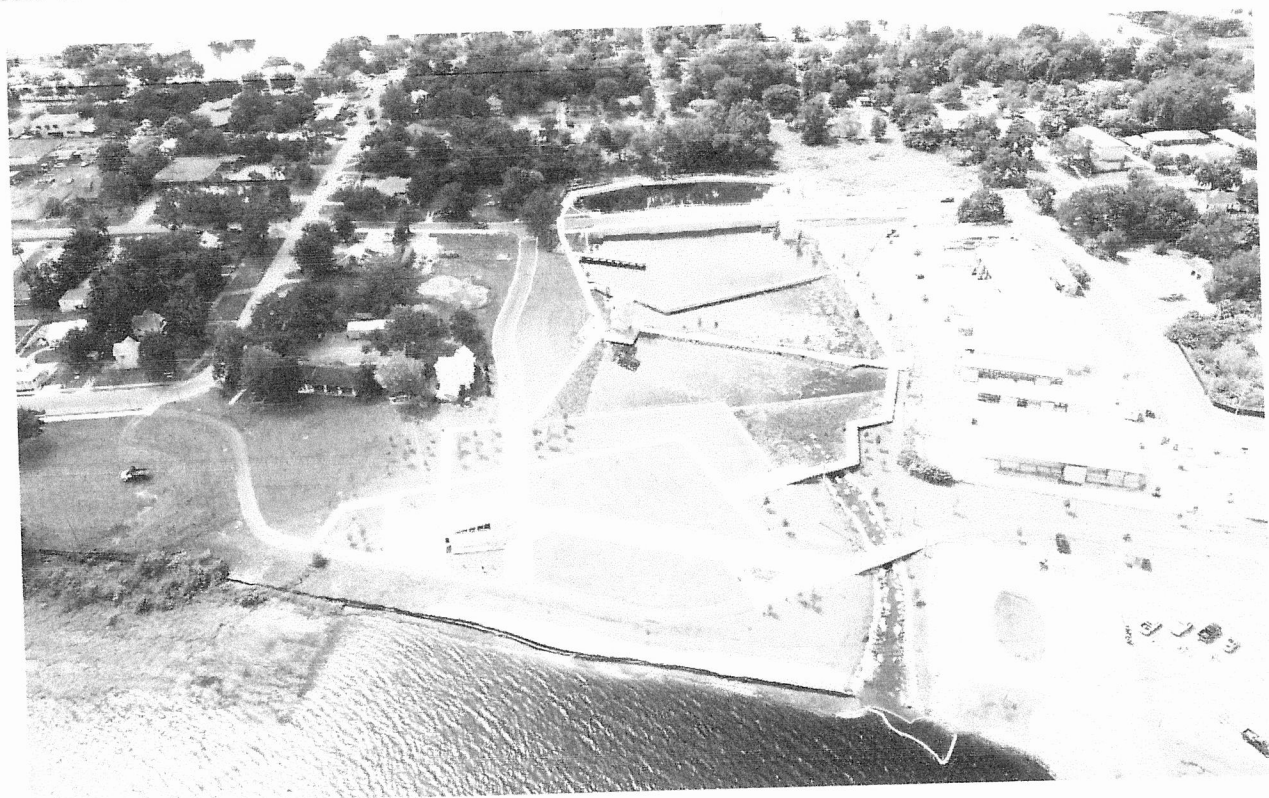
- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable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

MAP 2

Farmers Market



MAP 3



Page 8 of 17

12/15/2020

LAKE

CITY CENTER

7th

MUSIC PERFORMANCE & OTHER GATHERING SPACES

CITY HALL

WALL

DOOR

T. R. U. C. E.

D

PARKING

GRASS LOT FOR NOW

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

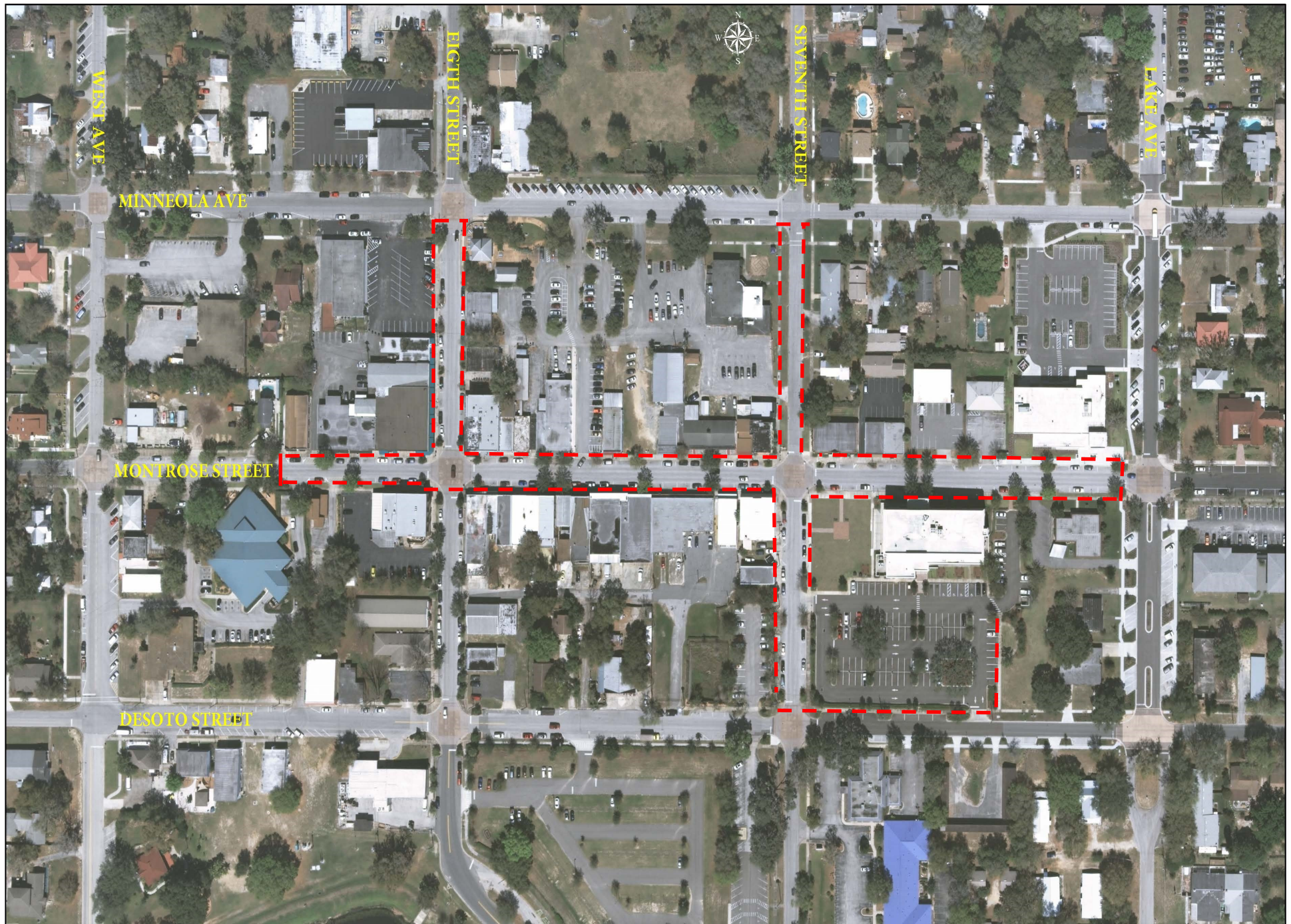
514

515

516

517

CLERMONT DOWNTOWN PARTENERSHIP– 2022 Alternate Construction Event Map





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Mega Food Truck</i>		
Requested Action		
Recommend to approve the Mega Food Truck Event to be held in Downtown Clermont along with road closures January 15, 2022 from 2:00 PM to 11:00 PM.		
Staff Report		
The Clermont Downtown Partnership is requesting to host the Mega Food Truck Event in Downtown Clermont on Saturday, January 15, 2022 from 4:00 PM to 9:00 PM. The organization is requesting, to close off roads starting at 2:00 PM until 11:00 PM at the following intersections: -Montrose Street from Lake Avenue to the midway point between 8th Street and West Avenue (next to the previous police station) -8th Street from Montrose Street to Minneola Avenue -7th Street from Montrose Street to Desoto Street (Please see attached map) The CDP is requesting that should streetscape construction impact the availability of particular areas, the areas on the attached map, including the City Hall parking lot, be used to make up for lost street availability.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	1-15-22Application	1-15-22Application.pdf
2.	CDP- Construction Contingency Map 2022	CDP- Construction Contingency Map 2022.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 7/7/21
Name of Event Mega Food Truck
Date(s) of Event Jan 15, 2022 Estimated Attendance: 1000
Event Start Time: 4:00 pm Event End Time: 9:00 pm
Before Event Setup Time: 2:00 pm After Event Cleanup Time: 11:00 pm
Name of Organization/Applicant Clermont Downtown Partnership

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Farnsworth Email Sandyfcdp@gmail.com
Day Phone _____ Cell Phone 352-617-8788
Address Po Box 120734 City Clermont State FL Zip 34712
Secondary Contact Kimberly Grogan Phone # 352-223-5778
If this event is a fundraiser, who is the beneficiary? (provide contact information and address) _____

Briefly Describe Event: About 30 Food Trucks, crafters, Band or DJ, Bounce House, Rock Wall, Batting cages.

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: _____

SPECIAL EVENTS COST ESTIMATOR

DATE OF EVENT:

REFUND MAILING ADDRESS:

Street Address

Clermont

City

$$\frac{FL}{CT}$$

ST

34712

Zip

352-617-8788

Payment Deadline:

Final payment is due 30 days prior to event date.

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

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

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* 10 X 10

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

Electrical Use: ☒ Yes ☐ No Describe the need: Some vendors

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Rock Wall, Batting cages

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Band or DJ

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

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

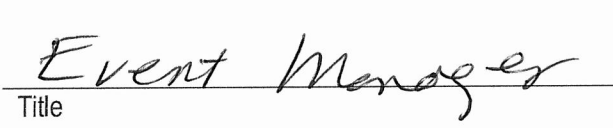
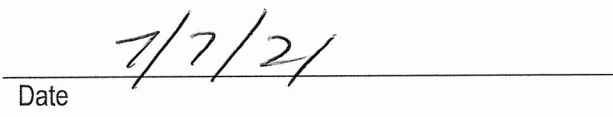
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

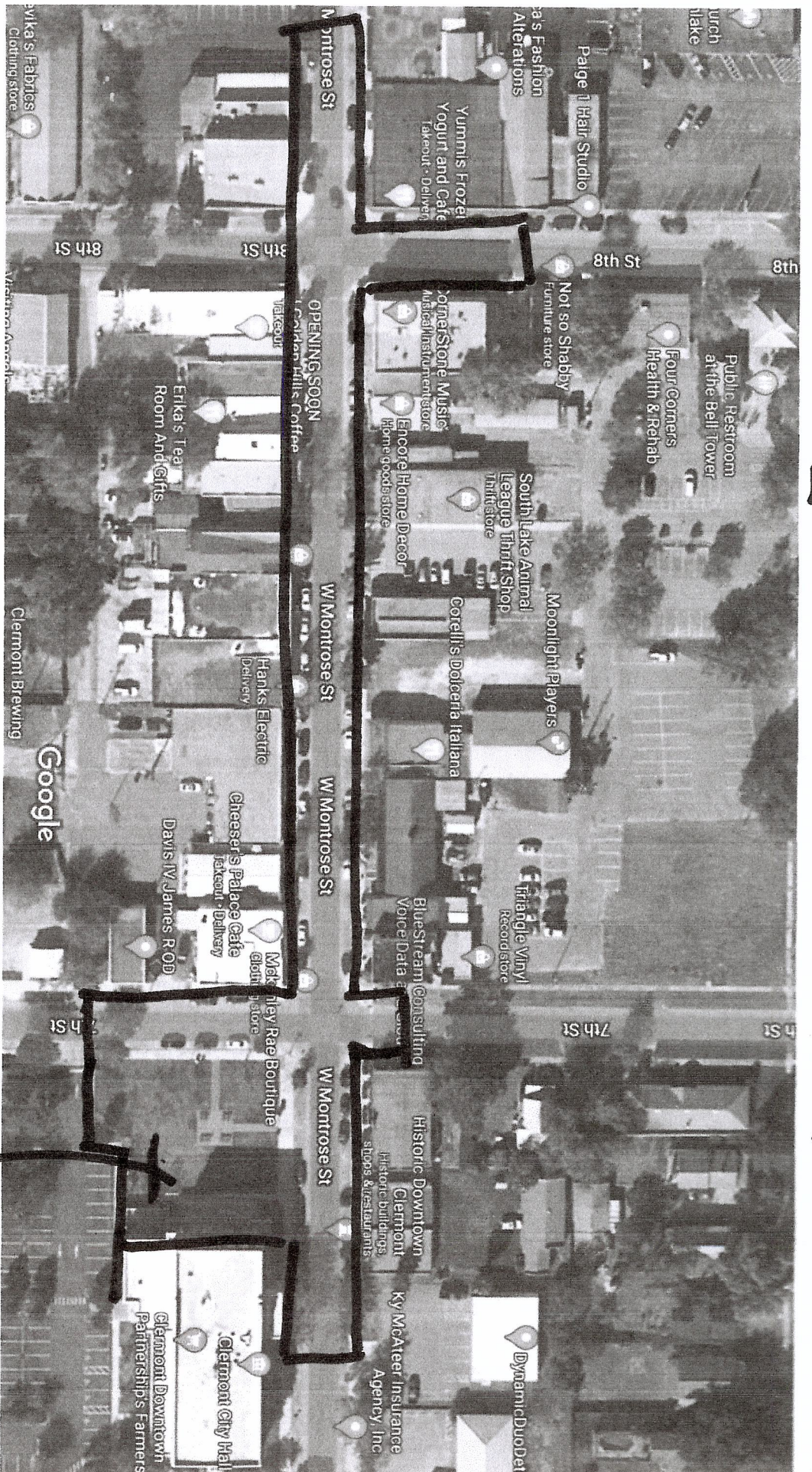
*****FOR CITY DEPARTMENT REVIEW ONLY*****

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.

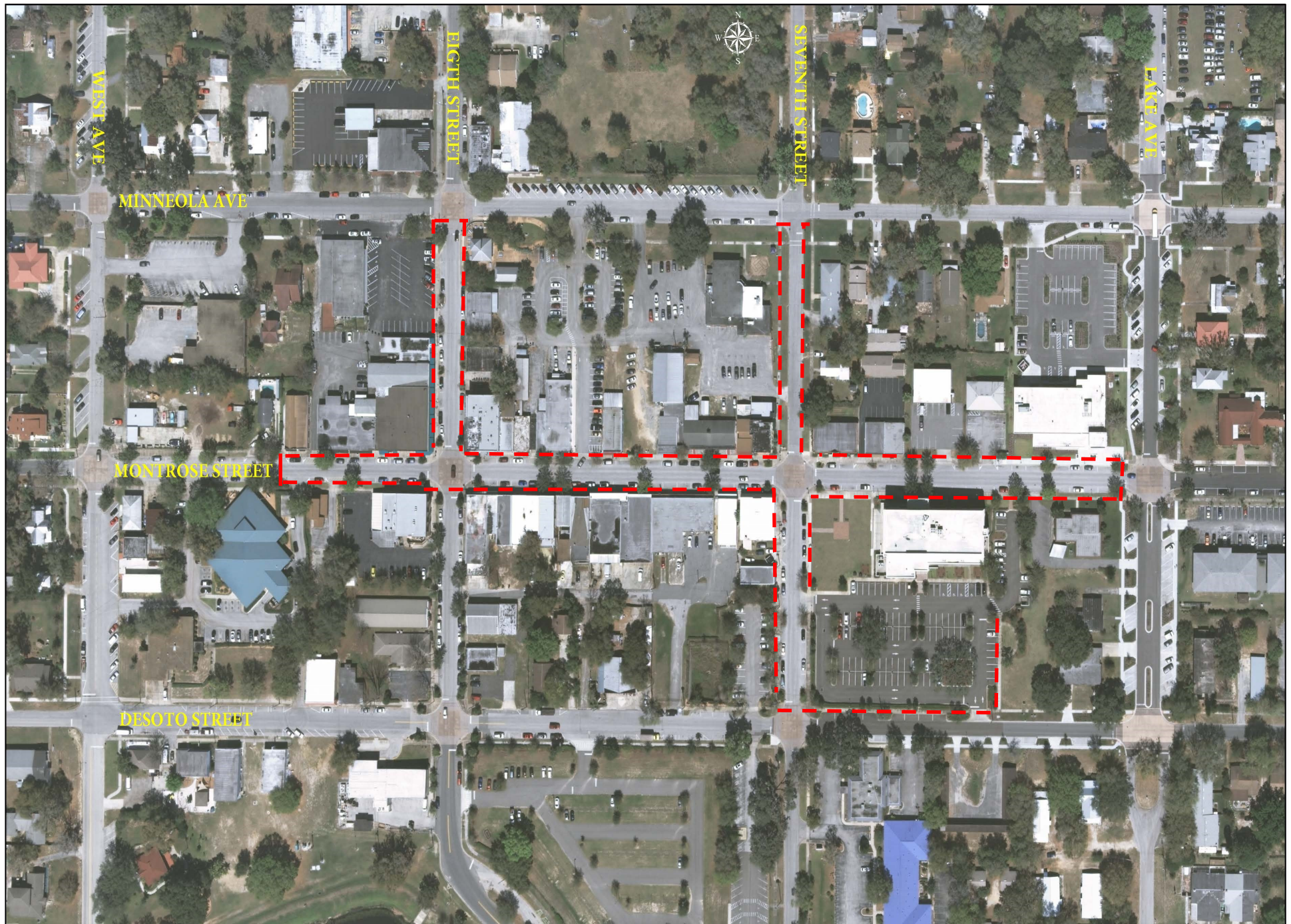
Mega Food Truck 4/15/22



40 Ft Long X 12 Ft wide

Batting cages

CLERMONT DOWNTOWN PARTENERSHIP– 2022 Alternate Construction Event Map



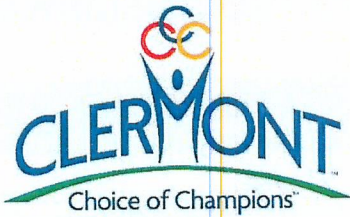


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Event and Road Closure Request <i>Home and Garden Show</i>		
Requested Action		
Recommend approval of the Clermont Downtown Partnership to host their annual Home and Garden Show on February 26, 2022.		
Staff Report		
The Clermont Downtown Partnership is requesting road closures on Saturday, February 26, 2022, from 8:00 a.m. through 6:00 p.m., which would include time for setup and break down for the event. The event would be from 10:00 a.m. to 4:00 p.m. Road Closure requests include: -Montrose Street from Lake Avenue to the midway point between 8th Street and West Avenue (next to the old police station) -8th Street from Montrose Street to Minneola Avenue -7th Street from Montrose Street to Desoto Street -7th Street from Montrose Street to Minneola Avenue (Please see attached map) The CDP is requesting that should streetscape construction impact the availability of particular areas, the areas on the attached map, including the City Hall parking lot, be used to make up for lost street availability.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2-26-22Home and Garden Show application	2-26-22Home and Garden Show application.pdf
2.	CDP- Construction Contingency Map 2022	CDP- Construction Contingency Map 2022.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date

10/25/21

Name of Event

Home & Garden Show

Date(s) of Event

Feb 26, 2022

Estimated Attendance:

1000

Event Start Time:

10:00 am

Event End Time:

4:00 pm

Before Event Setup Time:

8:00 am

After Event Cleanup Time:

6:00 pm

Name of Organization/Applicant

Clermont Downtown Partnership

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

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☐

Yes

☒

No

If yes, provide Tax Exempt #

59-3749760

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

Federal ID # or Driver's License #

59-3749760

Event Contact

Sandy Farnsworth

Email

sandyfedp@gmail.com

Day Phone

Cell Phone

352-617-8788

Address

Po Box 120734

City

Clermont

State

FL

Zip

34712

Secondary Contact

Barbara Hollerand

Phone #

352-242-9959

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

Briefly Describe Event:

150 vendors Entertainment
Crafters, Food Trucks and music

Location of Event on City Property:

Map 1

☐

A

☐

B

☐

C

☐

D

☒

Map 2

☐

Map 3

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

Other Location:

Extend to DeSoto St, 7th

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.

Sandy Furnsworth *Event Manager*
Applicant's Signature Title

Sandy Furnsworth *10/25/21*
Printed Name Date

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

Department / Division Routing:

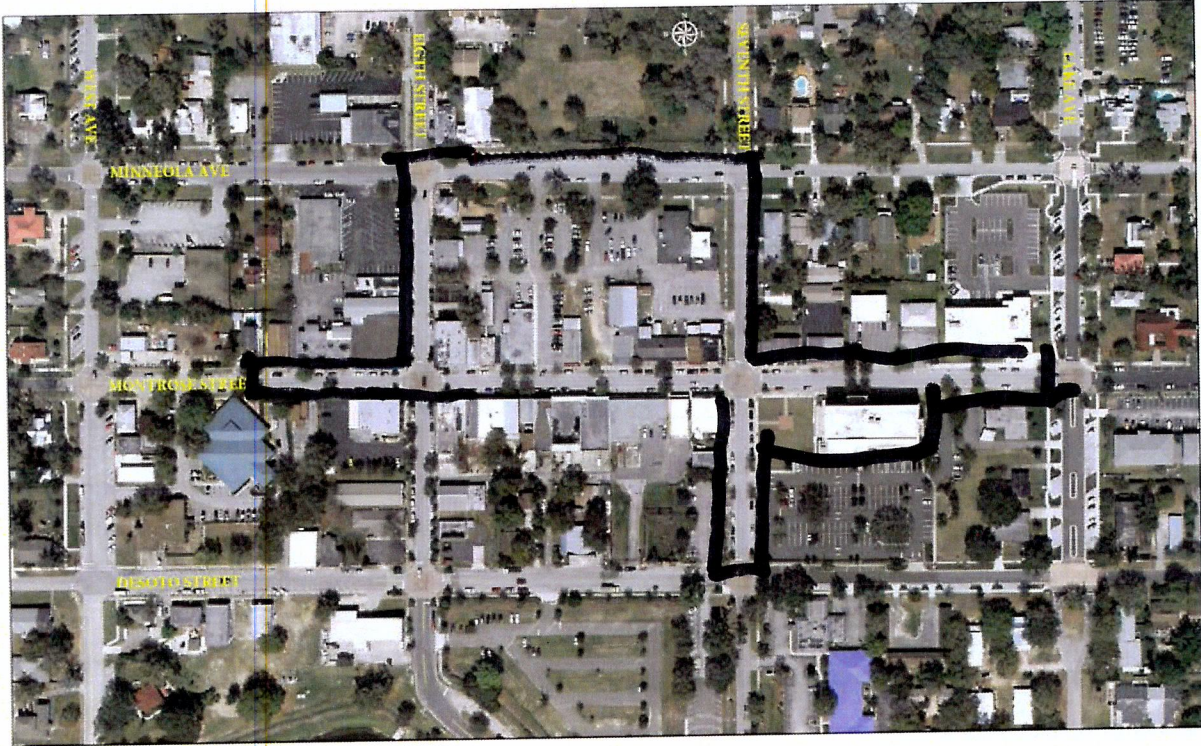
- | | | |
|-----------------------|-------------------------------|--------------------|
| a) Parks & Rec. Dept. | b) Police Department | c) Fire Department |
| d) Public Works Dept. | e) Development Services Dept. | |

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.

Home + Garden Show

Feb 26, 2022

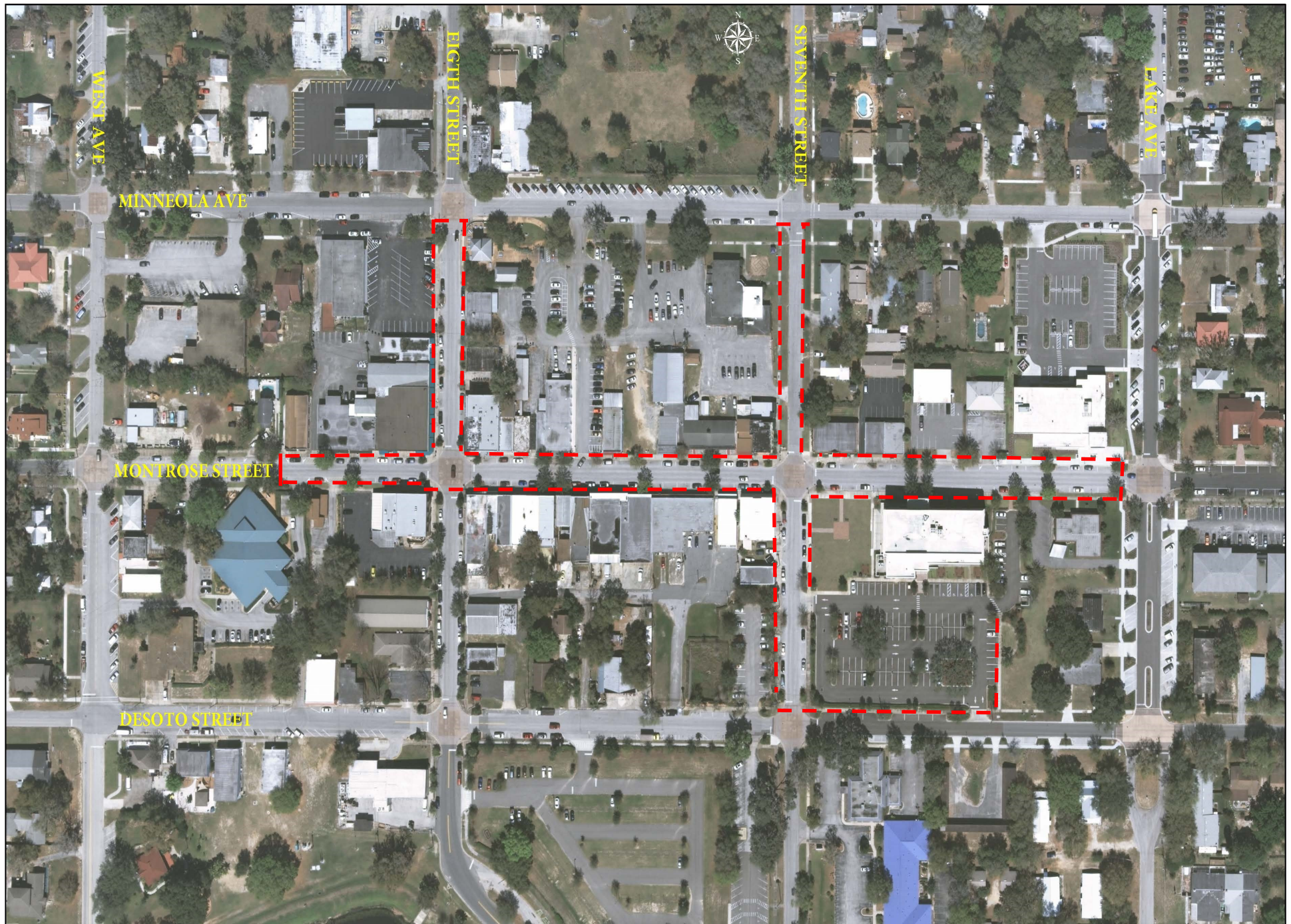
MAP 2



MAP 3



CLERMONT DOWNTOWN PARTENERSHIP– 2022 Alternate Construction Event Map





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Ordinance No. 2021-022 <i>Withdrawn</i> <i>Karma Housing Rezoning</i>		
Requested Action		
Recommend approval of the withdrawal request of Ordinance 2021-022.		
Staff Report		
The applicant has requested a withdrawal of the rezoning application.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Karma Rezoning Withdrawal Letter	Karma Rezoning Withdrawal Letter.pdf	
2. Legal ad 2021-22	Legal ad 2021-22.pdf	

John E. Kruse

From: Jennifer Cotch <jcotch@cmhlawyers.com>
Sent: Friday, October 15, 2021 10:59 AM
To: John E. Kruse
Cc: Rae Chidlow; Curt Henschel; Jimmy Crawford
Subject: RE: Karma Housing Rezoning

John,

Please accept this email as confirmation to withdrawal the Karma Housing applications until after the City Council has held its workshop on workforce housing. We understand that additional legal ad fees will be required, however our application fees will be waived if we re-apply within a reasonable amount of time after receiving direction from Council. If you have any questions or need anything further please let me know.

Have a great weekend!

Jennifer

Jennifer M. Cotch
Land Use Planner/Paralegal
Crawford, Modica & Holt
Chartered Attorneys at Law

Clermont Office:
702 W. Montrose St.
Clermont, FL 34711

Tavares Office:
380 W. Alfred St.
Tavares, FL 32778

Tel. No. 352-432-8644
Fax No. 352-432-8699
www.cmhlawyers.com

This e-mail is sent from the law firm of Crawford, Modica & Holt, Chartered Attorneys at Law and is intended to be read only by the individuals addressed. If you are not the intended recipient, or you otherwise believe you have received this message in error, please notify the sender immediately, delete the e-mail from your computer, and do not disseminate the contents to any other individual or entity. ***Note to clients: This e-mail may contain privileged information and dissemination to any other person or entity could destroy the privilege. Further, this firm stores some or all of its electronic mail in the "cloud." While we take all reasonable measures to protect your electronic data, like any other company we can provide no guarantee against electronic data fraud.***

Replies Filtered: Any incoming reply to this e-mail communication or other e-mail communication to us will be electronically filtered for "spam" and/or "viruses." That filtering process may result in such reply or other e-mail communications to us being quarantined (i.e., potentially not received at our site at all) and/or delayed in reaching us. For that reason, we cannot guarantee that we will receive your reply or other e-mail communications to us and/or that we will receive the same in a timely manner. Accordingly, you should consider sending communications to us which are particularly important or time-sensitive by means other than e-mail.

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

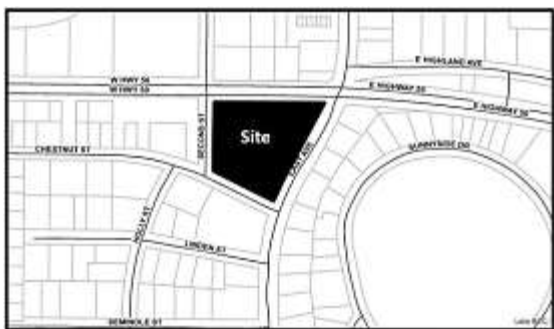
Site located on the southwest corner State Road 50 and East Avenue

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).

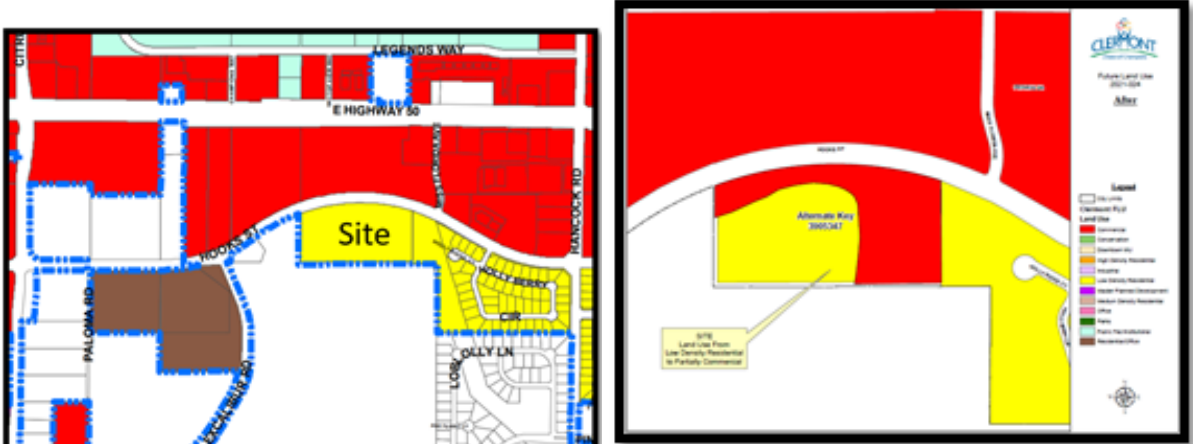
The meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street.

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

AGENDA ITEM

Meeting Date	
Tuesday, November 9, 2021	
Agenda Item Name	
Ordinance No. 2021-024 <i>Final Table to Dec. 14, 2021</i> <i>The Vue</i>	
Requested Action	
Recommend denial of Ordinance 2021-024.	
Staff Report	
The applicant has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation on a portion of the property from Low Density Residential to Commercial. A companion second request is for an amendment to PUD Ordinance 2017-24. The applicant is requesting these amendments to: (1) grant approval to construct multi-family units on the Hooks Street frontage and (2) to add approximately 6.6 acres South of Hooks Street to the PUD to be utilized for workforce rental housing. The Small Scale Comprehensive Plan Amendment is for property located south of Hooks Street, between Miss Florida Avenue and Excalibur Road. The parcel is approximately 13.3 acres with a portion consisting of 6.63 acres for the requested change. The Applicant is not seeking a Future Land Use Amendment on the entire parcel.	
	
When reviewing requests for new Commercial Future Land Use designations, the Comprehensive Plan provides the following guidance: <u>Objective 1.9: Commercial Land Use Category.</u> <i>The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.</i> <u>Policy 1.9.1:</u> <i>The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent</i>	

residential, public facilities/institutional and recreation uses.

The adopted Objective and Policy from the Comprehensive Plan do not support the applicant's request to utilize approximately 50 % of the Commercial Future Land Use land area for residential use. Commercial FLU lands are designated for employment and non-residential support uses, and are not intended for predominantly residential use.

Staff has reviewed the Future Land Use amendment request and finds the application also does not meet the requirements of Section 86-226 (3), Review Criteria. The request appears to be singling out a small parcel of land for a Future Land Use classification very different from that of the adjoining area for the benefit of the owner of that property and to the detriment of other property owners. There has been no data presented by the applicant to justify the modification of the Single Family FLU category. A more complete analysis is contained in the Staff Analysis Report.

Staff recommends denial of the proposed amendment because it fails to comply with Policy 1.9.1 of the Future Land Use Element and Section 86-226(3) of the Land Development Code. Staff recommends denial of Ordinance No. 2021-024. The Planning and Zoning Commission recommended denial, 6-1.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord 2021-024 - The VUE CPA (09.27.2021 V1) - RF BL | Ord 2021-024 - The VUE CPA (09.27.2021 V1) - RF BL.pdf |
| 2. | Legal ad 2021-24 | Legal ad 2021-24.pdf |
| 3. | TheVue | TheVue.pdf |
| 4. | For Agenda - The Vue Email | For Agenda - The Vue Email.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2021-024

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.

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

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

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings to consider this amendment to the Future Land Use Map of the Comprehensive Plan and considered all written and oral comments, proposals and objections from the general public; and

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

SECTION 1.

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

LEGAL DESCRIPTION

A PORTION OF TRACTS 29 AND 30, MAP OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 01°07'06" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE NORTH 89°06'23" WEST, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50. (RIGHT-



CITY OF CLERMONT
ORDINANCE NO. 2021-024

OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070), SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT 19; NORTH 89 29'29" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, SAID. RIGHT-OF-WAY LINE ALSO BEING THE NORTH LINE OF AFORESAID TRACT 19, A DISTANCE OF 247.61 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE DEPARTING SAID NORTH LINE OF TRACT 19 AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, AS IT CURRENTLY EXISTS, RUN SOUTH 89 25'03" WEST, A DISTANCE OF 13.22 FEET TO A POINT, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 00 31'43" EAST, A DISTANCE OF 810.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HOOK STREET, ACCORDING TO OFFICIAL RECORD BOOK 2010, PAGE 316 AS DESCRIBED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 00 31'43" EAST, A DISTANCE OF 488.84 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 30; THENCE ALONG SAID SOUTH LINE OF TRACT 30 RUN SOUTH 89 28'17" WEST, A DISTANCE OF 414.01 FEET TO A POINT ON THE LIMITS OF EXHIBIT "F", ACCORDING TO OFFICIAL RECORD BOOK 2011, PAGES 1374-1385, AS DESCRIBED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID EXHIBIT "F" RUN THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

(1) NORTH 10 08' 26"E, A DISTANCE OF 44.71 FEET; (2) NORTH 06 25' 18" EAST, A DISTANCE OF 96.44 FEET; (3) NORTH 04 35' 47" EAST, A DISTANCE OF 73.34 FEET; (4) NORTH 01 13' 39" WEST, A DISTANCE OF 50.70 FEET; (5) NORTH 08 35' 38" WEST, A DISTANCE OF 18.39 FEET; (6) NORTH 00 49' 27" WEST, A DISTANCE OF 31.39 FEET; (7) NORTH 04 06' 29" WEST, A DISTANCE OF 67.50 FEET; (8) NORTH 24 32' 13" WEST, A DISTANCE OF 40.66 FEET; (9) NORTH 48 54' 30" WEST, A DISTANCE OF 20.21 FEET; (10) NORTH 56 25' 05" WEST, A DISTANCE OF 31.65 FEET; THENCE RUN (11) NORTH 64 21' 22" WEST, A DISTANCE OF 32.96 FEET; (12) NORTH 76 08' 43" WEST, A DISTANCE OF 49.91 FEET; THENCE RUN (14) NORTH 84 09' 50" WEST, A DISTANCE OF 73.93 FEET; (15) SOUTH 82 00' 50" WEST, A DISTANCE OF 88.19 FEET; THENCE RUN (16) SOUTH 74 59' 30" WEST, A DISTANCE OF 79.78 FEET; (17) SOUTH 59 52' 00" WEST, A DISTANCE OF 67.76 FEET; THENCE RUN (17) SOUTH 67 38' 10" WEST, A DISTANCE OF 55.50 FEET; (18) SOUTH 65 13' 47" WEST, A DISTANCE OF 125.15 FEET; THENCE RUN (19) SOUTH 72 17' 15" WEST, A DISTANCE OF 85.35 FEET TO A POINT SAID POINT BEING A POINT ON THE CENTERLINE OF A UNNAMED RIGHT-OF-WAY, MAP OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING VACATED PER CITY ORDINANCE NUMBER. 2016-21;

THENCE DEPARTING SAID LINE OF EXHIBIT "F", AND ALONG SAID CENTERLINE OF VACATED UNNAMED RIGHT-OF-WAY RUN NORTH 00 15'44" EAST, A DISTANCE OF 146.25 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF HOOK STREET, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1650.00 FEET, TOGETHER WITH A CHORD BEARING OF NORTH 88 38'03" EAST AND DISTANCE OF 1073.30, AND A CENTRAL ANGLE OF 37 57'48"; THENCE

DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN ALONG SAID CURVE A DISTANCE OF 1093.26 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

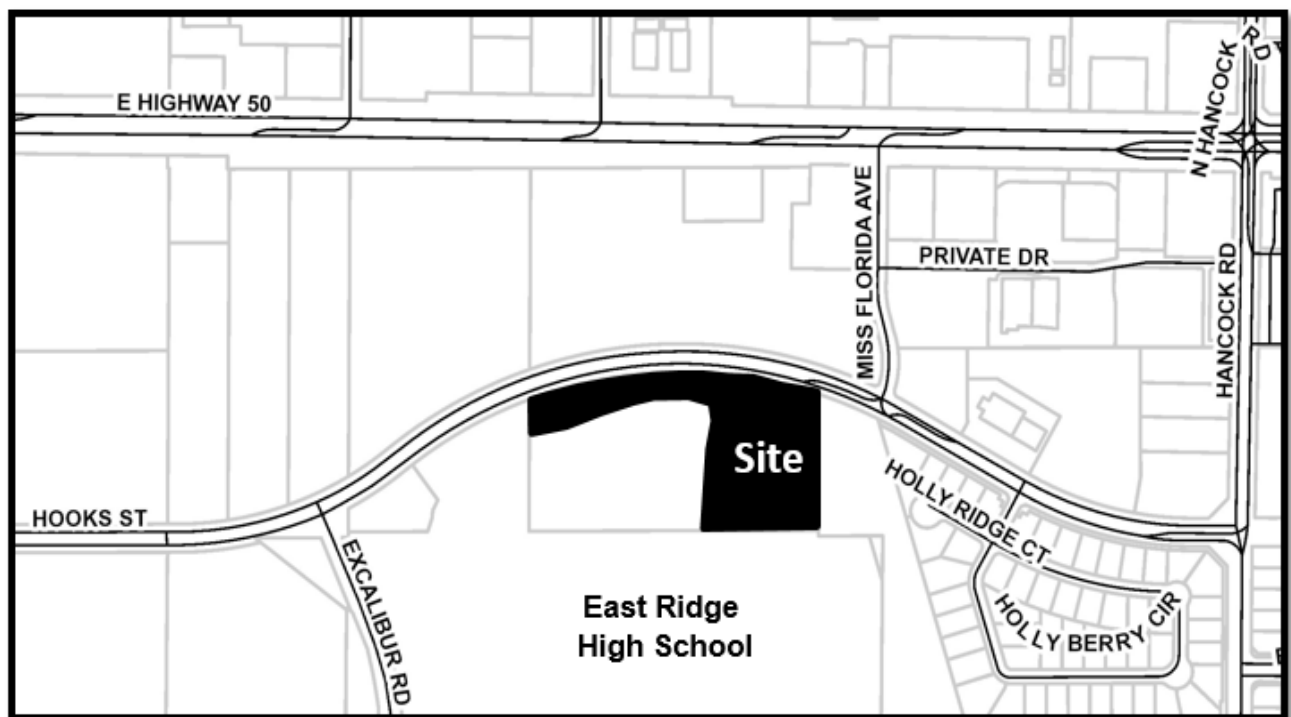
CONTAINING 288,770.80 SQ. FT. OR 6.63 ACRES

LOCATION

Site located southwest of the Miss Florida Avenue and Hooks Street intersection,
directly north of the East Ridge High School baseball field.

Portion of Alternate Key #3905347

6.63 +/- Acres



CHANGE IN FUTURE LAND USE DESIGNATION:

FROM: LOW DENSITY RESIDENTIAL

TO: COMMERCIAL

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2021-024

SECTION 3: SEVERABILITY

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

SECTION 4: 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 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2021-024

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of October 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

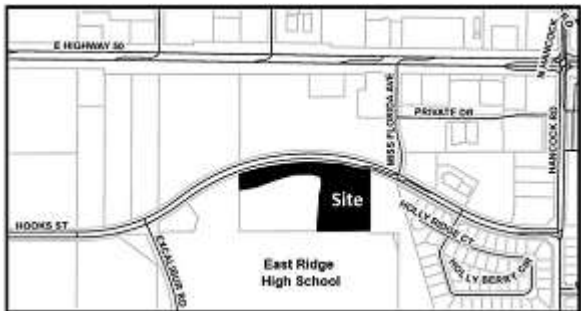
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE Small Scale Comprehensive Plan Amendment ORDINANCE NO. 2021-024

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, September 7, 2021 at 6:30 P. M., and a public meeting will be held before the Clermont City Council on Tuesday, September 28, 2021 at 6:30 P.M. for the (final reading of the adoption ordinance) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.63 +/- acre parcel below from Clermont Low Density Residential to Clermont Commercial Land Use Designation. (Portion of Alternate Key #3905347).



Location:

Site located west of the Miss Florida Avenue and Hooks Street intersection, south of Hooks Street, directly north of the East Ridge High School baseball field.

Portion of Alternate Key #3905347

6.63 +/- Acres

Ordinance 2021-024

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 LARGE-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 AN EFFECTIVE DATE.

The public hearings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 A.M. and 5 P.M. Monday through Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

August 23, 2021 and September 13, 2021

Tracy Howe

From: Curt Henschel
Sent: Wednesday, October 20, 2021 3:19 PM
To: Tracy Howe
Subject: Fwd: Vue

Sent from my iPad

Begin forwarded message:

From: Jimmy Crawford <jcrawford@cmhlawyers.com>
Date: October 20, 2021 at 1:47:53 PM EDT
To: Curt Henschel <CHenschel@clermontfl.org>
Cc: "John E. Kruse" <jekruse@clermontfl.org>, Jennifer Cotch <jcotch@cmhlawyers.com>
Subject: RE: Vue

Dear Curt and John: Please consider this as the Vue of Clermont's official request (AC Commercial Properties, LLC) to postpone the Second Reading at city Council from October 26th, to November 9, 2021.

Additionally, please consider this a request to DROP our request for a workforce housing density bonus on the project – we will ask for 12-units per acre + the pro-rata share of the drainage basin acreage in the stormwater pond parcel.

Jennifer will work with you next week to agree on those numbers.

We will be submitting revised Concept Plans, grading and wall waiver drawings and information, and Traffic Impact Analysis, considering the reduction in units requested.

Thank you.

Jimmy

Jimmy D. Crawford, Esq.
Partner
Crawford, Modica & Holt
Chartered Attorneys at Law
702 W. Montrose Street
Clermont, FL 34711
Tel. No. 352-432-8644
Fax No. 352-432-8699
www.cmhlawyers.com

This e-mail is sent from the law firm of Crawford, Modica & Holt, Chartered Attorneys at Law and is intended to be read only by the individuals addressed. If you are not the intended recipient, or you otherwise believe you have received this message in error, please notify the sender immediately, delete the e-mail

Brian Lueth

Subject: FW: The Vue

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Tuesday, November 02, 2021 2:17 PM
To: Tracy Howe <thowe@clermontfl.org>; Brian Lueth <blueth@clermontfl.org>
Cc: Scott Davidoff <sdavidoff@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>
Subject: The Vue

Please indicate tabling the VUE to December 14th due to the applicant needing additional time to provide the requested information. The applicant, Jennifer Cotch, indicated they wanted to table until then to complete the material needed. See recalled material below.

Thanks,
John

 Reply  Reply All  Forward



Tue 11/2/2021 2:04 PM

Jennifer Cotch <jcotch@cmhlawyers.com>

Recall: Vue at Clermont_Revised Concept Plan

To John E. Kruse; Curt Henschel

Cc Jimmy Crawford

Jennifer Cotch would like to recall the message, "Vue at Clermont_Revised Concept Plan".

AGENDA ITEM

Meeting Date

Tuesday, November 9, 2021

Agenda Item Name

Ordinance No. 2021-025 *Final Table to Dec. 14, 2021*
The Vue Rezoning

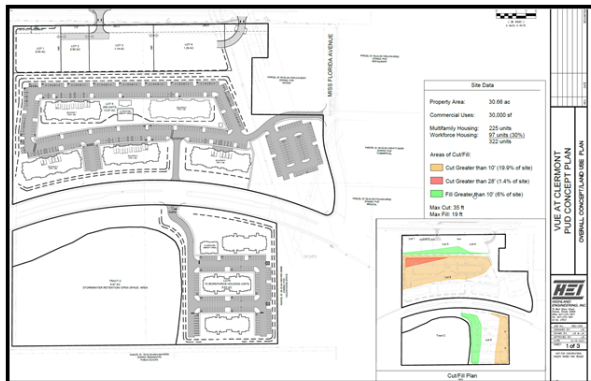
Requested Action

Recommend denial of Ordinance 2021-025

Staff Report

The applicant has two applications under consideration. The first application is for a companion Small Scale Comprehensive Plan Amendment to change the Future Land Use designation on a portion of the property from Low Density Residential to Commercial. The second request is for an amendment to PUD Ordinance 2017-24. The applicant is requesting these amendments to: (1) grant approval to construct multi-family units on the Hooks Street frontage and (2) to add approximately 6.6 acres South of Hooks Street to the PUD to be utilized for workforce rental housing.

The applicant is requesting a PUD amendment to add multi-family development within the project and to increase the multi-family acreage. The project, approximately 30 acres, is 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.



The multi-family addition is also seeking the density bonus provision under Section 122-358 of the Land Development Code. Several waivers that were previously approved under Ordinance 2017-24 are now being increased or extended on other portions of the property along with some additional waivers being requested. These include an increase in the depth of cut and fill and the increase in acreage where they will occur along with a waiver to the density bonus section to allow the concentration of workforce housing to occur in mainly one area of the development. The multi-family project to the north will consist of four story buildings. The project to the south will consist of three story buildings. The multi-family project to the north will be a separate project from the south project and developed by two different developers. The south project is seeking funding from the Florida Housing Authority Loan Program for the workforce housing project. The multi-family proposal will consist of 322 units with 97 units designated as workforce housing units. The applicant is requesting a waiver to allow the segregation and staff is unable to support this request. While the applicant's proposal to provide workforce housing within the City is commendable, the proposed design of the development does not comply with the bonus density requirements contained in Section 122-358, primary the inclusion of floating units throughout the project. Section 122-358 requires the housing units to be of the same quality and should not appear different and the residents must have access to the same amenities as all other residents of the project. A more complete analysis is contained in the Staff Analysis Report.

The changes in the development plan include an increase in the depth of cut on the project. Previously, the project was allowed a 28 foot cut provision as a waiver. The applicant is seeking a 35 foot cut in limited areas on the site (1.4% of the site), along with keeping the original 28 foot depth. This appears to be necessary since the multi-family portion is moving more into the commercial portion of the site. The previous commercial lots (1-6) had a minimum depth from SR 50 of 250 feet. The proposed commercial lots now have 190 feet, thus this 60-foot reduction has increased the percentage of the overall parcel for the multi-family use, which in turn, is increasing the cut/fill request. In addition, the applicant is requesting the cut/fill waiver on the portion of the property south of Hooks Street. This was never presented to council for consideration in the past since this parcel was always designated as stormwater/open space. The cut/fill plan indicates that a majority of the area for the south development plan will exceed the City's 10-foot limitation. Staff is not supportive of the cut/fill increase, both in depth and in area, as well as the overall percentage use of the Commercial FLU designation for residential use.

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, specifically Section 122-358 Workforce Housing Density Bonus and general requirements for granting an amendment to a Planned Unit Development (PUD). The segregation of housing type goes against the very principle of providing inclusive housing for all. The density and intensity of the project with the multi-family units has created the 35 foot cut request and 49 foot high staggered retaining walls in the project that does not preserve the natural topography. A traffic study was submitted on October 6th. The City's reviewing traffic consultant provided a memo on October 14 indicating many outstanding comments that needed to be addressed to adequately insure the project impacts are being mitigated. Therefore, staff recommends denial of Ordinance No. 2021-025. The Planning and Zoning Commission recommended denial, 6-1.

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 Rezoning (09.30.2021 V1) | Ord 2021-025 - The VUE Rezoning (09.30.2021 V1).pdf |
| 2. | Legal ad 2021-25 | Legal ad 2021-25.pdf |
| 3. | TheVue | TheVue.pdf |
| 4. | For Agenda - The Vue Email | For Agenda - The Vue Email.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 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,



CITY OF CLERMONT
ORDINANCE NO. 2021-025

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

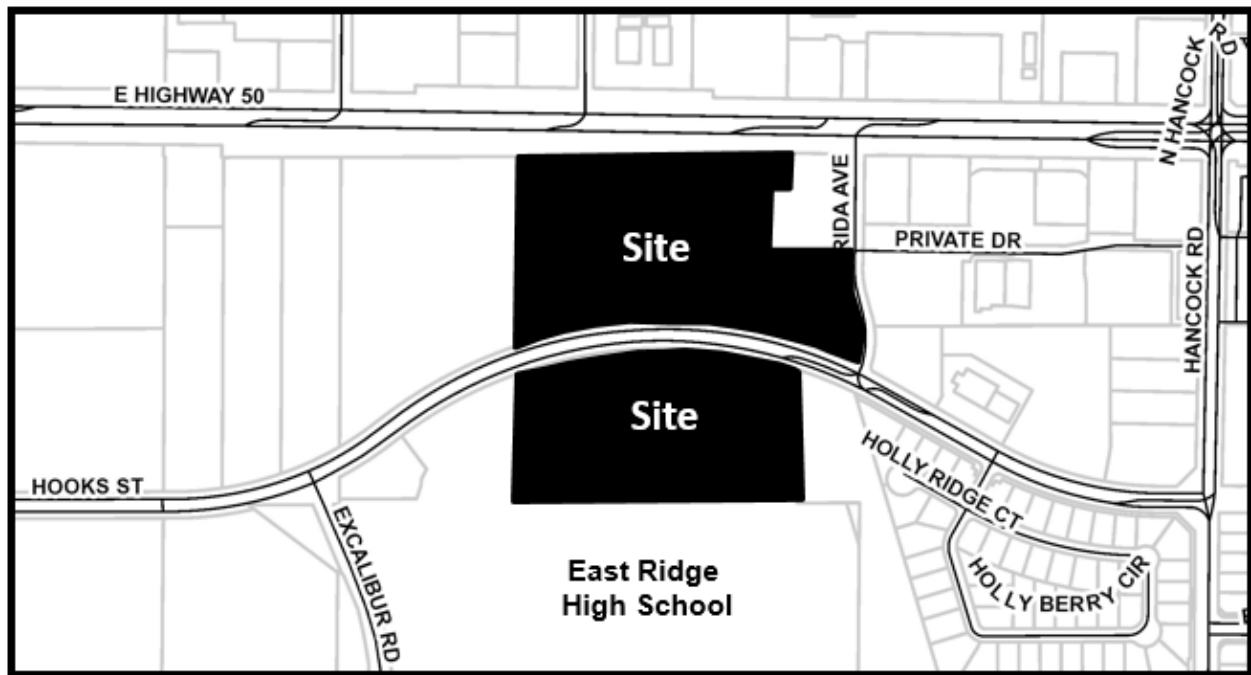
right of way line of Highway 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 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 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





CITY OF CLERMONT
ORDINANCE NO. 2021-025

REQUESTED ACTION:

**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 for a Planned Unit Development to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest and this Ordinance shall repeal and replace Ordinance 2017-14.
2. The property shall be developed in substantial accordance with the Site Plan prepared by Highland Engineering, Inc., dated 9-16-2021, PUD Concept Plan. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
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. The PUD Concept Plan, lots 1, 2, 3, and 4 fronting on Highway 50 will be permitted for C-2 General Commercial Use. Lots 5 and 6 will be permitted for multi-family use, as indicated on the PUD Concept Plan. A total of up to 250 units on Lot 5 shall be permitted, with 10% as workforce housing. A total of up to 72 units on Lot 6 shall be permitted, with 100% of the units as workforce housing. A minimum of 30% of the cumulative total of units in lot 5 and 6 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. The project has received a waiver to allow the concentration of workforce housing on lot 6.

CITY OF CLERMONT
ORDINANCE NO. 2021-025

2. Setbacks for Multi-family and Commercial
 - From Highway 50 50 feet from the property line
 - From Hooks Street: 50 feet from the property line
 - Side: 12 feet from the property line
 - Rear: 25 feet from the property line
3. Driveway access and parking for the C-2 General Commercial portion may be below the centerline of Highway 50 and will be subject to the approval of the City Engineer.
4. The project may have elevation changes of up to 39 feet maximum cut and 19 feet maximum fill, as shown on the cut and fill plan on the PUD Concept Plan. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 13 feet in height are allowed to deal with the extreme grades on the site.
6. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of parking requirements within Lots 5 and 6, Multi-family use
7. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm which shall be maintained and enhanced. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for C-2 General Commercial uses.
8. 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, subject to City Manager approval, or designated staff.
9. The buildings shall be constructed in a manner that shall meet the City of Clermont's Architectural Standards.
10. Cross-access easements with the adjoining eastern property owner from the existing Duke Energy curb cut along Highway 50 shall be provided.
11. Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.
12. Retaining wall terraces with a height of 40 feet or greater shall incorporate one 20 foot landscape terrace at the mid way point to allow for larger plantings to buffer the tall walls.
13. Shopping center signs shall be allowed to extend 15 feet above the adjacent D.O.T. berm. (the D.O.T. berm varies in height depending on location.)
14. Maximum building height shall be up to 55 feet, measured at the highest point.
15. If required by Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, the developer shall be responsible for any proportionate fair share improvements. The traffic impact analysis shall be completed prior to any site plan

CITY OF CLERMONT
ORDINANCE NO. 2021-025

submittal.

16. 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.
17. 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 provided at the time of site plan approval and recorded prior to plat approval.
18. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
19. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.
20. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
21. 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 language shall also be included that the tenant acknowledges.

SECTION 4.

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

SECTION 5.

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.



CITY OF CLERMONT
ORDINANCE NO. 2021-025

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. 2021-025

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of October, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

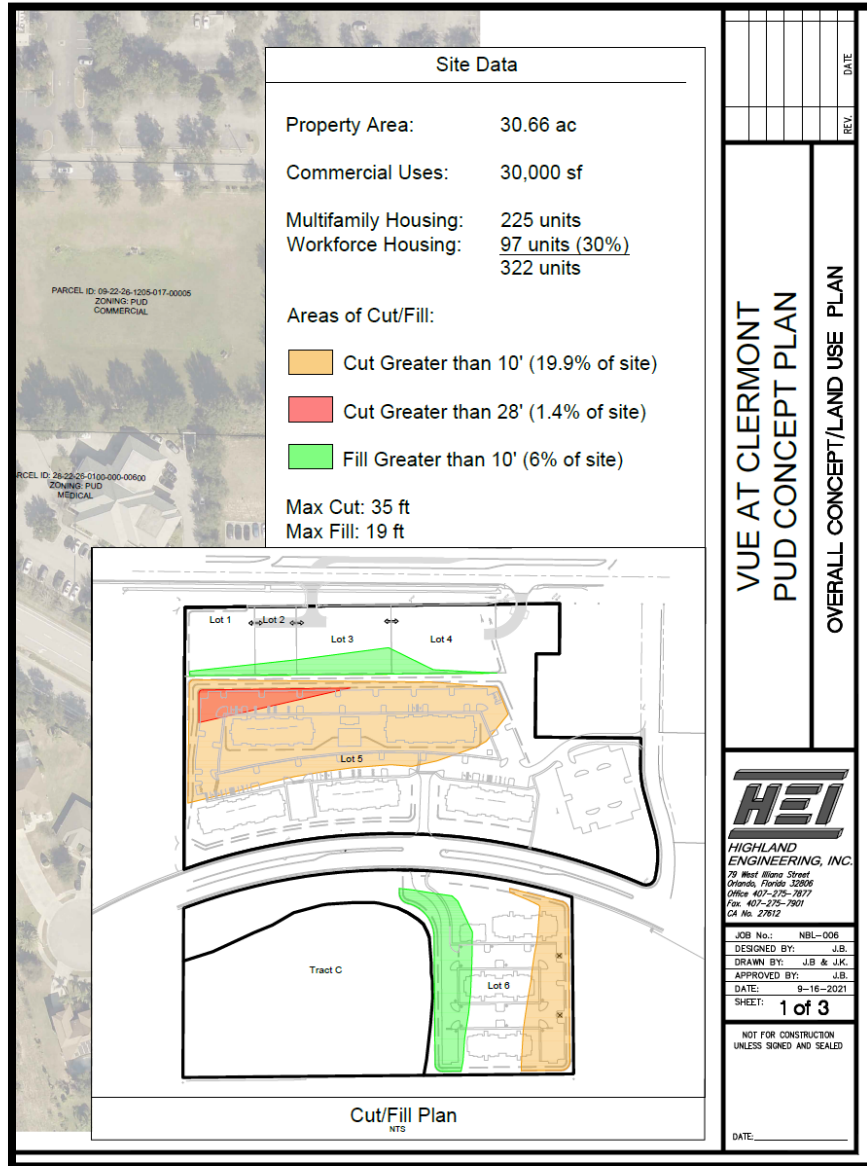
APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

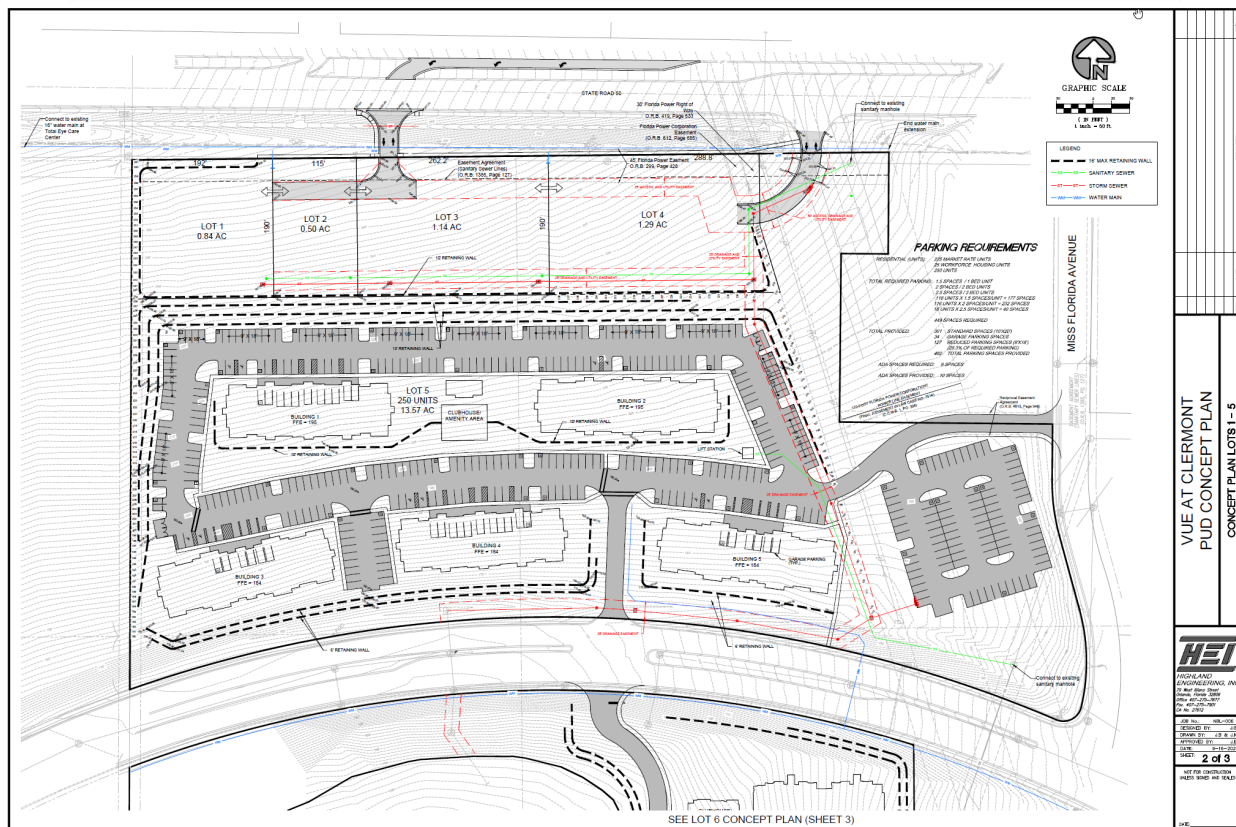
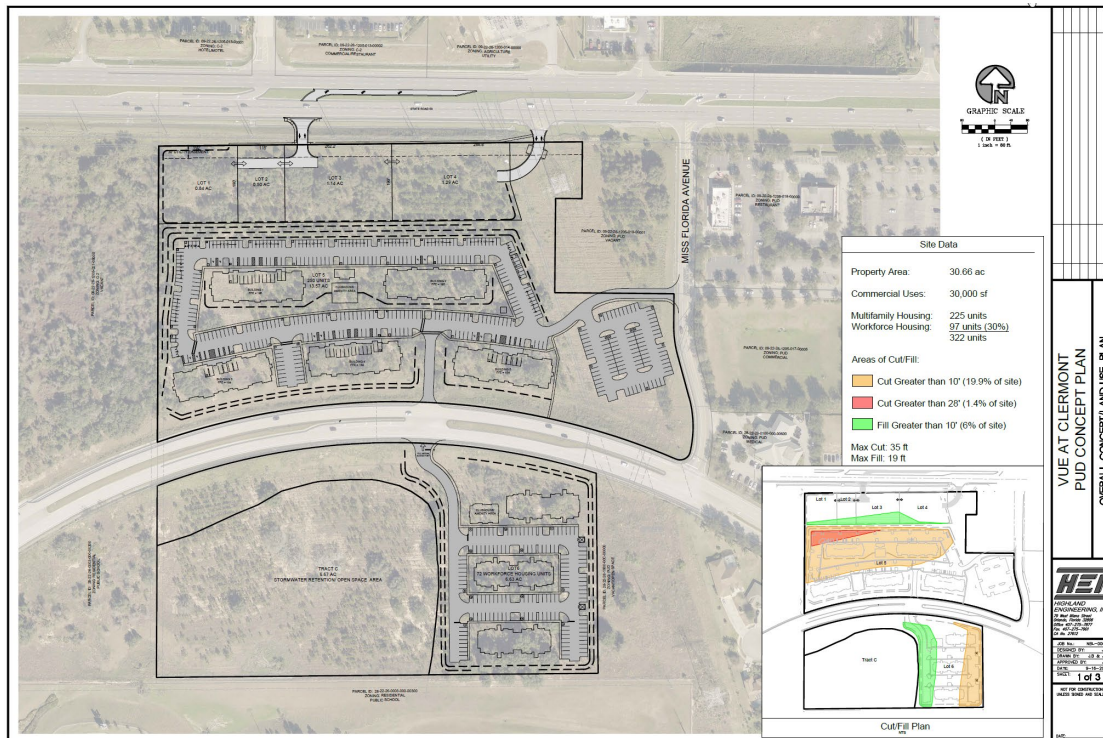
CITY OF CLERMONT
ORDINANCE NO. 2021-025

EXHIBIT A

Cut/Fill Exhibit contained on the PUD Conceptual Plan:

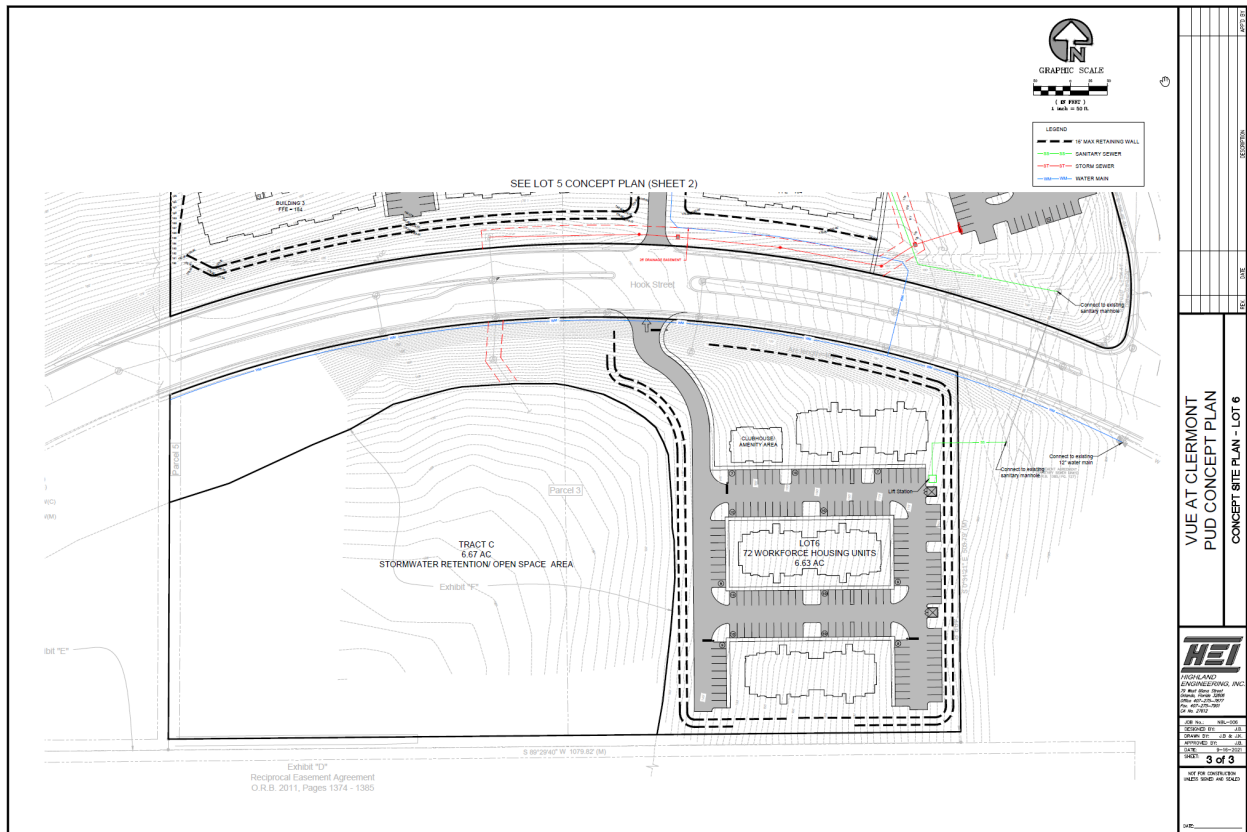


CITY OF CLERMONT
ORDINANCE NO. 2021-025



CITY OF CLERMONT
ORDINANCE NO. 2021-025

EXHIBIT C



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

Tracy Howe

From: Curt Henschel
Sent: Wednesday, October 20, 2021 3:19 PM
To: Tracy Howe
Subject: Fwd: Vue

Sent from my iPad

Begin forwarded message:

From: Jimmy Crawford <jcrawford@cmhlawyers.com>
Date: October 20, 2021 at 1:47:53 PM EDT
To: Curt Henschel <CHenschel@clermontfl.org>
Cc: "John E. Kruse" <jekruse@clermontfl.org>, Jennifer Cotch <jcotch@cmhlawyers.com>
Subject: RE: Vue

Dear Curt and John: Please consider this as the Vue of Clermont's official request (AC Commercial Properties, LLC) to postpone the Second Reading at city Council from October 26th, to November 9, 2021.

Additionally, please consider this a request to DROP our request for a workforce housing density bonus on the project – we will ask for 12-units per acre + the pro-rata share of the drainage basin acreage in the stormwater pond parcel.

Jennifer will work with you next week to agree on those numbers.

We will be submitting revised Concept Plans, grading and wall waiver drawings and information, and Traffic Impact Analysis, considering the reduction in units requested.

Thank you.

Jimmy

Jimmy D. Crawford, Esq.
Partner
Crawford, Modica & Holt
Chartered Attorneys at Law
702 W. Montrose Street
Clermont, FL 34711
Tel. No. 352-432-8644
Fax No. 352-432-8699
www.cmhlawyers.com

This e-mail is sent from the law firm of Crawford, Modica & Holt, Chartered Attorneys at Law and is intended to be read only by the individuals addressed. If you are not the intended recipient, or you otherwise believe you have received this message in error, please notify the sender immediately, delete the e-mail

Brian Lueth

Subject: FW: The Vue

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Tuesday, November 02, 2021 2:17 PM
To: Tracy Howe <thowe@clermontfl.org>; Brian Lueth <blueth@clermontfl.org>
Cc: Scott Davidoff <sdavidoff@clermontfl.org>; Curt Henschel <CHenschel@clermontfl.org>
Subject: The Vue

Please indicate tabling the VUE to December 14th due to the applicant needing additional time to provide the requested information. The applicant, Jennifer Cotch, indicated they wanted to table until then to complete the material needed. See recalled material below.

Thanks,
John

 Reply  Reply All  Forward



Tue 11/2/2021 2:04 PM

Jennifer Cotch <jcotch@cmhlawyers.com>

Recall: Vue at Clermont_Revised Concept Plan

To John E. Kruse; Curt Henschel

Cc Jimmy Crawford

Jennifer Cotch would like to recall the message, "Vue at Clermont_Revised Concept Plan".

AGENDA ITEM

Meeting Date

Tuesday, November 9, 2021

Agenda Item Name

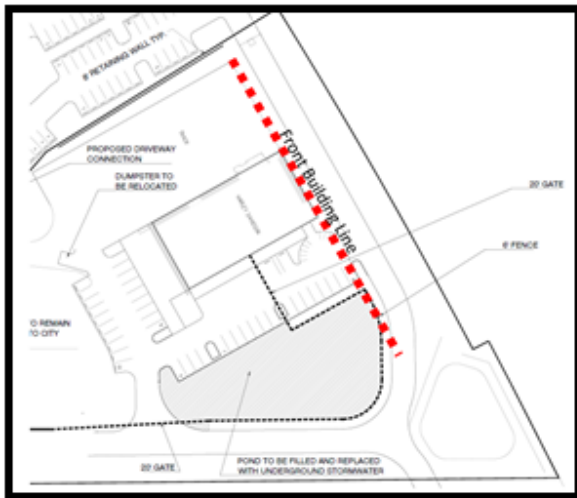
Resolution No. 2021-052R
Travelcamp RV

Requested Action

Recommend approval of Resolution No. 2021-052R.

Staff Report

The applicant is requesting a Conditional Use Permit to allow for the storage, display, service and sale of Recreational Vehicles (RV), on a commercial site located at 2480 US Highway 27. The current zoning is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and the Future Land Use is Commercial. The 5.39 +/- acre parcel's previous use was motorcycle sales and services, aka the (Harley Davidson) dealership.



The "C-2" General Commercial zoning district, Land Development Code Section 122-224 requires a Conditional Use Permit for vehicle sales and services, including any expansion to the site. The property currently has a vacant commercial building with onsite parking. The applicant is proposing minor changes to the existing building and to redesign the parking area to accommodate the proposed use of RV sales and services. Any requested changes and redevelopment efforts to the property must comply with the Land Development Regulations and the provisions of the codes. The parking, storage and display of any recreational vehicles shall only be located behind the front building line; this will minimize the impact and visibility of the display along Highway 27.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be

required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-052R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | Travelcamp RV CUP-Staff Report | Travelcamp RV CUP-Staff Report.pdf |
| 2. | 2021-052R - RV Travel Camp CUP (11.3.2021 V2) - R&FBL | 2021-052R - RV Travel Camp CUP (11.3.2021 V2) - R&FBL.pdf |
| 3. | LOCATION MAP | LOCATION MAP.pdf |
| 4. | concept 2-Layout1 | concept 2-Layout1.pdf |
| 5. | About-Travelcamp | About-Travelcamp.pdf |
| 6. | Facility-Guidelines | Facility-Guidelines.pdf |
| 7. | CUP Application | CUP Application.pdf |
| 8. | Resolution No 2021-052R Legal AD | Resolution No 2021-052R Legal AD.pdf |



CITY OF CLERMONT Staff Analysis Report

OWNER: Salem Hassan

APPLICANT: FCH Properties, LLC.

PROJECT NAME: Travelcamp RV Sales

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the storage, display, and sales and service of Recreational Vehicles in a Planned Unit Development (PUD) zoning district, with C-2 General Commercial permitted uses.

SIZE OF PARCEL: 5.39 acres +/-

LOCATION: 2480 South US Highway 27

EXISTING ZONING: PUD/C-2 General Commercial District

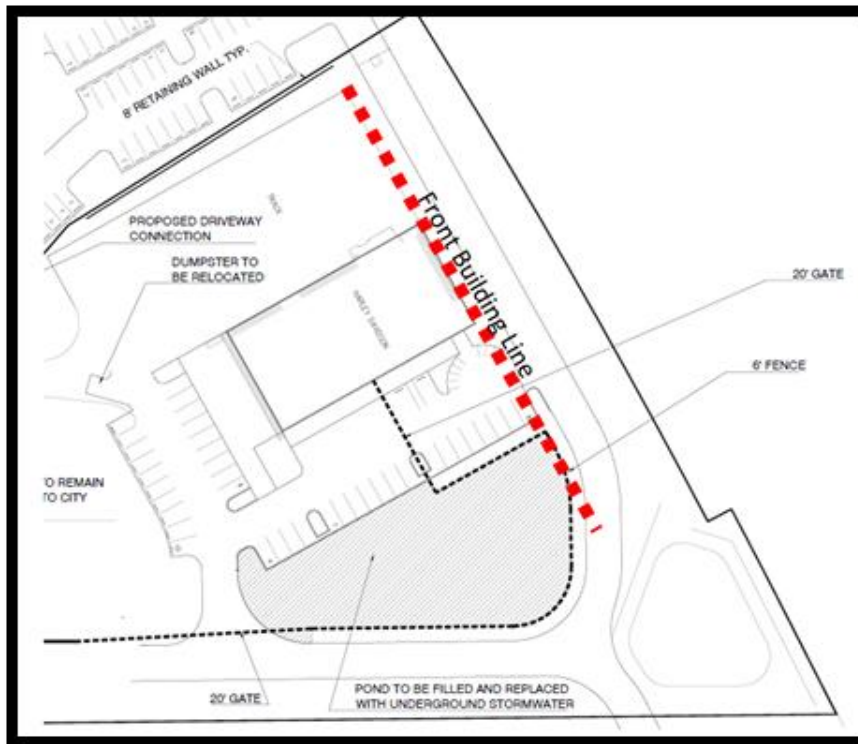
EXISTING LAND USE: Vacant Commercial Site/Building

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit to allow for the storage, display, service and sales of Recreational Vehicles (RV), for a commercial site located at 2480 US Highway 27. The current zoning is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and the Future Land Use is Commercial. The 5.39 +/- acre parcel, previous use was motorcycle sales and services, aka the (Harley Davidson) dealership.



The “C-2” General Commercial zoning district, Land Development Code Section 122-224 requires a Conditional Use Permit for vehicle sales and services; including any expansions to the site. The property currently has a vacant commercial building with onsite parking. The applicant is proposing minor changes to the existing building and to redesign the parking area to accommodate the proposed use of RV sales and services. Any requested changes and redevelopment efforts to the property must comply with the Land Development Regulations and the provisions of the codes. The parking, storage and display of any recreational vehicles shall only be located behind the front building line; this will minimize the impact and visibility of the display along Highway 27.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-052R.



CITY OF CLERMONT
RESOLUTION NO. 2021-052R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OUTSIDE STORAGE, DISPLAY AND SALES OF RECREATIONAL VEHICLES IN THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 2, 2021 recommended approval of this Conditional Use Permit to allow for the outside storage, display and sales of recreational vehicles, at the following location:

LOCATION:

2480 South US Highway 27
(Alternate Key 3828876)
5.39+/- Acres

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit (CUP) to allow for the outside storage, display and sales of Recreational Vehicles (RV) in the (PUD) Planned Unit Development with “C-2 General Commercial permitted uses shall be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2021-052R

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.



CITY OF CLERMONT
RESOLUTION NO. 2021-052R

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit (CUP) will allow for the outside storage, display, sales, and service of recreational vehicles (RV) as a permitted use. No engine, chassis, or heavy mechanical work shall be conducted on site.
2. The parking, display or storage of any recreational vehicles may only be allowed for the side and rear yards of the existing building as appropriate for the site. At no time shall the parking and display of any recreational vehicles impede or block any public/private access points, streets, public/private easements, or any adjacent properties.
3. The hours of operation will be Monday through Friday, 8:00 AM to 6:00 PM, on Saturday, 9:00 AM to 5:00 PM and on Sunday, 12:00 PM to 5:00 PM.
4. The site may also be used for any other permitted uses in the "C-2" General Commercial zoning district.
 - a. Any new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and is only used for conceptual purposes.
5. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the "C-2" General Commercial zoning district in the Land Development Codes. All Landscape buffers and screening must be in accordance with Clermont Land Development Regulations. All buildings and structures must comply with Clermont Architectural Design Standards.
6. The parking, storage and display of the recreational vehicles shall be arranged and kept in an orderly manner and state of maintenance so the appearance of the property, shall not be considered a nuisance.
7. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
8. No outside speaker systems shall be permitted.



CITY OF CLERMONT
RESOLUTION NO. 2021-052R

9. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
10. All fencing shall be ornamental metal or decorative PVC/Vinyl. The construction of any walls shall provide aesthetically pleasing design features and elements for any streets and public viewpoints.
11. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.

SECTION 3: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution 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 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2021-052R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 9th day of November, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

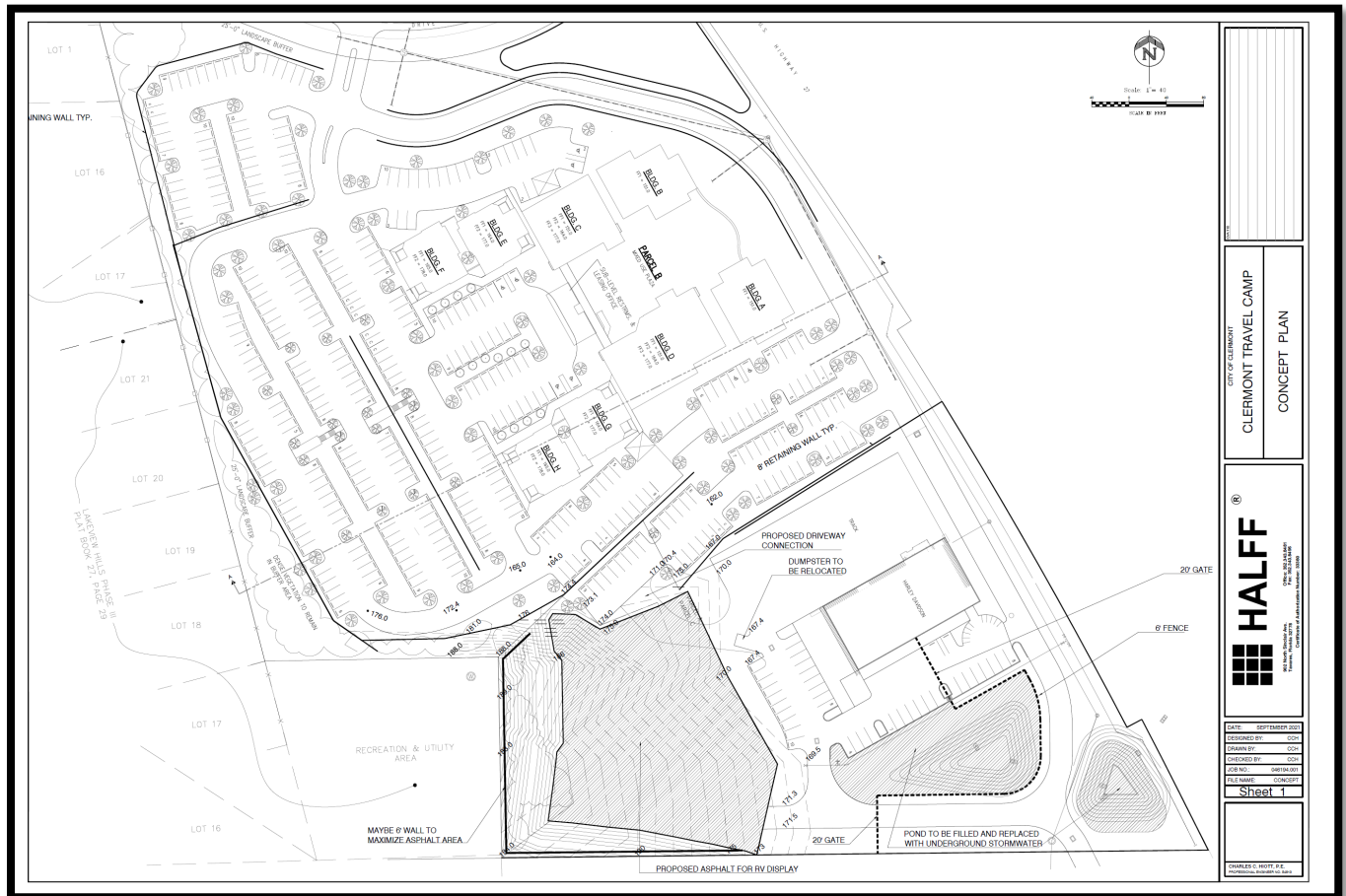
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

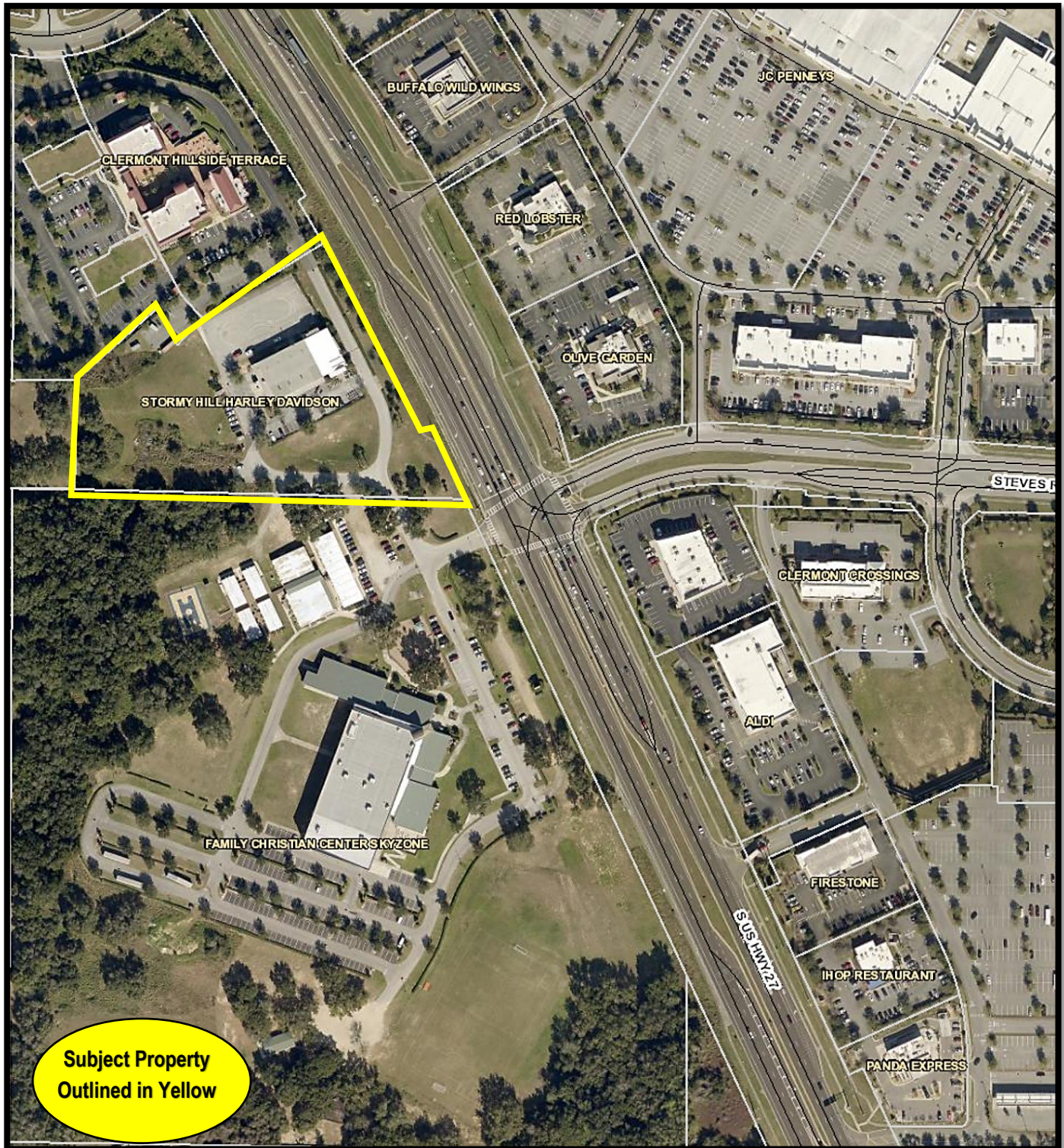
Daniel F. Mantzaris, City Attorney

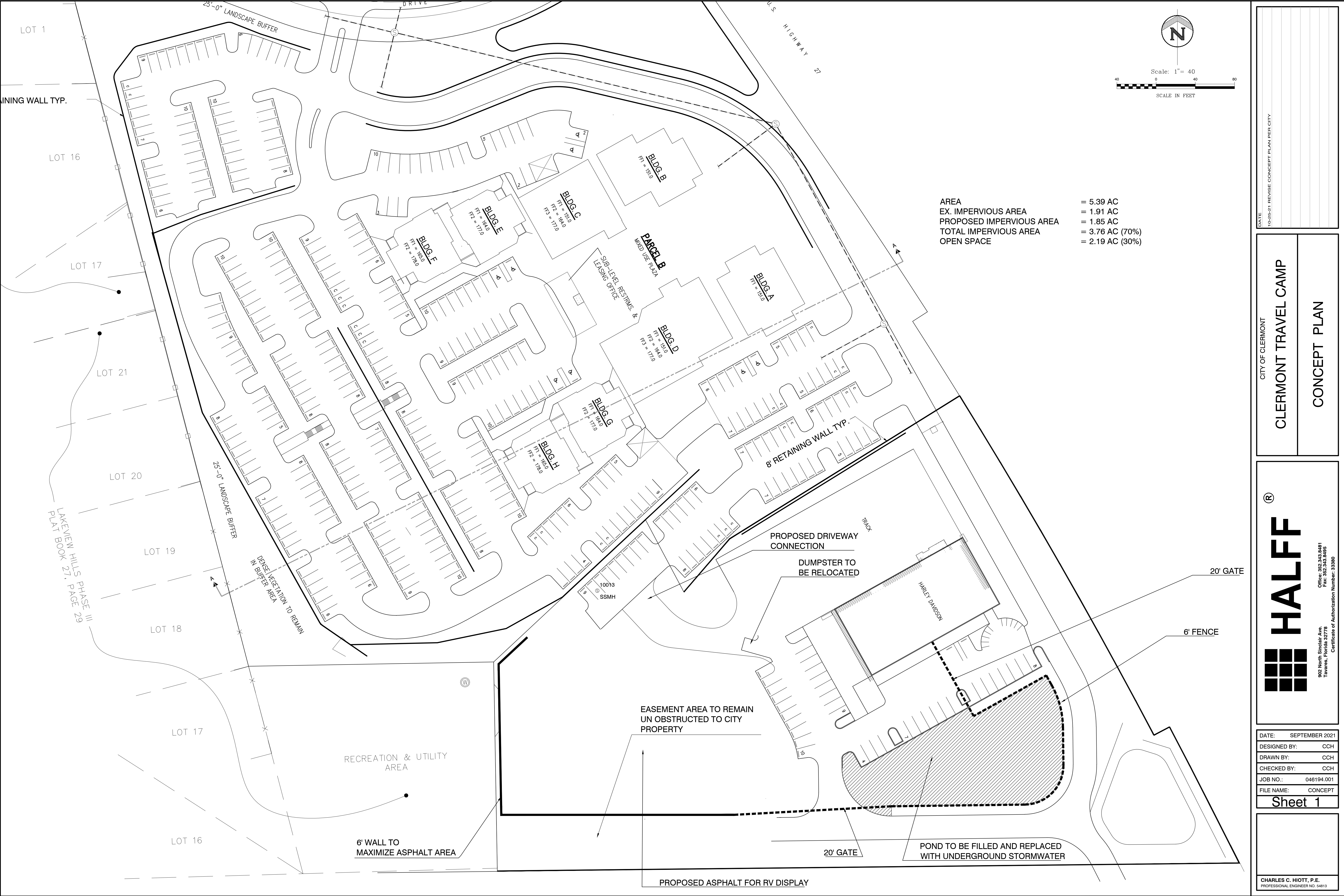
**CITY OF CLERMONT
RESOLUTION NO. 2021-052R**

EXHIBIT A:



LOCATION MAP





About Travelcamp RV

RV Sales, Rentals, Service, Parts & More



Travelcamp
RV SALES, RENTALS, SERVICE, PARTS & MORE

Our History

Travelcamp RV launched in 2015 however the founders experience date back to 1988

Founder / President: Salem Hassan

Spent 25 years in the family business, Suncoast RV. Salem's tenure in the RV Industry started in 1988 at age 14 as an RV detailer, and over time responsibilities grew to include inventory management, manufacturer negotiated purchases, purchasing from auctions, and managing trade ins. Additionally, Salem accumulated years of hands-on sales experience on the sales floor, sales management, service and parts management, and store management; Other experience included the development of internal training programs for staff, facilitating training with vendors and manufacturers, location acquisition experience, and accounting/back-office management expertise.

Suncoast RV began in 1982 and was sold to Camping World in 2011; peaking with 18 Locations in 7 States and being the first largest family owned chain of RV Dealerships in the country.

Educational background: Bachelor's Degree with a concentration in Comparative Religion, Marketing, and Business, Jacksonville University 2002



“Discard the stereotypical image of RV owners like “Cousin Eddie,” the back-woods, beer-swilling flatulence machine portrayed by Randy Quaid in the movie Christmas Vacation.

Here's the new reality: Experience-craving millennials, joined by retiring baby boomers, are helping fuel an unprecedented boom in sales of recreational vehicles....”

“The RV Sales Boom Is Fueled By Millennials As They Overturn Stereotypes And Enjoy The Itinerant Life”

Hugelmeyer said, “There is this false narrative that millennials don't have any money; that's just not true. Second, there's a huge variety of RVs in types and price ranges, and millennials can start cheap. **Smaller trailers and Towable RVs are actually the exploding market.** You don't even need a big vehicle to pull an RV behind you, particularly if you have a young family or you've downsized. A Mini can even pull some RVs.”

Frank Hugelmeyer, President, RV Industry Association

Our Mission & Position

Our Mission Statement

"To help more families make more great memories through the adventure of the outdoors and the open road in an RV."

Our Position Statement

For those passionate about using an RV to enjoy the outdoors, Travelcamp provides a pleasurable shopping and service experience. We make this a top priority, because we understand our customers' business is not to be taken for granted and maintaining customer satisfaction after the purchase is just as important as doing so throughout the purchase.

Products & Services Offered by Travelcamp

Travelcamp sells, rents and services RVs from top brand manufacturers to consumers ranging from millennials, retirees, families with young children, and others who are seeking adventure and the outdoors; all while limiting hassle and prioritizing the customer through a value price approach.

RVs provide temporary living quarters for travel, recreation and camping. There are two main categories of RVs: Motorhomes and Towable RVs. Varying kinds of Towable RVs include folding camping trailers, expandable trailers, truck campers, conventional travel trailers and fifth-wheel travel trailers. Sports utility RVs (also sometimes called "toy haulers"), which feature a built-in garage for hauling cycles, ATVs or sports equipment, are available in both Motorhomes and Towable RVs, however they are much more prevalent in Towable RVs.

Travelcamp generates sales via the following five categories: Vehicle Sales, Finance & Insurance Sales, RV Rentals, Servicing, Parts & Accessory Sales



Types of Towable RVs Offered

While Travelcamp sells a nice selection of used motorhomes, Travelcamp specializes in new towable RVs. There's a Towable RV for every taste and budget. Prices for new Towable RVs across the board typically average \$28,000. \$5,000 to \$10,000 for Folding camping trailers, \$6,000-\$25,000 for truck campers, and \$8,000-\$95,000 for conventional travel trailers. The RV industry is a major economic engine in the United States and generates an annual economic impact of 50 billion.

Tear Drop Travel Trailers

- Smallest profile, ultra-lightweight, and affordable
- Range in size from 12' to 17'
- Can be pulled easily by most any vehicle
- \$5,000 to \$10,000 retail price range



Mid Profile Fifth Wheels

- Light, affordable
- Range in size from 22 to 33'
- \$22,000 to \$35,000 retail price range



Lightweight Travel Trailers:

- Small profile, lightweight, and affordable
- Range in size from 16' to 22'
- Can be pulled easily
- \$9,500 to \$14,500 retail price range



Full Profile Fifth Wheels

- Luxury
- Range in size from 35' to 42'
- \$50,000 to \$75,000 retail price range



Mid Profile Travel Trailers

- Light, affordable, bunk houses prevalent
- Range in size from 21' to 28'
- Can be pulled primarily by half ton trucks and SUVs
- \$14,000 to \$28,000 retail price range



Success Factors

The following represents the Travelcamp roadmap for success!

- A Focus on towable RVs for a more consistent inventory, sale and service process
- Expanding towable RV market (7x demand compared to motorhomes)
- Experienced management: Founder and President Salem Hassan (30 years in RV industry)
- "Value Pricing from the Get Go" to for hassle free buying
- Primarily Non-Commissioned Sales Specialists
- A Cohesive Staff working primarily out in the open and not behind walls in separate offices, all in proximity to each other and the Customer
- Highest Commitment to Product Quality Assurance through the PDI process
- Good Locations in high traffic areas targeting the local market
- Well-Presented Facilities that are nicely branded, organized, clean and professional; while still maintaining a simplistic, low overhead feel
- Maximizing the Use of Technology & Marketing to drive sales and improve processes
- All accounting, banking, payroll, HR, AP, AR, rolling inventory purchases, contract funding, and tag & title work are managed through a centralized back
- We do not provide heavy service such as engine or chassis work. We primarily do light service working on the box of the RV focusing on items such as electrical, carpentry, plumbing, and towing.



Our Core Values

- **Employees First** - We put Employees first by encouraging work-life balance and treating each other with respect so to ensure Employees feel good and then in turn put our Customers first
- **Willingness to Learn** - We learn from our Customers, Manufacturers, and Suppliers so we grow and can better help our Customers with their needs
- **A “Can Do” Attitude** - There is no such thing as “that’s not my job”
- **Good Communication** - Good communication with our fellow staff and Customers builds trusting relationships
- **Doing What We Say** - We are committed to always doing what we say we will do and seeing things through to completion while never forgetting it’s the little things that make the biggest difference
- **A Complete “Wow” Experience** - We strive to make our Customers experience with us one of complete satisfaction by putting forth a continuous effort to see our Customers experience through their own perspectives
- **Ensuring “Raving Fans”** - We believe in making a relentless effort in taking care of our Customers when they have a problem, so they become raving fans

Our Expansion

Travelcamp currently operates 7 locations in Florida and Georgia with 6 other locations in development. Expansion plans include additional locations throughout the southeast United States.

JACKSONVILLE, FL



[View Inventory](#)

BROOKSVILLE, FL



[View Inventory](#)

OCALA, FL



[View Inventory](#)

ORANGE PARK, FL



[View Inventory](#)

5 of the 6 store below are new store construction

- Greenville, NC
- Statesville, NC
- Rock Hill, SC
- Orange Park, FL
- Melbourne, FL
- Fort Pierce, FL

SAVANNAH, GA



[View Inventory](#)

ATLANTA, GA



[View Inventory](#)

PINELLAS PARK, FL



[Inventory Coming Soon](#)



Reasons Why People Choose and Use RVs

Flexibility and convenience – RVs offer a convenient, hassle-free way to see America. RV travelers enjoy the freedom and flexibility of traveling where they want, when they want – without the worry and stress of inflexible schedules, advance reservations, airport waits and luggage restrictions.

Comfort – With fully-equipped kitchens and baths, rooms that slide out at the push of a button, central air and heat, flat-screen TVs, surround-sound stereos and more, today's RVs provide travelers with all the amenities of home while they are on the road or at the campground.

Family appeal – RVing is a uniquely enjoyable way to travel as a family. In fact, families that frequently vacation by RV say it fosters an increased sense of togetherness and helps improve family communication. RV owners say that strengthening family relationships is important for their pleasure trips.

Affordability – RV vacations are more affordable than travel by personal car, commercial airline or cruise ship, according to vacation cost-comparison studies by PKF Consulting. Even when factoring in RV ownership costs and potential tax benefits of RV purchases, a family of four can spend up to 59 percent less when traveling by RV.

Lure of the outdoors – RVers can enjoy the mountains, beaches, parks, popular tourist attractions and small towns whenever they want, without sacrificing the comforts of home. With sport utility RVs, RV travelers can easily haul their ATVs, snowmobiles, motorcycles or other outdoor vehicles right on board.

Versatility – In addition to travel, camping and outdoor recreation, RVs are used year-round for a variety of other purposes, such as shopping, tailgating at sporting events, pursuing special interests like horse, dog and antique shows and other hobbies.

Rentals available – Renting an RV is a popular way to “try before you buy”. According to RVIA the RV rental business is a \$350 million industry, which is continuing to grow.



Reasons for Growth in the RV Market

RVs support a balanced and active lifestyle. In a Harris Interactive survey, owners reported that RV travel enables them to experience nature and outdoor activities and enjoy quality family time. RVers reported stronger bonds with loved ones and benefits to children. RVers also cited eating healthier on the road, sleeping in their own beds, and having their own bathroom facilities as advantages of RV travel.

RV ownership and travel is a great value. A 2014 Vacation Cost Comparison prepared by PKF Consulting USA showed that a family of four can save 27-62% on vacation costs by traveling in an RV, even when factoring in ownership costs and fuel. For a two-person traveling party, savings are 11-48%. Even when fuel prices rise, more than 80% of RV owners say their RV vacations cost less than vacations using other forms of travel.

RVs have uses as diverse as the people who own them. In addition to vacation travel, owners use RVs for tailgating, travel with pets, business, outdoor sports and other leisure activities.

Shorter trips closer to home. Research shows that RVers spend more time enjoying campgrounds and less time on the road to save fuel and time. More than 90% of RVers take three or more mini-vacations per year. With more than 16,000 campgrounds nationwide, it's easy for RVers to stay closer to home.

IRS tax deduction. For most RV buyers, interest on their loan is deductible as second home mortgage interest.

RV manufacturers are offering innovative new products that offer an optimal variety of sizes, amenities and prices for today's budget-conscious consumers. Manufacturers are producing lightweight Towable RVs and smaller, fuel-efficient Motorhomes. Green technologies, such as solar panels and energy efficient components, are featured in an increasing number of RV models.

Lifestyle trends continue to spur demand for RVs. RV owners overwhelmingly said in recent surveys that their RVs make it easier to take more frequent weekend getaways or mini-vacations that accommodate busy family schedules.



Who is the RV'er?

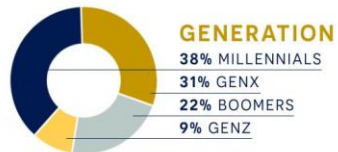
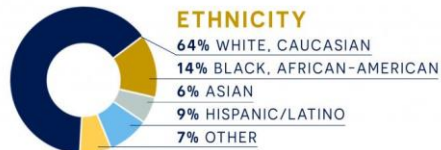
- Changes in the frequency and duration of vacations favor the RV industry. Americans are traveling shorter distances and on weekends with less planning, according to recent studies. For RV owners, this is a convenient travel pattern.
- RV demand remains robust and the potential for future sales is bright, according to the 2011 University of Michigan study. Among U.S. households that have never owned an RV, more than one in seven in the study expressed interest in purchasing an RV in the future.
- Both parents and empty-nesters are strong potential RV buyers, and promising prospects are emerging among younger, ethnically diverse consumers, based on a Harris Interactive study commissioned by the Go RVing Coalition. Generation Xers exhibit interest in outdoor activities that are highly compatible with RVing, the study found.
- RV manufacturers are innovating to give consumers an array of product choices. Manufacturers are producing lightweight Towable RVs and smaller, fuel-efficient Motorhomes. Green technologies, such as solar panels, are appearing on an increasing number of RVs.

Who is the RV'er?



GET TO KNOW THE NEW RV BUYERS

WHO ARE THEY?



67% MARRIED
33% UNMARRIED

MEDIAN AGE ➡ 41



AVERAGE INCOME
\$90,700

WHAT ARE THEY BUYING?

AVERAGE SPENT ON AN RV:

\$75,000



MILLENNIALS SPENT THE MOST, WITH AN AVERAGE OF **\$82,000**

88%

PURCHASED SOME TYPE OF RV
AFTERMARKET PART OR ACCESSORY WITH
56% PURCHASING 3 OR MORE ITEMS

WHY DID THEY BUY?



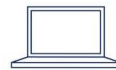
33% WANT TO TRAVEL IN COMFORT



33% WANT TO EXPLORE



27% LOOKING FOR OUTDOOR REC BASECAMP



22% CITED "ABILITY TO WORK REMOTELY"



17% CITED "ABILITY TO TAKE ONLINE CLASSES"

ONLY 16% CITED "RESTRICTIONS ON OTHER TRAVEL DUE TO COVID"

WHERE ARE THEY GOING?

IDEAL CAMPSITES



19% STATE PARK



16% RV RESORT



16% PRIVATE CAMPGROUND



15% NATIONAL PARK

55% 45%

REPORT TRAVELLING
LESS THAN 200 MILES

REPORT TRAVELLING
MORE THAN 200 MILES

53% TRAVELED TO A **SPECIFIC LOCATION**
& STAYED FOR SEVERAL DAYS

TRAVELED FROM **DESTINATION TO DESTINATION**, RARELY STAYING MORE THAN ONE NIGHT AT A SINGLE LOCATION **39%**

49%
TRAVELED WITH
3 OR MORE
COMPANIONS



25%
USED RV FOR
WORK TRAVEL

Travelcamp RV

Salem Hassan

904.206.2244

salem@travelcamp.com





Location & Facility General Guidelines

This document is intended to provide an understanding of site selection criteria and facility expectations for a Travelcamp RV Store





OVERALL FACILITY LOOK AND FEEL



- Overall feel of the facility is casual, not fancy.
- Simplicity is important. With that, a franchised look is the goal.
- Travelcamp goes over and above to ensure facilities are clean, organized, well maintained, and professional.



The property should be asphalted, striped, lit, fenced, secured, and provide well organized maneuverability for all cars and RVs, that drive on the property, with good directional signs. There should be designated space on the property for customer car parking, customer RV parking, RV sales display, customer service RV check in, customer service RV storage, and customer delivery area.



SITE LOCATION

General specifications for site selection

Location

- On a main intersection, boulevard, or highway with 40K minimum daily traffic counts and easy access
- Near other retail; a Walmart, Lowes, Costco, Sam's is good
- Can be in car row

Land

- 4 to 10 acres total
- 4 acres minimum of asphalt, curbing, lights, fencing
- Good frontage on the main road with easy access to facility that accommodates nicely for RV maneuverability

Building

- Free-standing rectangle pre-fab metal building where the inside can be remodeled as needed
- An older mid-sized car dealership can represent a good fit; one that is maybe not quite big enough for a new car franchise and too big for a typical used car operation.
- Shop doors with 14' openings (or the capacity to add these or extend existing doors)
- Space ranging in size of 12K sf to 30K sf.
- Approximately 50% showroom and offices and 50% shop
- Shop is not for heavy service (engine or chassis work). Primarily used for basic service, warranty, and maintenance work involving, carpentry, plumbing, electrical, hitch tow set up



EXTERIOR OF FACILITY

General specifications for the exterior of the facility

Parking Areas - should accommodate 120 to 150 Towable RVs for sale plus 30 to 40 customer service units stored (approx. 40 to 50 units per acre)

Striping - for customer car and RV parking, service lane drop off, RV delivery area for customers who bought, customer units in for service and some directional

Fencing - Black 6' aluminum ornamental fence across the front of the property so aesthetically pleasing from the road. Black 6' chain link vinyl fence down the sides and along the back of the building. Black chain link vinyl fence inside the property to separate customer and employee parking (front of building) from service shop (back of building) and sales display; funneling all people (customers and staff through the front door).

Pen - Black chain link pen with double walk-through gate in back corner of property (usually near dumpster) that is approximately 15' by 30' to house large parts and aluminum that are removed from RVs to be disposed of. Should include wrap to conceal items inside of pen.

Roll Gate - Sales display should have a powered roll gate on interior chain link fence. Requires code or remote to enter and automatically opens when exiting.

Walk Through Gates - Gates to sales display have code or remote to enter

Traffic Flow - is important. All Customers & Staff drive onto the property and are routed to customer parking or service drop off lane and must enter through front door of building





CURRENT LOCATION EXAMPLE (JACKSONVILLE, FL)

9070 Beach Blvd, Jacksonville, FL 32216 (freestanding rectangle metal building)

20K SF Pre-Existing building on 7 acres. 12K SF of showroom for sales, customer service counter, offices, and accessories and 8K SF of shop. 5 roll up doors. Overhang along back and sides of shop area for detail, and other covered workspaces

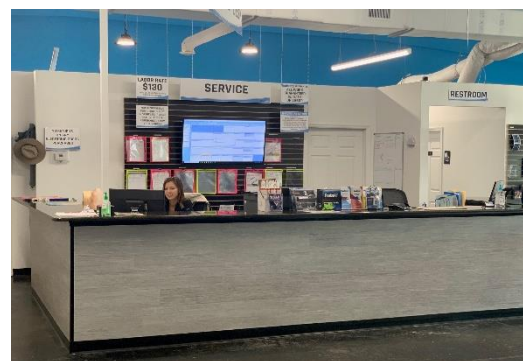




CURRENT LOCATION EXAMPLE (OCALA, FL)

13866 S US Hwy 441, Summerfield, FL 34491 (freestanding rectangle metal building)

6K SF of Pre-Existing building on 6 acres. 100 X 60. Gutted and remodeled the existing building for sales, customer service counter, offices, and accessories. Constructed behind the existing building a new 10K SF shop with 7 bays and roll up doors.

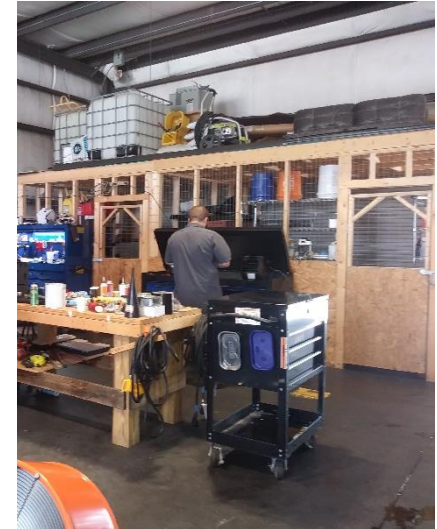




CURRENT LOCATION EXAMPLE (ORANGE PARK, FL)

Travelcamp of Orange Park, FL (former mid-sized new franchise car dealership)

10K SF of Pre-Existing building on 3.5 acres. Was a former Mitsubishi Car Dealership. Utilized the existing 3K SF showroom for sales, customer service counter, offices, and accessories. The existing 7K SF service area utilized for shop.





CURRENT LOCATION EXAMPLE (BROOKSVILLE, FL)

15265 Cortez Blvd, Brooksville, FL 34613 (former mid-sized new franchise car dealership)

16K SF of Pre-Existing building on 7.5 acres. Was a former Suzuki Car Dealership. Utilized the existing 12K SF showroom for sales, customer service counter, offices, and accessories. The existing 4K service area utilized for shop.





SHOWROOM BUILDING

Simple Interior Build Out

Pre-Engineered Steel Building - 20' to 22' eave height and minimum slope for roof

Size - Total building size including showroom and shop should range between 15K sf to 30K sf.

Open - Wide open interior space with minimum walls

Showroom - The showroom will primarily house inside staff, a large customer service counter, accessory store, and 2 to 10 small RVs inside with camping display

No Ceilings - Interior perimeter offices mostly no ceilings except Store Manager, Finance Manager, & Service Manager. Open ceiling painted white with exposed HVAC.

Drywall - is boxed on top requiring no additional trim

Windows - Only trim is interior windows in full size offices which can be glass mounted in quarter round and as well black vinyl base throughout

Chain Link Pens - There will be eight designated areas (interior office type room or chain link cage in shop) with wood shelves from floor to ceiling about 30" apart out of 2x4's and plywood.
(1) parts back room (2) parts special orders (3) overstock parts (4) shop tools (5) unit packets (6) supplies closet (7) defective Warranty Parts (8) Detail Supplies

Colors - Overall color scheme is gray, white, and black with the Travelcamp blue accent





INTERIOR SHOWROOM

Break Room

An Employee Breakroom should have plumbing for a sink, hard water line for a water dispenser, and small kitchen counter with cabinets under as well as overhead. The space should also allow for a refrigerator, TV, and table.

Customer Lounge

There should be a Customer lounge built into the showroom, similar to the sales offices, where there is no door or ceiling and is built with knee walls out of drywall. This will house a snack machine, soda machine, and a small lower cabinet unit with a counter for a coffee maker. There should also be a hard water line for the coffee maker and a water dispenser.

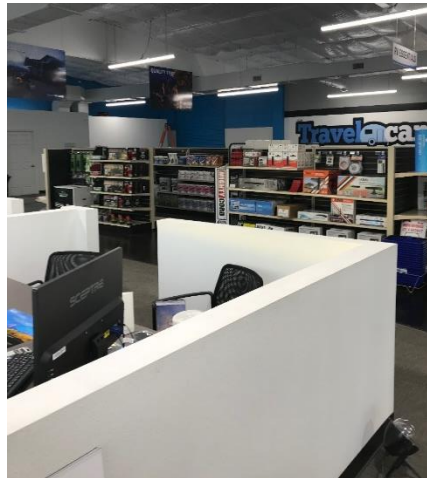




INTERIOR SHOWROOM

Flooring

Four floor coverings – Wood plank (vinyl) for entrance area, carpet tiles in sales offices and as you step out of sales offices and other offices, stained concrete throughout accessory store and epoxy shop floor in service



Sales Offices

Sales offices are drywall or glass cubicles



INTERIOR SHOWROOM

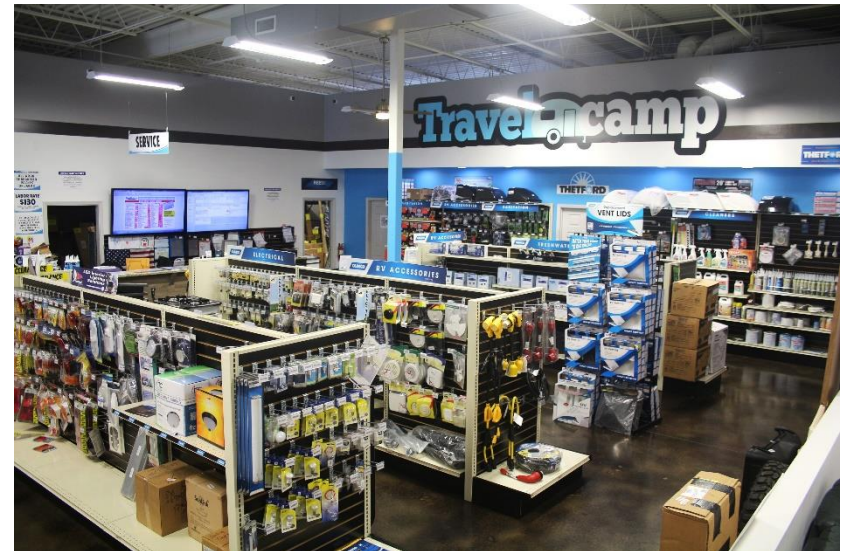


Customer Service Counter

Framed construction with cabinets on inside
Will wrap counter so need smooth exterior surface
Granite top counter for Customer
Formica lower counter for staff to work

Accessory Store

Open space showroom
Perimeter drywall
Open ceiling painted white with exposed HVAC
Stained concrete floor





INTERIOR SHOWROOM



Entrance Area

Decompress - A decompress zone for Customers including line of sight to information center, manager specials board, some key accessory displays, and Travelcamp brochures

Flooring - Should be soft wood looking plank floors (vinyl) providing a separation of entrance from sales staff area which will be carpet tiles and accessory store and service areas which will be stained concrete. The interior flooring will comprise approximately 10% wood plan (vinyl), 40% carpet tiles, and 50% stained concrete

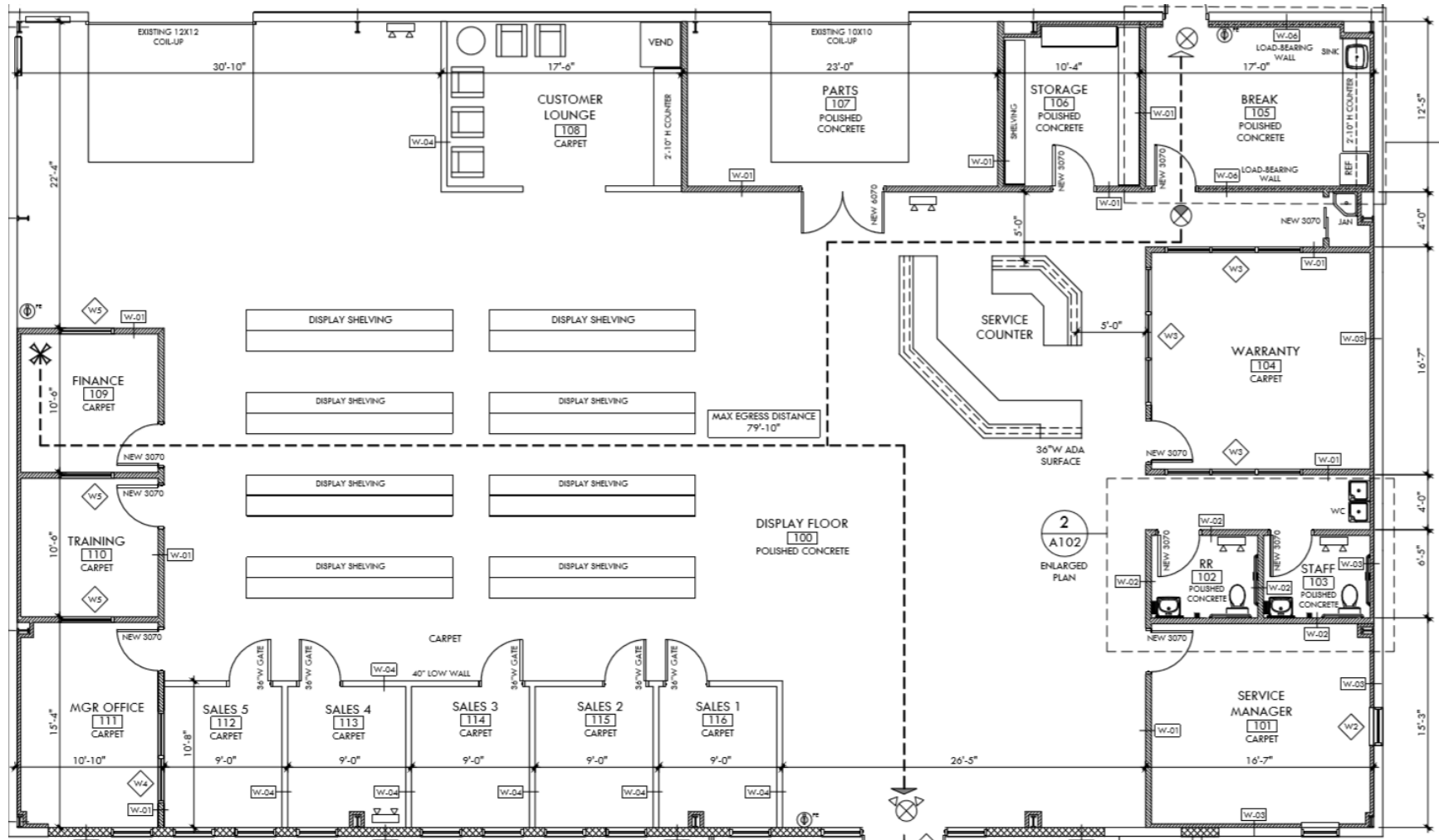
General Manager Office

Sees Everything - Located generally in the corner of the interior space with a clear line of site through all sales offices to the front door as well as a clear line of site into the showroom and to the training and finance office. GM should be able to see everything in the building as well as out into front parking area ideally.





INTERIOR SHOWROOM FLOORPLAN EXAMPLE



6K SF (100 X 60). Sample of showroom, sales offices, customer service counter, customer lounge. Sample does not include the shop. 6K SF is on the smaller end of our requirements but the layout is indicative of all sizes showroom spaces.



SERVICE SHOP

Connected - to showroom building

Drive Through Bays - Can be drive through service bays with doors on each end or not drive through

Roll up Doors - 5 to 10 Roll Up doors ranging from 12' to 14' wide and 14' high

Exit Doors - Two exit doors

Bay Size - Each bay is 20' by 100'

Overhang - canopy off the back or side of the shop that is 40' x 100' used for detail

Pens - The picture is an example of interior pens (cages) we build in the shop. There will be 8 designated spaces build of wood or black vinyl fencing o house:

- Parts back room
- Parts special orders
- Overstock parts
- Shop tools
- Unit Packets
- Supplies closet
- Defective Warranty Parts
- Detail Supplies

The pens should have shelves floor to ceiling, 30" apart, and built out of 2x4s and plywood.



The shop will also include:

Bathroom - for the RV service technicians

Computer Counter - for a couple of computers and a manual time clock for punch cards

RO Racks Wall - over the counter for multiple RO Racks

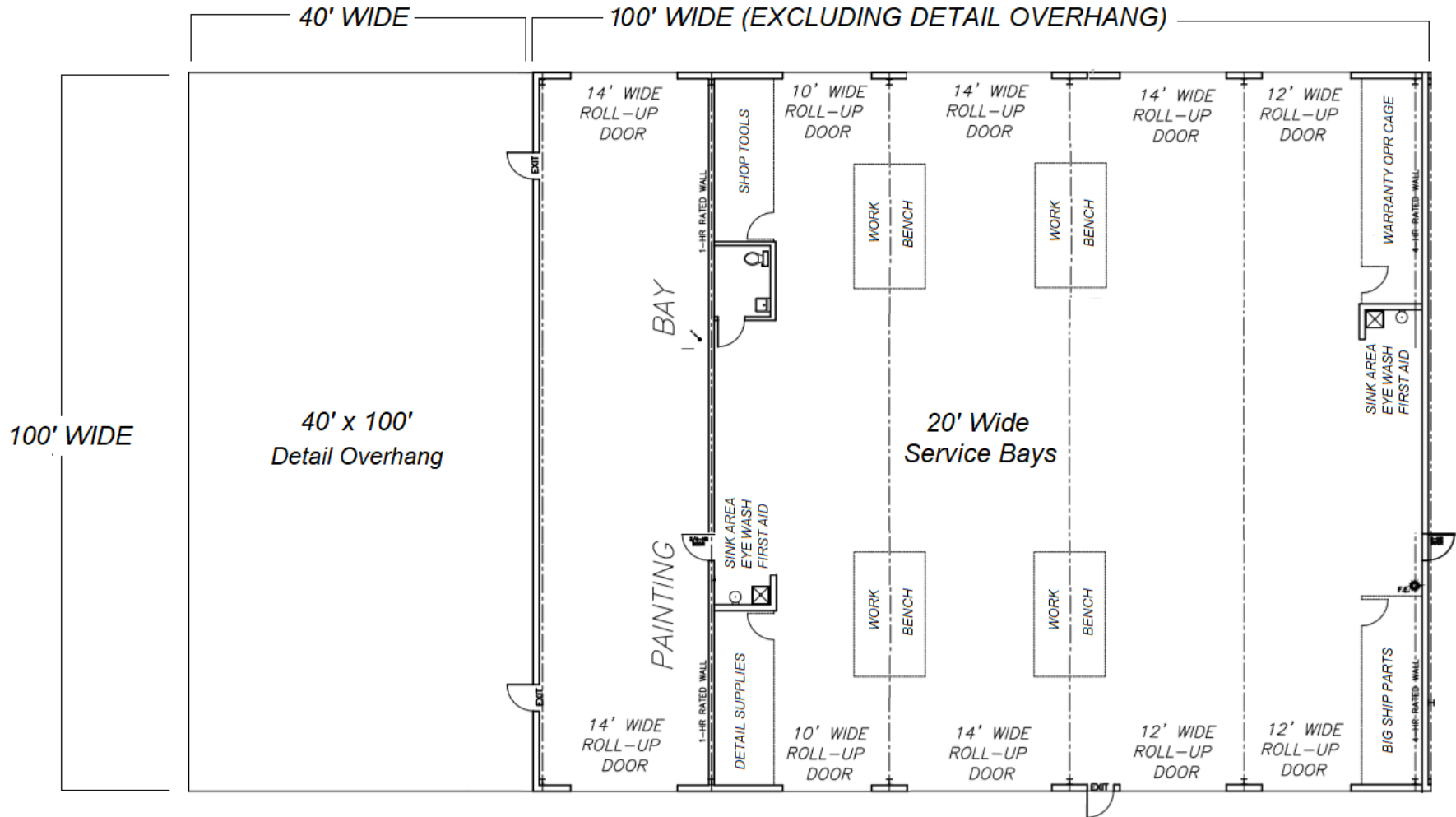
Utility Closet - for cleaning supplies and RV tech uniforms

Sinks - Two large sink basins

Benches - Four to eight work benches

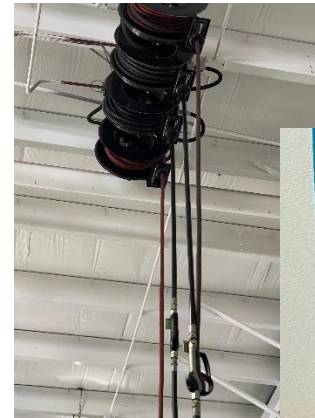


SERVICE SHOP FLOORPLAN EXAMPLE





FACILITY ADD ONS





INTERIOR DISPLAYS





INTERIOR SIGNAGE

TravelCamp
RV SALES, RENTALS, SERVICE, PARTS & MORE

All Work GUARANTEED as long as You Own the RV!

Our Mission Statement
To help more families make more great memories through the adventure of the outdoors and the open road in an RV.

Our Position Statement
For those passionate about using an RV to enjoy the outdoors, TravelCamp provides a pleasurable shopping and service experience. We make this a top priority, because we understand our customers' business is not to be taken for granted and maintaining customer satisfaction after the purchase is just as important as doing so throughout the purchase.

Preventative Maintenance

Service	Price
Oil Change	\$29.99
Filter Change	\$29.99
Brake Pad Change	\$29.99
Brake Fluid Change	\$29.99
Water Pump Service	\$29.99
Generator Service	\$29.99
Boat Engine Service	\$29.99
Boat Propeller Service	\$29.99
Boat Stereos & Electronics	\$29.99
Boat Upholstery	\$29.99
Boat Painting	\$29.99
Boat Storage	\$29.99
Boat Repairs	\$29.99
Boat Accessories	\$29.99
Boat Insurance	\$29.99
Boat Registration	\$29.99
Boat Titling	\$29.99
Boat Sales	\$29.99
Boat Rentals	\$29.99
Boat Leasing	\$29.99
Boat Financing	\$29.99
Boat Credit	\$29.99
Boat Insurance	\$29.99
Boat Registration	\$29.99
Boat Titling	\$29.99
Boat Sales	\$29.99
Boat Rentals	\$29.99
Boat Leasing	\$29.99
Boat Financing	\$29.99
Boat Credit	\$29.99

RV Upgrade Options

Upgrade	Price
Generator	\$29.99
Water Pump	\$29.99
Brake Pads	\$29.99
Brake Fluid	\$29.99
Oil Change	\$29.99
Filter Change	\$29.99
Boat Engine	\$29.99
Boat Propeller	\$29.99
Boat Stereos	\$29.99
Boat Electronics	\$29.99
Boat Upholstery	\$29.99
Boat Painting	\$29.99
Boat Storage	\$29.99
Boat Repairs	\$29.99
Boat Accessories	\$29.99
Boat Insurance	\$29.99
Boat Registration	\$29.99
Boat Titling	\$29.99
Boat Sales	\$29.99
Boat Rentals	\$29.99
Boat Leasing	\$29.99
Boat Financing	\$29.99
Boat Credit	\$29.99

TravelCamp
RV SALES, RENTALS, SERVICE, PARTS & MORE

ROLL-IT-UP
SHOWER & BATH

ARE YOU A MEMBER OF ONE OF THESE ORGANIZATIONS?

YOU MAY QUALIFY FOR SPECIAL OFFERS.

PROGRESSIVE **Allstate** **State Farm**

FIRST RESPONDERS **ACTIVE MILITARY** **VETERANS**

6,000+ OF THE COUNTRY'S LARGEST EMPLOYERS

Walmart **FedEx**

TRAVELCAMPGEAR.COM

LET US SELL YOUR RV FOR YOU

Consign With Us!
"We handle everything for you!"
We Also Buy RV's

Contact our HOTLINE
904-254-0707

Ask for Alan Dulberger - Consignment Manager
7 Days a Week! - adulberger@travelcamp.com

TravelCamp **GUARANTEE**
ALL WORK GUARANTEED 90 DAYS ON LABOR

IMPORTANT NOTICE
If you have a VEHICLE SERVICE CONTRACT, please ADVISE the SERVICE WRITER BEFORE we work on your vehicle SO THAT WE DO NOT CHARGE you for repairs that may be covered under your vehicle service contract. Thank You.

NOT RESPONSIBLE FOR ARTICLES LEFT IN VEHICLES. PLEASE REMOVE FOOD & PERISHABLES FROM YOUR VEHICLE

LABOR RATE \$150
PLUS 8% OF LABOR CHARGED FOR SHOP SUPPLIES

TravelCamp
CONSIGN WITH US!

TravelCamp
WHY BUY FROM TRAVELCAMP?

TravelCamp
DON'T SEE WHAT YOU NEED? Shop Online!
at travelcampgear.com
Save Big Online Upto 25% OFF Fast Shipping

SERVICE

TravelCamp
RV SALES, RENTALS, SERVICE, PARTS & MORE



INTERIOR BRANDING





INTERIOR BRANDING





SPECIFIED STORAGE SPACES



Shop Area - Chain Link Cages, Racks for Trim & Paneling, Tech Work Benches



EXTERIOR BRANDING





EXTERIOR SIGNAGE





FACILITY COLOR CODES

Exterior Trim Color (Blue)

- Gutters
- Downspouts
- Bay doors
- Exterior wall accents
- Window trim

Sherwin Williams: SW6955 Impromptu Blue

Exterior Body Color (Polar White)

- Gutters
- Downspouts,
- Bay doors
- Exterior wall accents

Behr: #730E-1 Polar White Paint

Interior Trim Color (Blue)

- Sunken accessory walls
- Accent wall
- Top perimeter interior walls

Sherwin Williams: SW6955 Impromptu Blue



MAIN COLORS

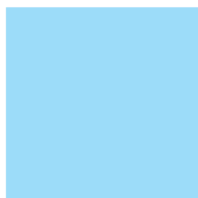
Primary Color Palette



C: 75
M: 20
Y: 0
K: 0

R: 0
G: 160
B: 20

#00A0DC



C: 35
M: 0
Y: 0
K: 0

R: 157
G: 220
B: 249

#9DDCF9



C: 0
M: 0
Y: 0
K: 100

R: 35
G: 31
B: 32

#231F20



C: 0
M: 0
Y: 0
K: 0

R: 255
G: 255
B: 255

#FFFFFF

Secondary Color Palette



C: 0
M: 100
Y: 100
K: 0

R: 237
G: 28
B: 36

#ED1C24



C: 0
M: 60
Y: 100
K: 0

R: 245
G: 130
B: 32

#F58220



C: 0
M: 20
Y: 100
K: 0

R: 255
G: 203
B: 5

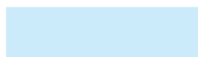
#FFCB05



C: 0
M: 100
Y: 100
K: 0

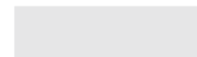
R: 209
G: 211
B: 212

#D1D3D4



50% or above transparency of each primary colors can also be used.

Our primary colors should use at least 70% of the full palette of all collateral (excluding imagery).



50% or above transparency of each secondary colors can also be used.

Our secondary colors should be used to complement our primary palette, providing contrast and interest, but should not make up more than 30% of the full palette.



www.travelcamp.com



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

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

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



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

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

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of advertisement



CITY OF CLERMONT
CONDITIONAL USE PERMIT
 APPLICATION

Date 09/20/2021		FEE: \$845 + cost of advertisement	
Project Name (if applicable)			
Applicant FCH Properties, LLC			
Contact Person: Salem Hassan			
Address 7965 James Island Trail	City Jacksonville	State Florida	Zip 32256
Telephone 904-206-2244	Fax		
Email salem@travelcamp.com			
OWNER INFORMATION			
Owner's Name Salem Hassan			
Owner Address 7965 James Island Trail	City Jacksonville	State Florida	Zip 32256
Telephone 904-206-2244	Fax		
PROPERTY INFORMATION			
Address of Subject Property 2480 South US Hwy 27	City Clermont	State Florida	Zip 34711
General Location On Highway 27 across from the Clermont Mall.			
Legal Description (include copy of survey) Survey attached.			
Land Use (City verification required) Recreational Vehicle Dealership			
Zoning (City verification required) Commercial			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Our goal is to turn this location into an RV dealership that performs sales, service, rentals, and parts retail.

Salem Hassan

Applicant Name (print)

x S. Z. Hassan
Applicant Name (signature)

FCH Properties, LLC

Owner Name (print)

x S. Z. Hassan
Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

03/03/2020



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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/15/2021
Order Number:	6425303
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	62.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/26/2021 - 11/02/2021	Govt Public Notices
LEE dailycommercial.com	2	10/26/2021 - 11/02/2021	Govt Public Notices

Total Order Confirmation	\$191.04
---------------------------------	-----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit (CUP) to allow for outside storage, display and sales of Recreational Vehicles in the C-2 General Commercial zoning district, as required by the code for Section, 122-224, at the following location:

LOCATION:

2480 South US Highway 27
(Alternate Key 3828876)
5.39 +/- Acres

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, November 2, 2021 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting on Tuesday, November 9, 2021 at 6:30 P.M.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

October 26, 2021 &
November 02, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Resolution No. 2021-053R <i>Clermont National Golf Course</i>		
Requested Action		
Recommend approval of Resolution No. 2021-053R.		
Staff Report		
The applicant is requesting a Conditional Use Permit to allow for the renovation and restoration of an existing golf course and driving range as a permitted use in a Planned Unit Development (PUD) zoning district. The Future Land Use is Low Density Residential. The City Council approved on January 27, 1998, the Summit Greens Planned Unit Development Master Plan (Resolution No. 988) to allow for 799 single-family residences, in conjunction with an 18-hole championship golf course. The Planned Unit Development (PUD) approved the golf course recreational facility and clubhouse, which operates as a private and separate entity from the residential community. The approved PUD allowed the existing golf course and driving range to be accessible for public use and the ability to also provide food sales and alcoholic beverages for on-site consumption. The Sanctuary Golf Course later ceased operation. The existing PUD prohibited the use of any onsite lightening for utilization after normal daylight operation. The applicant has purchased the existing golf course and driving range to restore and renovate for an enhanced recreational experience. The applicant is also requesting the use of onsite lighting as a part of the renovation efforts and improvements to the property. The applicant would like to install state of the art ground illumination lights that will be designed and located to prevent any offsite impacts to the surrounding residential properties. The renovation of the existing golf course and driving range will improve the character of the surrounding neighborhoods and provide an opportunity to enhance the community with additional recreational facilities. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed request to restore and renovate the existing golf course and driving range will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for residential land use and the ability to utilize the existing golf course as open space, recreation, park amenities, and other benefits to enhance and improve the property values of the surrounding neighborhoods. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment. Staff recommends <u>approval</u> of Resolution No. 2021-053R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Clermont National Golf Course CUP-Staff Report	Clermont National Golf Course CUP-Staff Report.pdf
2.	2021-053R - Clermont National Golf Course (Sanctuary Ridge) CUP (11.3.2021 V3) - R&FBL	2021-053R - Clermont National Golf Course (Sanctuary Ridge) CUP (11.3.2021 V3) - R&FBL.pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	Clermont National Golf Course	Clermont National Golf Course.pdf
5.	CUP Application	CUP Application.pdf
6.	Res 2021-2021-053R Clermont National Golf CUP - Legal AD	Res 2021-2021-053R Clermont National Golf CUP - Legal AD.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: SRGC, LLC.

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: Clermont National Golf Course and Driving Range aka Sanctuary Ridge Golf Course.

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the renovation and restoration of an existing golf course and driving range permitted uses.

SIZE OF PARCEL: 25 acres +/-

LOCATION: 2601 Diamond Drive, vacant parcel located east of Hancock Road and north of State Road 50.

EXISTING ZONING: Planned Unit Development
(Summit Greens PUD-Resolution 988)

EXISTING LAND USE: Existing golf course

FUTURE LAND USE CATEGORY: Low Density Residential

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit to allow for the renovation and restoration of an existing golf course and driving range as a permitted use in a Planned Unit Development (PUD) zoning district. The Future Land Use is Low Density Residential. The City Council approved on January 27, 1998, the Summit Greens Planned Unit Development Master Plan (Resolution No. 988) to allow for 799 single-family residences, in conjunction with an 18-hole championship golf course.

The Planned Unit Development (PUD) approved the golf course recreational facility and clubhouse, which operates as a private and separate entity from the residential community. The approved PUD allowed the existing golf course and driving range be accessible for public use and the ability to provide food sales and alcoholic beverage for on-site consumption. The Sanctuary Golf Course later ceased operation. The existing PUD prohibited the use of any onsite lightening for utilization after normal day light operation.

The applicant has purchased the existing golf course and driving range to restore and renovate for an enhanced recreational experience. The applicant is also requesting the use of onsite lightening as a part of the renovations and improvements. The applicant would like to install state of the art ground illumination that will be designed and located to prevent offsite impacts to any residential properties. The renovation of the existing golf course and driving range will enhance the character of the existing neighborhood and provide an opportunity to enhance the community with additional recreational facilities.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The proposed request to restore and renovate the existing golf course and driving range will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for residential land use and the ability to utilize the existing golf course as open space, recreation, park amenities, and other benefits to enhance and improve the property values in the surrounding neighborhoods. The property has access to major road networks and will be required to comply with all Land Development Regulations for redevelopment.

Staff recommends approval of Resolution No. 2021-053R.



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION AND RESTORATION OF AN EXISTING GOLF COURSE AND DRIVING RANGE PERMITTED USES, AS PART OF THE SUMMIT GREENS PLANNED UNIT DEVELOPMENT (RESOLUTION 988) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 2, 2021 recommended approval of this Conditional Use Permit over 25 +/- acres to allow for the operation and restoration of an existing golf course and driving range permitted uses, at the following location:

LOCATION:

Vacant parcel located east of Hancock Road,
and north of State Road 50
2601 Diamond Club Drive, aka
“The Sanctuary Ridge Golf Course”
(Alternate Key 3811382)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

WHEREAS, the applicant is requesting a Conditional Use Permit (CUP) to allow for the operation and restoration of an existing golf course and driving range as a permitted use in the Planned Unit Development (PUD) zoning district; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit to allow for the operation and restoration of an existing golf course and driving range permitted uses, in the Planned Unit Development (PUD) zoning district shall be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS:

1. This Conditional Use Permit (CUP) will allow for the operation and restoration of an existing golf course and driving range permitted use in the Planned Unit Development (PUD) zoning district.
2. The golf course and driving range daily hours of operation shall be from 6:30 a.m. to no later than 11:00 p.m.
3. The Conditional Use Permit allows in conjunction with the golf course and existing full-service restaurant and bar, the driving range to operate a small snack bar that will provide limited food and beverage items excluding liquor for the patrons. The driving range shall not operate or open a full-service restaurant, bar or other similar entertainment facility.
4. The property shall be developed in substantial accordance with the approved Site Plan, authorized under Resolution 988. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and only used for conceptual purposes.
5. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the Land Development Codes. All buildings and structures must comply with Clermont Architectural Design Standards.
6. The golf course shall not be lit to allow nighttime play. The driving range shall provide ground illumination that will be located and designed to prevent offsite impacts to any of the residential properties. All driving range lighting shall also comply with Section 2.9 of this Resolution and all City Land Development Regulations.
7. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
8. No outside speaker systems or the operation of any sound amplification or broadcasting device shall be allowed on the driving range.



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

9. Site lighting shall be installed and operated as ground illumination (not mounted to poles) lighting to allow nighttime use of the driving range and shall not spill over onto the adjacent properties.
10. All fence materials shall be ornamental metal or decorative PVC/Vinyl. The construction of any walls shall provide aesthetically pleasing design features for any streets and public view access points.
11. Any signage must comply with Clermont Sign Code, Section 102-Signs, and will require a separate permit.

SECTION 3: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution 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 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2021-053R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 9th day of November, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

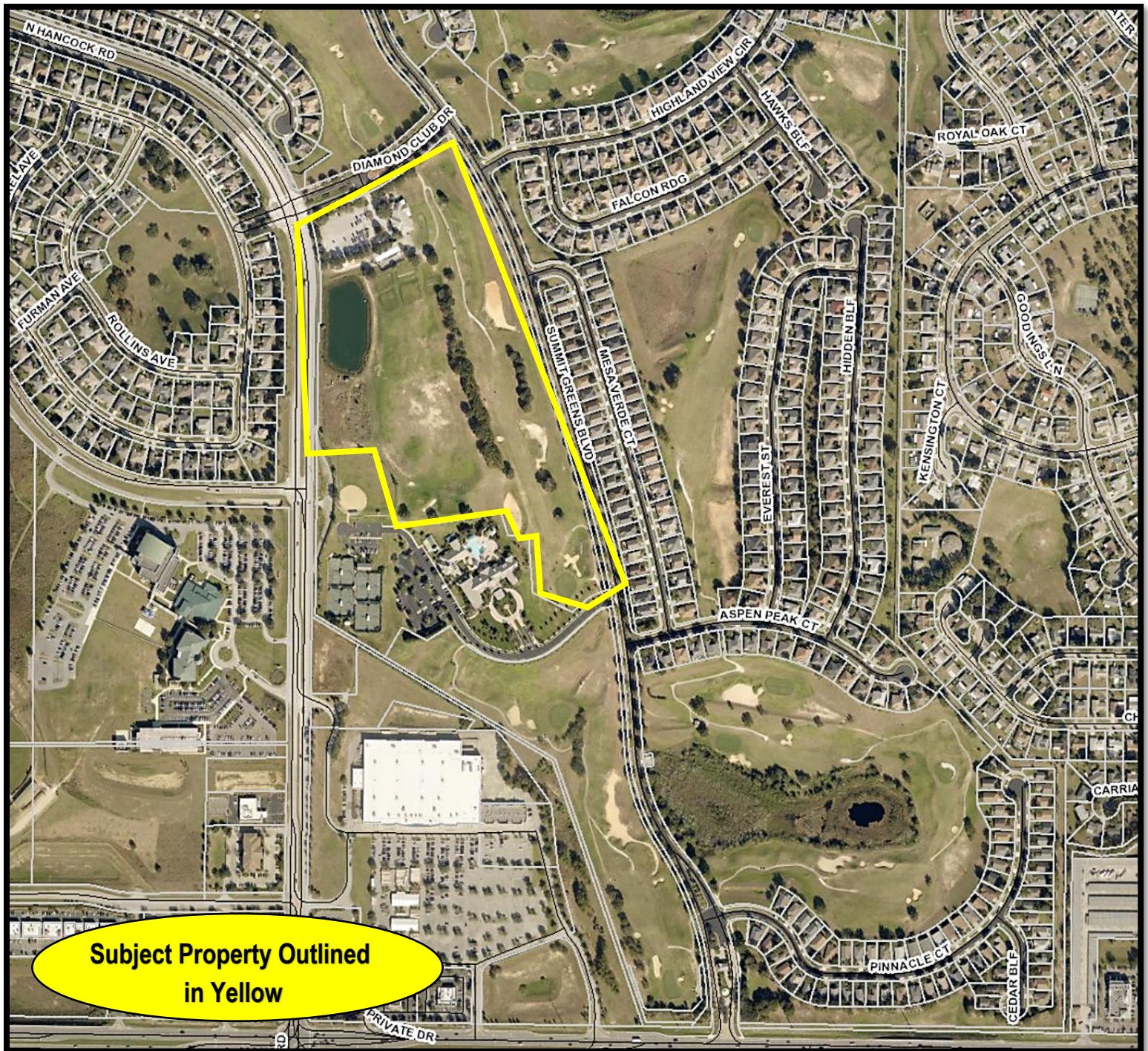
ATTEST:

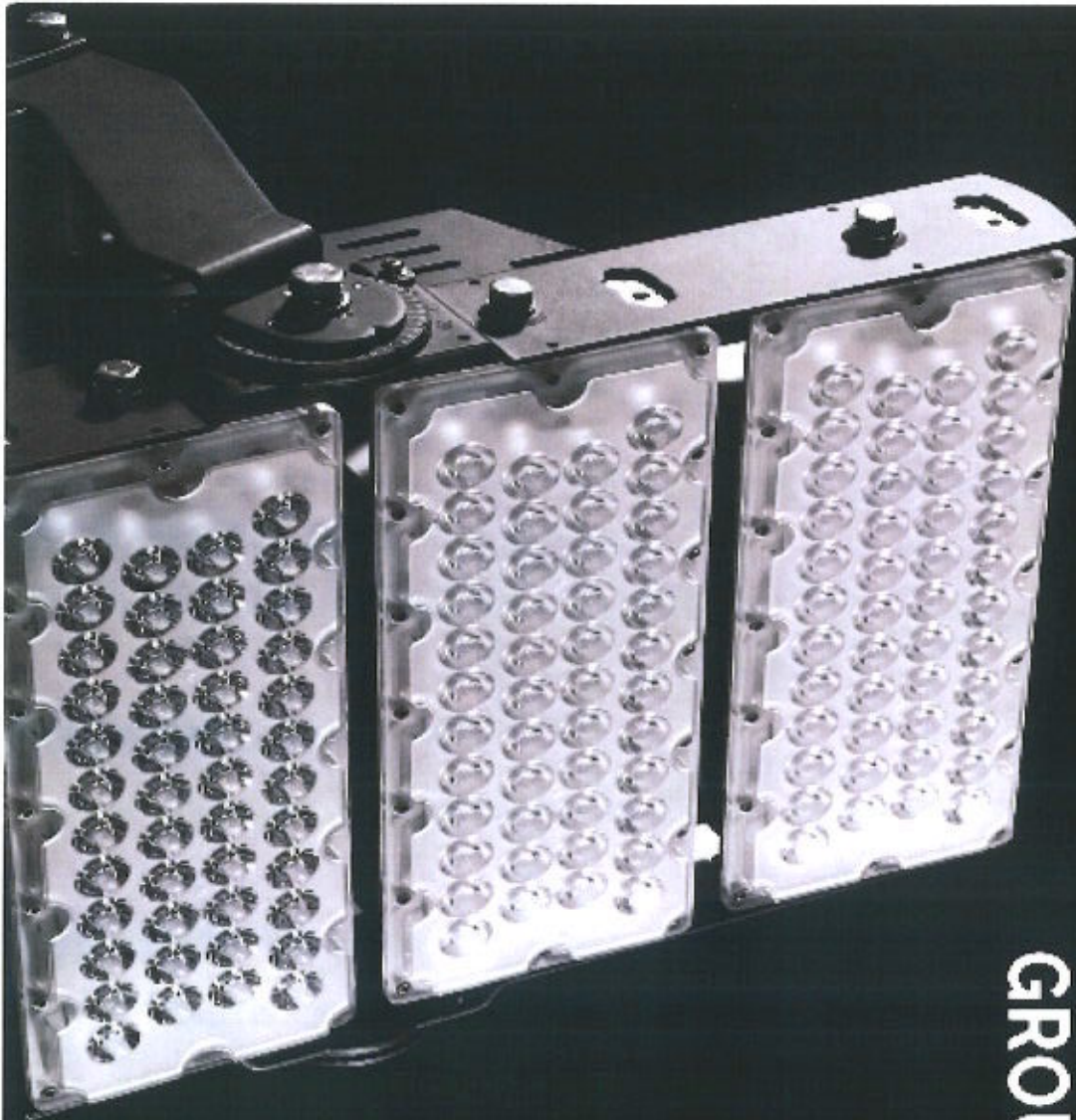
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





GROUND MOUNTED ILLUMINATION



The Galaxy TTX range provides mid power LED ground mounted illumination specifically designed for golf outfield applications. Precise Optics, Top spec Philips or Osram LEDs for very high lumen efficiency, combined with excellent thermal management and a corrosion resistant coating, make the Galaxy range a class leading product.

Features:

- Latest LED and Optical Technology
- Design eliminates unwanted light spill
- Ideal for use in urban / residential areas
- Used by the leading venues
- Very long service life

5 year warranty

The Galaxy TTX is the latest generation high power LED luminaires with a circuit watt efficiency of +135 lumens per watt. The externally rated drivers can be remotely mounted if required.

Each of the lensed 100w modules can be aimed individually to give an exceptional light uniformity. Robust construction and corrosion proof coating make this fixture suitable for harsh weather climates.










For more information about the product featured in this datasheet please contact the experts at Exled. Call 01453 756 361, email sales@exled.co.uk or visit exled.co.uk

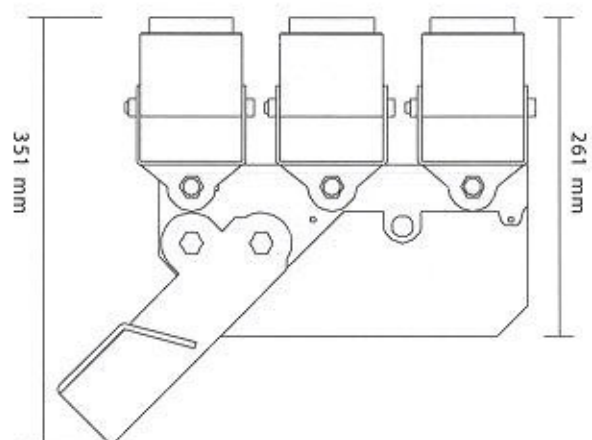


DS_GALAXY-300-TTX

Product Code	Galaxy 300 TTX
Power (Watts)	300
Lumen Output	36,600
Weight (kg)	9
Input Voltage	100-277VAC
LED Chip	Philips Lumileds / Osram
Dimmable Options	1-10v / Dial Optional
Finish	Black or Grey Powder Coating
IP Rating	IP66
Beam Angles	10° / 25° / 30° / 45° / 60° / 90° / 120°
CCT	4000K / 5000K / 6500K
Warranty	5 Years

For more information about the product featured in this datasheet please contact the experts at Exled. Call 01453 756 361, email sales@exled.co.uk or visit exled.co.uk





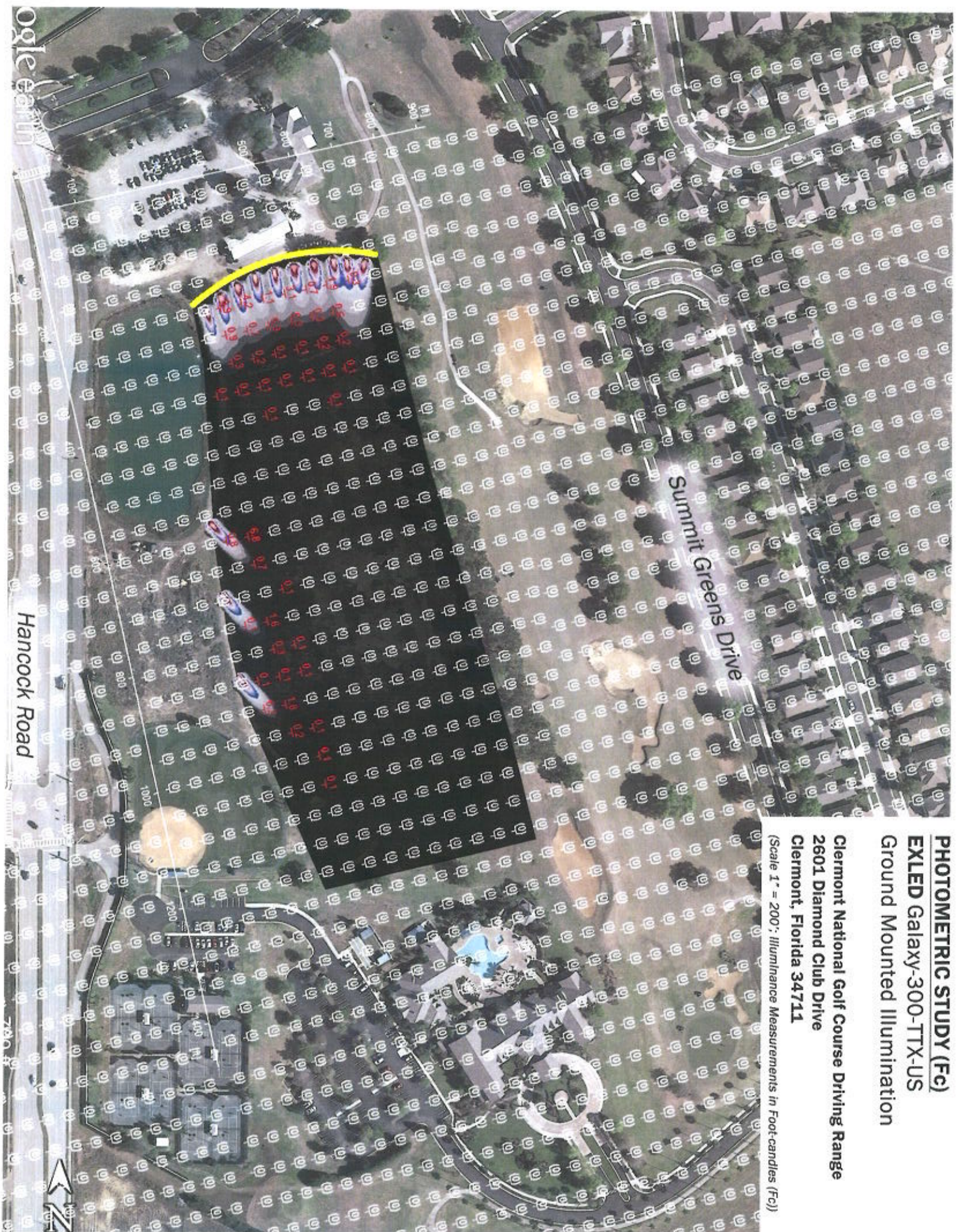
For more information about the product featured in this datasheet please contact the experts at Exled. Call 01453 756 361, email sales@exled.co.uk or visit exled.co.uk



PHOTOMETRIC STUDY (Fc)
EXLED Galaxy-300-TTX-US
Ground Mounted Illumination

Clermont National Golf Course Driving Range
2601 Diamond Club Drive
Clermont, Florida 34711

(Scale 1" = 200'; Illuminance Measurements in Foot-candles (Fc))





CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date September 29, 2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont National Golf Course/Summit Greens			
Applicant SRGC, LLC			
Contact Person Jimmy Crawford, Esq.			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com; jcotch@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name SRGC, LLC			
Owner Address 2601 Diamond Drive	City Clermont	State FL	Zip 34711
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 2601 Diamond Drive	City Clermont	State FL	Zip 34711
General Location East of Hancock Road, North of SR 50.			
Legal Description & Alternate Key (include copy of survey) Please see attached survey. AK # 3811382			
Land Use (City verification required) Low Density Residential			
Zoning (City verification required) PUD/CUP (Resolution 988)			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

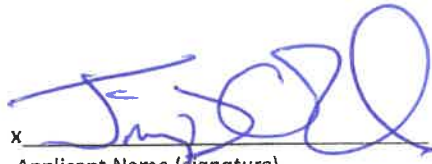
Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

The Owner has recently purchased the Sanctuary Ridge Golf Course, and is undertaking a complete renovation/restoration of the course, which will be renamed Clermont National Golf Course. As a part of that effort, the driving range is being updated. The current CUP prohibits golf course lighting. The Owner wishes to install state-of-the-art ground illumination, which is not mounted on poles and only supplies ground illumination to the driving range properties, eliminating offsite impacts. The Owner also wishes to:

- (1) Place a limitation on the hours of range operations, from dawn up to a maximum of 11 p.m.;
 - (2) Prohibit Owner from installing or operating any sound amplification or broadcasting device or system on the range; and
 - (3) Prohibit Owner from installing or operating a restaurant, bar, or other entertainment facility at the range.
- However, a small snack bar, including non-liquor beverage sales, is allowed.

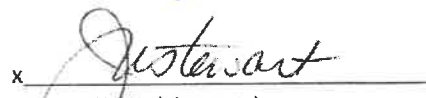
Jimmy D. Crawford

Applicant Name (print)

x 
Applicant Name (signature)

Jimmy Stewart

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SRGC, LLC

Filing Information

Document Number L08000002683
FEI/EIN Number 87-2133987
Date Filed 01/08/2008
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 08/23/2021
Event Effective Date NONE

Principal Address

2601 DIAMOND CLUB DR
 CLERMONT, FL 34711

Changed: 08/23/2021

Mailing Address

2601 DIAMOND CLUB DR
 CLERMONT, FL 34711

Changed: 08/23/2021

Registered Agent Name & Address

WICK, JOHN
 1855 WEST STATE ROAD 434
 SUITE 255
 LONGWOOD, FL 32750

Name Changed: 02/26/2015

Address Changed: 02/26/2015

Authorized Person(s) Detail

Name & Address

Title MGR

STEWART, JAMES W

IN THE CIRCUIT COURT OF THE OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

OLD SOUTHERN BANK,

CASE NO.: 07 CA 1620

Plaintiff,

-VS-

MULLIGAN SOCIETY, INC., TODD
STOTTLEMYRE, and LITTLE PINE
PROPERTIES, LLC,

Defendants.

CFN 2008028236
Bk 03592 Pgs 1359 - 1364; (6pgs)
DATE: 03/06/2008 09:18:00 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 0.00
DEED DOC 0.70

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on February 15, 2008, for the property described herein and that no objections to the sale have been filed within time allowed for filing objections.

The following property in Lake County, Florida:

SEE ATTACHED EXHIBIT "A"

was sold to SRBC LLC 200 N. Orange Ave. Orlando FL 32801

WITNESS my hand and the seal of the Court on this 26 day of February 2008.

NEIL KELLY
CLERK OF THE COURT

Deputy Clerk



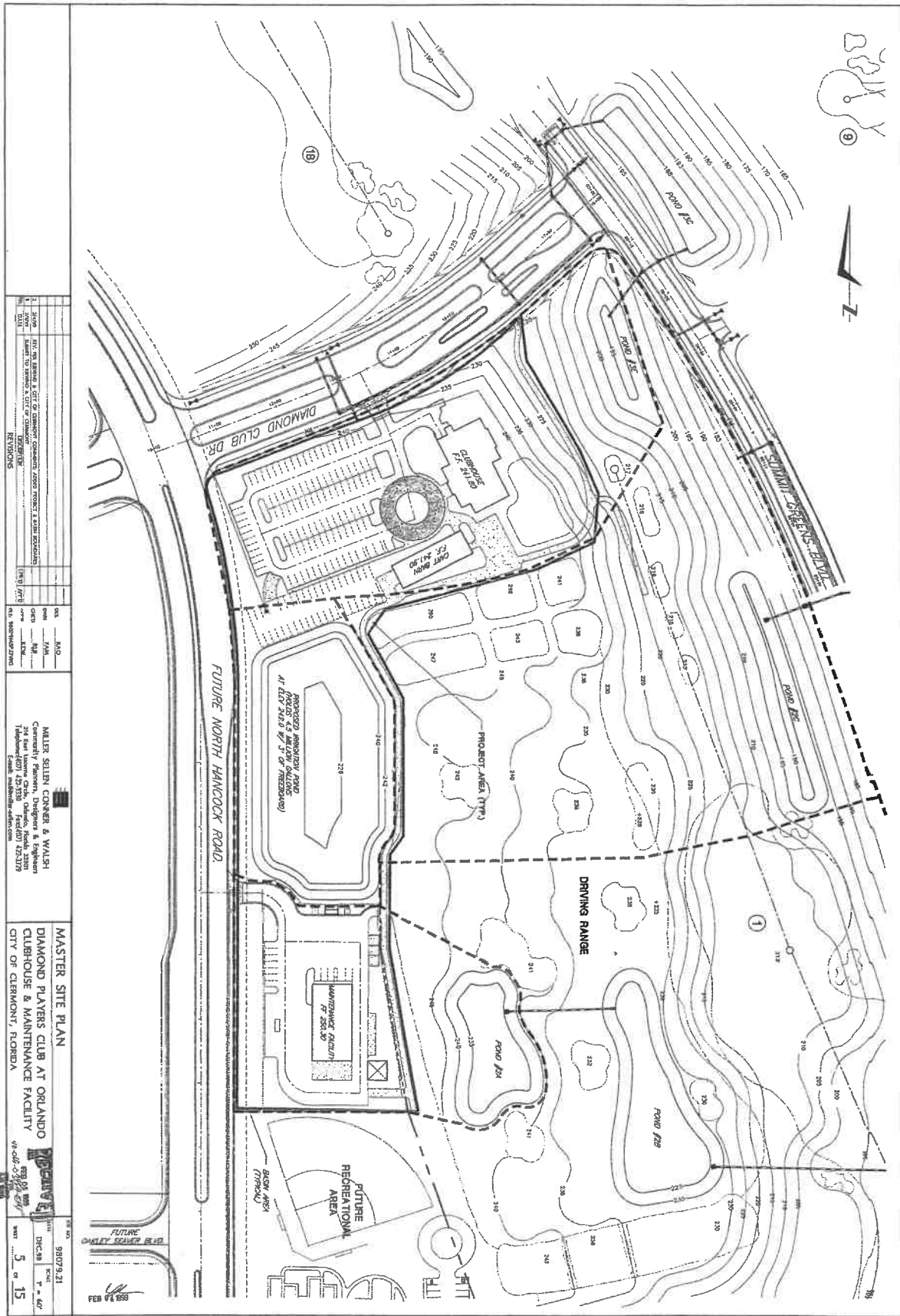
through a central angle of 41°17'06", a distance of 771.00 feet, to a point of tangency; thence North 72°34'26" West, a distance of 649.67 feet, to the point of curvature of a curve, concave to the North, having a radius of 3,930.00 feet, thence to the West, along the arc of said curve through a central angle of 07°41'34", a distance of 527.65 feet, to a point of tangency; thence North 64°52'52" West, a distance of 181.36 feet; thence North 44°01'04" East, a distance of 31.65 feet, thence North 45°58'56" West, a distance of 15.00 feet; thence North 44°01'04" East, a distance of 234.92 feet, to the point of curvature of a curve, concave to the Northwest, having a radius of 640.00 feet; thence to the Northeast, along the arc of said curve through a central angle of 05°00'37", a distance of 55.97 feet, to a point of intersection with a non-tangent curve, concave to the North, having a radius of 3,620.00 feet, the radius point of said curve bears North 26°35'43" East; thence to the East, along the arc of said curve through a central angle of 09°10'09", a distance of 579.32 feet, to a point of tangency, thence South 72°34'26" East, a distance of 404.46 feet; thence North 17°25'47" East, a distance of 173.86 feet, to the point of curvature of a curve, concave to the Southeast, having a radius of 530.00 feet; thence to the Northeast, along the arc of said curve through a central angle of 15°55'58", a distance of 147.38 feet, to a point of tangency, thence North 33°21'45" East, a distance of 6.97 feet; thence North 64°58'06" West, a distance of 105.00 feet, to the point of curvature of a curve, concave to the Northeast, having a radius of 640.00 feet, thence to the Northwest, along the arc of said curve through a central angle of 13°29'55", a distance of 150.78 feet, to a point of intersection with a line radial to said curve and also being the East line of Lot 3 of said plat of Summit Greens Phase 2A; thence North 38°31'50" East, along said East line a distance of 110.00 feet, to a point of intersection with a non-tangent curve, concave to the Northeast, having a radius of 530.00 feet, the radius point of said curve bears North 38°31'49" East; thence to the Southeast, along the arc of said curve through a central angle of 13°29'56", a distance of 124.87 feet, to a point of tangency, thence South 64°58'06" East, a distance of 80.61 feet, to a point of intersection with a non-tangent curve, concave to the West, having a radius of 35.00 feet, the radius point of said curve bears South 25°01'43" West; thence to the South, along the arc of said curve through a central angle of 98°19'51", a distance of 60.07 feet, to a point of intersection with a non-radial line; thence South 74°14'26" East, a distance of 62.95 feet to the Point of Beginning.

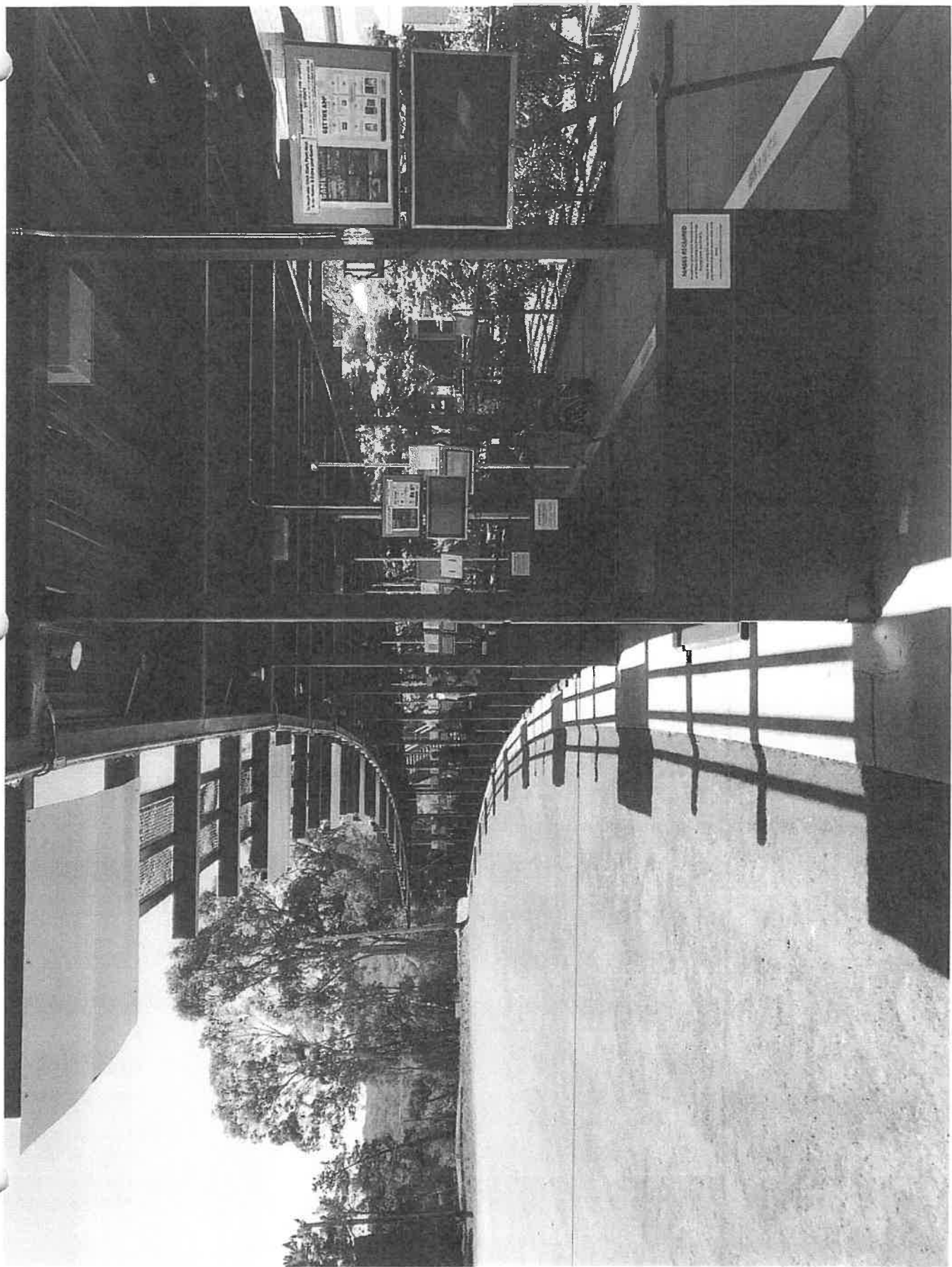
TOGETHER WITH:

A replat of a portion of Future Development Tract "E", SUMMIT GREENS, PHASE 1A, according to the plat thereof recorded in Plat Book 42, Pages 6-35 inclusive, Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Northeasterly most corner of Lot 1, Summit Greens Phase 2A, according to the plat thereof, recorded in Plat Book 46, Pages 21-25, Public Records of Lake County, Florida, thence the following three courses along the North line of Summit Greens Phase 2A, North 54°00'07" West, a distance of 305.47 feet, to a point of intersection with a non-tangent curve, concave to the Northeast, having a radius of 359.92 feet, the radius point of said curve bears North 35°59'46" East; thence to the Northwest, along the arc of said curve through a central angle of 08°42'00", a distance of 54.65 feet, to a point of intersection with a non-tangent line, thence North 45°18'15" West, a distance of 194.65 feet, to the point of curvature of a curve, concave to the Southwest, having a radius of 640.00 feet; thence to the Northwest, along the arc of said curve through a central angle of 02°51'49", a distance of 31.99 feet, to a point of intersection with a non-tangent line; thence North 56°01'47" East, a distance of 263.01 feet, to a point of intersection with a non-tangent curve, concave to the North, having a radius of 170.00 feet, the radius point of said curve bears North 33°48'23" East; thence to the East, along the arc of said curve through a central angle of 57°51'47", a distance of 171.68 feet, to a point of intersection with a line radial to said curve, thence South 24°03'24" East, a distance of 92.40 feet; thence South 52°06'39" East, a distance of

having a radius of 1460.00 feet; thence run East along the arc of said curve through a central angle of 3°47'05" and a distance of 96.44 feet to a point on the curve and the Point of Beginning, thence run South 30°46'44" East for a distance of 395.20 feet to a point of curvature of a curve concave West having a radius of 360.00 feet; thence run South along the arc of said curve through a central angle of 15°21'42" and a distance of 96.52 feet to a point of reverse curvature of a curve concave East having a radius of 580.00 feet; thence run South along the arc of said curve through a central angle of 16°26'41" and a distance of 166.47 feet to a point of reverse curvature of a curve concave West having a radius of 130.00 feet; thence run South along the arc of said curve through a central angle of 12°30'44" and a distance of 28.39 feet to point of tangency, thence run South 19°20'59" East for a distance of 129.02 feet to a point of curvature of a curve concave West having a radius of 900.00 feet, thence run South along the arc of said curve through a central angle of 15°17'56" and a distance of 240.31 feet to a point of reverse curvature of a curve concave East having a radius of 600.00 feet; thence run South along the arc of said curve through a central angle of 64°49'37" and a distance of 678.87 feet to a point of tangency; thence run South 68°52'40" East for a distance of 101.84 feet; thence run South 79°33'30" East for a distance of 21.98 feet; thence run North 14°16'51" East for a distance of 111.01 feet to a point on a curve concave North having a radius of 510.00 feet; thence run West along the arc of said curve through a central angle of 04°52'43" a distance of 43.43 feet having a chord bearing of North 73°19'30" West and chord distance of 43.41 feet to a point on the curve; thence run North 19°06'52" East for a distance of 60.00 feet to a point on a curve concave North having a radius of 450.00 feet; thence run West along the arc of said curve through a central angle of 01°17'51" and a distance of 10.19 feet having a chord bearing of North 70°13'15" West and chord distance of 10.19 feet to a point of tangency; thence run North 69°35'18" West for a distance of 49.32 feet to a point of curvature of a curve concave North having a radius of 430.00 feet; thence run West along the arc of said curve through a central angle of 0°12'09" and a distance of 1.52 feet to a point on the curve; thence run North 21°11'30" East for a distance of 110.01 feet to a point on a curve concave Northeast having a radius of 320.00 feet; thence run North along the arc of said curve through a central angle of 65°32'56" and a distance of 366.09 feet having a chord bearing of North 36°49'31" West and chord distance of 346.45 feet to a point of reverse curvature of a curve concave West having a radius of 1180.00 feet; thence run North along the arc of said curve through a central angle of 5°19'57" and a distance of 109.82 feet to a point on the curve; thence run North 86°39'44" East for a distance of 121.89 feet to a point on a curve concave East having a radius of 81.40 feet; thence run North along the arc of said curve through a central angle of 27°20'09" and a distance of 38.84 feet having a chord bearing of North 12°35'41" East and chord distance of 38.47 feet to a point of reverse curvature of a curve concave West having a radius of 82.34 feet; thence run North along the arc of said curve through a central angle of 62°57'04" and a distance of 90.46 feet to a point of reverse curvature of a curve concave East having a radius of 56.34 feet; thence run North along the arc of said curve through a central angle of 33°28'31" and a distance of 32.91 feet to a point of reverse curvature of a curve concave West having a radius of 28.27 feet; thence run North along the arc of said curve through a central angle of 38°54'50" and a distance of 19.20 feet to a point of reverse curvature of a curve concave East having a radius of 66.54 feet; thence run North along the arc of said curve through a central angle of 54°30'08" and a distance of 63.29 feet to a point of reverse curvature of a curve concave West having a radius of 22.13 feet; thence run North along the arc of said curve through a central angle of 50°43'46" and a distance of 19.59 feet to a point of reverse curvature of a curve concave East having a radius of 19.34 feet, thence run North along the arc of said curve through a central angle of 52°40'54" and a distance of 17.78 feet to a point of tangency; thence run North 26°15'54" East for a distance of 129.45 feet; thence run North 00°08'20" West for a distance of 89.28 feet; thence run South 89°51'40" West for a distance of 275.96 feet; thence run North 84°54'05" West for a distance of 28.31 feet to a point on a curve concave West having a radius of 640.00 feet; thence run North along the arc of said curve through a central angle of 15°21'42" and a distance of 171.59 feet



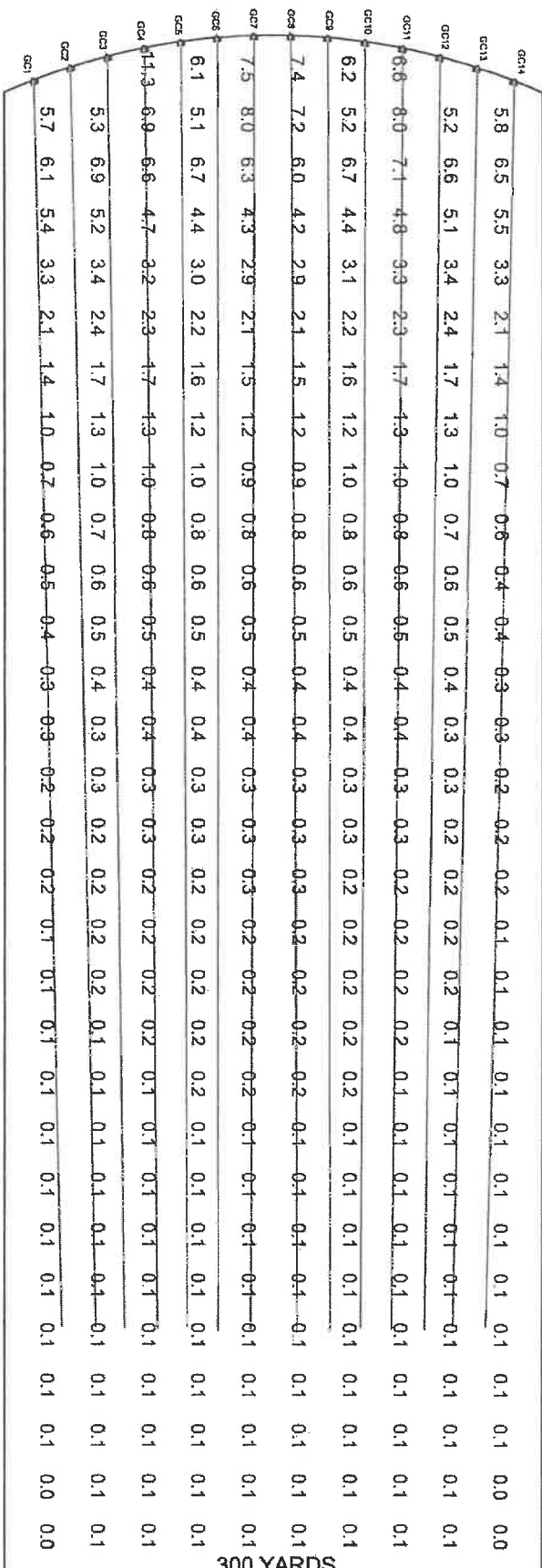


Sanctuary Ridge GC Driving Range

McInnis Park Driving Range Example

Sanctuary Ridge GC Driving Range Site Plan
 Photometric Study
 (scale 1" = 200')





Fixture	x-loc	y-loc	height	N3	kW
GC1	26.5	-143	13ft	1	0.5
GC10	3.8	55	13ft	1	0.5
GC11	7.5	77	13ft	1	0.5
GC12	12.5	99	13ft	1	0.5
GC13	18.8	121	13ft	1	0.5
GC14	26.5	143	13ft	1	0.5
GC2	18.8	-121	13ft	1	0.5
GC3	12.5	-99	13ft	1	0.5
GC4	7.5	-77	13ft	1	0.5
GC5	3.8	-55	13ft	1	0.5
GC6	1.4	-33	13ft	1	0.5
GC7	0.2	-11	13ft	1	0.5
GC8	0.2	11	13ft	1	0.5
GC9	1.4	33	13ft	1	0.5
Total				14	7.3

N3
Q-LED GameChanger 500W

MAINTAINED HORIZONTAL FOOTCANDLES

GUARANTEED FOR THE RATED LIFE OF THE LAMP WITHIN +/-10% OF LIGHT LEVEL INDICATED. BASED ON PROPER INSTALLATION, VOLTAGE +/-3%, POLE PLACEMENT AND MOUNTING HEIGHT WITHIN 3 FEET OF SPECIFIED LOCATION AND HEIGHT.



250 INDUSTRIAL DRIVE
HILLSDALE, MI 49242
P.O. BOX 765

PHONE: 517/439-1581
FAX: 517/439-1194
800/933-9741
WWW.QUALITE.COM

CL-19136D3

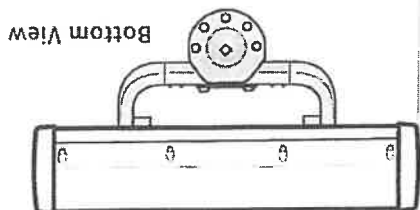
SANCTUARY RIDGE DRIVING RANGE
CLERMONT, FLORIDA

CL 1'-100' 04'-30'-18 1 OF 2

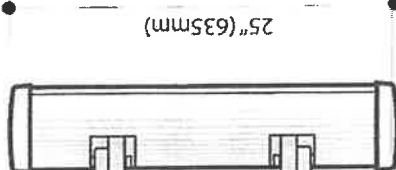
Qualite
SPORTS LIGHTING, LLC

THIS INFORMATION IS CONFIDENTIAL AND NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING, INC. OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING, INC.

GAMECHANGER 500

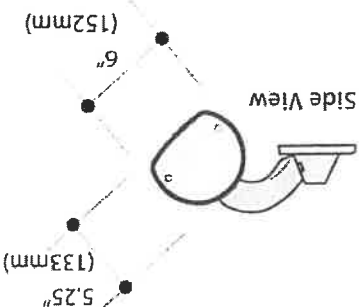


Bottom View



25" (635mm)

14" (355mm)



Side View

6" (152mm)

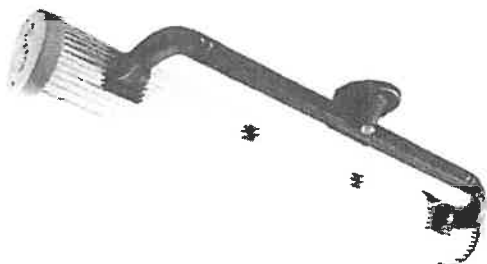
5.25" (133mm)

IP66, -40°C to 55°C

RATINGS

Outdoor sports fields at all levels, general area lighting

APPLICATIONS



GAMECHANGER 500



Amps are based on single Phase.
3 Phase systems will be balanced per pole.
480 and 347V - Will be stepped down to 277V.

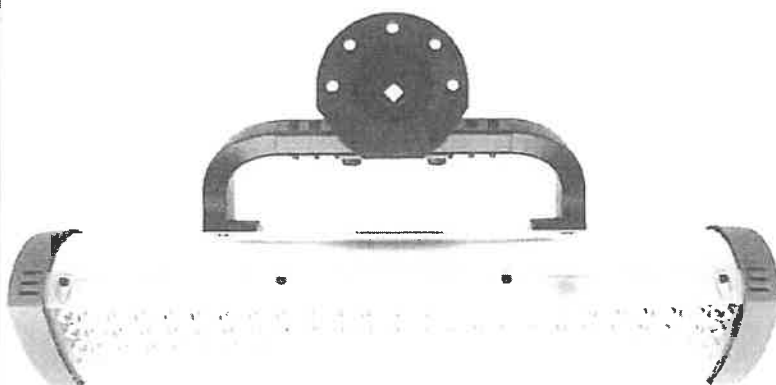
The specifications listed were obtained under optimal testing conditions. Please note that changes in options, features and specifications may result in slightly different performance among fixtures.

GAMECHANGER™ Electrical Detail	GAMECHANGER™ 500
Input Watts	500w
Kw Draw	0.52
*Lumen Output	58,000
Lumens/Watts	115
CCT	5,700
CRI	>80
Weight	27 lbs.
CURRENT	27amps
277v	1.88
240v	2.17
208v	2.5
120v	4.33

100v - 240v auto sensing
200v - 300v auto sensing
480v with neutral can be split into 277v and round patterns with asymmetrical rectangular and various symmetrical and

OPTICS

INPUT POWER





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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/18/2021
Order Number:	6429910
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	66.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/26/2021 - 11/02/2021	Govt Public Notices
LEE dailycommercial.com	2	10/26/2021 - 11/02/2021	Govt Public Notices

Total Order Confirmation

\$202.72

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit (CUP) to allow for the operation and restoration of an existing golf course and driving range permitted use; as part of the Summit Greens Planned Unit Development (Resolution 988) zoning district, at the following location:

LOCATION:

Vacant parcel located east of
Hancock Road,
and north of State Road 50
2601 Diamond Club Drive, aka
"The Sanctuary Ridge Golf Course"
(Alternate Key 3811382)

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, November 2, 2021 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting on Tuesday, November 9, 2021 at 6:30 P.M.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

6429910
October 26, 2021 &
November 02, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 9, 2021		
Agenda Item Name		
Ordinance No. 2021-032 Intro <i>Table to January 11, 2022</i> <i>Stillwell Clermont Rezoning</i>		
Requested Action		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal ad	Legal ad.pdf	

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. 2021-032

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.

LOCATION

Site located two miles south of Hartwood Marsh Road,
and East of US Highway 27 Alternate Key #1462436, 3914659,
52.23 +/- Acres

LEGAL DESCRIPTION

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

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 21, THENCE S89°30'24"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39"E, A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH 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 THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 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 POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

REZONING REQUEST:

FROM: (UT) Urban Transition District

TO: (PUD) Planned Unit Development District

"To allow for a mixed use development with up to 230 multi-family residential units."



The Planning & Zoning Commission will consider the request at their meeting to be held on Tuesday, November 2, 2021 at 6:30 P.M.

A public meeting to consider the request will be held before the Clermont City Council on Tuesday, November 9, 2021 at 6:30 P.M. for Introduction and on Tuesday, December 14, 2021 for the 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, November 9, 2021		
Agenda Item Name		
Ordinance No. 2022-001 <i>Transmittal Hearing</i>		
Requested Action		
Staff recommends approval and transmittal of the proposed Property Rights Element to the State Reviewing Agencies.		
Staff Report		
This Comprehensive Plan Amendment is a staff initiated amendment to adopt Chapter XIV - Property Rights Element to the City's Comprehensive Plan. On June 29, 2021, Governor DeSantis approved House Bill No. 59, which amended Section 163.3177, Florida Statutes, to require local governments to include a property rights element in their comprehensive plans. The property rights element is to implement the legislative intent expressed in Subsection 163.3161(10) and 187.101(3), Florida Statutes, that governmental entities respect judicially acknowledged and constitutionally protected private property rights. Each local government is now required to adopt a property rights element in its comprehensive plan prior to the next proposed plan amendment. Staff has modeled the element after the language contained in House Bill No. 59, according to 163.3177(6) (i) (1) (1-4). Staff recommends approval and transmittal of the proposed Property Rights Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the proposed element.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-001 Property Rights (10.24.2021 V1) - RFBL	Ord 2022-001 Property Rights (10.24.2021 V1) - RFBL.pdf	
2. Property Rights Element	Property Rights Element.pdf	
3. CH 2021-195 Laws of Florida Property Rights	CH 2021-195 Laws of Florida Property Rights.pdf	
4. 2022-001 Property Rights Element legal ad	2022-001 Property Rights Element legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-001

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

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

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

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Property Rights Element is hereby adopted as shown in Exhibit A.

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in



CITY OF CLERMONT
ORDINANCE NO. 2022-001

full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 4: 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: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-001

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Exhibit A



CITY OF CLERMONT
COMPREHENSIVE PLAN
CHAPTER XIV
PROPERTY RIGHTS ELEMENT

Adopted February 8, 2022

THIS PAGE INTENTIONALLY LEFT BLANK

CHAPTER XIV
PROPERTY RIGHTS

GOAL 1: The City shall respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision making.

Objective 1: Consideration of Property Rights. The City of Clermont shall ensure that property rights are considered in the decision-making process.

Policy 1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights will be considered in the decision-making process.

Policy 1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances, will be considered in the decision-making process.

Policy 1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property will be considered in the decision-making process.

Policy 1.4: The right of a property owner to dispose of his or her property through sale or gift will be considered in the decision-making process.



CITY OF CLERMONT
COMPREHENSIVE PLAN
CHAPTER XIV
PROPERTY RIGHTS ELEMENT

Adopted February 8, 2022

THIS PAGE INTENTIONALLY LEFT BLANK

CHAPTER XIV PROPERTY RIGHTS

GOAL 1: The City shall respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision making.

Objective 1: Consideration of Property Rights. The City of Clermont shall ensure that property rights are considered in the decision-making process.

Policy 1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights will be considered in the decision-making process.

Policy 1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances, will be considered in the decision-making process.

Policy 1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property will be considered in the decision-making process.

Policy 1.4: The right of a property owner to dispose of his or her property through sale or gift will be considered in the decision-making process.

CHAPTER 2021-195

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 59

An act relating to growth management; amending s. 163.3167, F.S.; specifying requirements for certain comprehensive plans effective, rather than adopted, after a specified date and for associated land development regulations; amending s. 163.3177, F.S.; requiring local governments to include a property rights element in their comprehensive plans; providing a statement of rights which a local government may use; requiring a local government to adopt a property rights element by the earlier of its adoption of its next proposed plan amendment initiated after a certain date or the next scheduled evaluation and appraisal of its comprehensive plan; prohibiting a local government's property rights element from conflicting with the statement of rights contained in the act; amending s. 163.3237, F.S.; providing that the consent of certain property owners is not required for development agreement changes under certain circumstances; providing an exception; amending s. 337.25, F.S.; requiring the Department of Transportation to afford a right of first refusal to certain individuals under specified circumstances; providing requirements and procedures for the right of first refusal; amending s. 380.06, F.S.; authorizing certain developments of regional impact agreements to be amended under certain circumstances; providing retroactive applicability; providing a declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (3) of section 163.3167, Florida Statutes, is amended to read:

163.3167 Scope of act.—

(3) A municipality established after the effective date of this act shall, within 1 year after incorporation, establish a local planning agency, pursuant to s. 163.3174, and prepare and adopt a comprehensive plan of the type and in the manner set out in this act within 3 years after the date of such incorporation. A county comprehensive plan is controlling until the municipality adopts a comprehensive plan in accordance with this act. A comprehensive plan for a newly incorporated municipality which becomes effective adopted after January 1, 2016 2019, and all land development regulations adopted to implement the comprehensive plan must incorporate each development order existing before the comprehensive plan's effective date, may not impair the completion of a development in accordance with such existing development order, and must vest the density and intensity approved by such development order existing on the effective date of the comprehensive plan without limitation or modification.

Section 2. Paragraph (i) is added to subsection (6) of section 163.3177, Florida Statutes, to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Section 3. Section 163.3237, Florida Statutes, is amended to read:

163.3237 Amendment or cancellation of a development agreement.—A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest. A party or its designated successor in interest to a development agreement and a local government may amend or cancel a development agreement without securing the consent of other parcel owners whose property was originally subject to the development agreement, unless the amendment or

cancellation directly modifies the allowable uses or entitlements of such owners' property.

Section 4. Subsection (4) of section 337.25, Florida Statutes, is amended to read:

337.25 Acquisition, lease, and disposal of real and personal property.

(4) The department may convey, in the name of the state, any land, building, or other property, real or personal, which was acquired under subsection (1) and which the department has determined is not needed for the construction, operation, and maintenance of a transportation facility. When such a determination has been made, property may be disposed of through negotiations, sealed competitive bids, auctions, or any other means the department deems to be in its best interest, with due advertisement for property valued by the department at greater than \$10,000. A sale may not occur at a price less than the department's current estimate of value, except as provided in paragraphs (a)-(d). The department may afford a right of first refusal to the local government or other political subdivision in the jurisdiction in which the parcel is situated, except in a conveyance transacted under paragraph (a), paragraph (c), or paragraph (e). Notwithstanding any provision of this section to the contrary, before any conveyance under this subsection may be made, except a conveyance under paragraph (a) or paragraph (c), the department shall first afford a right of first refusal to the previous property owner for the department's current estimate of value of the property. The right of first refusal must be made in writing and sent to the previous owner via certified mail or hand delivery, effective upon receipt. The right of first refusal must provide the previous owner with a minimum of 30 days to exercise the right in writing and must be sent to the originator of the offer by certified mail or hand delivery, effective upon dispatch. If the previous owner exercises his or her right of first refusal, the previous owner has a minimum of 90 days to close on the property. The right of first refusal set forth in this subsection may not be required for the disposal of property acquired more than 10 years before the date of disposition by the department.

(a) If the property has been donated to the state for transportation purposes and a transportation facility has not been constructed for at least 5 years, plans have not been prepared for the construction of such facility, and the property is not located in a transportation corridor, the governmental entity may authorize reconveyance of the donated property for no consideration to the original donor or the donor's heirs, successors, assigns, or representatives.

(b) If the property is to be used for a public purpose, the property may be conveyed without consideration to a governmental entity.

(c) If the property was originally acquired specifically to provide replacement housing for persons displaced by transportation projects, the department may negotiate for the sale of such property as replacement

housing. As compensation, the state shall receive at least its investment in such property or the department's current estimate of value, whichever is lower. It is expressly intended that this benefit be extended only to persons actually displaced by the project. Dispositions to any other person must be for at least the department's current estimate of value.

(d) If the department determines that the property requires significant costs to be incurred or that continued ownership of the property exposes the department to significant liability risks, the department may use the projected maintenance costs over the next 10 years to offset the property's value in establishing a value for disposal of the property, even if that value is zero.

(e) If, at the discretion of the department, a sale to a person other than an abutting property owner would be inequitable, the property may be sold to the abutting owner for the department's current estimate of value.

Section 5. Paragraph (d) of subsection (4) of section 380.06, Florida Statutes, is amended to read:

380.06 Developments of regional impact.—

(4) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

(d) Any agreement entered into by the state land planning agency, the developer, and the local government with respect to an approved development of regional impact previously classified as essentially built out, or any other official determination that an approved development of regional impact is essentially built out, remains valid unless it expired on or before April 6, 2018, and may be amended pursuant to the processes adopted by the local government for amending development orders. Any such agreement or amendment may authorize the developer to exchange approved land uses, subject to demonstrating that the exchange will not increase impacts to public facilities. This paragraph applies to all such agreements and amendments effective on or after April 6, 2018.

Section 6. The Legislature finds and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.



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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/08/2021
Order Number:	6396033
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	80.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 01/22/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 01/22/2022	Govt Public Notices

Total Order Confirmation	\$243.60
---------------------------------	-----------------

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-001

The City of Clermont will hold public hearings on Tuesday, November 2, 2021 at 6:30 PM before the Planning and Zoning Commission and on Tuesday, November 9, 2021 at 6:30 PM before the City Council (transmittal hearings), and on Tuesday, February 8, 2022 at 6:30 PM before the City Council (final adoption hearing) to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-001:

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

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7335 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (First Floor, City Hall) between 8 AM and 5 PM. Monday through Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearing.

Tracy Ackroyd Howe, MMC
City Clerk

6396033
October 18, 2021 &
January 22, 2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, November 9, 2021	
Agenda Item Name	
Ordinance No. 2022-002 <i>Transmittal Hearing</i>	
Requested Action	
Staff recommends approval and transmittal of the proposed Future Land Use Element to the State Reviewing Agencies.	
Staff Report	
This Comprehensive Plan Text Amendment is a staff initiated amendment to add an additional Goal with Policies and Objectives within the Future Land Use Element that specifically addresses the Wellness Way Area Plan (WWAP). The WWAP was developed in 2016 by Lake County to address growth demands for an area that has significant potential for economic development in southeast Lake County. The area has been viewed as an opportunity to diversify the regional economy, protect natural resources and strengthen connectivity with other economic hubs in the region. The northern portion of Wellness Way falls within the Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA) between the County and the City of Clermont. Some properties within Wellness Way have already been annexed into the City. The Wellness Way Implementation Plan is a joint effort of the City of Clermont and Lake County to collaboratively activate a +/- 15,000-acre area lying between US 27 and State Road 429 (the Orlando Beltway). This effort is founded in the approval of the remedial Wellness Way Area Plan (WWAP) comprehensive plan amendment in 2016 by Lake County. The two local governments view this area as an emerging center for new employment and supporting residential development. The original approval of the WWAP envisioned the implementation to occur via master Planned Unit Developments (PUD). In an effort to revisit the original assumptions and to ensure their ongoing validity, Lake County and the City of Clermont commissioned an Implementation Plan in 2019 to establish detailed policies and standards to govern new development as well as a set of Design Guidelines to be used to review new development proposals. The Comprehensive Plan Amendment sets the framework for the forthcoming Design Guidelines, which will be incorporated into the Land Development Code. The proposed Amendment would establish a new goal in the Future Land Use Element. The new policies were the culmination of over two years of work by a 95-member Stakeholder Group comprised of landowners, elected officials, City and County staff, developers, State Agency representatives, consultants and the public. Several policy initiatives embodied in the proposed amendment include Job creation and Economic Development, Regional Transportation Connectivity, Wellness/Recreation/Open Space Network, Water Smart approaches, Preservation of Scenic Resources, and a Health and Wellness Community Commitment. The proposed changes start with Goal # 2, on page I-15 within the proposed FLU element, and progress to the end, page I-39. The added material will have <u>red underlining</u> in the document. Staff recommends approval and transmittal of the proposed Future Land Use Element to the State Reviewing Agencies. Once comments are received, an adoption hearing will be scheduled in early 2022 to finalize the amended element.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2022-002 WW Text Amend Draft PZ	Ord 2022-002 WW Text Amend Draft PZ.docx	
2.	Final Exhibit A - Future Land Use Element 2020	Final Exhibit A - Future Land Use Element 2020.pdf	
3.	2022-002 Wellness Way FLU legal ad	2022-002 Wellness Way FLU legal ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHING AN ADDITIONAL GOAL, OBJECTIVES AND POLICIES FOR WELLNESS WAY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

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

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Element is hereby amended as shown in Exhibit A.



CITY OF CLERMONT
ORDINANCE NO. 2022-002

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: 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: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-002

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of February, 2022.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Exhibit A



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended February 28, 2017
Amended August 28, 2018
Amended August 25, 2020
Amended February 8, 2022

THIS PAGE INTENTIONALLY LEFT BLANK

CHAPTER I
FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

Objective 1.1: **Discourage Urban Sprawl.** The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Objective 1.2: **Future Land Use Map Series.** The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 to 12 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 – 25 units per acre/0.25 FAR
Downtown Mixed-Use	12-40 units per acre/3.0 FAR
Commercial	12 -25 units per acre/0.25 FAR
Industrial	1.0 FAR

Objective 1.3: Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. To encourage higher density adjacent to Downtown and provide enhanced walkability between housing and the Central Business District, land designated as Medium-Density Residential Future Land Use adjacent to the Downtown Mixed Use Future Land Use may have a density of up to 12 units per acre. However, densities higher than eight units per acres shall require a Conditional Use Permit. The Medium-Density Residential Future Land Use area eligible for density up to 12 units per acre is north of SR 50, South of Lake Minneola, West of 5th Street and East of 12th Street. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums, accessory dwelling units, and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow a bonus density of up to 40 units per acre through a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The maximum density

for residential uses shall be 12 units per acre in the Master Planned Development Use Category except in the SR 50 and US 27 Overlay District, which may allow a bonus density of up to 25 units per acre through an affordable housing component, as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. Densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.

- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre, except in the SR 50 and US 27 Overlay District, which may allow a bonus density of up to 25 units per acre through an affordable housing component as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines,

Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City's transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;

- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

Policy 1.16.2: Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

Policy 1.16.3: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.

- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.
- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

GOAL 2: To create a long-term master plan for the wellness way area which promotes significant economic development while encouraging fiscally efficient and well- balanced development patterns that minimize environmental impacts and leverage existing resources.

Objective 2.1: Significant Initiatives of Wellness Way.

The City shall pursue the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

Policy 2.1.1: To achieve these initiatives, these Goals, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long-term horizon of development in Wellness Way. Further, to provide predictability, there are six (6) future land use categories (FLUC) as described below:

- A. Multi Use
- B. US 27
- C. Neighborhood
- D. Wellness Way North
- E. Conservation Subdivision
- F. Water Conserv II

These six future land use categories are depicted on the Future Land Use Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be determined in the Planned Unit Development (PUD) process or through an independent alignment study.

Policy 2.1.2: Wellness Way is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each PUD to ensure internal open space connectivity as well as connectivity to Lake Louisa State Park and Orange County.

OBJECTIVE 2.2: ECONOMIC DEVELOPMENT BRANDING STRATEGY. The city, in collaboration with lake county, shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within wellness way by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them.

Policy 2.2.1: Jobs-To-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides

The City shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within Wellness Way. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within the planning area. The City shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio for the overall wellness way planning area.

To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage, a FLUC specific minimum FAR (as shown in Policy 2.3.2.) is applied to the non-residential square footage requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required non-residential square footage at the minimum average FAR. Land use types that can be counted towards the non-residential square footage requirements include traditional, job-generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses, such as secondary education facilities, hotels, technical schools and hospitals/medical.

Policy 2.2.2: Target Industries

Non-residential employment development within Wellness Way shall target, but are not limited to, a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

- A. Ag-Tech
- B. Eco-tourism and Agri-tourism
- C. Education and Health Services
- D. Human Performance, Sports Medicine and Sports Training
- E. Leisure and Hospitality
- F. Manufacturing
- G. Medical and bio-medical
- H. Professional and Business Services
- I. Research Facilities
- J. Retail Trade
- K. Transportation, Trade and Utilities

Policy 2.2.3: Technology Infrastructure

Key to the success of Wellness Way will be the application of an advanced technology infrastructure network. PUDs within Wellness Way shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long-term viability of the technology infrastructure network.

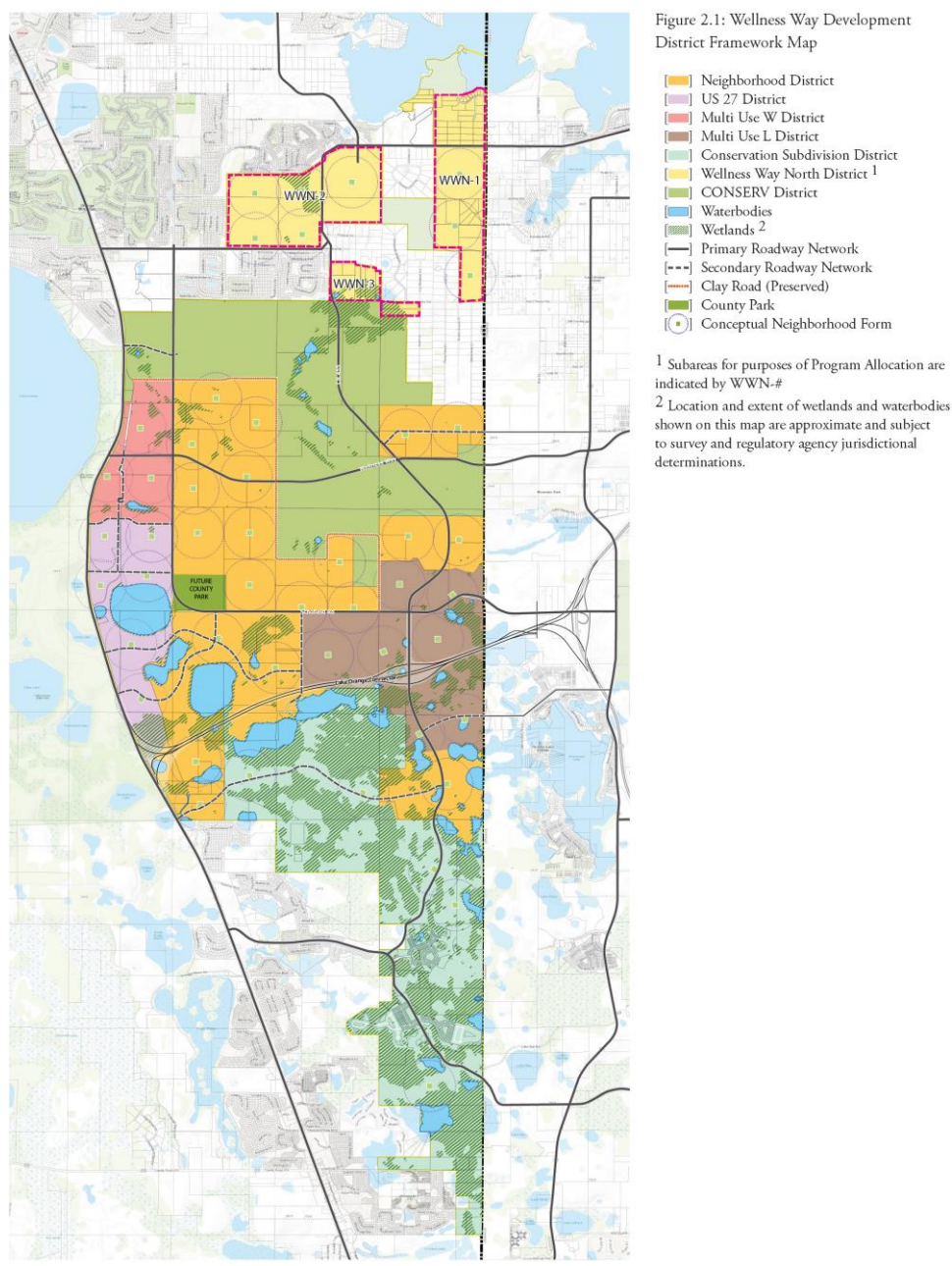
Policy 2.2.4: Energy Conservation

A primary component of Wellness Way will be the use of alternative energy sources to promote economic development. The use of sustainable energy generation will attract businesses and foster the proliferation of green technology. Alternative energy resources should be encouraged as a power source for residential and non-residential development alike. PUDs should demonstrate how alternative energy sources will be incorporated into the development when economically feasible.

Objective 2.3: Land Use, Hierarchy Of Place And Wellness Corridors

The intent of Wellness Way is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The form shall promote land use densities, intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is intended to provide a hierarchy of place within each PUD.

Figure 1 – Framework Map



Policy 2.3.1: Future Land Use Categories

The following six future land use categories, as depicted on the Future Land Use Map, are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses. The general purpose of each category is described below. Specific allowable uses shall be provided for in the implementing development regulations, design guidelines and standards.

- A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.
- B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The district is not intended to create a conventional ‘strip commercial’ frontage along US 27.
- C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the boundaries of Wellness Way’s community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.
- D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed residential development while supporting the ecological value of the ‘mosaic’ of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the district.
- E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.
- F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

Policy 2.3.2: Future Land Use Categories Capacity Allocation

Development potential within Wellness Way shall be determined utilizing the “Maximum Capacity Allocation Table.” The capacity calculations provided in the “Maximum Capacity Allocation Table” determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 2.3.3 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the “Maximum Capacity Allocation Table.” Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the “Maximum Capacity

Allocation Table.” “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

1. Open Space: Lands comprising the Wellness Space and Green Space areas
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

<u>Future Land Use Category</u>	<u>Open Space Minimum</u>	<u>Residential Maximum</u>	<u>Center Minimum</u>
<u>Neighborhood</u>	<u>30%</u>	<u>65%</u>	<u>5%</u>
<u>US 27</u>	<u>30%</u>	<u>55%</u>	<u>15%</u>
<u>Multi-Use</u>	<u>30%</u>	<u>50%</u>	<u>20%</u>
<u>Conservation Subdivision</u>	<u>50%</u>	<u>50%</u>	<u>N/A</u>
<u>Wellness Way North 1</u>	<u>30%</u>	<u>60%</u>	<u>10%</u>
<u>Wellness Way North 2</u>	<u>30%</u>	<u>60%</u>	<u>10%</u>
<u>Wellness Way North 3</u>	<u>30%</u>	<u>60%</u>	<u>10%</u>

Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which maintain their current entitlements until such time as a PUD is approved.

Maximum Capacity Allocation Table

<u>Future Land Use Category</u>	<u>Maximum Capacity / Net Residential Acre</u>	<u>Minimum FAR / Net Non-Residential Acre</u>
<u>Neighborhood</u>	<u>3.60 (d.u)¹</u>	<u>0.30</u>
<u>US 27</u>	<u>5.75 (d.u)</u>	<u>0.25</u>
<u>Multi-Use</u>	<u>8.00 (d.u)</u>	<u>0.20</u>
<u>Conservation Subdivision</u>	<u>2.70 (d.u)</u>	<u>0.00</u>
<u>Wellness Way North 1</u>	<u>3.08 (d.u)</u>	<u>0.33</u>
<u>Wellness Way North 2</u>	<u>2.67 (d.u)</u>	<u>0.25</u>
<u>Wellness Way North 3</u>	<u>2.25 (d.u)</u>	<u>0.17</u>

¹ This does not include potential right-of-way density bonuses (Policy 2.8.1).

* - The maximum capacity for the neighborhood district may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:
 - A. Public parks
 - B. Public open space

- C. Public trail system
- D. Water Conservation trail system
- E. **Bike/pedestrian bridge over us 27**
- 2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a final PUD.

Any proposed enhancement to the maximum capacity of the neighborhood district is not a right granted by this policy but must be proffered at the time of consideration of the pud. The proposed maximum capacity enhancement shall be evaluated based on achieving the goal and objectives of the wellness way area plan.

Policy 2.3.3: Example Residential Capacity And Non-Residential Acreage Set-Aside Calculation:

A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
 - Residential Maximum: 500 net acres * 65% Residential = 325 acres
 - Center Minimum: 500 net acres * 5% Center = 25 acres
 - Open Space Minimum: 500 net acres * 30% Open Space = 150 acres
- Multi-Use District
 - Residential Maximum: 250 net acres * 50% Residential = 125 acres
 - Center Minimum: 250 net acres * 20% Center = 50 acres
 - Open Space Minimum: 250 net acres * 30% Open Space = 75 acres
- Total Land Allocation
 - Residential Maximum: 450 acres
 - Center Minimum: 75 acres
 - Open Space Minimum: 225 acres

Step 2: Maximum Density Calculation

- Neighborhood District: 500 net acres * 65% Residential * 3.6 du/ac = 1,170 dwelling units
- Multi-Use District: 250 net acres * 50% Residential * 8.0 du/ac = 1,000 dwelling units
- Total Dwelling Units: 2,170

Step 3: Minimum Non-Residential Calculation

- Neighborhood District: 500 net acres * 5% Center * 0.30 FAR = 326,700 sf

- Multi-Use District: 250 net acres * 20% Center * 0.30 FAR = 653,400 sf
- Total Minimum Non-Residential Program = 980,100 sf

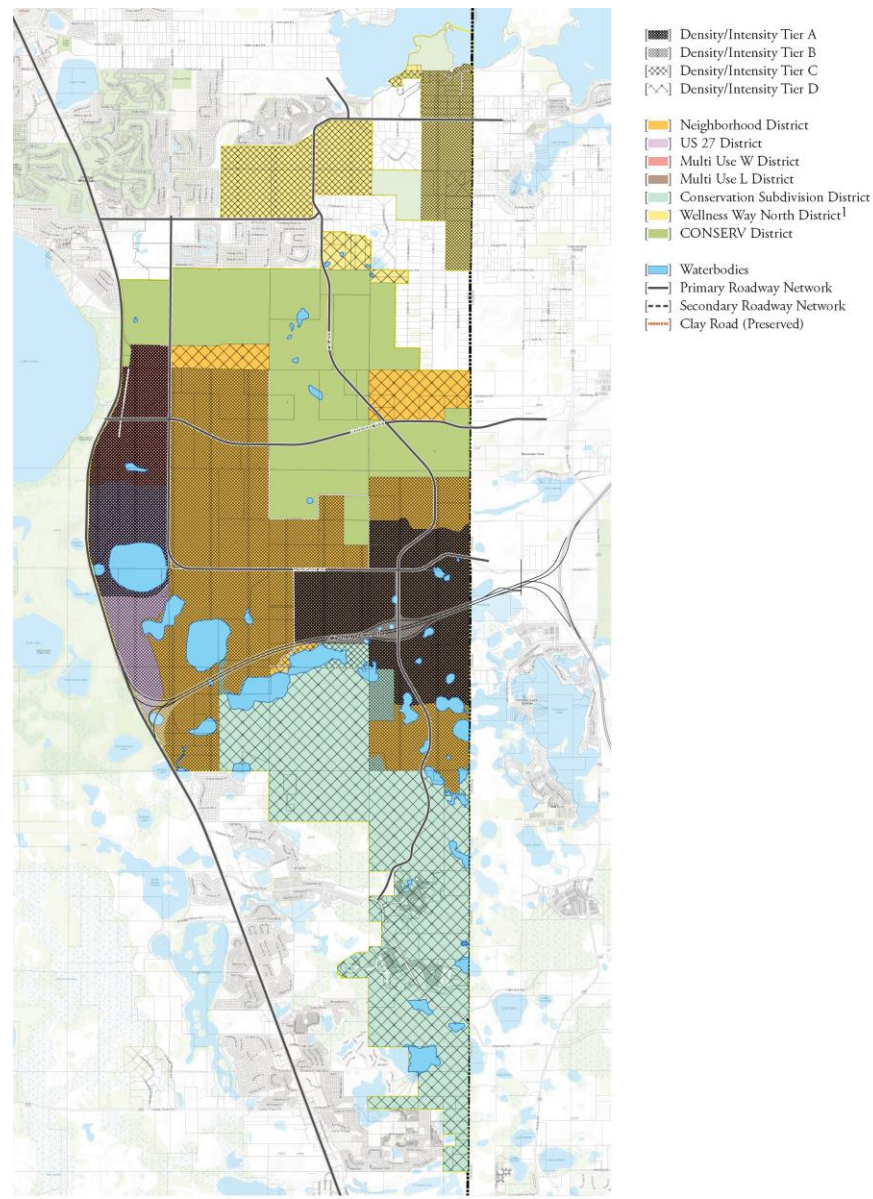
Policy 2.3.4: Future Land Use Categories Density And Intensity Calculations

Within Wellness Way, density and intensity calculations provide guidelines for the construction of residential units and non-residential square footage. Density and intensity calculations do not determine the total number of residential units and non-residential square footage allowed; those calculations are referred to as “capacity” and are provided in Policy 2.3.2. Densities and intensities are calculated utilizing “net buildable acres” (Gross acres minus wetland acres minus water body acres minus designated open space, see Policy 2.3.9 for open space guidelines) within the building footprint for that land use type (residential vs. non-residential). The total number of residential units within a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy 2.3.2.² The minimum and maximum net density and intensity for any development site within a PUD is set by the following table:

² This does not include potential right-of-way density bonuses (Policy 2.8.1).

Future Land Use Category Density/Intensity Tier Summary Table

<u>Density/Intensity Tier</u>	<u>Minimum Density/Net Buildable Acre</u>	<u>Maximum Density/Net Buildable Acre</u>	<u>Minimum Average FAR</u>	<u>Maximum Average FAR</u>
<u>Tier A</u>	<u>6.00 (d.u)</u>	<u>25.00 (d.u)</u>	<u>0.25</u>	<u>2.00</u>
<u>Tier B</u>	<u>3.00 (d.u)</u>	<u>20.00 (d.u)</u>	<u>0.25</u>	<u>2.00</u>
<u>Tier C</u>	<u>2.50 (d.u)</u>	<u>15.00 (d.u)</u>	<u>0.15</u>	<u>2.00</u>
<u>Tier D</u>	<u>2.00 (d.u)</u>	<u>10.00 (d.u)</u>	<u>0.15</u>	<u>2.00</u>

Figure 2 – Density/Intensity Tiers**Policy 2.3.5: Location and Timing of Non-Residential Construction.**

Land areas set aside for the purposes of non-residential uses will be termed Centers. Non-residential development must occur within a Center. Centers may have a mix of non-residential and residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses. All Centers shall be appropriately placed in commercially viable locations located along an arterial or collector road.

Policy 2.3.6: Urban Form Guiding Principles

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. The following are the urban form guiding principle:

- A. The overall community is intended to include a mix of uses that integrate residential, non-residential and open space networks. The overall Framework Plan and standards were developed to ensure the desired percentage distribution of uses within Wellness Way.
- B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way such as Centers, schools, parks as well as neighborhoods.
- C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
- D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
- E. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
- F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.
- G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
- H. Allow interim and/or permanent agricultural uses.
- I. All development will adhere to dark sky standards.

These guiding principles shall be specifically demonstrated in all PUDs.

Policy 2.3.7: Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. The Design Guidelines and Standards that implement this plan must be incorporated in the development standards for each PUD zoning, which culminates at the detailed design level with the specifications for complete street design.

Policy 2.3.8: Wellness Corridors

Wellness Corridor (WC) networks connect communities, Multi-use Districts, Centers, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- A. Community farms and gardens
- B. Wetlands
- C. Water bodies
- D. Preserved uplands
- E. Trails, pedestrian ways and bikeways
- F. Viewsheds and scenic resources
- G. Cultural and environmental resources
- H. Parks/recreation facilities for active and passive use
- I. Stormwater management facilities

Policy 2.3.9: Open Space

A significant amount of land area in the form of open space and natural protected areas will be protected in Wellness Way. The natural protected areas include wetlands and water bodies. Open space will be divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

Policy 2.3.10: Minimum Wellness and Green Space Allocation

All PUDs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot-wide continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

Policy 2.3.11: Open Space Design

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be determined during the PUD review process and shall be phased consistent with development.

Policy 2.3.12: Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

Objective 2.4: Mobility.

Development within Wellness Way shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the future land use map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

Policy 2.4.1: Primary Roadway Network

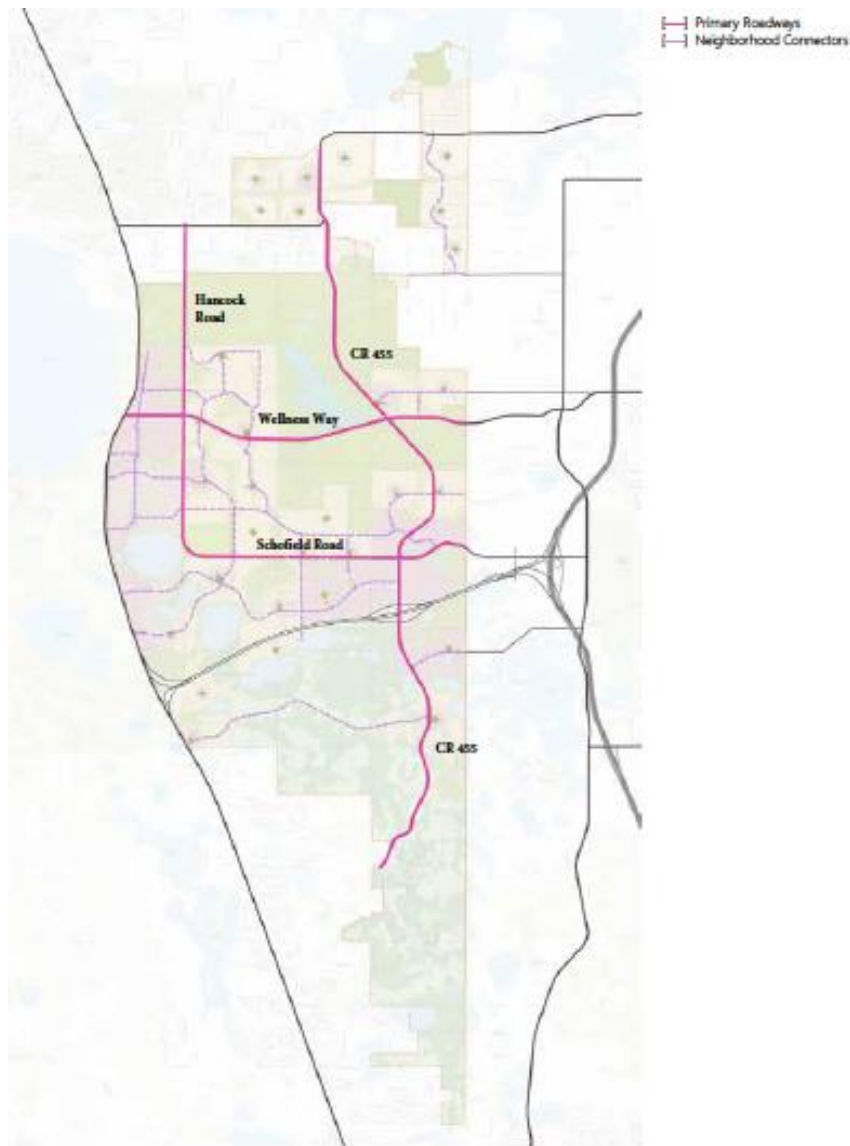
System-wide transportation capacity within Wellness Way shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) shall be generally consistent with the primary roadway network identified on the Framework Map and as listed below. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent a possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Primary Roadway Network

- a. Wellness Way from US 27 to the Orange County Line
- b. Hancock Road from Wellness Way to Hartwood Marsh Road
- c. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
- d. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network, as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.

FIGURE 3 – PRIMARY ROADWAY NETWORK**Policy 2.4.2 Complete Streets**

Thoroughfares within Wellness Way shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections shall be established in the implementing Design Guidelines and Standards, and shall be used to guide the design of proposed facilities during the PUD process.

Policy 2.4.3: Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within Wellness Way shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

- A. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;
- B. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;
- C. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,
- D. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.
- E. Provision of Wellness Corridors with multi-use paths and trails.

Policy 2.4.4: Bicycle Facilities

PUDs shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Multi-Use Districts, Centers, neighborhoods, parks and schools. These facilities may include:

- A. Shared lane markings;
- B. Designated bike lanes;
- C. Separated bike facilities or “cycle tracks”; and/or,
- D. Multi-use paths and trails.

Policy 2.4.5: The ‘Wellness Ridgeway’

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

- a. Trunk Trail
- b. Neighborhood Trail
- c. Clay Road
- d. Water Conserv II Trail

The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness Ridgeway is a component part of the overall Wellness Corridor Network.

Policy 2.4.6: Transit

Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Multi-use Districts, Centers and other regional destinations.

Policy 2.4.7: External Trip Reduction

PUDs within shall introduce measures that produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

Policy 2.4.8: Level Of Service

The minimum roadway level of service standard within Wellness Way shall be “E,” except for US 27 which shall remain at LOS “D.”

Policy 2.4.9: Multimodal Street Design Standards

The City and Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 2.4.10: Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

The City and Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east. Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west connections that would benefit the City and both Counties.

Policy 2.4.11: Land Use And Transportation Integration To Reduce Vehicular Travel

The land use densities, intensities and mixture of land uses within Wellness Way are intended to integrate and support alternative transportation modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

Objective 2.5: Natural And Scenic Resources

Wellness Way is home to many natural resources; the area consists of xeric uplands, wetlands and surface waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the Wellness Corridor (WC) network within Wellness Way. These resources and corridors shall be specifically demonstrated in the PUDs.

The City shall protect its natural resources in Wellness Way through adoption of PUDs that promote the preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage.

Policy 2.5.1: Identification Of Environmentally Sensitive Areas

The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands. The Conservation Land Map shall guide the preparation of subsequent PUDs and their respective detailed identification of lands for permanent protection or preservation.

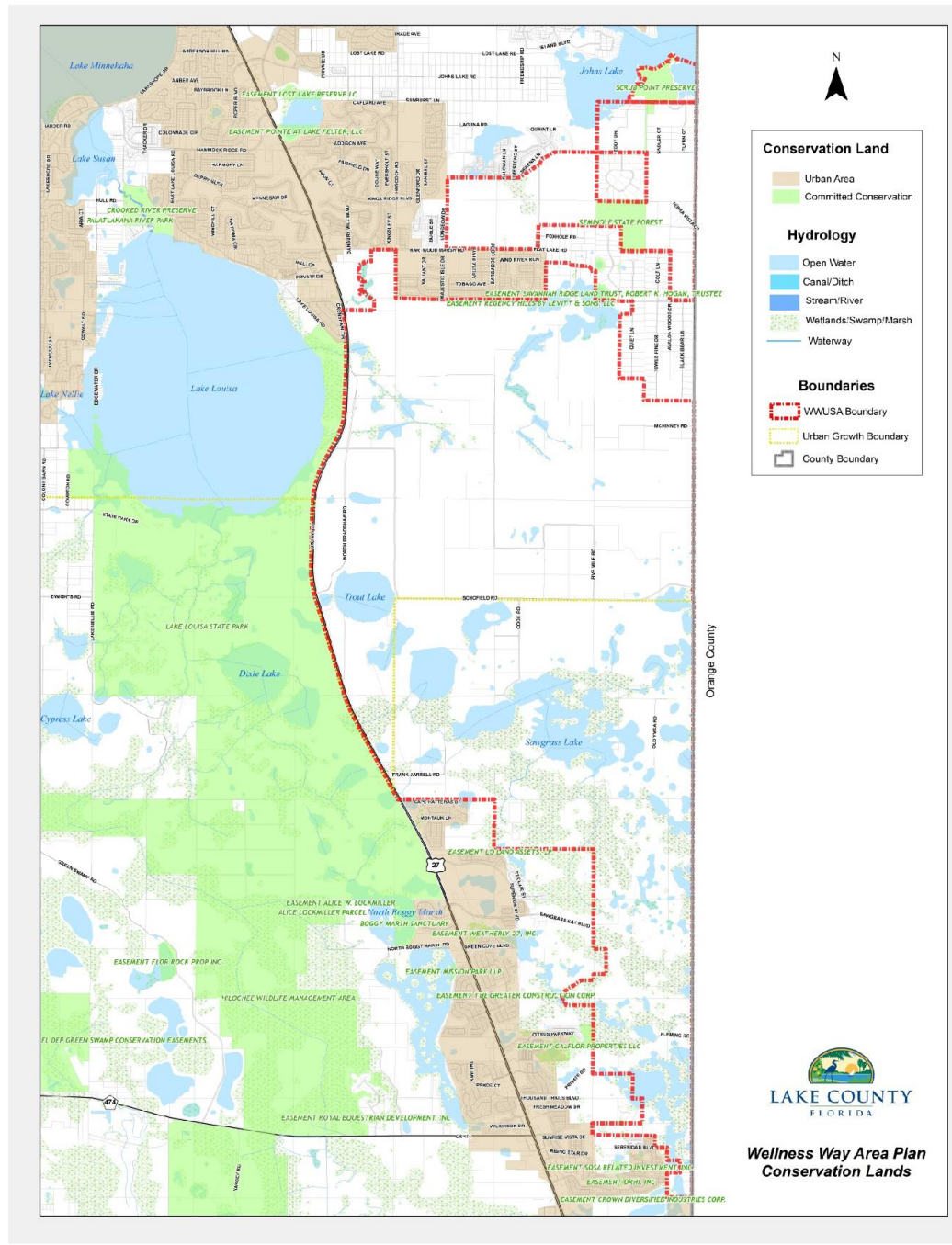
Policy 2.5.2: Identification And Preservation Of Wetlands And Water Bodies

Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on-site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot-wide buffer shall apply to all retained isolated and non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.

A Conservation Lands Map of the Wellness Way area is shown in Figure 4:

Figure 4 – Conservation Lands Map



Policy 2.5.3: Conservation Of Regionally Significant Natural Resources

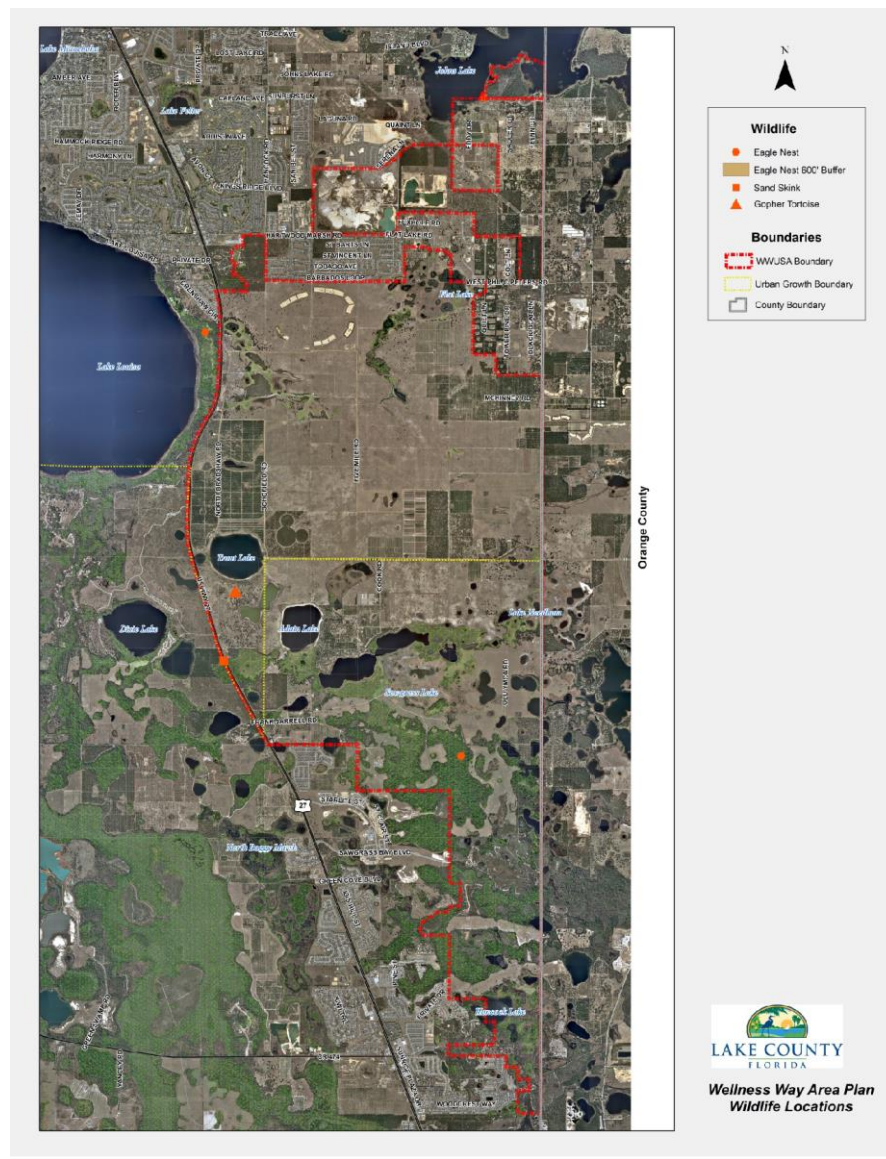
The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FWWC) databases shall be consulted during the preparation of all PUD. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD.

The following chart lists the State of Florida Listed Animal Species with a possibility of occurrence in Lake County.

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>
<u>American Alligator</u>	<u>Alligator mississippiensis</u>	<u>Federally-designated Threatened (FT)</u>
<u>Bald Eagle</u>	<u>Haliaeetus leucocephalus</u>	<u>Not currently listed</u>
<u>Eastern Indigo Snake</u>	<u>Drymarchon couperi</u>	<u>FT</u>
<u>Florida Black Bear</u>	<u>Ursus americanus floridanus</u>	<u>State-designated Threatened (ST)</u>
<u>Florida Sandhill Crane</u>	<u>Grus Canadensis pratensis</u>	<u>ST</u>
<u>Florida Scrub-Jay</u>	<u>Aphelocoma coerulescens</u>	<u>FT</u>
<u>Florida Burrowing Owl</u>	<u>Athene cunicularia floridana</u>	<u>State Species of Special Concern (SSC)</u>
<u>Florida Mouse</u>	<u>Peromyscus floridanus</u>	<u>SSC</u>
<u>Gopher Tortoise</u>	<u>Gopherus polyphemus</u>	<u>ST</u>
<u>Least Tern</u>	<u>Sterna antillarum</u>	<u>ST</u>
<u>Little Blue Heron</u>	<u>Egretta caerulea</u>	<u>SSC</u>
<u>Red-Cockaded Woodpecker</u>	<u>Picoides borealis</u>	<u>Federally-designated Endangered (FE)</u>
<u>Sherman's Fox Squirrel</u>	<u>Sciurus niger shermani</u>	<u>SSC</u>
<u>Short-tailed Snake</u>	<u>Lampropeltis extenuate</u>	<u>ST</u>
<u>Sand Skink</u>	<u>Plestiodon reynoldsi</u>	<u>FT</u>
<u>Snowy Egret</u>	<u>Egretta thula</u>	<u>SSC</u>
<u>Southeastern American Kestrel</u>	<u>Falco sparverius paulus</u>	<u>ST</u>
<u>Tricolored Heron</u>	<u>Egretta Tricolor</u>	<u>SSC</u>
<u>White Ibis</u>	<u>Eudocimus albus</u>	<u>SSC</u>
<u>Wood Stork</u>	<u>Mycteria Americana</u>	<u>FE</u>
<u>Osprey</u>	<u>Pandion haliaetus</u>	<u>SSC</u>

There are no known species that occur in the area that require special management plans or planning considerations other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife Resources Map, shown below, illustrates known wildlife occurrences within the area.

Figure 5 - Wildlife Locations



Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

Policy 2.5.4: Lake Wales Ridge

The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink, and scrub mint. The planning area is located east of US Highway 27.

Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FWWCC), and the Florida Department of Environmental Protection.

Policy 2.5.5: Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for any state or federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FWWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within Wellness Way is having on species diversity and habitat over a period of time.

Policy 2.5.6: Identification And Preservation Of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Wellness Way and surrounding areas.

Policy 2.5.7: Creation Of The Natural Components Of The Wellness Corridor Network

At build-out, Wellness Way shall contain a large, interconnected WC network comprised of water bodies, wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors.

Native Vegetation within Corridors

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

Movement of Wildlife Crossings

Collaboration with the Florida Fish and Wildlife Conservation Commission (FWWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

Each PUD shall be reviewed for consistency with this policy during the approval process.

Policy 2.5.8: Site Development Standards

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare a site development plan based on standards that promote preservation of wildlife during development and promote the provision of usable habitat post-development. Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-voltage lighting, berms, and fencing. The City shall also require that vegetative communities and wildlife habitats be protected from adverse effects associated with development.

The PUDs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

Policy 2.5.9: Water Conservation Based Landscaping

A significant amount of water resource are used for irrigation of landscaped spaces in traditional developments. In recognition of the limited water resources available in South Lake County, developers in Wellness Way shall base their landscaping plans on water conservation principles and practices. Lake County may develop, and the City may require the implementation of the recommendations in a landscape design handbook which provides examples of water conserving landscape designs for commercial, residential and institutional developments as well as planted right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that require no irrigation once they have been established. The handbook will contain several design examples, listing acceptable plants and providing plan view layouts and pictorial representations of each design concept. Developers within Wellness Way shall utilize the handbook designs or shall propose a landscape design that conforms with water conservation principles for review during the permitting process. Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

Policy 2.5.10: Regulation For Reclaimed Water Shall Be Enforced To Prevent Adverse Environmental Impacts.

The intent of Wellness Way is to require 100% of landscape irrigation be provided by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost consistent with the City of Clermont utility connection policies.

OBJECTIVE 2.6: PUBLIC FACILITIES

The City shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy 2.6.1: Identification Of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative

Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Policy 2.6.2: Potable And Re-Use Water Facilities

PUDs within Wellness Way shall include an analysis of potable and re-use water demand required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

Policy 2.6.3: Sanitary Sewer Facilities

PUDs within Wellness Way shall include an analysis of sanitary sewer demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

Policy 2.6.4: Solid Waste Services

PUDs within the Wellness Way shall include an analysis of solid waste collection demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such services.

Policy 2.6.5 Parks And Trails Facilities

PUDs within Wellness Way shall include an analysis of parks and trails required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that one or more publicly dedicated park sites within the proposed PUD are needed to accommodate projected impacts, then conditions shall be provided within the PUD approval to ensure that those sites are conveyed with the development of the phase of the project.. The Framework Map and Design Guidelines and Standards shall be used as a guide to provide parks and trails facilities within the Wellness Way area.

Trails within a proposed PUD that serve as a component of the multi-modal mobility system shall be identified as part of the PUD process. Conditions for the conveyance of the right-of-way required for such trails shall be established in the PUD approval.

Policy 2.6.6: Provision Of Educational Facilities

All PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, include mitigation conditions consistent with the policies and procedures identified in the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA). If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed. The City shall act in accordance with Objective 1.7 and associated policies of the Intergovernmental Coordination Element of this Comprehensive Plan when coordinating with the Lake County School Board.

In addition to the PSFE's school facility siting objective and policies, the public school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) shall be followed when identifying and dedicating public school sites.

Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.

When it is not possible to avoid soil conditions on a public school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's capital improvements plan for mitigation of the impacts on public schools.

Policy 2.6.7: Provision Of Law Enforcement, Fire Protection And Emergency Services

All PUDs within Wellness Way shall include an analysis of law enforcement, fire protection and emergency medical services impacts and shall include coordination with Clermont Fire Department and Clermont Police Department to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, the provision of these lands shall become a condition of approval of the PUD and be conveyed prior to the issuance of building permits for development within the PUD.

Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the South, the City and Lake County should consider coordinating a joint City-County Fire/EMS facility in the center of Wellness Way to provide the highest level of response times at the least cost to the community.

Policy 2.6.8: Conveyed Land Value

In order to ensure that new development adequately pays for growth-related impacts, the Clermont City Council shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs of Wellness Way. The value will be agreed upon by both the City and the land owner or established by appraisals by registered appraisers acceptable to both the City and land owner. The terms of this valuation shall be incorporated into a developer's agreement for a specific development.

Policy 2.6.9: Coordinated Development

While there is separate property ownership within Wellness Way, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the PUD process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are required.

Policy 2.6.10: Concurrency Requirements

The City shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with Objective 1.2 in the Capital Improvement Element of this Comprehensive Plan.

Objective 2.7: Intergovernmental Coordination

To ensure continued coordination of development plans, infrastructure planning and development approvals, and impacts with affected local governments and public agencies throughout Wellness Way.

Policy 2.7.1 Coordinated Review Of Planned Unit Developments

To provide for intergovernmental coordination, the City shall provide adjacent municipalities, counties, and regional agencies a copy of applications for a Planned Unit Development (PUD). To ensure communication and coordination are used to minimize any potential adverse impacts, the following government agencies shall be notified:

- A. Lake County
- B. Lake County School Board
- C. Florida Department of Transportation

Objective 2.8 Implementation

To develop a straightforward, predictable and efficient process for the preparation, review and approval of Planned Unit Developments (PUDs) and subsequent development approvals within Wellness Way.

Policy 2.8.1: Planned Unit Developments (Puds)

Development within Wellness Way shall be accomplished utilizing the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the City of Clermont Comprehensive Plan and the Wellness Way Goal, Objectives and Policies.

Each PUD shall be evaluated to determine that adequate facilities and services are or will be available at the time of development. Where facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a funding agreement with Lake County, the City of Clermont and/or Lake County School Board to correct any deficiency and allow development to proceed. All development in the PUD will be served by central sewer and water service.

Policy 2.8.2: Framework And Hierarchy Of Place

PUDs within Wellness Way should be organized around a conceptual framework and hierarchy of place, as more particularly defined in the Design Guidelines and Standards. The following represents the most important design principles required in each PUD:

- A. PUDs must determine the location and size of the Centers based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.
- B. Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an

interconnected wellness Corridor/open space system. This helps define neighborhoods and provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other PUDs, and the State Park.

- C. Along with the Centers neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the PUD level when agreements must be reached to pay for educational facilities roads, utilities and the park. Without such agreements, development may not proceed.

Policy 2.8.3: Water Conserv II

Water Conserv II is designated as the Water Conserv II Future Land Use Category and is comprised of properties owned and used by Orange County and the City of Orlando for a water reclamation project. Portions of this property may be deemed unnecessary for either existing or future needs of the project. Therefore, the City (as applicable) may request that such properties be included in PUDs.

Objective 2.9: Financing

To develop financing mechanisms that support the economic development goals of Wellness Way while ensuring the equitable distribution of infrastructure costs.

Policy 2.9.1: Funding Mechanisms For Regional Infrastructure

Each PUD shall identify the revenue sources implementable by county or City ordinance (or by resolution of a dependent district created by City ordinance) to provide essential regional infrastructure including transportation, public safety and park improvements required to implement the economic development uses incorporated in the PUD. A density bonus of two (2) dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits.

Policy 2.9.2: Funding Mechanisms For Site Specific Infrastructure

Within each PUD, the transportation related infrastructure and other infrastructure necessary to accommodate the economic goals of specific sites or individual development shall be incorporated as a cost requirement of site development either directly or provided as a funding component by any dependent or independent district created to provide on-site or regional infrastructure.

Policy 2.9.3: Phasing Of Regional Infrastructure

The City will rely upon Lake County to enter into Roadway Agreements with all PUDs to ensure that regional infrastructure shall be phased as necessary to support economic development of specific sites or individual developments within each PUD and as required to meet economic expectations of the property bearing the burden of the infrastructure costs.



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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/08/2021
Order Number:	6398295
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	86.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/18/2021 - 01/22/2022	Govt Public Notices
LEE dailycommercial.com	2	10/18/2021 - 01/22/2022	Govt Public Notices

Total Order Confirmation	\$261.12
---------------------------------	-----------------

Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMEND- MENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2022-002

The City of Clermont will hold public hearings on Tuesday, November 2, 2021 at 6:30 P.M. before the Planning and Zoning Commission and on Tuesday, November 9, 2021 at 6:30 P.M. before the City Council (transmittal hearings), and on Tuesday, February 8, 2022 at 6:30 P.M. before the City Council (final adoption hearing) to consider proposed changes to the City's adopted comprehensive plan.

ORDINANCE #2022-002:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHING AN ADDITIONAL GOAL, OBJECTIVES AND POLICIES FOR WELLNESS WAY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearings will be in the first floor Council Chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (first floor, City Hall) between 8 AM and 5 PM, Monday through Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

6398295
October 18, 2021 &
January 22, 2022