



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, January 11, 2022**

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

SELECTION OF MAYOR PRO TEM

PRESENTATIONS

Class Presentation of MLK Speech

CFX 2045 Master Plan

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

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| Item No. 1 - Meeting Minutes | Approval of December 14, 2021
Council meeting minutes. |
| Item No. 2 - Surplus Request | Approval of surplus from Public
Services and Police and dispose of in
accordance with the Purchasing Policy. |
| Item No. 3 - Purchase of Police Vehicles | Approval to piggyback the Florida
Sheriffs Association contract with
Garber Ford, Inc. to purchase police
vehicles in the total budgeted amount of
\$323,946.30 |
| Item No. 4 - Event and Road Closure Request | Approval of Freedom 5K event and
road closure request on July 4, 2022. |

UNFINISHED BUSINESS

- | | |
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| Item No. 5 - Ordinance No. 2021-024 <i>Final
The Vue</i> | The applicant has requested to table the
final hearing to January 25, 2022. |
| Item No. 6 - Ordinance No. 2021-025 <i>Final
The Vue Rezoning</i> | The applicant has requested to table the
final hearing to January 25, 2022. |

**CITY OF CLERMONT
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Item No. 7 - Ordinance No. 2021-032 Intro
Stillwell Clermont Rezoning

The applicant has requested to table the introduction to February 8, 2022.

Item No. 8 - Resolution No. 2021-057R
Pinecrest Charter School Conditional Use Permit

Approval of a Conditional Use Permit to allow a charter school for grades 6th - 12th with up to 650 students to be located on the existing Lake Sumter College Campus.

NEW BUSINESS

Item No. 9 - Variance Request
South Lake Presbyterian Church

Approval of variance request to allow an accessory structure on a lot without an established primary structure for property at 171 Chestnut Street.

ADJOURN

Public Notice

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

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

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 14, 2021

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, December 14, 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 City Manager Bulthuis, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Fire Chaplin Rick Spence gave the invocation followed by the Pledge of Allegiance.

PRESENTATION

East Central Florida Regional Planning Council

Lake County Commissioner Sean Parks introduced Tara McCue who is the deputy director of the East Central Florida Regional Planning Council (ECFRPC). Ms. McCue made a PowerPoint presentation to the Council.

Ms. McCue provided the Council with a history and description of regional planning councils in Florida. She provided an organizational overview of the ECFRPC and reviewed how the agency is funded. She explained that the council conducts regional planning for 7.2 million people and are putting together a plan for what the east central Florida area will look like in 2050 and 2060. She provided highlights of the major program areas which are:

1. Community Development
2. Economic Development
3. Health and Food Systems
4. Emergency Preparedness
5. Resilience

The Council currently has 41 partners to date and would love for Clermont to join in partnership with them. Any municipality is able to appoint a representative from either its staff or its elected officials to sit on the planning council governing board in an ex-officio manner. One of the benefits of partnership is that the Council is only able to spend dollars in the communities that they are partnered with. Ms. McCue reviewed several successes of the planning council from the last year including a calendar for which Clermont provided four (4) photos and was awarded one slot.

Mayor Murry asked who submitted photos for the calendar. Ms. McCue stated that she will find out and let the City know.

Council Member Entsuah thanked Ms. McCue for the presentation. He expressed that he was unaware that it was that intricate of an organization. He feels that it would be a great idea to join in.

City Manager Bulthuis thanked Ms. McCue. He stated that he has a history of working with the Atlanta regional planning commission and is interested in sitting down to understand what the City of Clermont should be doing. He expressed interest in gaining input from the planning council's staff on the comprehensive plan update and further exploring a partnership. He stated his belief that there is an advantage to utilizing the resources of the planning council.

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Mayor Murry requested that staff make efforts to work with the planning council.

OPENING COMMENTS

City Manager Bulthuis informed the Council that there are some changes to the agenda.

Item No. 11 – Event and Road Closure

City Manager Bulthuis informed the Council that the applicant is requesting that the item be tabled until January 11, 2022. City Attorney Mantzaris clarified that the item will be withdrawn by staff and re-added to the appropriate meeting, so no tabling vote is required.

Item No. 14 – Ordinance No. 2021-022 – *Karma Housing Rezoning*

City Manager Bulthuis informed the Council that the applicant has withdrawn the application.

Item No. 15 – Ordinance No. 2021-024 – *The Vue CPA*

City Manager Bulthuis informed the Council that the applicant has requested the item be tabled until January 11, 2022.

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 TABLE consideration of Ordinance No. 2021-024 until January 11, 2022 made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 16 – Ordinance No. 2021-025 – *The Vue Rezoning*

City Manager Bulthuis informed the Council that the applicant has requested the item be tabled until January 11, 2022.

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

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

MOTION TO TABLE consideration of Ordinance No. 2021-025 until January 11, 2022 made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 17 – Ordinance No. 2021-032 – Stillwell Rezoning

City Manager Bulthuis informed the Council that the applicant has requested the item be tabled until January 25, 2022.

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.

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

MOTION TO TABLE consideration of Ordinance No. 2021-032 until January 25, 2022 made by Council Member Bates; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 21 – Resolution No. 2021-057R – Pinecrest Charter School

City Manager Bulthuis informed the Council that the applicant has requested the item be tabled until January 11, 2022.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO AMEND RESOLUTION NO. 1010 TO ALLOW THE CONSTRUCTION AND OPERATION OF A 6TH THROUGH 12TH GRADE CHARTER SCHOOL ON THE COLLEGE CAMPUS (LAKE SUMTER STATE COLLEGE), AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

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

City of Clermont
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MOTION TO TABLE consideration of Resolution No. 2021-057R until January 11, 2022 made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 22 – Ordinance No. 2022-003 – CPA: Capital Improvement Element

City Manager Bulthuis informed the Council that staff has requested the item be tabled until February 22, 2022 due to delays in the State review timelines.

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 GOALS, OBJECTIVES AND POLICIES OF THE CAPITAL IMPROVEMENTS 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.

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

MOTION TO TABLE consideration of Ordinance No. 2022-003 until February 22, 2022 made by Council Member Bates; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 23 – Ordinance No. 2022-004 – CPA: Potable Water Element

City Manager Bulthuis informed the Council that staff has requested the item be tabled until February 22, 2022 due to delays in the State review timelines.

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 GOALS, OBJECTIVES AND POLICIES OF THE POTABLE WATER 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.

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

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MOTION TO TABLE consideration of Ordinance No. 2022-004 until February 22, 2022 made by Council Member Bates; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

Item No. 24 – Ordinance No. 2022-005 – CPA: Intergovernmental Coordination Element

City Manager Bulthuis informed the Council that staff has requested the item be tabled until February 22, 2022 due to delays in the State review timelines.

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 GOALS, OBJECTIVES AND POLICIES OF THE INTERGOVERNMENTAL COORDINATION 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.

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

MOTION TO TABLE consideration of Ordinance No. 2022-005 until February 22, 2022 made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Report from Lake County

At this time, the report from the Lake County Board was heard out of regular order.

County Commission Chairman Sean Parks –

- Congratulated the City and its staff on the Christmas parade.
- Informed the Council that the list of priority road projects for the Metropolitan Planning Organization (MPO) will start being discussed at the County Commission at the meeting on December 21. He highlighted the process and timeline for project approval.
- Hartwood Marsh Road is on the MPO list and is planned to be done sooner rather than later. Minneola Shores, connecting the trails, projects along Lakeshore and the widening of Hancock Road are also on the list.
- The County is addressing complaints about potholes on Hancock Road. He encouraged residents to report potholes through an app on the County website.
- Informed the Council about the “Development Near Me” app on the County website.
- There is an all-city in Lake County meeting on February 7, 2022 to relook at all the joint-planning agreements to see if planning can be done on a regional scale. The public is invited, but there will be no public comment.
- The State of the County address was a success.

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Mayor Murry congratulated Chairman Parks for being reelected as Chairman of the County Commission.

Council Member Purvis asked when the light at Hancock and Greater Pines will be activated. Chairman Parks stated that he will find out and report back.

With no further changes or comments, the Council proceeded to Public Comments.

PUBLIC COMMENTS

Vincent Niemiec, Regency Hills – *Speaking as HOA President*. Expressed concerns about a non-permitted event that took place on Thanksgiving in the parking lot of the First Baptist Church.

Mayor Murry stated that staff will look into this. City Manager Bulthuis stated that staff is aware of the event and did reach out to the Pastor of the church. The City also sent a letter to the church with a warning that there would be fines if a similar type event occurred again.

Council Member Purvis is disturbed that this is the first he is hearing about this.

Mayor Murry stated that staff contacted them and gave them a warning that future violations will be given fines.

Les Allier, Lost Lilly Lane – Called for the removal of Jim Purvis from the City Council.

Mayor Murry asked the City Attorney to explain the process for a council member to be removed from office. City Attorney Mantzaris replied that once elected, a council member can only be removed through a recall petition by the citizens, or, if convicted of a crime, the Council can request that the elected member can be removed by the Governor. He added that the evidence presented from the podium does not meet the charter requirements for the Council to take an action.

City Manager Bulthuis informed the Council that he has spoken with Mr. Allier. Staff will look at the process and make sure it is very clear. He reiterated that the City supports efforts to help kids and while we can debate how things happened, the goal is to move forward. Staff will look at the process and what was discussed at that meeting.

Robert Olson, 1290 Diane Place, Clermont – *Keep Lakes Beautiful Chair*. Mr. Olson informed the Council that Lake County is the first in the nation to be a member at the county level for America in Bloom. They are now going to the cities in the County to explain the program.

Charlene Forth, 939 W. Desoto Street – Ms. Forth welcomed the new City Manager. Congratulated Council Member Entsuah on getting married. Commended City staff for the Christmas parade. Stated her desire to be on the agenda in January.

Mayor Murry directed City Manager Bulthuis to provide Ms. Forth with the policy to get on the agenda as a citizen.

REPORTS

LAKE COUNTY CHAIRMAN SEAN PARKS

This report was heard earlier in the meeting.

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CITY MANAGER REPORT

City Manager Bulthuis –

- Overwhelmed by the welcome he has received and is looking forward to working with everyone.
- City Hall will be closed on December 23, 24 and 31 and there will be no change in sanitation service.
- Scott Davidoff is the new Deputy City Manager.
- Chris Dudeck is Acting Parks & Recreation Director.
- Asked Chris Dudeck to give a brief staff presentation at what the Parks & Recreation staff is doing for the holidays behind the scenes. Director Dudeck informed the Council that they started a program called “Letters to Santa” where citizens can write to Santa and receive a personalized response. They have processed over 1,000 letters so far. The letters will be sent out prior to Christmas. Staff also ran the Light Up Clermont and Parade which was attended by roughly 15,000 people. The City also has sponsored the “Cookies and Cocoa” walk, “Enchanted Forest” and other smaller events.
- Asked Fire Chief Ezell and Police Chief Broadway to come forward so they could inform the Council about the “Battle of the Badges” event where Clermont Police and Fire beat the Lake County Sheriff’s Office.
- Wished everyone a Merry Christmas and Happy New Year.

CITY ATTORNEY REPORT

City Attorney Mantzaris – no report.

CITY COUNCIL REPORT

Council Member Bates –

- Welcomed City Manager Bulthuis.
- Thanked staff for doing a great job with Light Up and parade.
- Congratulated Council Member Entsuah on marriage.
- Wished all a Merry Christmas and Happy New Year.

Council Member Purvis –

- Offered a sincere welcome to the City Manager stating it was a long 12 month searching for the right fit.
- Offered congratulations to Council Member Entsuah on his marriage.
- Congratulated staff on the Light Up event and parade recognizing that city staff worked tirelessly for all of these events.
- Informed the Council that Bonnie Ray and Larry Rescoe has passed away.
- Urged anyone interested in the saga regarding his personal conduct to refer to the meeting minutes.
- Wished everyone the best holidays.

Council Member Entsuah –

- Congratulated the new City Manager. Appreciate him and making our city a better place.
- Recognized staff for the success of the parade.
- Asked about having the school board make a presentation similar to the County Commission.

Regarding the school board, City Manager Bulthuis stated that he has a meeting with the superintendent in January.

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Council Member Pines –

- Welcomed to the City Manager. She is very excited for the city and everybody involved.
- Congratulations to Council Member Entsuhah on his wedding.
- Congrats to city staff for all the things that have been done for a successful holiday season.

Mayor Murry –

- Thanked Acting Director Dudeck and staff for Light Up and the parade.
- Attended the employee breakfast last week.
- Thanked Deputy City Manager Davidoff for stepping in over the last few months as acting city manager.
- Reminded the public that the next meeting is January 11, 2022 as the second meeting in December has been canceled.

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 – City Council Meeting Minutes	Approval of October 26, 2021 and November 9, 2021 minutes.
Item No. 2 – Meeting Calendar	Approval of 2022 Council Meeting calendar.
Item No. 3 – Surplus Request	Approval of surplus from Parks & Recreation, Finance, and Building Services and dispose of in accordance with the Purchasing Policy.
Item No. 4 – Piggyback Term Agreement	Approval of piggybacking City of Plantation contract with Allied Universal Corporation to provide Liquid Sodium Hypochlorite.
Item No. 5 – Piggyback Purchase of Vehicle and Budget Amendment – <i>Building Services</i>	Approval of piggybacking Sourcewell (formerly NJPA) contract with Alan Jay Fleet Sales and Building Services budget amendment of \$30,079.
Item No. 6 – Contract and Budget Amendment	Approval of first contract amendment between the City of Clermont and AGH Management, LLC. for a price increase cost adjustment in accordance with contract and General Fund budget amendment of \$44,526.68 for athletic field maintenance.
Item No. 7 – Contract and Budget Amendment	Approval of first contract amendment between the City of Clermont and AGH Management, LLC. for a price increase cost adjustment in accordance with contract and General Fund budget amendment of \$3,924.16 for the lawn at the Arts & Recreation Center.

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| Item No. 8 – Piggyback Term Agreement | Approval of piggybacking Lake County contract with Port Consolidated, Inc to provide Gasoline, Diesel, Kerosene, LP Gas, and Bio-Diesel for city vehicles. |
| Item No. 9 – Event, Road Closure, Sign Request
<i>Martin Luther King Jr. Day</i> | Approval of event with road closures (parade), and signs placed on City property on January 17, 2022 at McKinney Park to Waterfront Park. |
| Item No. 10 – Event & Open Container Request
<i>Illuminate for Inclusion</i> | Approval of Central Florida Dreamplex to host event at Waterfront Park on April 2, 2022 with open containers. |
| Item No. 11 – Event & Road Closure Request
<i>Freedom 5k</i> | Approval of event and road closure on July 4, 2022 |
| Item No. 12 – Resolution No. 2021-058R | Approval of Fiscal Year 2022 Budget Amendment |
| Item No. 13 – American Rescue Plan Act (ARPA) | Approval of the American Rescue Plan Act (ARPA) Fiscal Recovery Funds to provide premium pay to essential City workers that performed essential work during the Covid-19 public health emergency that met eligibility guidelines during the period of March 16, 2020 – March 14, 2021 and defining essential workers for eligibility under this program. |

MOTION TO APPROVE the consent agenda 1 – 10, 12 and 13 for December 14, 2021 made by Council Member Bates; Seconded by Council Member Purvis; Passed unanimously with all members present voicing aye.

UNFINISHED BUSINESS

- Item No. 14 – Ordinance No. 2021-022 – *Addressed Earlier in the Meeting***
- Item No. 15 – Ordinance No. 2021-024 – *Addressed Earlier in the Meeting***
- Item No. 16 – Ordinance No. 2021-025 – *Addressed Earlier in the Meeting***
- Item No. 17 – Ordinance No. 2021-032 – *Addressed Earlier in the Meeting***

NEW BUSINESS

- Item No. 18 – Resolution No. 2021-056R – *Enterprise Car Rental Sales***

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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, RENTAL SERVICES, CARWASH, AND SALES OF VEHICLES IN THE M-1 INDUSTRIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

The applicant is requesting a Conditional Use Permit (CUP) to allow for vehicle storage, display, rental services and sales; for vacant parcels located at 1700 South Grand Highway and a vacant parcel located on Hooks Street. The current zoning is “M-1” Industrial; and the Future Land Use designation is Commercial. The Land Development Code, Section 122-264, requires a Conditional Use Permit for the proposed use of vehicle sales and rental services at this location. The applicant is proposing the development of an 8,315 square foot building with multi-office space to allow for vehicle rental, sales and other support services required for the operation of the business. No major auto and truck repair maintenance services shall be permitted at this location. The Land Development Code, for “M-1” Industrial zoning allows office use, requires a Conditional Use Permit (CUP) for any type of automotive sales and services.

The subject property consists of two parcels that are approximately 7.87 acres with “M-1”: Industrial zoning designation. The applicant has submitted a conceptual site plan of the layout for the access points, parking, storage and buildings of the proposed project. The project design is proposing access points on South Grand Highway; a driveway permit will be required for the proposed access point connection. The project has also submitted a Traffic Impact Analysis (TIA) Report conducted by Traffic Planning and Design, Inc. and dated September 24, 2021. The TIA submitted per Lake-County MPO guidelines, has determined the project as designed is considered as de minimus development and the existing roadway network has sufficient capacity to service the project.

The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. All buildings must comply with Clermont Architectural Design Standards. The proposed project will also be required to provide additional landscaping and plant materials to enhance and provide an opaque buffer to help minimize the impact and visibility of the vehicles displayed along Hooks Street and South Grand Highway.

Staff has reviewed the application and proposed project for a Conditional Use Permit and has determined that the proposed use is consistent with the existing 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 with 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 to allow for development of the site. Staff therefore recommends approval; the Planning & Zoning Board also recommended unanimous approval.

City Manager Bulthuis informed the Council that the CUP conditions included enhanced landscaping.

Mayor Murry asked if the applicant was present.

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Bob Zingenpuss, Zing Development Services, 708 E. Colonial Drive, Orlando – *Applicant Representative*. Mr. Zingenpuss is the Civil Engineer for the project and made a short presentation to the Council highlighting the planned project. He displayed pictures of the project from different angles.

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

Council Member Bates disclosed that he spoke with Attorney Tedrow who is representing the applicant. She sent him preliminary drawings at that time. He had some questions about signage and if it has been submitted officially to the city.

Mr. Zingenpuss informed that the Council that nothing has been submitted at this time and that they plan to meet City requirements for signage.

Council Member Bates asked if there were plans to develop the adjoining piece of property. Mr. Zingenpuss said that Enterprise does not have plans for that property at this time.

Council Member Purvis disclosed that he spoke with the applicant's attorney via telephone. He originally expressed concern about the amount of landscaping on Grand Highway, but that concern has been addressed.

Council Member Entsuaeh disclosed that he also spoke with the applicant's representative. He asked in terms of repairs of vehicles where they would be taken.

Marvin Celly, 13204 Silver Strand Falls Drive, Orlando – *Applicant Representative*. Vehicles that are in need of repair are taken to dealerships. They do not do any type of repairs onsite.

Council Member Pines disclosed that she also received correspondence from Attorney Tedrow. She has no questions.

Mayor Murry asked about the thirty (30) jobs that would be created and if any were reserved for the local population. Mr. Celly responded that they tend to hire a lot within the cities they operate in.

MOTION TO APPROVE the Conditional Use Permit contained in Resolution 2021-056R made by Council Member Entsuaeh; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 19 – Citizen Request – *Trolley Pub*

City Manager Bulthuis informed the Council that staff has reviewed the issue and explained that the requester and staff are seeking direction from Council on if this is something they would like staff to pursue going forward. He clarified that there are no specific approvals they are seeking; they are looking for direction on the concept.

Darren Johnson, 1075 W. Lakeshore Drive – Mr. Johnson provided an overview of the trolley pub. It is a 14 person eco-bike that is pedaled around metropolitan areas. Mr. Johnson showed the council a proposed route map and explained that it is set up for a 2 hour tour around downtown Clermont. The proposed operating hours are Monday – Thursday from 4:00 PM to 10:00 PM.; Saturday 11:00 AM to 11:00 PM; Sunday 11:00 AM to 10:00 PM. Mr. Johnson informed the Council that this is a fun and great cardio workout to see a downtown area.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 14, 2021

City Manager Bulthuis informed the Council that alcohol would not be sold on the trolley. Passengers would go to a location and visit multiple businesses. Alcohol must be served in a proper cup in accordance with existing ordinance.

Mayor Murry opened the floor for comments from the public.

Vincent Niemiec, Regency Hills – Expressed confusion. Asked where the trolley would be going.

David Colby, 3027 Sandridge Way – Supports efforts to bring patrons to downtown businesses.

Keith Mullins, 640 Drew Avenue, Clermont – Supports the idea as a downtown business owner.

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

Council Member Bates stated his support for the idea and is willing to explore creating an ordinance to allow for the trolley.

Council Member Purvis supports out of the box thinking on projects like this that improve the experience for visitors. However, he expressed concerns about it fitting in and in regards to safety.

Mr. Johnson informed the Council that the trolley is completely street legal and has the light required by the law. He told the Council that there are 320 other cities that operate a trolley pub, and that should the Council approve the project, he has 168 pending tours booked. With regards to safety, he told the Council that this is a popular attraction and there is a demand for it as a cheap entertainment option. They can be built in Florida to FDOT standards.

Council Member Entsuaht stated that it is a great time and appreciates the project as a creative solution. He asked if there are smaller trolleys or if it's a standardized size. Mr. Johnson replied that the one they have was just manufactured but is a "normal" size for a trolley pub. They also have a paddle boat.

Council Member Entsuaht stated his support for staff to draft an ordinance.

City Manager Bulthuis reminded the Council that Montrose will be under construction for much of the next year.

Council Member Pines stated that she supports the idea as a concept and is interested to see what staff brings back for them to review. She believes that this is where the downtown is headed.

City Attorney Mantzaris stated that staff will move forward with the direction from Council to gather additional information and begin drafting an ordinance.

Mayor Murry thanked Mr. Johnson for his out-of-the-box thinking.

Item No. 20 – Board Appointments

City Manager Bulthuis informed the Council that there were three (3) open positions on the Planning & Zoning Board.

Mayor Murry opened the floor for applicants to introduce themselves. The following people spoke on their own behalf: Dieter Grube, Jane McAllister, David Colby, Michael Gonzalez, Paul Duhon, Beth Walters, Ariel Guerrero, Barbara Evenden, Joe Gustafson, and Russ Hutto.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 14, 2021

Mayor Murry expressed appreciation to all who had applied stating that they only had three open positions, but would keep other applications on file for if vacancies occurred on another board. He also referenced the recreation of the code enforcement board.

City Manager Bulthuis stated that he has received direction that the Council wants the board back and will work with the City Attorney to what is required to undo the magistrate system. Before any staff action can be taken the Council would need to direct staff to bring back a proposal.

Council Member Purvis asked that staff begin the process to restore a citizen Code Enforcement Board.

MOTION TO REAPPOINT David Colby to the Planning & Zoning Board made by Council Member Bates; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

MOTION TO REAPPOINT Jane McAllister to the Planning & Zoning Board made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

MOTION TO REAPPOINT Joe Gustafson to the Planning & Zoning Board made by Council Member Bates; Motion died for lack of a second.

MOTION TO APPOINT Michael Gonzalez to the Planning & Zoning Board made by Council Member Entsuah; Seconded by Council Member Pines. Passed 3/2 with Mayor Murry and Council Member Bates opposing.

City Manager Bulthuis spoke to those who were not selected and asked them to stay engaged and participate in the process for the Comprehensive Plan review and update.

City Attorney Mantzaris stated that he has never seen this many volunteer candidates in his tenure. He suggested that the Council consider making appointments co-terminus with a Council seat and then voting as a group on remaining members at large.

Council Member Bates stated he preferred all volunteers to be at large. Council Member Purvis stated that it is something to be considered, but is not in favor of changes at this times to the current system.

City Manager Bulthuis informed the Council that there is one (1) open position on the Police Pension Board.

Mayor Murry opened the floor for applicants to introduce themselves. The following people spoke on their own behalf: G. Russ Hutto.

MOTION TO APPOINT G. Russ Hutto to serve on the Police Pension Board made by Council Member Entsuah; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

City Manager Bulthuis informed the Council that there are two (2) open positions on the Fire Pension Board.

Mayor Murry opened the floor for applicants to introduce themselves. The following people spoke on their own behalf: Richard Pastor, Ariel Guerrero.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 14, 2021

MOTION TO APPOINT Richard Pastor to serve on the Fire Pension Board made by Council Member Entsuah; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

MOTION TO APPOINT Ariel Guerrero to serve on the Fire Pension Board made by Council Member Entsuah; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Outside Agency Appointments

MOTION TO REAPPOINT Jim Purvis to serve on the Metropolitan Planning Organization Board made by Council Member Bates; Seconded by Council Member Entsuah. Passed unanimously with all members present voicing aye.

MOTION TO REAPPOINT Tim Bates to serve on the Lake County League of Cities made by Council Member Entsuah; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

MOTION TO REAPPOINT Michelle Pines to serve on the South Lake Chamber Board made by Council Member Bates; Seconded by Council Member Purvis. Passed unanimously with all members present voicing aye.

MOTION TO REAPPOINT Ebo Entsuah to serve as alternate on the Metropolitan Planning Organization Board made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

MOTION TO REAPPOINT Mayor Murry to serve as on the Lake Apopka Natural Gas Board made by Council Member Bates; Seconded by Council Member Pines. Passed unanimously with all members present voicing aye.

Item No. 21 – Resolution No. 2021-057R – Addressed Earlier in the Meeting

Item No. 22 – Ordinance No. 2022-003 – Addressed Earlier in the Meeting

Item No. 23 – Ordinance No. 2022-004 – Addressed Earlier in the Meeting

Item No. 24 – Ordinance No. 2022-005 – Addressed Earlier in the Meeting

ADJOURN: With no further comments, this meeting adjourned at 9:24 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																		
Tuesday, January 11, 2022																		
Agenda Item Name																		
Surplus Request																		
Requested Action																		
Recommend approval and declare end of life inventory as surplus from the Public Services Department and Police Department and dispose of in accordance with the Purchasing Policy.																		
Staff Report																		
The Procurement Services Department, on behalf of the Public Services Department and Police Department, recommends approval of the above action. The following inventory has reached its end of life service and approval to surplus these items is being requested. <u>Public Services Department</u> <table border="1"> <thead> <tr> <th>Qty.</th> <th>Property Description</th> </tr> </thead> <tbody> <tr> <td>(350)</td> <td>Broken and Damaged Trash and Recycling Carts</td> </tr> </tbody> </table> <u>Police Department</u> <table border="1"> <thead> <tr> <th>Qty.</th> <th>Property Description</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>Speed Laser</td> </tr> <tr> <td>(1)</td> <td>Sun Saver Battery</td> </tr> <tr> <td>(1)</td> <td>Axon Taser</td> </tr> <tr> <td>(1)</td> <td>Alco Sensor</td> </tr> <tr> <td>(1)</td> <td>Stalker Lidar Radar</td> </tr> </tbody> </table> Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.			Qty.	Property Description	(350)	Broken and Damaged Trash and Recycling Carts	Qty.	Property Description	(1)	Speed Laser	(1)	Sun Saver Battery	(1)	Axon Taser	(1)	Alco Sensor	(1)	Stalker Lidar Radar
Qty.	Property Description																	
(350)	Broken and Damaged Trash and Recycling Carts																	
Qty.	Property Description																	
(1)	Speed Laser																	
(1)	Sun Saver Battery																	
(1)	Axon Taser																	
(1)	Alco Sensor																	
(1)	Stalker Lidar Radar																	
Additional Analysis																		
Fiscal Impact Summary																		
Surplus property is anticipated to be sold for approximately \$500.00																		
Fiscal Impact	Fund Number and Description	Available Budget Amount																
Exhibits Attached (copies of original agreements)																		
1.	Police Disposal Form	Police Disposal Form.pdf																
2.	Public Services Disposal Form	Public Services Disposal Form.pdf																



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: CPD00045
Contact Person: Debbie Arroyo Phone: 352-536-8424
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 22259
Description of Property SPEED LASER

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

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

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

Director Signature: [Signature]

Date: 12-18-21

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: NONE
Contact Person: Debbie Arroyo Phone: 352-536-8424
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property SUN SAVER CHARGE BATTERY ?

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

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

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

Director Signature: _____

Date: 12/8/21

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: Debbie Arroyo Phone: 352-536-8424
Year / Make / Model: X26 TASER Vehicle No.
Miles / Hours: Serial / VIN: X00-305931
Description of Property X26 TASER

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

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

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

Director Signature: 

Date: 12/18/07

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: CPD00766 AND 10380
Contact Person: Debbie Arroyo Phone: 352-536-8424
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: LD079187
Description of Property STALKER LIDAR RADAR

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

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

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

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

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

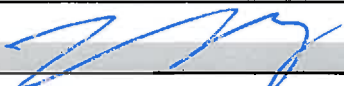
☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

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

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

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

☐ **OTHER:** _____

Director Signature: 

Date: 12-18-21

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: NONE
Contact Person: Debbie Arroyo Phone: 352-536-8424
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 016989
Description of Property ALCO SENSOR IV

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

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

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

Director Signature: [Signature]

Date: 12-18-21

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./SANITATION Property Tag #: NONE
Contact Person: BRIAN CAMP Phone: 352-267-2558
Year / Make / Model: NONE Vehicle No. NONE
Miles / Hours: NONE Serial / VIN: NONE
Description of Property 350 BROKEN/DAMAGED TRASH & RECYCLING CARTS

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

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

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

Director Signature: 

Date: 12-15-21

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

Revised 4/12/2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																	
Tuesday, January 11, 2022																	
Agenda Item Name																	
Purchase of Police Vehicles																	
Requested Action																	
Requesting approval to piggyback contract number FSA20-VEL28.0 from the Florida Sheriffs Association with Garber Ford, Inc. to purchase police vehicles.																	
Staff Report																	
The Procurement Services Department and the Police Department recommend approval of the above action. At the request of the Police Department, the Procurement Services Department sought a contract from the Florida Sheriffs Association number FSA20-VEL28.0, titled Pursuit, Administrative, and Other Vehicles to purchase police vehicles. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2212-007 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. <table border="1"> <thead> <tr> <th>Qty:</th> <th>Description</th> <th>Price</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2022 Ford Police Responder F-150 Crew Cab 4x4</td> <td>\$74,950.00</td> </tr> <tr> <td>4</td> <td>2022 Ford Police Interceptor AWD, K8A</td> <td>\$163,250.20</td> </tr> <tr> <td>1</td> <td>2022 Ford Police Interceptor AWD (K9), K8A</td> <td>\$46,128.55</td> </tr> <tr> <td>1</td> <td>2022 Ford Police Interceptor Unmarked, K8A</td> <td>\$39,617.55</td> </tr> </tbody> </table> 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 the Florida Sheriffs Association contract number FSA20-VEL28.0 is advantageous and in the best interest of the City to reduce administrative time and expense while providing favorable pricing.			Qty:	Description	Price	2	2022 Ford Police Responder F-150 Crew Cab 4x4	\$74,950.00	4	2022 Ford Police Interceptor AWD, K8A	\$163,250.20	1	2022 Ford Police Interceptor AWD (K9), K8A	\$46,128.55	1	2022 Ford Police Interceptor Unmarked, K8A	\$39,617.55
Qty:	Description	Price															
2	2022 Ford Police Responder F-150 Crew Cab 4x4	\$74,950.00															
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1	2022 Ford Police Interceptor AWD (K9), K8A	\$46,128.55															
1	2022 Ford Police Interceptor Unmarked, K8A	\$39,617.55															
Additional Analysis																	
Fiscal Impact Summary																	
The fiscal impact of \$323,946.30 is included in the current year approved budget. <table border="1"> <tbody> <tr> <td>12521-66400</td> <td>\$74,950.00</td> <td>F150 (2)</td> </tr> <tr> <td>15521-66400</td> <td>\$163,250.20</td> <td>Interceptor (4)</td> </tr> <tr> <td>12521-66400</td> <td>\$46,128.55</td> <td>Interceptor K9 Unit (1)</td> </tr> <tr> <td>12521-66400</td> <td>\$39,617.55</td> <td>Interceptor Unmarked (1)</td> </tr> </tbody> </table>			12521-66400	\$74,950.00	F150 (2)	15521-66400	\$163,250.20	Interceptor (4)	12521-66400	\$46,128.55	Interceptor K9 Unit (1)	12521-66400	\$39,617.55	Interceptor Unmarked (1)			
12521-66400	\$74,950.00	F150 (2)															
15521-66400	\$163,250.20	Interceptor (4)															
12521-66400	\$46,128.55	Interceptor K9 Unit (1)															
12521-66400	\$39,617.55	Interceptor Unmarked (1)															
Fiscal Impact	Fund Number and Description	Available Budget Amount															
Exhibits Attached (copies of original agreements)																	
1.	RFI 2212-007	RFI 2212-007.pdf															
2.	Police Interceptor (4)	Police Interceptor (4).pdf															

3.	Police Interceptor K9 Vehicle (1)	Police Interceptor K9 Vehicle (1).pdf
4.	Police Interceptor Unmarked (1)	Police Interceptor Unmarked (1).pdf
5.	Police F150 (2)	Police F150 (2).pdf



REQUEST FOR INFORMATION

Intent to Utilize the Florida Sheriffs Association Contract to Purchase Vehicles

CONTACT INFORMATION:

Ramsey Jimenez, MPA

Senior Procurement Agent

EMAIL: rjimenez@clermontfl.org

Phone: (352) 241-7350

RFI No. **2212-007**

ISSUED DATE: December 17, 2021

NOTICE OF INTENT TO PIGGYBACK A CONTRACT

NOTICE END DATE: December 28, 2021 at 2:00 P.M. (EST)

DEADLINE FOR WRITTEN QUESTIONS: Not Applicable

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

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

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Police

(b) Company Information: Garber Ford , Inc.

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

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

(e) Product or Service Provided: Two (2) 2022 Ford Police Responder F150 Crew Cab 4X4

Five (5) 2022 Ford Police Interceptor Utility AWD, 3.0L Ecoboost, K8A

Two (2) 2022 Ford Police Interceptor Utility AWD, 3.0L Ecoboost, K8A Unmarked

One (1) 2022 Ford Police Interceptor Utility AWD, 3.0L Ecoboost, K8A K9 Unit

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.



CLERMONT POLICE DEPT

Specification #	256
Unit Description	FORD INTERCEPTOR K8A

Prepared for:

Prepared by:

12/14/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
MMCMASTER@CLERMONT.ORG
352.394.5588

Garber Ford, Inc.

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



Florida Sheriffs
Association

Prices are published by the Florida Sheriffs Association.
(https://www.flsheriffs.org/our_program/purchasing_programs/cooperative-fleet-bid-awards/).
Purchasing contract number is FSA20-VEL 28.0, expiring September 30th, 2022 for – Police Rated
Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote
please call!

		Base Price	
K8A	2022 Ford Police Interceptor Utility AWD, 3.0L Ecoboost, K8A	\$37,303.00	
Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE		\$0.00
99C	3.0L ECOBOOST V6 ENGINE		\$0.00
44B	10-SPEED AUTOMATIC TRANSMISSION		\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK		\$0.00
96	CLOTH BUCKETS W/REAR VINYL BENCH: CHARCOAL		\$0.00
86P	PREDRILLED HOLE IN HEADLAMP INCLUDED	0	\$0.00
86T	PREDRILLED HOLE IN TAILLAMP	59	\$59.00
51R	DRIVER'S SIDE LED SPOTLIGHT	0	\$0.00
55F	KEYLESS ENTRY IS STANDARD: 4 KEYS/FOBS ARE INCLUDED	0	\$0.00
	REAR VIEW CAMERA IN CENTER STACK IS INCLUDED	0	\$0.00
43D	DARK CAR FEATURE	24	\$24.00
60A	FRONT GRILLE PRE-WIRING	49	\$49.00
52P	HIDDEN DOOR PLUNGERS AND REAR WINDOWS AND LOCKS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST W/PREDESTRIAN DETECTION	144	\$144.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
55B	BLIND SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
		0	\$0.00
TINT	TINT ALL WINDOWS AND WINDSHIELD STRIP	271	\$271.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
	PICK YOU TWO PAINT CHOICES.	0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW STATE TAG AND DELIVERY	116.55	\$116.55
TOTAL PURCHASE AMOUNT PER VEHICLE		\$ 39,617.55	

X2

79,235.10



CLERMONT POLICE DEPT

Specification #	256
Unit Description	FORD INTERCEPTOR K8A

Prepared for:

Prepared by:

12/14/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
MMCMMASTER@CLERMONT.ORG
352.394.5588

Garber Ford, Inc.

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



Florida Sheriffs
Association

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Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote
please call!

		Base Price	
K8A		2022 Ford Police Interceptor Utility AWD, 3.0L Ecoboost, K8A	
		\$37,303.00	
Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE		\$0.00
99C	3.0L ECOBOOST V6 ENGINE		\$0.00
44B	10-SPEED AUTOMATIC TRANSMISSION		\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK		\$0.00
96	CLOTH BUCKETS W/REAR VINYL BENCH: CHARCOAL		\$0.00
86P	PREDRILLED HOLE IN HEADLAMP INCLUDED	0	\$0.00
86T	PREDRILLED HOLE IN TAILLAMP	59	\$59.00
51R	DRIVER'S SIDE LED SPOTLIGHT	0	\$0.00
55F	KEYLESS ENTRY IS STANDARD: 4 KEYS/FOBS ARE INCLUDED	0	\$0.00
	REAR VIEW CAMERA IN CENTER STACK IS INCLUDED	0	\$0.00
43D	DARK CAR FEATURE	24	\$24.00
60A	FRONT GRILLE PRE-WIRING	49	\$49.00
52P	HIDDEN DOOR PLUNGERS AND REAR WINDOWS AND LOCKS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST W/PREDESTRIAN DETECTION	144	\$144.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
55B	BLIND SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
2TONE	TWO TONE PAINT: DOORS ONLY IN WHITE	1195	\$1,195.00
TINT	TINT ALL WINDOWS AND WINDSHIELD STRIP	271	\$271.00
K9	K9 CONTAINER INSERT IN REAR SEAT AREA	3076	\$3,076.00
ERDO	K9 REMOTE REAR DOOR OPENING SYSTEM	1120	\$1,120.00
K9 HEAT ALARM	HEAT ALARM SYSTEM FOR K9 INCLUDING PAGER	1120	\$1,120.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW STATE TAG AND DELIVERY	116.55	\$116.55
TOTAL PURCHASE AMOUNT PER VEHICLE		\$ 46,128.55	



CLERMONT POLICE DEPT

Specification #	257
Unit Description	POLICE RESPONDER
	W1P

Prepared for:

Prepared by:

12/13/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
MMCMMASTER@CLERMONTFL.COM
352.394.5588

Garber Ford, Inc.

Todd Brandt
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Purchasing contract number is FSA20-VEL 28.0, expiring September 30th, 2022 for – Police Rated
Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote please
call!

		Base Price	
W1P	2022 FORD POLICE RESPONDER F150 CREW CAB 4X4	\$34,903.00	
Codes	Optional Equipment	Unit Price	Net Price
150A	POLICE RESPONDER PACKAGE	0	\$0.00
998	3.5L V6 ECOBOOST ENGINE	0	\$0.00
44G	10-SPEED AUTOMATIC TRANSMISSION	0	\$0.00
D1	SOLID EXTERIOR PAINT: STONE GRAY	0	\$0.00
PB	CLOTH 40/BLANK/40 W/REAR VINYL	0	\$0.00
53A	CLASS IV TRAILER TOWING PACKAGE	1089	\$1,089.00
DSPOTLIGHT	DELETE DRIVER SIDE SPOTLIGHT	-270	(\$270.00)
18B	BLACK PLATFORM RUNNING BOARDS	250	\$250.00
	2 ADDITIONAL KEYS/FOBS: INCLUDED	0	\$0.00
17C	FRONT AND REAR CHROME BUMPERS	174	\$174.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
595	FOG LAMPS	139	\$139.00
60C	PRECOLLISION ASSIST w/PEDESTRIAN DETECTION	144	\$144.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
SIBL	LINEX PROFESSIONAL SPRAY IN LINER	495	\$495.00
	TINT DARK AS LEGAL W/STRIP	271	\$271.00
TTAG	TEMP TAG AND DELIVERY	6	\$6.00
TOTAL PURCHASE AMOUNT PER VEHICLE			\$ 37,475.00
		x2	\$ 74,950.00



CLERMONT POLICE DEPT

Specification #	256
Unit Description	FORD INTERCEPTOR K8A

Prepared for:

Prepared by:

12/14/2021

CLERMONT POLICE DEPT
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Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote
please call!

		Base Price	
K8A	2022 Ford Police Interceptor Utility AWD, 3.0L EcoBoost, K8A	\$37,303.00	
Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE		\$0.00
99C	3.0L ECOBOOST V6 ENGINE		\$0.00
44B	10-SPEED AUTOMATIC TRANSMISSION		\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK		\$0.00
96	CLOTH BUCKETS W/REAR VINYL BENCH: CHARCOAL		\$0.00
86P	PREDRILLED HOLE IN HEADLAMP INCLUDED	0	\$0.00
86T	PREDRILLED HOLE IN TAILLAMP	59	\$59.00
51R	DRIVER'S SIDE LED SPOTLIGHT	0	\$0.00
55F	KEYLESS ENTRY IS STANDARD: 4 KEYS/FOBS ARE INCLUDED	0	\$0.00
	REAR VIEW CAMERA IN CENTER STACK IS INCLUDED	0	\$0.00
43D	DARK CAR FEATURE	24	\$24.00
60A	FRONT GRILLE PRE-WIRING	49	\$49.00
52P	HIDDEN DOOR PLUNGERS AND REAR WINDOWS AND LOCKS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST W/PREDESTRIAN DETECTION	144	\$144.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
55B	BLIND SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
2-TON	TWO TONE PAINT: DOORS ONLY IN WHITE	1195	\$1,195.00
TINT	TINT ALL WINDOWS AND WINDSHIELD STRIP	271	\$271.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW STATE TAG AND DELIVERY	116.55	\$116.55
TOTAL PURCHASE AMOUNT PER VEHICLE		\$ 40,812.55	

X5

204,062.75



CLERMONT POLICE DEPT

Specification #	256
Unit Description	FORD INTERCEPTOR K8A

Prepared for:

Prepared by:

12/20/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
MMCMASTER@CLERMONT.ORG
352.394.5588

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		Base Price	
K8A		2022 Ford Police Interceptor Utility AWD, 3.0L EcoBoost, K8A	
		\$37,303.00	
Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE		\$0.00
99C	3.0L ECOBOOST V6 ENGINE		\$0.00
44B	10-SPEED AUTOMATIC TRANSMISSION		\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK		\$0.00
96	CLOTH BUCKETS W/REAR VINYL BENCH: CHARCOAL		\$0.00
86P	PREDRILLED HOLE IN HEADLAMP INCLUDED	0	\$0.00
86T	PREDRILLED HOLE IN TAILLAMP	59	\$59.00
51R	DRIVER'S SIDE LED SPOTLIGHT	0	\$0.00
55F	KEYLESS ENTRY IS STANDARD: 4 KEYS/FOBS ARE INCLUDED	0	\$0.00
	REAR VIEW CAMERA IN CENTER STACK IS INCLUDED	0	\$0.00
43D	DARK CAR FEATURE	24	\$24.00
60A	FRONT GRILLE PRE-WIRING	49	\$49.00
52P	HIDDEN DOOR PLUNGERS AND REAR WINDOWS AND LOCKS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST W/PREDESTRIAN DETECTION	144	\$144.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
55B	BLIND SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
2-TON	TWO TONE PAINT: DOORS ONLY IN WHITE	1195	\$1,195.00
TINT	TINT ALL WINDOWS AND WINDSHIELD STRIP	271	\$271.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW STATE TAG AND DELIVERY	116.55	\$116.55
TOTAL PURCHASE AMOUNT PER VEHICLE		\$ 40,812.55	

X4

163,250.20



CLERMONT POLICE DEPT

Specification #	256
Unit Description	FORD INTERCEPTOR K8A

Prepared for:

Prepared by:

12/14/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
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Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote
please call!

		Base Price	
K8A		2022 Ford Police Interceptor Utility AWD, 3.0L EcoBoost, K8A	
		\$37,303.00	
Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE		\$0.00
99C	3.0L ECOBOOST V6 ENGINE		\$0.00
44B	10-SPEED AUTOMATIC TRANSMISSION		\$0.00
UM	SOLID EXTERIOR PAINT: AGATE BLACK		\$0.00
96	CLOTH BUCKETS W/REAR VINYL BENCH: CHARCOAL		\$0.00
86P	PREDRILLED HOLE IN HEADLAMP INCLUDED	0	\$0.00
86T	PREDRILLED HOLE IN TAILLAMP	59	\$59.00
51R	DRIVER'S SIDE LED SPOTLIGHT	0	\$0.00
55F	KEYLESS ENTRY IS STANDARD: 4 KEYS/FOBS ARE INCLUDED	0	\$0.00
	REAR VIEW CAMERA IN CENTER STACK IS INCLUDED	0	\$0.00
43D	DARK CAR FEATURE	24	\$24.00
60A	FRONT GRILLE PRE-WIRING	49	\$49.00
52P	HIDDEN DOOR PLUNGERS AND REAR WINDOWS AND LOCKS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST W/PREDESTRIAN DETECTION	144	\$144.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
55B	BLIND SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
2TONE	TWO TONE PAINT: DOORS ONLY IN WHITE	1195	\$1,195.00
TINT	TINT ALL WINDOWS AND WINDSHIELD STRIP	271	\$271.00
K9	K9 CONTAINER INSERT IN REAR SEAT AREA	3076	\$3,076.00
ERDO	K9 REMOTE REAR DOOR OPENING SYSTEM	1120	\$1,120.00
K9 HEAT ALARM	HEAT ALARM SYSTEM FOR K9 INCLUDING PAGER	1120	\$1,120.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW STATE TAG AND DELIVERY	116.55	\$116.55
TOTAL PURCHASE AMOUNT PER VEHICLE		\$ 46,128.55	



CLERMONT POLICE DEPT

Specification #	256
Unit Description	FORD INTERCEPTOR K8A

Prepared for:

Prepared by:

12/20/2021

CLERMONT POLICE DEPT
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		Base Price	
K8A		2022 Ford Police Interceptor Utility AWD, 3.0L Ecoboost, K8A	
		\$37,303.00	
Codes	Optional Equipment	Unit Price	Net Price
500A	POLICE PACKAGE		\$0.00
99C	3.0L ECOBOOST V6 ENGINE		\$0.00
44B	10-SPEED AUTOMATIC TRANSMISSION		\$0.00
M7	SOLID EXTERIOR PAINT: CARBONIZED GRAY		\$0.00
96	CLOTH BUCKETS W/REAR VINYL BENCH: CHARCOAL		\$0.00
86P	PREDRILLED HOLE IN HEADLAMP INCLUDED	0	\$0.00
86T	PREDRILLED HOLE IN TAILLAMP	59	\$59.00
51R	DRIVER'S SIDE LED SPOTLIGHT	0	\$0.00
55F	KEYLESS ENTRY IS STANDARD: 4 KEYS/FOBS ARE INCLUDED	0	\$0.00
	REAR VIEW CAMERA IN CENTER STACK IS INCLUDED	0	\$0.00
43D	DARK CAR FEATURE	24	\$24.00
60A	FRONT GRILLE PRE-WIRING	49	\$49.00
52P	HIDDEN DOOR PLUNGERS AND REAR WINDOWS AND LOCKS INOP	159	\$159.00
76P	PRE-COLLISION ASSIST W/PREDESTRIAN DETECTION	144	\$144.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
55B	BLIND SPOT MONITORING	544	\$544.00
68B	POLICE PERIMETER ALERT	674	\$674.00
		0	\$0.00
TINT	TINT ALL WINDOWS AND WINDSHIELD STRIP	271	\$271.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
	PICK YOU TWO PAINT CHOICES.	0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
YTAG	YELLOW STATE TAG AND DELIVERY	116.55	\$116.55
TOTAL PURCHASE AMOUNT PER VEHICLE		\$ 39,617.55	



CLERMONT POLICE DEPT

Specification #	257
Unit Description	POLICE RESPONDER
	W1P

Prepared for:

Prepared by:

12/13/2021

CLERMONT POLICE DEPT
ATTN: CAPT MICHAEL MCMASTER
MMCMMASTER@CLERMONTFL.COM
352.394.5588

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Vehicles/Motorcycles, Sedans & Light Trucks. If you have any questions regarding this quote please
call!

		Base Price	
W1P	2022 FORD POLICE RESPONDER F150 CREW CAB 4X4	\$34,903.00	
Codes	Optional Equipment	Unit Price	Net Price
150A	POLICE RESPONDER PACKAGE	0	\$0.00
998	3.5L V6 ECOBOOST ENGINE	0	\$0.00
44G	10-SPEED AUTOMATIC TRANSMISSION	0	\$0.00
D1	SOLID EXTERIOR PAINT: STONE GRAY	0	\$0.00
PB	CLOTH 40/BLANK/40 W/REAR VINYL	0	\$0.00
53A	CLASS IV TRAILER TOWING PACKAGE	1089	\$1,089.00
DSPOTLIGHT	DELETE DRIVER SIDE SPOTLIGHT	-270	(\$270.00)
18B	BLACK PLATFORM RUNNING BOARDS	250	\$250.00
	2 ADDITIONAL KEYS/FOBS: INCLUDED	0	\$0.00
17C	FRONT AND REAR CHROME BUMPERS	174	\$174.00
76R	REVERSE SENSING SYSTEM	274	\$274.00
595	FOG LAMPS	139	\$139.00
60C	PRECOLLISION ASSIST w/PEDESTRIAN DETECTION	144	\$144.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
		0	\$0.00
SIBL	LINEX PROFESSIONAL SPRAY IN LINER	495	\$495.00
	TINT DARK AS LEGAL W/STRIP	271	\$271.00
TTAG	TEMP TAG AND DELIVERY	6	\$6.00
TOTAL PURCHASE AMOUNT PER VEHICLE			\$ 37,475.00
		x2	\$ 74,950.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 11, 2022		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend approval of the event and road closure request for "Freedom 5K" on July 4, 2022.		
Staff Report		
FloDash Events is requesting a road closure, for the Freedom 5K, on Sunday, July 4, 2022 from 7:00 a.m. through 8:30 a.m. throughout Downtown Clermont. Road Closure requests are to include: - 3rd Street between trail at Waterfront Park and Osceola Avenue. - Osceola Avenue between 3rd Street and Lake Avenue (Please see attached map) FloDash Events has agreed to comply with all personnel requirements from the City of Clermont. The following are the Clermont Police Department required posts: West at W. Osceola 8th and W. Osceola 7th and W. Minneola Lake Ave and W. Osceola 5th and W. Osceola 4th and W. Osceola 4th and Carroll St. Monitor traffic flow dead-end of 4th Street.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Freedom 5K Application	Freedom 5K Application.pdf	
2. 2022 Freedom 5k Map	2022 Freedom 5k Map.pdf	
3. _2022 Freedom 5K Letter to Residents	_2022 Freedom 5K Letter to Residents.docx	



SPECIAL EVENT PERMIT APPLICATION

APPLICATION PROCESS

GENERAL EVENTS - COMMERCIAL AND/OR NON-PROFIT

All Special Events held on regulated property within the City of Clermont require a Special Events Permit in accordance to Ordinance No. 2015-74. The application process begins when you submit a completed Application for Special Events Permit, all required forms and maps and non-refundable application fee with deposit to the Parks and Recreation Department if the Special Event takes place on City property. If Special Event takes place on private property, the application process begins in the Development Services- Fire Prevention Division located at Fire Station 1. Upon receipt of your application, copies are reviewed by affected city departments to assess site availability, quality and goal of the event, compliance with city ordinances, permits required, and an estimated cost of all city fees that will be incurred.

- *The City cannot accept incomplete Special Event Permit Applications. Only current applications forms will be accepted.*
- *Special Event Permit Applications may be submitted a maximum of 12-months in advance and a minimum of 60-calendar days in advance.*
- *Submitting a Special Event Permit Application does not guarantee the space requested is available.*
- *Applicant is not permitted to advertise for the event until a special event permit has been approved.*
- *The Applicant shall pay all estimated fees 30-days prior to the event.*
- *The City of Clermont reserves the right to cancel any events/rentals in any City-owned facility or park.*
- *The approval of your event is subject to public health, safety and welfare conditions that may develop or occur after the approval and prior to the event. In addition, your permit may be withdrawn prior to the day of the event if public health, safety and welfare conditions warrant withdrawal.*

NON-PROFIT REQUIREMENTS

Those events requesting non-profit status must:

- *Show proof of a valid 501(c) 3, 501(c)6 or government agency certification.*
- *Provide a copy of sales tax exemption certificate to be exempt from payment of sales tax. Payment must come from tax exempt entity.*

CITY STAFFING REQUIREMENTS

Your event may require minimum city staffing from a variety of departments at certain hourly rates. Your City Representative will assist you in estimating these needs based on the specifics of your event. Required staffing may include:

- *Police*
- *Fire/EMT*
- *Public Works*
- *Parks and Recreation*

SPECIAL EVENT REQUIREMENTS IF HELD ON CITY PROPERTY

Deposits

Damage Deposits shall be required based on the fee schedule of each individual facility. Following each event, City staff will determine if the deposit is returned and/or if additional charges are incurred.

Payments

All payments must be made, in person, by check, money order, cash or credit card (subject to processing fee).

Insurance

A certificate of liability insurance naming the City of Clermont as additional insured is required of all events taking place on City property.

- *Comprehensive General Liability Coverage with limits of liability of one million dollars (\$1,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you are selling or consuming alcoholic beverages at the event, you must have a liquor license and your liability insurance must include liquor liability of two million dollars (\$2,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you will be having a fireworks display or mechanical rides, you will need more than one million dollars (\$1,000,000) liability coverage. It may be in the range of two million to four million dollars (\$2,000,000 - \$4,000,000) depending on the risk as determined by the City of Clermont Legal Department.*

Vendors

- A separate certificate of liability insurance for one million dollars (\$1,000,000) is required of all carnival, amusement, and bounce house companies.
- Applicant must provide proof of insurance from all parties including vendors to the City no later than 14 days prior to your event. All liability requirements are set by the City of Clermont Legal Department and subject to change.
- Vendor tents must be anchored with weights (20lbs. per tent leg). If high winds occur, vendors must take necessary precautions with their tents.
- Only staff recommended removable chalk paint will be allowed to mark vendor locations on the ground. If used on anything other than grass, all markings must be cleaned at the conclusion of the event.
- Vendors may drive on to the grass area to load in/out. However, vehicles must be removed from grass area for the duration of the event. Vehicles may not use the grass area for parking during event.
- Applicant may be required to submit a list of participating vendors.

South Lake Trail

- It is prohibited to drive on the trail or block the trail at any time. Please make sure all vendors and participants are made aware of this especially when loading in and out.

FOOD SERVICE REQUIREMENTS

- A separate certificate of liability insurance for one million dollars (\$1,000,000) is required of all food vendors.
- No glass containers are allowed.
- Health and Safety: Vendors selling any food items are required to be in compliance with the established Florida Department of Business and Professional Regulation guidelines for Temporary Food Service Events. Inspectors from the State of Florida may be in attendance at any city event. Food vendors are required to meet the minimum standards of the State and be prepared to purchase a temporary food service license from the inspector. For more information, please visit <http://www.myfloridalicense.com/dbpr/hr/faqs/hr-faq-temporaryevents.html>.
- Cooking Outdoors: Proper preventative measures shall be taken to prevent grease from dropping on to the ground, streets, sidewalks, landscaping, etc. Food and liquid shall be disposed of properly and not left on streets, sidewalks, landscaping, etc. Proper arrangements, approved by the City, shall be made for the disposal of grease.
- Fire Safety: All food vendors shall have a portable fire extinguisher readily accessible (minimum 5 lb. 2A10BC).

ALCOHOLIC BEVERAGE SERVICE REQUIREMENTS IF HELD ON CITY PROPERTY

In order to serve alcoholic beverages, the following is required:

- Valid liquor license
- Valid liquor liability insurance
- Customer identification method for alcohol distribution
- City of Clermont alcohol application
- For Special Events on City property all requests must be approved by the City Manager and/or City Council and shall require additional processing time.
- Alcohol must be stopped from serving half hour before the event end time.

SECURITY REQUIREMENTS

- For the safety of participants and volunteers, Police may be necessary for your event. A police officer shall be required at each location where alcoholic beverages are being served and at any location deemed necessary by the City to maintain order and protect persons and property.
- Any and all security requirements will be assessed by the City of Clermont Police Department based on the scope of the event. Private Security firms may be used if approved by the City of Clermont Police Department. The cost for providing off-duty police services is charged at a four (4) hour minimum shift per officer.
- The City will review Maintenance of Traffic plan, barricade installation and removal. There is a limited number of barricades and the size of your event may determine the need to rent additional barricades from a private, certified barricade company with a valid license to do business in Lake County. All barricaded areas and proposed traffic plans must be clearly marked on your site plan and be approved by the City.

NOISE LEVEL

[Sec. 54-120. - Noise and other conduct. (a)

It is unlawful to play any musical instrument or audio amplification system or engage in any disorderly conduct or behavior tending to breach the public peace or in violation of the city's noise ordinance, in any city park. Any amplified music can only be played between 7am and 10pm.

PERFORMERS

Applicant shall provide a detailed listing of all performers no later than 30 days before the event.

ROAD CLOSURE NOTIFICATION

Any road closures requested must be approved by the City Council and shall require additional processing time. Road closure notification shall be required by Applicants to the residents and businesses being affected by the event prior to City Council approval. A copy of the notification must also be submitted to the City. All road closures must be clearly marked on your site plan.

TRASH AND DUMPSTERS

Arrangements for dumpsters and the number required will be determined by the review process by the City. Prearranged dumpsters may be required with specific location, drop off and pick up dates and size. This will be at the Applicants expense.

GREASE RECEPTACLES

Grease receptacles may be obtained from a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. This will be at the Applicants expense. Verification is required.

TOILET FACILITIES

Portable toilets may be required for an event at applicant's expense, depending on the estimated attendance and availability of public facilities. Portable toilets are provided by a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. If necessary, the number required will be determined by the City. Verification is required.

EVENT CLEANUP – IF HELD ON CITY PROPERTY

The City of Clermont Public Works Department will determine staffing requirements for event clean up. Applicant shall pay all charges.

FIRE SAFETY/EMS COVERAGE

If any event occurs within the City limits, the Fire Department must approve the site plan to assure adequate fire and emergency access as prescribed by the fire code. Applicant is responsible for all charges and must make arrangements directly through the fire department.

POLICE DEPARTMENT COVERAGE

Police department will determine coverage of officers for the event. Applicant is responsible for all charges and must make arrangements through the police department on-line software.

SITE PLANS

As with any event in the City of Clermont, all site plans must be reviewed and approved by affected City departments (i.e.: Public Works, Police Department, Fire Department, etc.) and may require communication with Lake County departments. Site plans must be submitted no later than 21 days prior to the event.

PERMITS AND LICENSES

All permits and licenses relating to events in the City of Clermont will be applicable.

ELECTRICAL POWER

Existing electrical power shall be used where available. Access to electrical power for events may require permits and a licensed and insured electrical contractor which will be determined by the City and paid for by the Applicant.

LAKE COUNTY PERMIT

A Lake County special event permit is required for approval if any portion of the requested event takes place in Lake County.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION “FLDEP”

Any event utilizing these bodies of water requires the Applicant to reactive additional permits from the Florida Department of Environmental Protection (“FLDEP”). The City of Clermont will not approve any special event until FLDEP approval is provided in writing. The City can provide a reference document on how to apply for additional permits through FLDEP.

TENTS

In order to avoid damage to irrigation or other buried systems, the number and placement of tents must be indicated on the site plan. The City of Clermont Public Works Department will mark out lines in the areas that must be avoided by placement of tents. Any damages caused by tent placement will be charged to the Applicant. All tents must be anchored with weights (20lbs per tent leg).

TENT PERMIT

A Tent Permit is required when any Tent exceeds 900 square feet. Applicant is required to secure tent permit at an additional cost.

SIGNS

The installation, location and other criteria is prohibited under sign ordinance 1028 of the City code. Any signage requests must be submitted, for approval, at time of application with site map, install dates, removal dates, size of signage, and visual proof of sign. Sign requests must be approved by City Council.

PARKING

Parking is prohibited in event space, including any grass area. Applicant may be required to provide staff for special parking needs.

WIFI

WiFi is not guaranteed during event times.

MARKETING

Copies of all promotional/marketing materials produced for the event must be submitted to the City including materials produced after approval of the event. Marketing must be consistent with the description of the event.

MEETING

A Special Event meeting shall be required with City Departments. A representative from the City will contact the organizer and instruct any required items for the meeting. All special event applications are subject to City Council review and may require City Council approval. Special event applicant or representative may be required to attend City Council Meeting(s).

CHANGES

Any changes made to the Special Event Application after the final approval process will result in additional fees for processing costs. Some change requests may not be honored due to time restraints.

COMMUNICATION

All communication regarding event, including on-site and day of event, shall remain between City event staff and primary applicant and/or secondary applicant.

REFUNDS AND CANCELLATIONS

Security deposit refunds are issued 2-3 weeks after the rental date.

Cancellation made 90 days or less prior to event day will result in relinquishing of deposit. Cancellations must be submitted by using the cancellation policy form.

Rental Cancellation and Refund Policy (application fees are non-refundable)	
If you cancel within:	You will receive:
60 calendar days or more from the rental date	100% of the rental cost
59-31 calendar days from the rental date	50% of the rental cost
30 calendar days or less from the rental date	No refund of the rental cost

SPECIAL EVENT PERMIT APPLICATION GUIDELINES

- Following submittal of a Special Event Permit Application the application is sent to all departments for review and comments.
- A meeting may be scheduled with the Applicant within approximately 10 business days of application submittal.
- During the meeting all impacted departments will have an opportunity to ask questions and notify applicant of any additional services required.
- Applicant must then submit all required items.
- Once all requirements have been met, Parks and Recreation staff will be in contact with applicant to let them know if application has been approved.
- The length of time from submittal to approved permit will be determined by how quickly the applicant can supply required items.
- Items such as alcohol will require additional time for City Council approval.
- All special event applications are subject to City Council approval.
- Any event with an estimated attendance of 500 or more people and/or amplified music/demonstrations shall be required to have application reviewed by City Council.
- Any event utilizing a body of water or another municipality may be required to have approval from other entities such as Lake County or FLDEP.

DOCUMENTS TO BE INCLUDED WITH SIGNED / COMPLETED APPLICATION

Please check appropriate boxes below and return with signed application, questionnaire and cost estimator

- ☐ 1. Completed Application
- ☐ 2. Application Fee and Deposit
- ☐ 3. Cost Estimator
- ☐ 4. Insurance Liability - Certificate of Insurance naming the City of Clermont as additional insured
- ☐ 5. Alcohol Permit - *(if applicable)*
- ☐ 6. Sign Requirements - *(if applicable)*
- ☐ 7. Road Closure locations - *(if applicable)*
- ☐ 8. Race Course Map - *(if applicable)* which includes water stations, turnaround points, turn by turn instructions
- ☐ 9. Site Plan
- ☐ 10. FLDEP Approval *(if applicable)*
- ☐ 11. Lake County Application *(if applicable)*

The Following Items Must be Noted on Your Site Plan

Maximum Size of 8 ½" X 11" including the following information:

✓	N/A	
☐	☐	Location of food vendor area(s)
☐	☐	Canopy/Tent Locations w/ sizes
☐	☐	Fuel storage/dispensing areas
☐	☐	Emergency Access Route for EMS & Fire
☐	☐	Location of vendor booths & games
☐	☐	Location of fire extinguishers and other safety equipment
☐	☐	Location of fire extinguishers & other required life safety equipment
☐	☐	Description of sound amplification facilities or equipment to be utilized
☐	☐	Location and description of Attention Getting Devices (Balloons, etc.)
☐	☐	Location of generators
☐	☐	Location of temporary power drop
☐	☐	Rides with descriptions
☐	☐	Identify any fences/gates around event
☐	☐	Stage locations
☐	☐	Table, chair, and equipment layout
☐	☐	Traffic routing, road closures, separation of parking area from event
☐	☐	City facilities or equipment to be utilized
☐	☐	Location and description of banners or signage (not permitted in ROW)
☐	☐	Location of portable restrooms

MAP 1



MAP 2



MAP 3





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 9/24/2021
Name of Event AdventHealth Freedom 5K
Date(s) of Event 7/4/22 Estimated Attendance: 700
Event Start Time: 7:00am Event End Time: 9:00am
Before Event Setup Time: 4:00am After Event Cleanup Time: 10:00am
Name of Organization/Applicant Flodash Events, LLC

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 # 83-3456877

Event Contact Amalie Skorman Email flodashevents@gmail.com
Day Phone 407-230-8756 Cell Phone 352-223-5778
Address 741 W Montrose Street City Clermont State FL Zip 34711
Secondary Contact Kimberly Grogan Phone # 352-223-5778

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

Special Olympics Florida

Briefly Describe Event: 5K run / walk foot race on July 4th

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: Map 2, starting on Osceola Street and ending at Suncreek Brewery

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: for sound system

Additional permits may be required based on use

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

Gas Fueled Equipment: ☒ Yes ☐ No Describe Use: for sound equipment

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: 175W sound at start and DJ at the finish at Sun creek Brewery

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:	AdventHealth Freedom 5K		
DATE OF EVENT:	July 4th 2022		
EVENT CONTACT:	Amalie Skorman		
REFUND MAILING ADDRESS:	741 West Montrose Street		
	Street Address		
	Clermont	FL	34711
	City	ST	Zip
CELL PHONE:	407-230-8756		

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.



Applicant's Signature

Amalie Skorman

Printed Name

owner/race director

Title

9/24/2021

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.



volunteer-course pointer

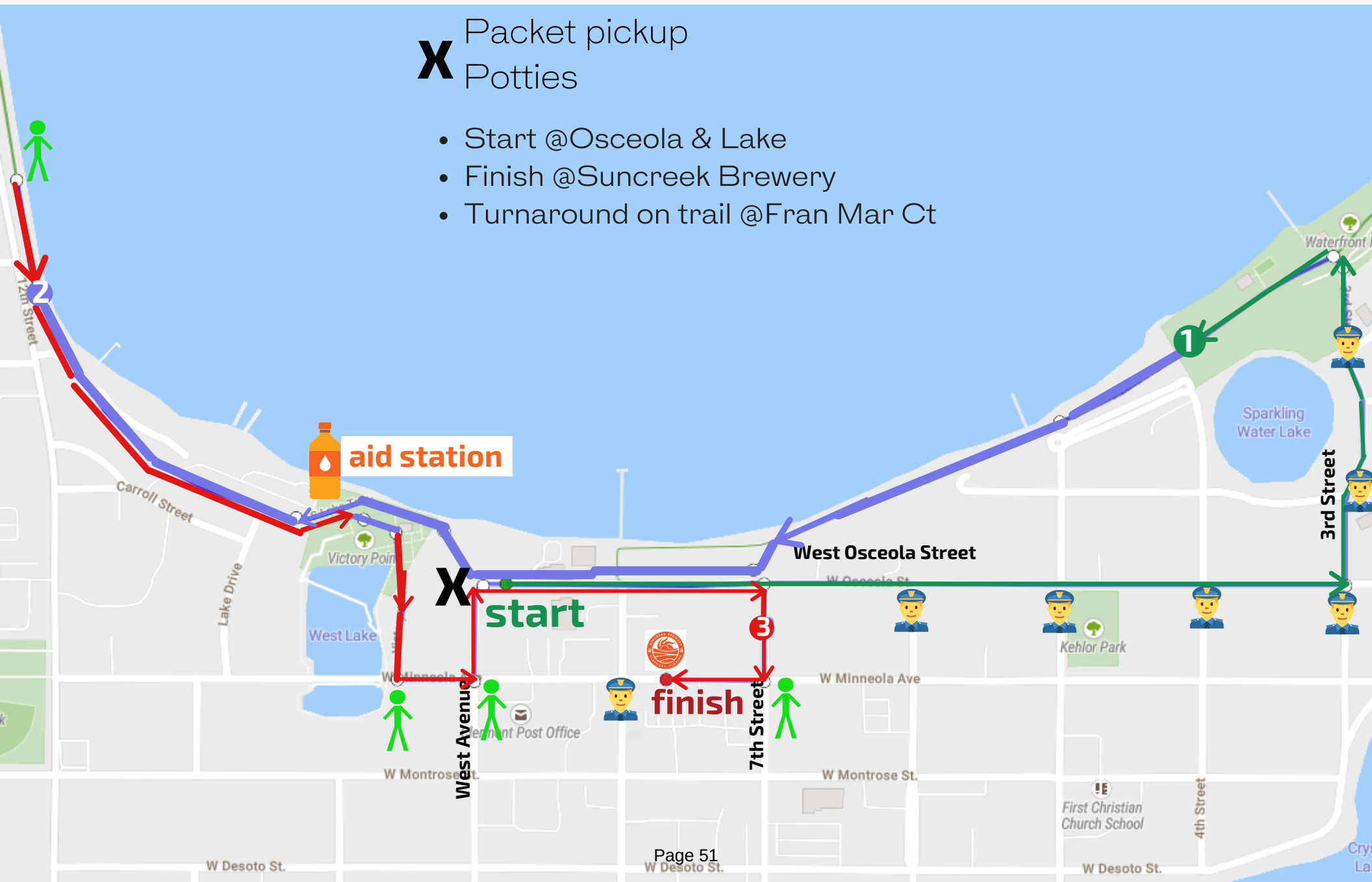


Road Closure

officer-barricade

X Packet pickup
Potties

- Start @Osceola & Lake
- Finish @Suncreek Brewery
- Turnaround on trail @Fran Mar Ct





Notice to Area Residents and Businesses
AdventHealth Clermont Freedom 5K 2022
Presented by FloDash Events

Dear resident/business owner,

As required by the City of Clermont Special Event Policy, we are providing you with this notice of the following proposed event that may impact you. This event will be heard by the City Council for approval at an upcoming City Council meeting. Please monitor the City's webpage at www.clermontfl.gov for notice on when the exact date the item will be heard.

On July 4th, 2022, your neighbors at Dash Sports and FloDash Events are bringing the third Annual Freedom 5K to Downtown Clermont. Celebrating Independence Day with a morning race, will not only attract our local families of walkers and runners, but it will bring participants from outside Lake County adding awareness to our beautiful growing Downtown area and all that it has to offer.

You are receiving this letter because your home or business is on the race route. Below is some key information about the event and what to expect:

- Sunday afternoon, July 3rd. Finish line setup in front of Suncreek Brewery. Flags will decorate the route along the sidewalk in front of homes and businesses. Signs placed on the route will remind residents and businesses of the following morning's temporary road closures.
- July 4th. 7:30AM 5K starts.
- Street closure will be between 7:00AM - 8:30AM. As soon as the last participant is on their way, we will start reopening the roads behind them.

For any questions or more information on the event, please contact Amalie Skorman at flodashevents@gmail.com. You may also contact us if your business or club would like to be a sponsor or be involved in any way. We ask that you please take this event into consideration when planning your 4th of July morning. For more information on the event, please visit 5kFreedom.com

Thank you for helping our community grow and live actively!!

FloDash Events Team

AGENDA ITEM

Meeting Date	
Tuesday, January 11, 2022	
Agenda Item Name	
Ordinance No. 2021-024 <i>Final</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 multi-family 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:	
Objective 1.9: Commercial Land Use Category. <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>	
Policy 1.9.1: <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	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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- | | | |
|----|---|---|
| 1. | Ord 2021-024 - The VUE CPA (11.23.2021 V2) - RF BL CC | Ord 2021-024 - The VUE CPA (11.23.2021 V2) - RF BL CC.pdf |
| 2. | Legal ad 2021-24 | Legal ad 2021-24.pdf |
| 3. | TheVue | TheVue.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;

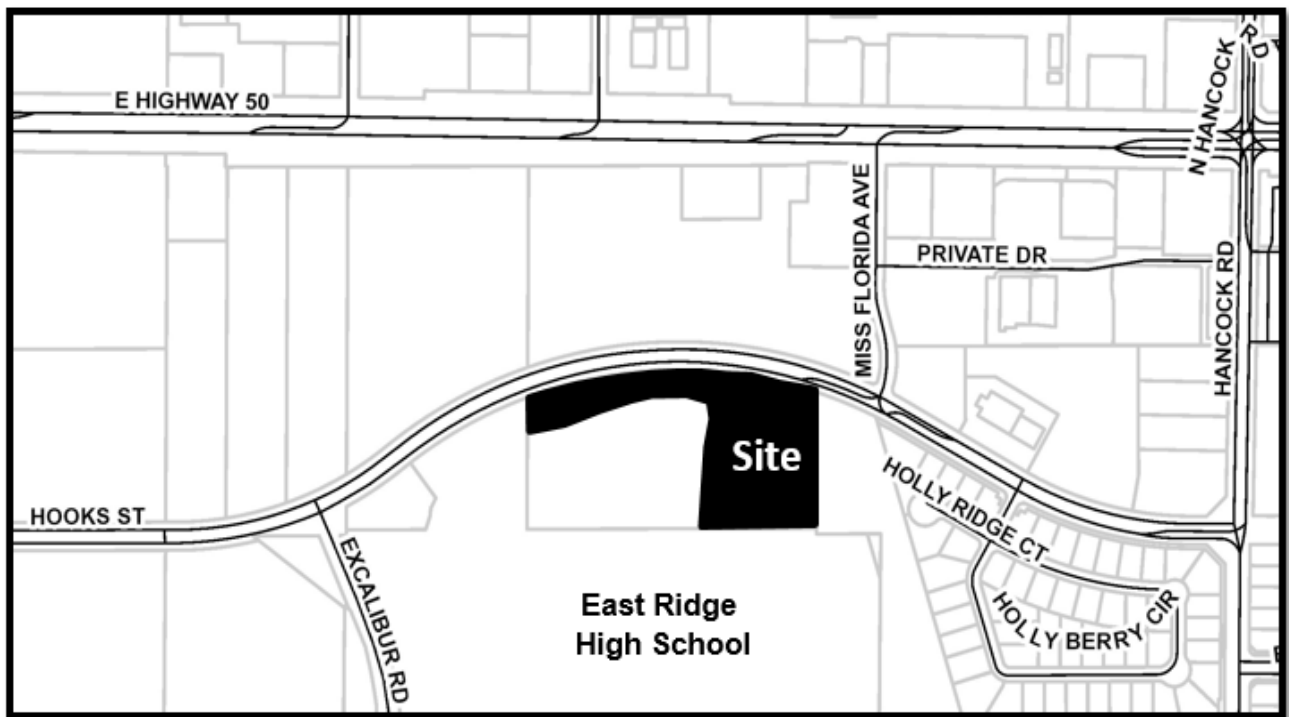
THENCE DEPARTING SAID LINE OF EXHIBIT "F", AND ALONG SAID CENTERLINE OF VACATED UNNAMED RIGHT-OF-WAY RUN NORTH 00 15'44" EAST, A DISTANCE OF 146.25 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF HOOK STREET, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1650.00 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



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 14th day of December 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

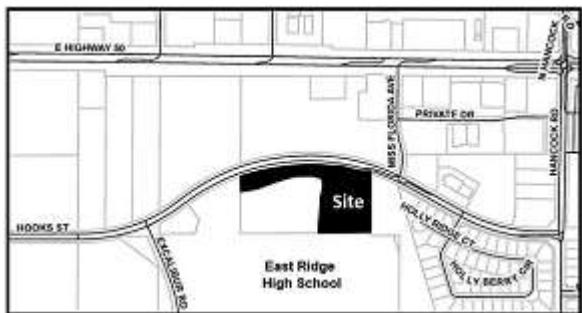
Approved as to form and legality:

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date

Tuesday, January 11, 2022

Agenda Item Name

Ordinance No. 2021-025 *Final*
The Vue Rezoning

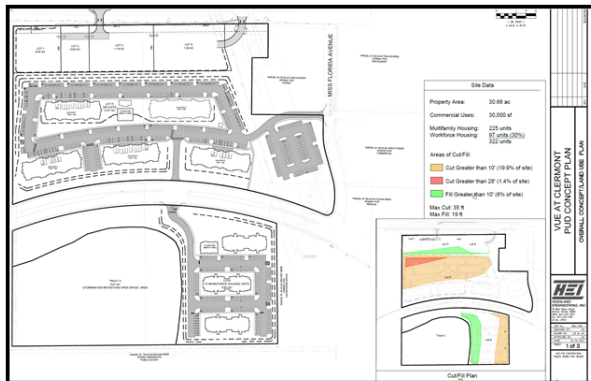
Requested Action

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 |



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

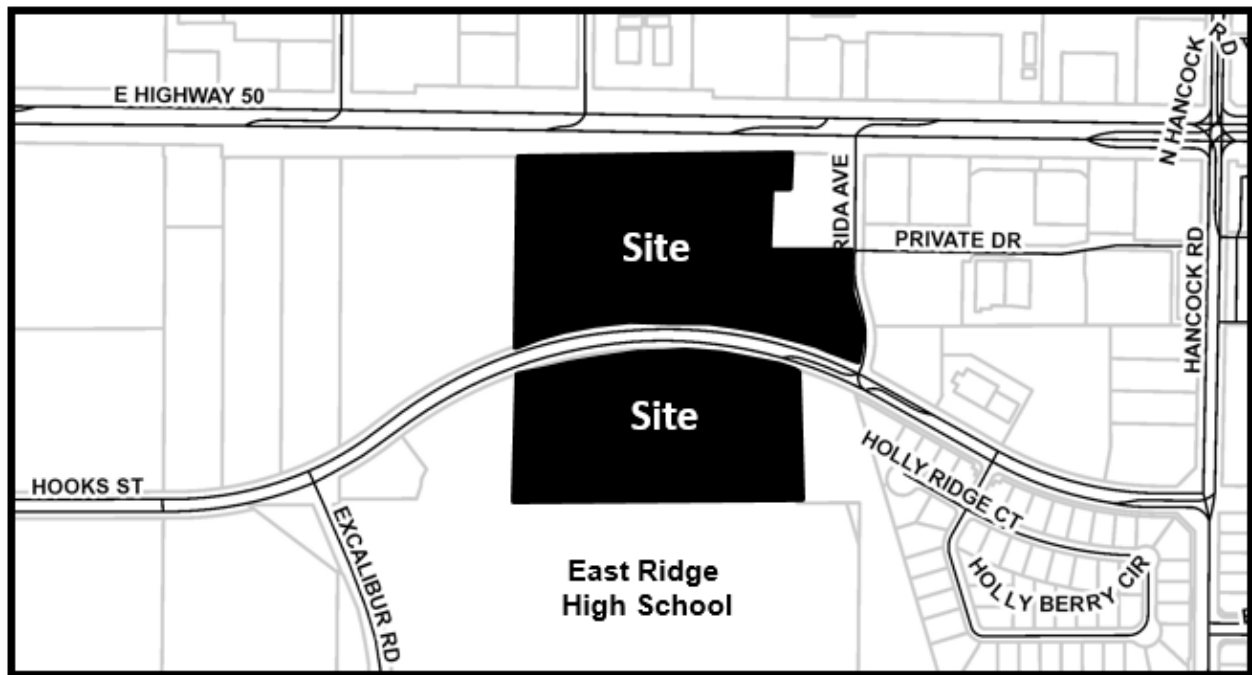
right of way line of Highway 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24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

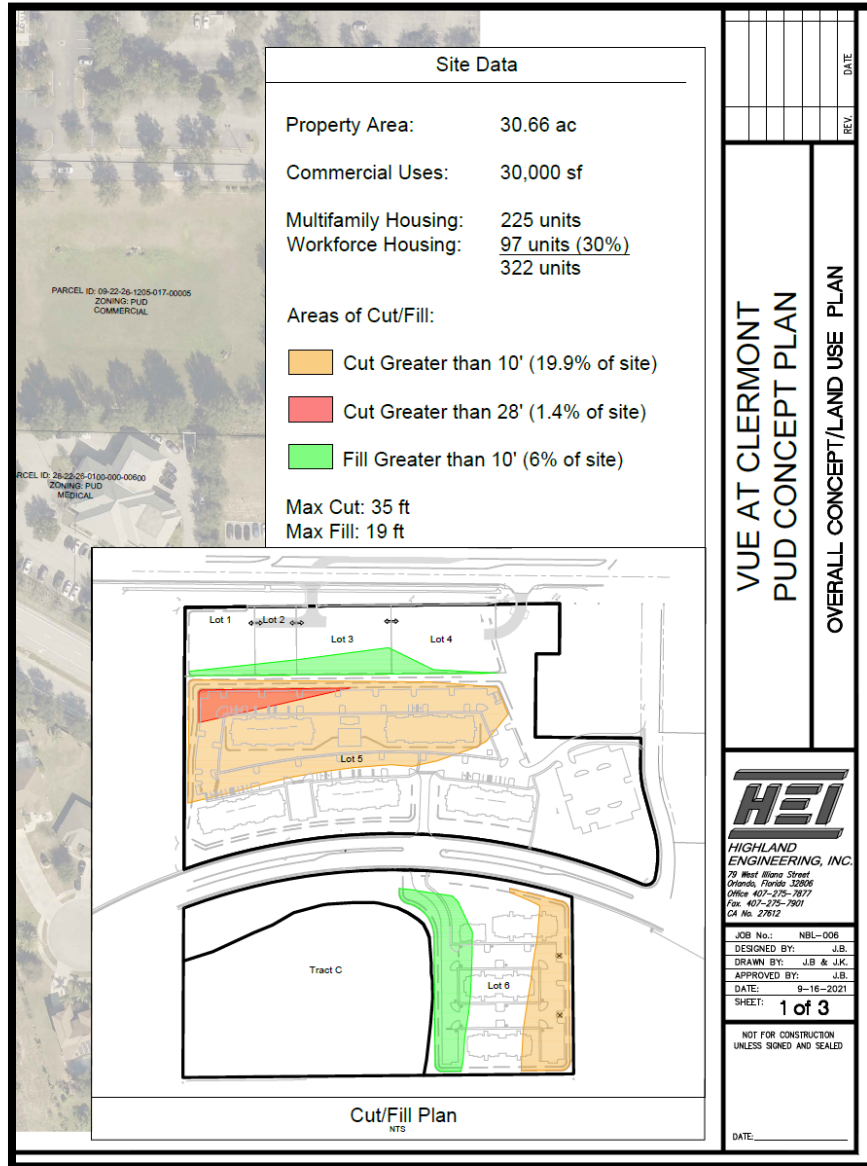
APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

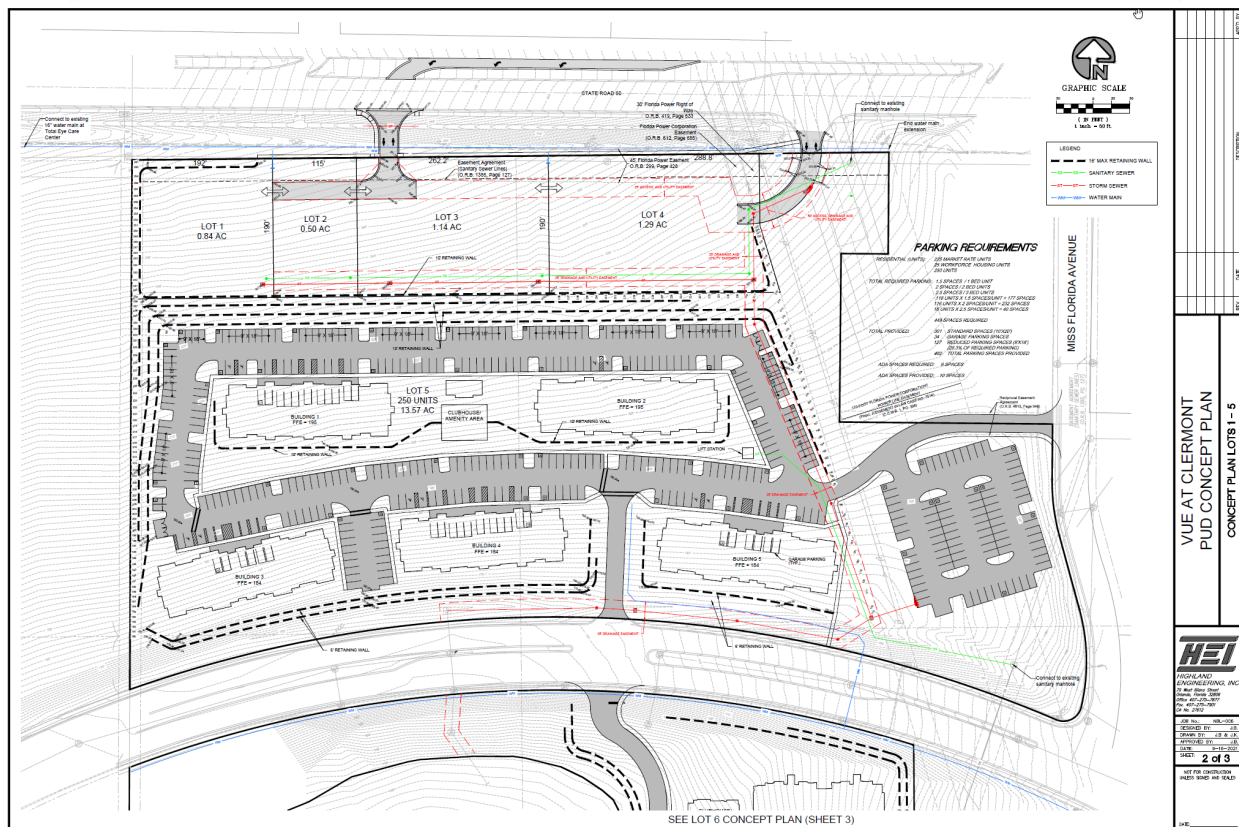
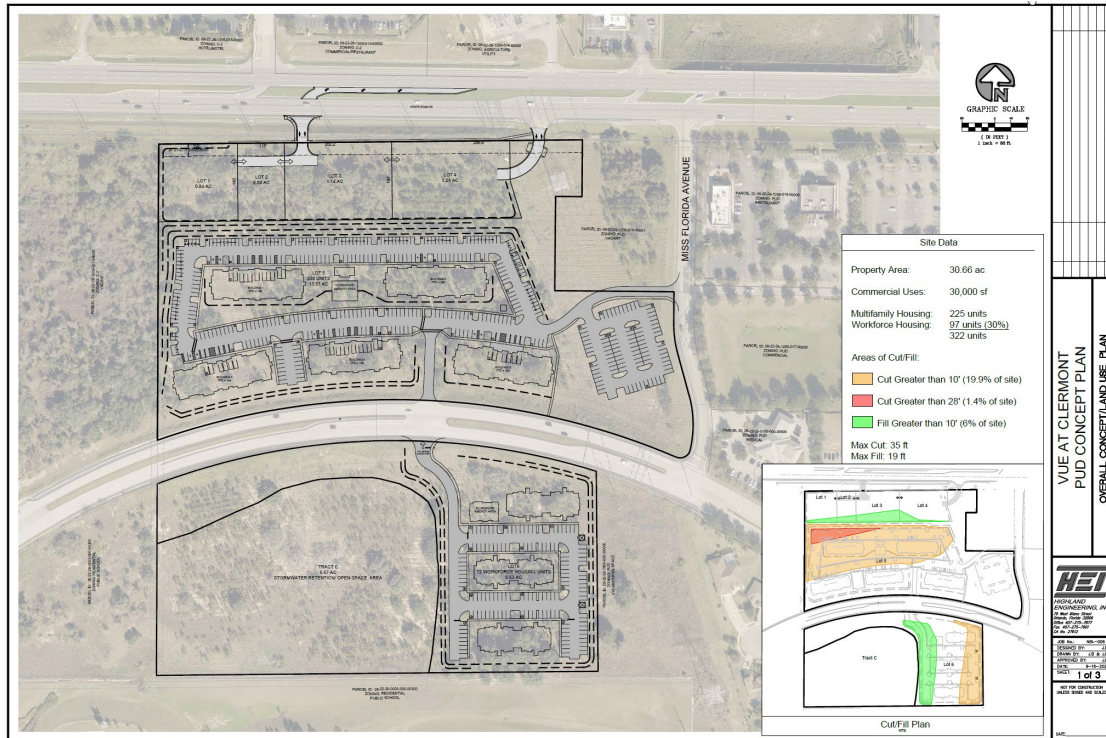
CITY OF CLERMONT
ORDINANCE NO. 2021-025

EXHIBIT A

Cut/Fill Exhibit contained on the PUD Conceptual Plan:



CITY OF CLERMONT
ORDINANCE NO. 2021-025



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

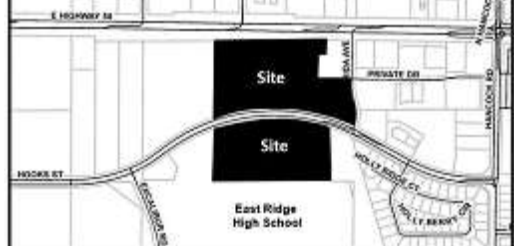
THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PB 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF HIGHWAY 50, BEING MORE PARTICULARLY 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, January 11, 2022		
Agenda Item Name		
Ordinance No. 2021-032 Intro <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 2

Meeting Date	
Tuesday, January 11, 2022	
Agenda Item Name	
Resolution No. 2021-057R <i>Pinecrest Charter School Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2021-57R.	
Staff Report	
The applicant is requesting a Conditional Use Permit amendment to Resolution 1010 to allow the construction and operation of a charter school on the existing Lake Sumter College Campus. The current zoning is Planned Unit Development and the Future Land Use is Public Facility/Institutional. The charter school, Pinecrest, is looking to use a portion of the main campus site for a 6th through 12th grade school. The property is currently used for the Lake Sumter College Campus and the Cooper Memorial County Library. The original CUP was granted in 1998 for a College Campus and related facilities. Staff has reviewed the CUP and backup material, and the proposed 6th-12th grade charter school was not included in the original CUP or ever considered for this site. City staff directed the applicant to apply for a conditional use permit amendment to include this use and to evaluate the impacts this use would have on the existing facility and surrounding area, especially the traffic impacts. The first phase in 2022 will include the construction of a new three story building consisting of approximately 36,000 square feet that will serve 650 students. The first phase will use the existing access point from Oakley Seaver and students will be dropped off and picked up through the existing parking lot that serves the college campus and the county library. No busing is being proposed at any time and all students will be transported via private vehicles. Since this is a 6th-12th grade facility, staggered operation times are being proposed. The operating times for 9th-12th grade will be from 7:20 to 2:20 and 6th-8th grade from 8:30 to 3:30. An analysis has been performed to show how the vehicles will queue through the existing parking lot with a minor parking lot redesign. This is shown in the exhibited titled "Year One/Traffic Operations Plan." The applicant is proposing to double stack the vehicles once they have entered the parking lot off of the access drive, west of the existing library. The queue length is indicated to be 2,440 feet, which would accommodate approximate 98 vehicles. The applicant has performed a traffic impact analysis, queueing analysis and parking analysis for phase one only. The analysis only evaluated the impact of adding 650 students and corresponding staff to the existing campus. The study did not look at any access from Legends Way, in which the applicant will be required to do prior to the construction of this access point in phase two. Phase two, in 2023, will consist of several internal roadway improvements to provide access from Legends Way. This phase includes the upgrading of the existing access point serving the five ballfields adjacent to Legends Way, which would connect to the charter school building, and a new access point on Legends Way. Upon completion of this phase, the Oakley Seaver access point would be discontinued and the queuing of vehicles will occur from these areas. This phase would also include the construction of additional parking spaces and a parking lot that would primarily serve the charter school. No additional students would be generated during this phase. Prior to this phase, a detailed traffic impact analysis will be performed to evaluate the impacts on Legends Way and the surrounding intersections. Any transportation improvements identified during this study will be a requirement upon the Charter School. The applicant has indicated the intent for future phases and an increase in student enrollment. However, this will be presented and evaluated at a future date and will need City Council approval. A traffic impact analysis will be a requirement prior to any new student enrollment or transportation changes.	

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use may be consistent with the existing and previous development patterns and character of the surrounding areas. The charter school sharing the Lake Sumter College Campus could be an enhancement to the overall educational opportunity at the current location.

The proposed uses will not be detrimental to the health, safety and general welfare of the community. Staff is apprehensive about the operational function of transporting students to and from the charter school within the existing roadway network and internal queueing. The existing college campus and county library transportation network and parking were designed in a way that did not take in consideration the daily use of student drop off and pick up from a charter school. However, the Charter School and the College have entered into an agreement with this being considered and this area will only be used during Year One. The submitted queueing analysis indicates stacking for 98 vehicles within the existing drive lanes and parking lot that is used primarily for the library. Staff is concerned when special events are held on the college campus or library, such as early voting. Again, this would only be an inconvenience in Year One. The Charter School has also agreed to make safety improvements at the trail crossing and Oakley Seaver Drive with inclusion of islands within the trail connection. With the addition of the Legends Way access points, a new drive isle constructed for vehicle queueing and stacking would be made available and Oakley Seaver access would be discontinued.

The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the Public Facility/Institutional land use. The proposed project will be required to comply with all Land Development Regulations for development of the site. The City's traffic consultant has reviewed the transportation studies and believes the conditions contained in the CUP are adequate. Staff recommends approval of Resolution No. 2021-057R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)

1.	2021-057R - Pinecrest Charter CUP (01.05.2021 V2) - R&FBL	2021-057R - Pinecrest Charter CUP (01.05.2021 V2) - R&FBL.pdf
2.	Pinecrest LSSC Maps	Pinecrest LSSC Maps.pdf
3.	Pinecrest Lakes Academy at LSSC LOI Year ONE and TWO	Pinecrest Lakes Academy at LSSC LOI Year ONE and TWO.pdf
4.	Pinecrest Academy at LSSC Year ONE Site Plan	Pinecrest Academy at LSSC Year ONE Site Plan.pdf
5.	Pinecrest Academy at LSSC Year TWO Site Plan	Pinecrest Academy at LSSC Year TWO Site Plan.pdf
6.	Pinecrest LSSC - Staff Report	Pinecrest LSSC - Staff Report.pdf
7.	TIA Summary for PZ CC	TIA Summary for PZ CC.pdf
8.	Kittelsohn Response Email	Kittelsohn Response Email.pdf
9.	CUP App_LSSC Pinecrest Expansion_10.29.21	CUP App_LSSC Pinecrest Expansion_10.29.21.pdf
10.	Legal ad	Legal ad.pdf



CITY OF CLERMONT
RESOLUTION NO. 2021-057R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO AMEND RESOLUTION NO. 1010 TO ALLOW THE CONSTRUCTION AND OPERATION OF A 6TH THROUGH 12TH GRADE CHARTER SCHOOL ON THE COLLEGE CAMPUS (LAKE SUMTER STATE COLLEGE), AND 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 January 4, 2022 recommended approval of this Conditional Use Permit amendment to allow the construction and operation of a 6th through 12th grade Charter School on the College Campus (Lake Sumter State College), at the following location:

LOCATION:

Lake Sumter State College
1250 North Hancock Road
(Alternate Key: 3777502, 3777498, 3777505,
3777506, 3784773, 3784776, 3777499, 3777500, 3808649)

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

WHEREAS, the applicant has applied for a Conditional Use Permit amendment to allow a 6th through 12th grade charter school on the subject parcel that is part of the Lake Sumter State College Campus, Planned Unit Development Master Plan (Resolution No. 1010);

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.

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:



CITY OF CLERMONT
RESOLUTION NO. 2021-057R

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 but are only applicable to the charter school facilities.
2. No person, firm, corporation or entity shall erect, construct, enlarge, remove, move, 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 with 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 for the charter school facilities, 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 charter school facility, other than College Campus expansions, 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. 2021-057R

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 in the construction of the 6th grade through 12th grade charter school. "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 construction and operation of a 6th through 12th grade charter school on the existing Lake Sumter State College Campus. The College Campus and related facilities may continue to operate exclusive of whether the charter school is constructed or not.
2. The charter school shall only be allowed the construction and operation of the Phase 1 Main Classroom Building to serve up to 650 students in phase one. An amendment to this Conditional Use Permit shall be requested prior to increasing enrollment or the addition of new buildings for the charter school. Any amendment shall include public hearings before the City's Planning and Zoning Commission and the City Council and an updated traffic impact study, based upon the requirements of the Lake Sumter MPO Traffic Impact Study Methodology and Guidelines, dated 2021, or as amended. The written methodology shall be submitted, reviewed and approved by the City's traffic consultant prior to the initiation of the study to confirm the correct methodology and assumptions. The TIA shall include the necessary intersections and provide recommendations of any off-site improvements due to this connection. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.
3. The charter school shall only be permitted to access the campus via Oakley Seaver Drive (as shown in the Year One/Traffic Operations Plan) for the 2022-2023 school year. The applicant shall post signage along Oakley Seaver Drive indicating "No Stopping or Standing" at the direction of the City and shall be responsible for the full cost of this signage.
4. The existing trail crossing at the Oakley Seaver Drive access point shall be upgraded to a "Case IV Major Side Street Crossing Near Intersection" by August 1, 2022. Coordination of this upgrade shall be conducted through the City and Lake County Department of Public Works. This upgrade shall be at the full expense of the Charter School.
5. The charter school must construct access from Legends Way prior to the 2023-2024 school year, as shown on the Year Two/Traffic Operations Plan, Exhibit B. Prior to approval of the site plan for this access, the charter school must update the Traffic Impact Study to include an operational analysis of Legends Way, including the intersections of Legends Way with Skytop View Way, the school driveway, and North Hancock Road. Any necessary off-site improvements identified as part of the updated analysis shall be completed prior to utilizing the connections from Legends Way. No access for the Charter School shall be allowed from Oakley Seaver Drive once the Legends Way access point is



CITY OF CLERMONT
RESOLUTION NO. 2021-057R

constructed, except for emergency services.

6. A detailed traffic/queue management plan with proposed backup plans to avoid off-site stacking or queueing shall be submitted and reviewed prior to using Oakley Seaver Drive and Legends Way. These plans may be modified upon review by the City and applicant due to evidence of stacking off-site or other off-site traffic issues. The plan shall be submitted by June 1st of each year of Year One/Traffic Operations Plan and Year Two/Traffic Operations Plan. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.
7. The City may request from the Charter School additional updates to the detailed traffic management plan if queueing, stacking and off-site traffic movement is impeded. Off-site improvements, such as turn lanes, additional signage and traffic improvements may be required to mitigate the off-site impacts and will be at the full cost of the Charter School. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.
8. Any new development and/or changes to the subject property for the Charter School 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.
9. If the Charter School campus requires a school resource officer or crossing guard, this requirement and expense will be at the full cost of the Charter School.
10. If student busing is added to the transportation network, this shall be reviewed and approved by the City prior to starting this service. The cost of the City's review by the City's third-party traffic consultant shall be paid by the Charter School.
11. 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.
12. No outside speaker systems shall be permitted for the Charter School.
13. Any signage for the Charter School must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any Charter School signs.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2021-057R

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. 2021-057R

DONE AND RESOLVED by the Mayor and the City Council of the City of Clermont, Lake County, Florida, this 11th day of January, 2022.

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. 2021-057R

EXHIBIT A:

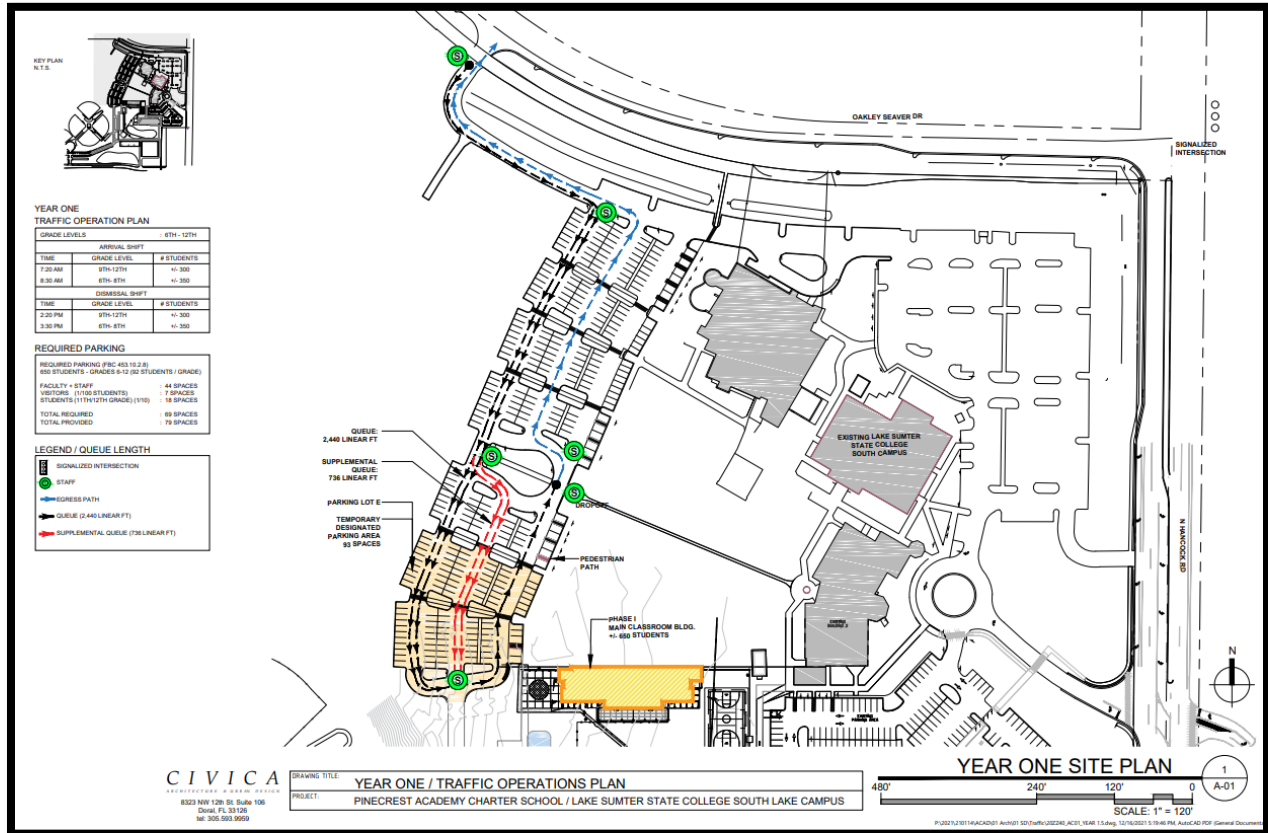


EXHIBIT B:

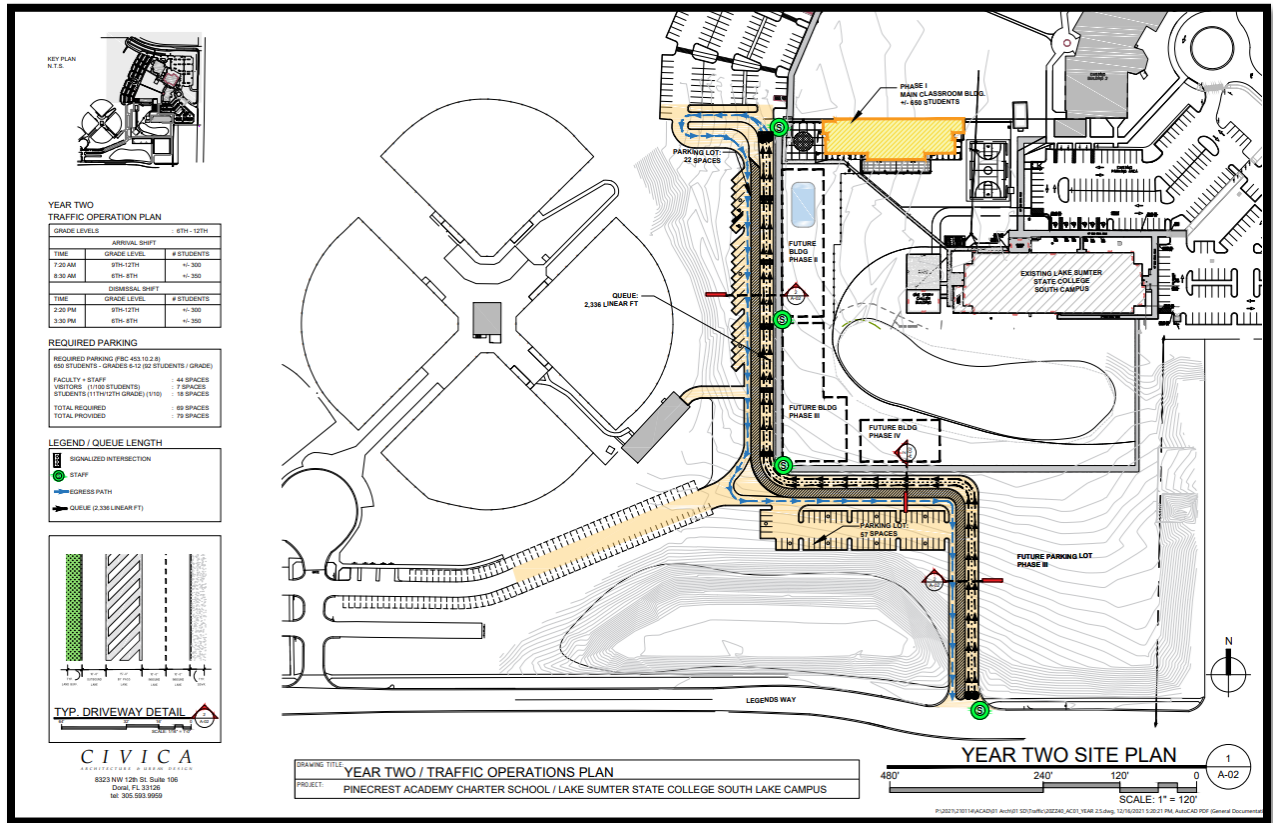
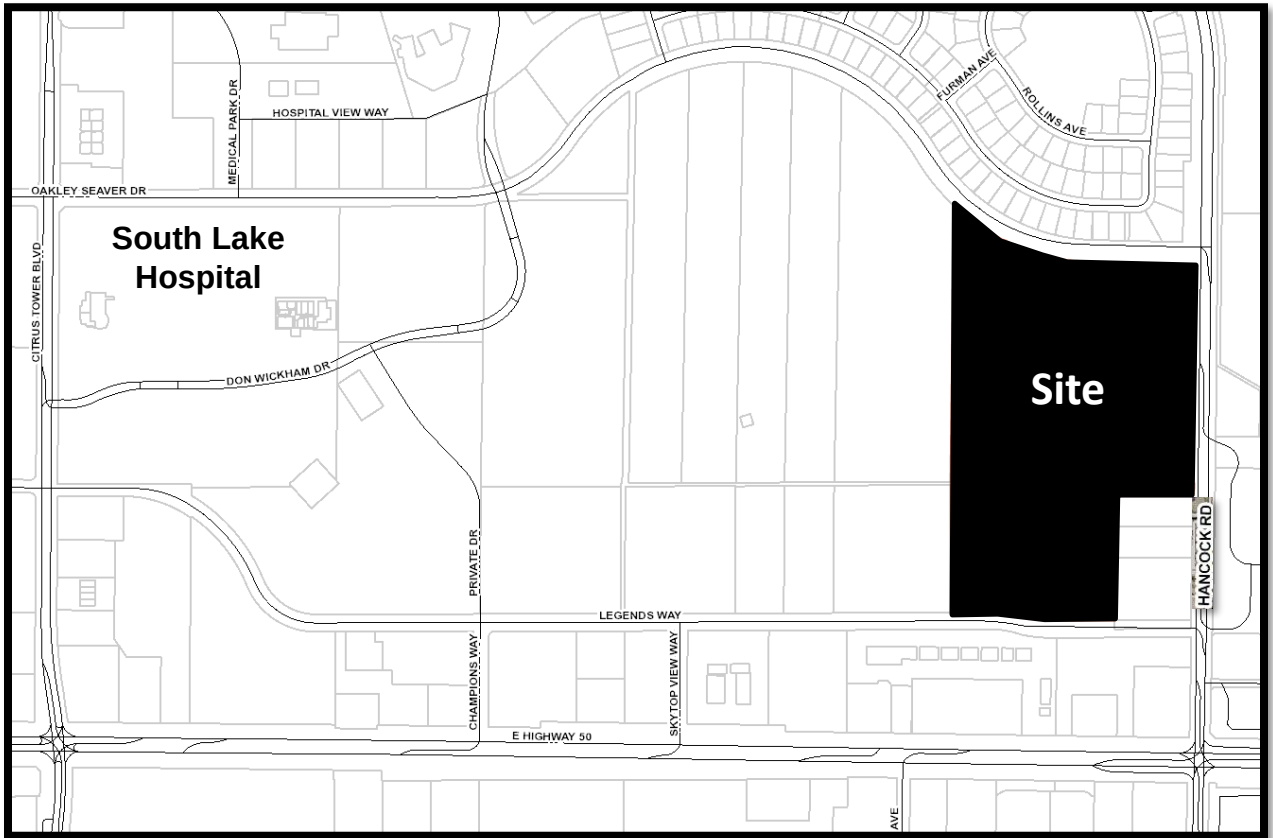


Exhibit - Location Map – Pinecrest LSSC



C I V I C A

12/17/21

Mr John E. Kruse
Planning Manager
City of Clermont
City Hall
685 W. Montrose St.
Clermont, FL 34711

**Re: Pinecrest Lakes Middle / High School at Lake Sumter State College South Lake Campus
Conditional Use Permit Application**

Dear Mr Kruse:

On behalf of Pinecrest Academy and Lake Sumter State College, thank you for your consideration of the submitted Conditional Use Permit application. We hope that this supplementary information helps further clarify the programmatic, technical, and qualitative aspects of the proposed project.

Introduction

The Pinecrest Lakes Middle / High School Academy (PLMH) project at Lake Sumter State College's South Lake Campus (LSSC) in Clermont, FL brings together the mutual interests of both educational institutions as a public-private partnership to expand the education pipeline, particularly in STEM-focused careers, with a unique K-16 model. This project helps foster the academic growth of middle and high school students in a college prep environment while sharing in the dynamic environment of college life.

PLMH is a tuition-free, public charter school that is part of the growing family of high-performing Pinecrest Academy schools in Central Florida, and Lake County in particular, that includes locations in nearby Minneola, Tavares, Avalon Park, Wesley Chapel, Melbourne, and the City of Orlando.

PLMH's college preparatory academic curriculum is ideally suited for preparing students for the rigors of college. Further, the charter school's setting within the LSSC campus also offers Pinecrest's students the unique opportunity to continue their academic careers as part of the LSSC collegiate family.

This unique partnership creates an opportunity for students to have an immersive secondary education experience that focuses on postsecondary and career success.

PLMH students, who already benefit from a college and career focused education environment, will also have the opportunity to earn college credit through dual enrollment at Lake Sumter State College. These students will graduate high school prepared for college and a career with vital communications and critical thinking skills as well as real-world training and experiences that LSSC will provide through the partnership.

C I V I C A

Campus Vision

PLMH's vision for the growth of its program at LSSC is supported by a master plan designed to evolve over the course of several academic years / phases. The plan contemplates the construction of several buildings to be located immediately south of existing LSSC Parking Lot E, and adjacent to the Science-Health Partnership Building.

The assemblage of the PLMH buildings is designed to reinforce, supplement, and enhance Lake Sumter State College's overall master plan. All future academic buildings will be seamlessly incorporated into the broader campus, resulting in a "village-like" arrangement of buildings, spaces, and landscaped areas. The intent is to help further the creation of an architecturally seamless campus that serves both academic institutions.

Synergy Creates Widespread Benefits

This project provides opportunities to expand and grow the benefits of a STEM-focused education pipeline in Lake County and particularly the Clermont/South Lake County area. The goal with this partnership is to expand opportunities for students to receive a robust STEM-focused education in K-12 that offers a seamless pipeline to enrollment and degree completion at Lake-Sumter State College. Many LSSC graduates then enter our local and regional workforce highly prepared for a wide array of career opportunities.

Benefits for LSSC

- High concentration of students will attend LSSC after high school graduation through dedicated and seamless enrollment pipelines between PLMH and LSSC
- Allows for increased postsecondary enrollment at LSSC South Lake campus
- Increased campus enrollment also allows for creation of new programs to meet local workforce needs
- Shared after-hours facilities provide room for new or expanded programs
- Infrastructure improvements allow for an improved campus vehicular and pedestrian traffic flow on campus

C I V I C A

Benefits for City of Clermont & Community

- Partnership will create a “Train Here, Stay Here” mentality in students, reducing student loss to other regions in the state
- Residents have enrollment access to a high-performing, tuition-free, public charter school
- Project demonstrates a strong postsecondary commitment to workforce training/preparation as an incentive for economic development
- Parking and access improvements to the Legends Way Ballfield Complex improves the event hosting opportunities for the facility that leads to increased local hotel and retail revenue
- Provides an additional youth component near the National Training Center in the rapidly expanding Hancock Rd. corridor
- PLMH instructional facilities available for city use, as needed outside of charter school hours
- PLMH parking infrastructure (approx. 235 spaces) available to city, as needed outside of charter school hours

Pinecrest Lakes Middle / High School, Lake-Sumter State College, the City of Clermont, and South Lake County will benefit from the academic and civic advantages of this unique and forward-thinking partnership that will have a positive impact on the community for years to come. This project is a great example of the spirit of cooperation, the strength of a shared and common vision, and the devotion to the mutual objectives of each institution and the greater community.

Once again, thank you for your consideration of this application and we look forward to your feedback and, hopefully, a favorable recommendation for approval.

Sincerely,



Rolando Llanes, AIA
President
CIVICA Architecture

Enclosures:

- ***Year ONE Site Plan / ATTACHED***
- ***Year TWO Site Plan /ATTACHED***

C I V I C A

PHASING STRATEGY

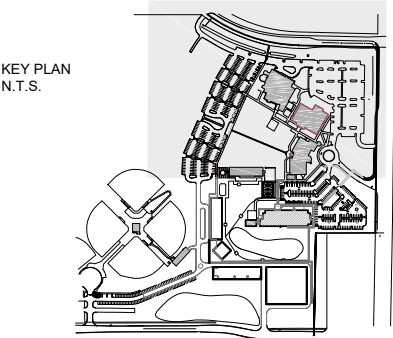
YEAR ONE / 2022-2023 (SEE ATTACHED SITE PLAN)

- 650 students (**maximum**)
- Grades 6 thru 11.
- 44 full-time school staff
- Parking (per FBC State Requirements for Educational Facilities)
 - Staff – 44 spaces
 - Visitors – 7 spaces (6 required)
 - Student Drivers – 18 spaces (9 required)
 - **REQ'D - 69 SPACES**
 - **PRV'D - 69 SPACES**
- **NOTE:**
 - TEMPORARY Parking and queuing infrastructure for PLMH's initial year of operation will be as depicted in the attached YEAR ONE / TRAFFIC OPERATIONS PLAN (TOP).
 - TEMPORARY access to the parking and queueing depicted in the TOP will be from Oakley Seaver Dr, a strategy supported by the traffic analysis submitted by Traffic Planning and Design, Inc (TPD).
 - Upon approval of this application and the issuance of a building permit for the Phase I Classroom Building, PLMH will proceed to develop permit plans for the construction of the charter school's PERMANENT ingress and egress access from Legends Way.
 - The Legends Way access scope of work will also include PLA's queuing driveways, and permanent parking for the requirements of each phase of the charter school's growth.

C I V I C A

YEAR TWO / 2023-2024 (SEE ATTACHED SITE PLAN)

- 650 students (**maximum**)
- Grades 6 thru 12.
- 44 full-time school staff
- Parking (per FBC State Requirements for Educational Facilities)
 - Staff – 44 spaces
 - Visitors – 7 spaces
 - Student Drivers – 18 spaces
 - **REQ'D - 69 SPACES**
 - **PROV'D - 79 SPACES (10 Surplus)**
- **NOTE:**
 - It is PLMH's intent to have the PERMANENT ingress / egress access point from Legends Way in-place prior to the beginning of the 2023-2024 School Year (If not sooner).
 - All ingress and egress and all parking areas dedicated for charter school use will be exclusively accessed from Legends Way.
 - Wayfinding signage and PLMH staff will be employed throughout the arrival and dismissal times to ensure adherence to the traffic flow depicted in the TOP.
 - See YEAR TWO / TRAFFIC OPERATIONS PLAN diagram for details and length of vehicular queue.
 - Access to the PLMH's parking areas will be made available to LSSC after hours, weekends, holidays, and any other times that do not coincide with the function of the charter school.
 - This commitment assumes that there are no issues during the permitting process that may impact the project schedule.



YEAR ONE
TRAFFIC OPERATION PLAN

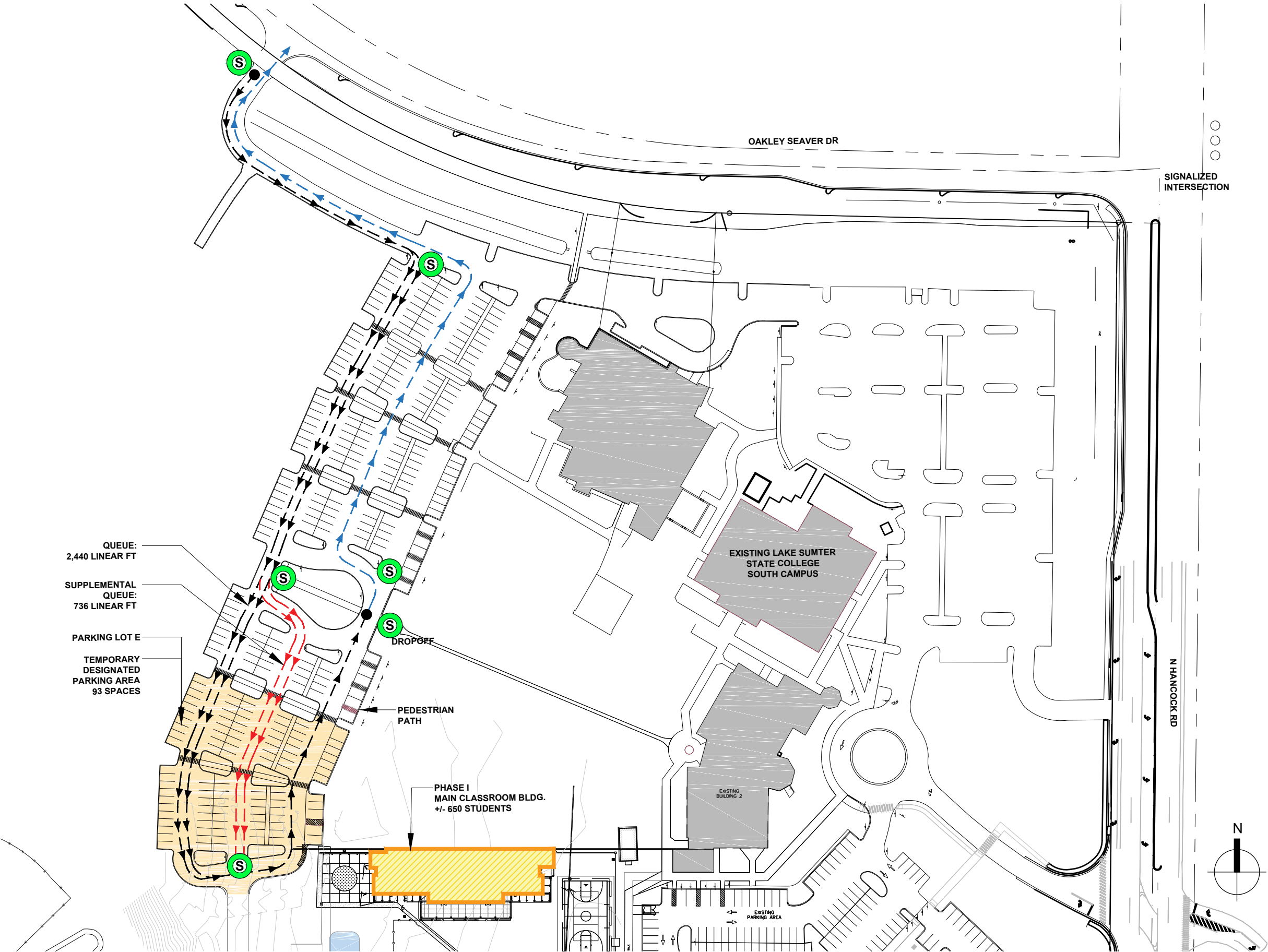
GRADE LEVELS : 6TH - 12TH		
ARRIVAL SHIFT		
TIME	GRADE LEVEL	# STUDENTS
7:20 AM	9TH-12TH	+/- 300
8:30 AM	6TH- 8TH	+/- 350
DISMISSAL SHIFT		
TIME	GRADE LEVEL	# STUDENTS
2:20 PM	9TH-12TH	+/- 300
3:30 PM	6TH- 8TH	+/- 350

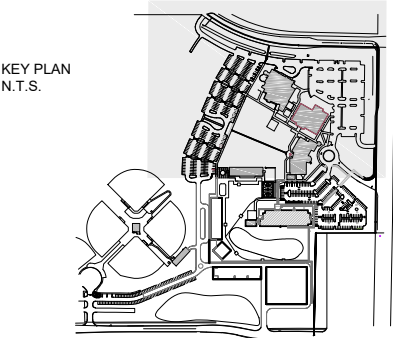
REQUIRED PARKING

REQUIRED PARKING (FBC 453.10.2.8)	
650 STUDENTS - GRADES 6-12 (92 STUDENTS / GRADE)	
FACULTY + STAFF	: 44 SPACES
VISITORS (1/100 STUDENTS)	: 7 SPACES
STUDENTS (11TH/12TH GRADE) (1/10)	: 18 SPACES
TOTAL REQUIRED	: 69 SPACES
TOTAL PROVIDED	: 79 SPACES

LEGEND / QUEUE LENGTH

	SIGNALIZED INTERSECTION
	STAFF
	EGRESS PATH
	QUEUE (2,440 LINEAR FT)
	SUPPLEMENTAL QUEUE (736 LINEAR FT)





YEAR TWO
TRAFFIC OPERATION PLAN

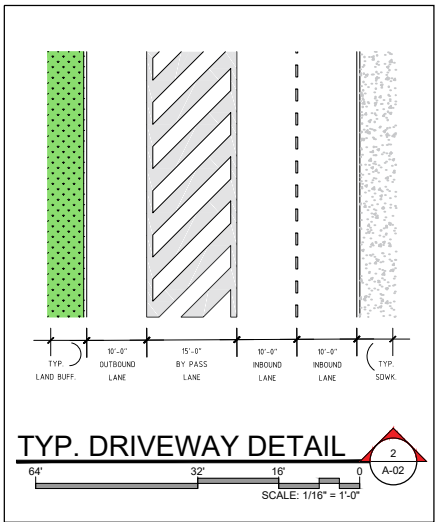
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REQUIRED PARKING

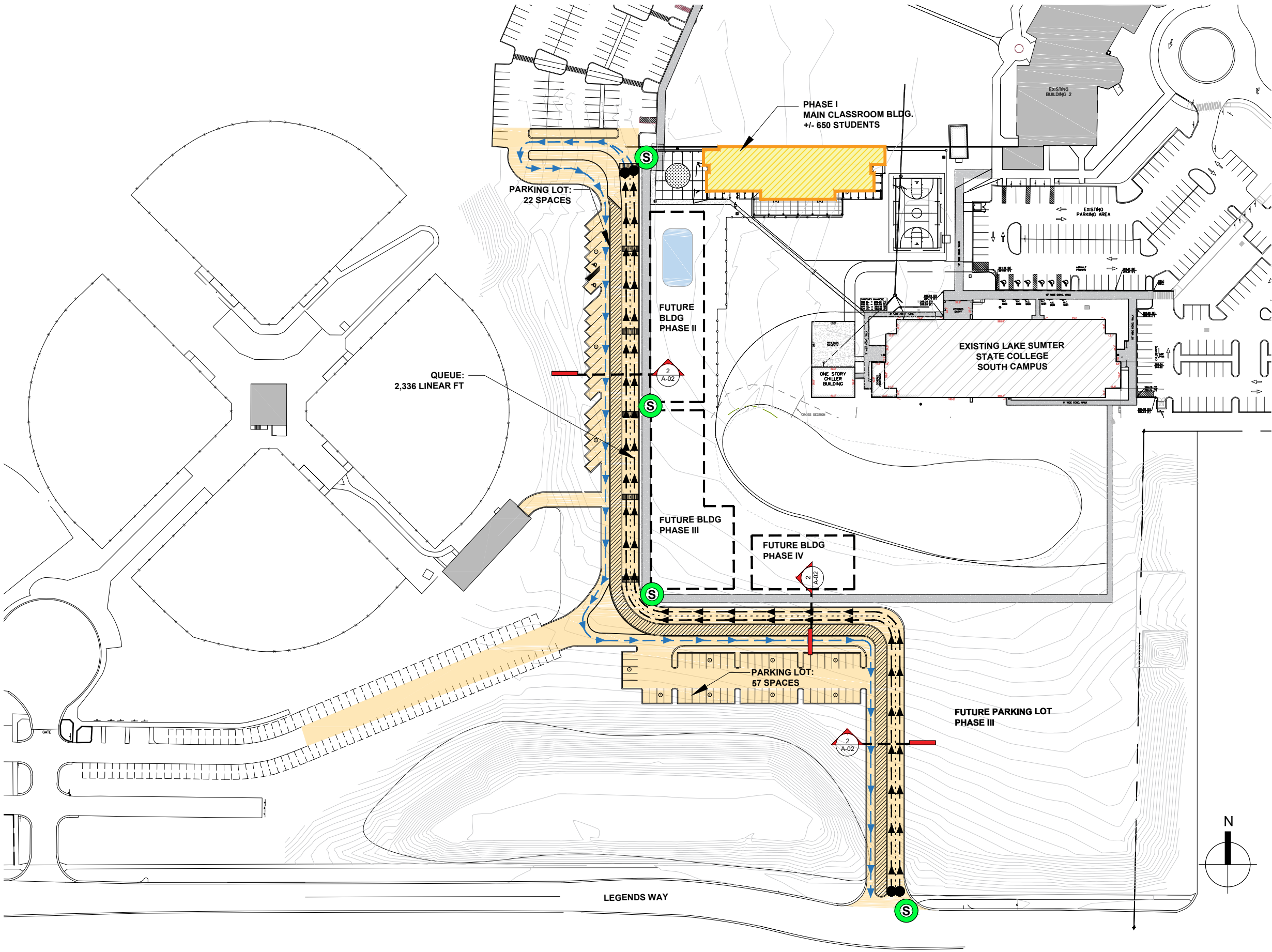
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VISITORS (1/100 STUDENTS)	: 7 SPACES
STUDENTS (11TH/12TH GRADE) (1/10)	: 18 SPACES
TOTAL REQUIRED	: 69 SPACES
TOTAL PROVIDED	: 79 SPACES

LEGEND / QUEUE LENGTH

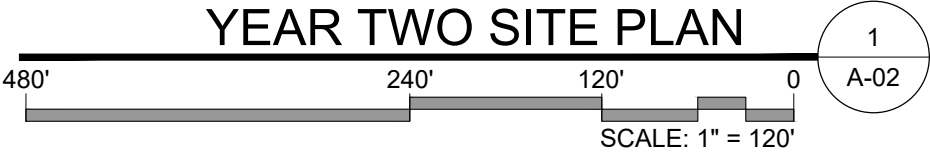
	SIGNALIZED INTERSECTION
	STAFF
	EGRESS PATH
	QUEUE (2,336 LINEAR FT)



CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959



DRAWING TITLE:	YEAR TWO / TRAFFIC OPERATIONS PLAN
PROJECT:	PINECREST ACADEMY CHARTER SCHOOL / LAKE SUMTER STATE COLLEGE SOUTH LAKE CAMPUS





CITY OF CLERMONT

Staff Analysis Report

OWNER: District Board of Trustees of Lake-Sumter Community College

APPLICANT: Charles C. Hiott with Halff Associates, Inc.

PROJECT NAME: Lake Sumter State College Pinecrest Expansion

REQUESTED ACTION: A Conditional Use Permit (CUP) amendment to allow a 6th-12th grade charter school consisting up to 650 students in phase one on the existing Lake Sumter College Campus

SIZE OF PARCEL: 38 acres +/-

LOCATION: 1250 North Hancock Road

EXISTING ZONING: Planned Unit Development

EXISTING LAND USE: College campus with the inclusion of a County Library

FUTURE LAND USE CATEGORY: Public Facility/Institutional

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit amendment to Resolution 1010 to allow the construction and operation of a charter school on the existing Lake Sumter College Campus. The current zoning is Planned Unit Development and the Future Land Use is Public Facility/Institutional. The charter school, Pinecrest, is looking to use a portion of the main campus site for a 6th through 12th grade school. The property is currently used for the Lake Sumter College Campus and the Cooper Memorial County Library. The original CUP was granted in 1998 for a College Campus and related facilities. Staff has reviewed the CUP and backup material, but no mention of a 6th-12th grade charter school was ever considered for this site. City staff directed the applicant to apply for a conditional use permit amendment to include this use and to evaluate the

impacts this use would have on the existing facility and surrounding area, especially the traffic impacts.

The first phase in 2022 will include the construction of a new three story building consisting of approximately 36,000 square feet that will serve 650 students. The first phase will use the existing access point from Oakley Seaver and students will be dropped off and picked up through the existing parking lot that serves the college campus and the county library. No busing is being proposed at any time and all students will be transported via private vehicles. Since this is a 6th-12th grade facility, staggered operation times are being proposed. The operating times for 9th-12th grade will be from 7:20 to 2:20 and 6th-8th grade from 8:30 to 3:30. An analysis has been performed to show how the vehicles will queue through the existing parking lot with a minor parking lot redesign. This is shown in the exhibited titled "Year One/Traffic Operations Plan." The applicant is proposing to double stack the vehicles once they have entered the parking lot off of the access drive, west of the existing library. The queue length is indicated to be 2,440 feet, which would accommodate approximate 98 vehicles.

The applicant has performed a traffic impact analysis, queueing analysis and parking analysis for phase one only. The analysis only evaluated the impact of adding 650 students and corresponding staff to the existing campus. The study did not look at any access from Legends Way, in which the applicant will be required to do prior to the construction of this access point in phase two.

Phase two, in 2023, will consist of several internal roadway improvements to provide access from Legends Way. This phase includes the upgrading of the existing access point serving the five ballfields adjacent to Legends Way, which would connect to the charter school building, and a new access point on Legends Way. Upon completion of this phase, the Oakley Seaver access point would be discontinued and the queuing of vehicles will occur from these areas. This phase would also include the construction of additional parking spaces and a parking lot that would primarily serve the charter school. No additional students would be generated during this phase. Prior to this phase, a detailed traffic impact analysis will be performed to evaluate the impacts on Legends Way and the surrounding intersections. Any transportation improvements identified during this study will be a requirement upon the Charter School.

The applicant has indicated the desire for future phases and an increase in student enrollment. However, this will be presented and evaluated at a future date and will need City Council approval. A traffic impact analysis will be a requirement prior to any new student enrollment or transportation changes.

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 may be consistent with the existing and previous development patterns and character of the surrounding areas. The charter school sharing the Lake Sumter College Campus could be an enhancement to the overall educational opportunity at the current location. Not being familiar with how a 6th-12th grade charter school can fully function on an existing college campus that includes a county library, staff is unsure.

The proposed uses will not be detrimental to the health, safety and general welfare of the community. Staff is apprehensive about the operational function of transporting students to and from the charter school within the existing roadway network and internal queueing. The existing college campus and county library transportation network and parking were designed in a way that did not take in consideration the daily use of student drop off and pick up from a charter school. However, the Charter School and the College have entered into an agreement with this being considered and this area will only be used during Year One. The submitted queueing analysis indicates stacking for 98 vehicles within the existing drive lanes and parking lot that is used primarily for the library. Staff is concerned when special events are held on the college campus or library, such as early voting. Again, this would only be an inconvenience in Year One. The Charter School has also agreed to make safety improvements at the trail crossing and Oakley Seaver Drive with inclusion of islands within the trail connection. With the addition of the Legends Way access points, a true drive isle constructed for vehicle queueing and stacking would be made available and Oakley Seaver access would be discontinued.

The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the Public Facility/Institutional land use. The proposed project will be required to comply with all Land Development Regulations for development of the site.

Staff recommends approval of Resolution No. 2021-057R.



ACCESS, QUEUEING AND PARKING ANALYSIS LAKE SUMTER PINECREST CHARTER SCHOOL

Introduction

A Pinecrest Charter School is proposed to be located within the campus of the Lake Sumter State College, South Lake Campus in the City of Clermont, Florida. This school is proposed to consist of a middle school and a high school with the following student enrollment:

• Middle School	-	350 Students
• High School	-	300 Students
Total	-	650 Students

Pinecrest already has 166 9th and 10th grade students and 12 staff members embedded within the college which will be absorbed by the new school. **Figure 1** shows the location of the new charter school building within the college campus. This building would constitute the Phase 1 of the proposed school and will be accessed via the existing access on Oakley Seaver Drive. In the subsequent phases of development, this charter school will be accessed via access driveways/connections from Legends Way with additional parking provided to meet the needs of the school.

The start times of each school will be staggered by approximately one hour. The high school hours will be from 7:20 A.M. to 2:20 P.M. and the middle school hours from 8:30 A.M. to 3:30 P.M. The Charter School is anticipated to be opened and operational in 2022. Within two years thereafter, the Phase 2 expansion of the proposed school will occur on the south side of South Lake Campus with additional parking and access provided exclusively via Legends Way.

TPD # 5568

Revised December 2021



School Site Location

Lake Sumter Pinecrest Charter School
 Project № 5568
Figure 1



Trip Generation

The trip generation of the proposed school was calculated with the use of trip generation rates from the 11th Edition of the ITE Trip Generation Manual. This Edition does not have trip generation rates for charter middle and charter high schools. Therefore, trip generation rates were obtained from private school categories. Although public schools, charter schools are privately managed schools and do not provide school buses. Therefore, their trip generation characteristics are similar to those of private schools. The trip generation calculation is summarized in **Table 1** and the ITE trip generation sheets are included in **Appendix A**. As shown in the table, the school is estimated to generate 2,090 daily trips, of which 552 will occur in the A.M. highway peak hour and 330 in the P.M. generator peak hour.

Table 1
Trip Generation Calculation Summary

ITE Code	Land Use	Size (students)	Daily		A.M. Peak Hour				P.M. Peak Hour*			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
530	Middle School	350	4.11**	1,439	1.01	198	156	354	0.60	99	111	210
534	High School	300***	2.17	351	0.66	117	81	198	0.40	47	73	120
Total Trips				2,090	---	315	237	552	---	146	184	330

* Peak Hour of Generator.

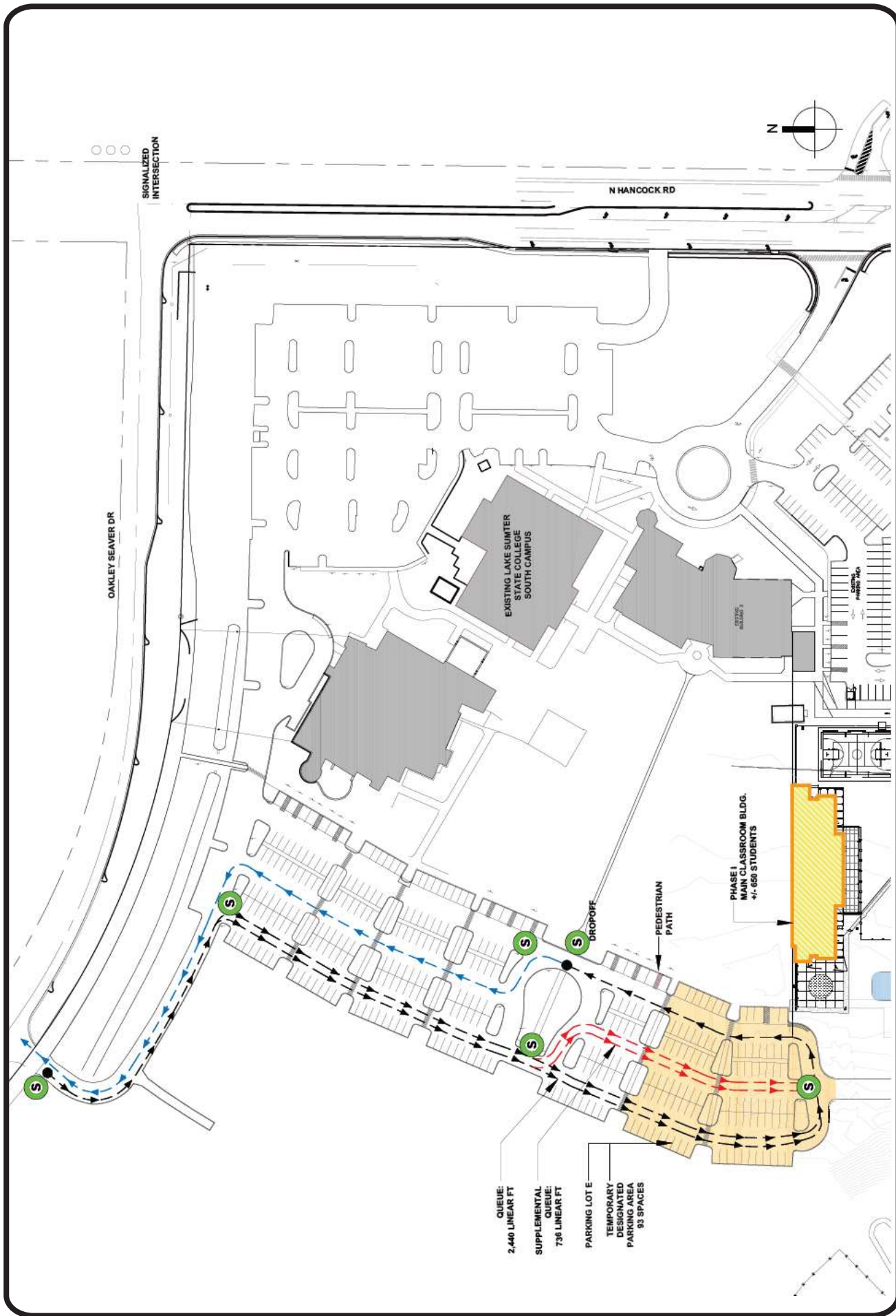
** Based upon one (1) study, not an adequate sample. Provided for informational purposes.

*** Includes 166 Students currently embedded within the College

In order to analyze the most intense queueing scenario, the middle school drop-off with the most students and highest A.M. peak hour generation will be used in the analysis.

Access Operations Plan

Figure 2 depicts the proposed Traffic Operations Plan for the phase 1 of the Pinecrest Charter School at the South Lake Campus of the Lake Sumter State College. Parents/guardians will be directed to enter the school site from Oakley Seaver Drive and queue internally to reach the drop-off/pick-up area. After drop-off and pick-up, parents/guardians will continue towards Oakley Seaver Drive to exit the site. The plan also shows staff members at different locations to provide any needed assistance with the internal circulation. The Traffic Operations Plan provides approximately 2,440 linear feet of internal vehicle queue storage, in addition to 736 feet of supplemental queue. This would accommodate 98-127 vehicles at any time assuming 25 feet of storage for each vehicle.



Phase 1 Traffic Operations Plan

Lake Sumter Pinecrest Charter School
Project № 5568
Figure 2



Queue Analysis

An analysis was conducted in order to ensure that the school site, which is proposed to have a capacity for 650 students (dismissed over two shifts) for the first two years, can accommodate parent vehicles during drop-off/pick-up times. This analysis was conducted using the Little's Law which states that the average queue length equals the average arrival rate times the average wait time, as per the following equation:

$$\text{Average Queue Length} = \text{Average Arrival Rate per minute} \times \text{Average drop-off/pick-up time}$$

The average arrival rate per minute was calculated assuming that the total entering traffic (one vehicles per student) in the P.M. peak period arrives in a 30-minute window. An average drop-off /pick-up time of 8 minutes was utilized in the equation based on data collected at the Pinecrest Academy Charter School in Tavares. This data included a survey of vehicles utilizing the queue for drop-off in the morning and pick-up in the afternoon. This data, summarized in **Appendix B**, showed that the average time the cars spent in the queue was 4 minutes during the morning drop-off time and 8 minutes during the afternoon pick-up time. The critical pick-up average time was used in the above equation. The data used yielded the following calculation for average queue length required to accommodate the proposed traffic:

$$\begin{aligned}\text{Average Queue Length} &= 350 \text{ students}/30 \text{ minutes} \times 8 \text{ minutes} \\ &= 93 \text{ vehicles} \\ &= 2,325 \text{ linear feet (assuming 25 ft per vehicle)}\end{aligned}$$

Therefore, based on this formula, a minimum length of 2,325 feet is recommended to be provided to accommodate the traffic queues for 350 students.

Additionally, the City reviewer provided data for vehicles currently queueing at the existing Lake Sumter College site which currently accommodates 166 students. The queues were measured over two different days and ranged from 32 to 37 vehicles (approximately 20% of total enrollment) with a maximum queueing distance of 1,000 feet.

Based on this data, the following calculations were estimated to project the queue lengths for the proposed number of students:

- Utilizing maximum observed queue lengths (linear feet):

166 students require 1,000 ft stacking, therefore, 350 students will require 2,110 ft

- Utilizing maximum observed queue vehicles:

166 students require stacking for 37 vehicles, therefore, 350 students will require stacking for 78 vehicles (1,950 ft assuming 25 ft per vehicle)

As shown, the results of this projection yield shorter queue lengths than what was estimated utilizing the Little Law's formula.

For the first year of operation, the proposed school will have a maximum enrollment of 650 students to be dismissed over two shifts (maximum 350 students per shift) and will be accessed via the existing driveway on Oakley Seaver Drive and will provide queueing inside the existing parking lot. The vehicles will enter the site driveway in one lane, and then double stack inside the parking lot, and will then merge back into one lane for the drop-off/pick-up area. The total length provided for vehicles stacking based on this configuration is 2,440 feet. Additionally, the site plan can provide additional 736 feet if needed, as shown in the provided plans included in Figure 2.

For the second year of operation, the school enrollment will remain the same and the site will utilize an access driveway through Legends Way. The vehicles will be guided to double stack inside the driveways providing a total stacking distance of 2,336 feet. The total queuing distance in linear feet required to accommodate the proposed number of students, along with the distance provided for year 1 and year 2, are summarized in **Table 2**. As shown in the table, the provided queue lengths are sufficient to accommodate the queue lengths expected at the proposed school.

Table 2: Required and Provided Queue Lengths

	Year 1	Year 2
Required Queue Length (ft)	2,325	2,325
Provided Queue Length (ft)	2,440 (+736 supplemental queue)	2,336 (+ supplemental queue if needed)

To further facilitate efficient operations, it is recommended that the drop-off and pick-up plan for the proposed school be communicated to the parents and students ahead of time and that striping, pavement markings and traffic cones be used where appropriate to give guidance to vehicles accessing and navigating the site.

The City expressed concern about the dismissal time with parents/guardians arriving early and parking/queueing on-site creating unnecessary queues and backups. The Pinecrest Charter School administration is aware that parents/guardians may arrive at the school ahead of dismissal time. Therefore, the arrival times are controlled by the school through communication and monitoring. When a guardian/parent arrives on time for pick-up, the teacher is immediately informed to send the student to the pick-up area. If the guardian/parent arrives early, he or she is sent back and not allowed to park or queue on-site waiting for dismissal time. The school has an off-duty police officer at the entry way and several school observers are stationed throughout the parking area monitoring the goings and comings of the guardians/parents. The dismissal activities at Pinecrest Charter Schools are monitored and strictly enforced eliminating unnecessary queues.

Parking Survey

To determine the existing parking usage and the availability of excess parking at the Lake Sumter South Campus for the proposed Charter School, a survey was conducted at two parking areas within the campus. These areas designated as Parking Area 1 and Parking Area 2 are depicted in **Figure 3**. Parking Area 1 is located to the west of the campus buildings and Parking Area 2 to the north. Parking Area 1 would be closest to the proposed school and provide the needed parking for the school.

The survey at the parking area was performed on November 2-3, 2021 (Tuesday and Wednesday). It was conducted during 7:00 A.M. to 3:30 P.M. time period. This time period would coincide with the hours of operation at the proposed school. The survey consisted of parking occupancy observations/counts by 30-minute intervals.

Prior to the conduct of the survey, a parking inventory was conducted at two parking areas. From this survey, it was determined that Parking Area 1 has a total of 310 parking spaces. Of these spaces, 170 were marked in green as guest spaces and there was a sign pointing to a student parking area with 122 spaces which were not individually marked. There were no restrictions in the usage of the parking spaces in the guest parking or student parking areas. There were an additional 18 spaces designated as handicap parking. Parking Area 2 has 271 regular spaces plus 5 handicap spaces and 3 reserved spaces for a total of 279 spaces.

At the beginning of the survey at each day, the number of occupied parking spaces at the study areas was inventoried. Subsequently, the number of occupied parking spaces were inventoried every thirty minutes. **Table 3** and **4** summarize the number of parking spaces occupied by 30-minute intervals and percent peak parking occupancy for the two days of the survey. The tables show a peak parking occupancy at the two parking areas less than 40% and a significant amount of excess parking available.



Parking Areas 1 & 2

Lake Sumter Pinecrest Charter School
Project № 5568
Figure 3



**Table 3 (Tuesday)
Parking Occupancy Summary**

PKG-001					PKG-002					
Restriction	Regular/Guest	Handicap	Student Area	Total	Regular	Handicap	Reserved UCF Regional Director Parking Only	Reserved LSSC Dean of South Lake Parking Only	Total	
Spaces	170	18	122	310	271	5	1	2	279	
7:00 AM	0	0	0	0	17	0	0	0	17	
7:30 AM	2	0	1	3	36	0	0	0	36	
8:00 AM	8	0	2	10	59	0	0	0	59	
8:30 AM	18	2	4	24	71	0	0	0	71	
9:00 AM	33	2	4	39	87	0	0	0	87	
9:30 AM	45	5	4	54	98	0	0	0	98	
10:00 AM	56	5	4	65	104	0	0	0	104	
10:30 AM	70	4	4	78	111	0	0	0	111	
11:00 AM	70	5	3	78	111	0	0	0	111	
11:30 AM	74	5	7	86	108	0	0	0	108	
12:00 PM	67	5	6	78	107	0	0	0	107	
12:30 PM	57	3	5	65	108	0	0	0	108	
1:00 PM	54	3	5	62	110	0	0	0	110	
1:30 PM	54	3	5	62	109	0	0	0	109	
2:00 PM	55	3	4	62	110	0	0	0	110	
2:30 PM	56	3	5	64	100	0	0	0	100	
3:00 PM	52	2	3	57	90	0	0	0	90	
3:30 PM	50	2	2	54	87	0	0	0	87	
Peak parking Occupancy Spaces				27.74%	Peak parking Occupancy					39.78%
Excess Parking Spaces Available				224	Excess Parking Spaces Available					168

Table 4 (Wednesday)
Parking Occupancy Summary

PKG-001					PKG-002				
Restriction	Regular/Guest	Handicap	Student Area	Total	Regular	Handicap	Reserved UCF Regional Director Parking Only	Reserved LSSC Dean of South Lake Parking Only	Total
Spaces	170	18	122	310	271	5	1	2	279
7:00 AM	0	0	0	0	0	0	0	0	0
7:30 AM	8	0	1	9	2	0	0	0	2
8:00 AM	17	0	3	20	54	0	0	0	54
8:30 AM	20	0	3	23	63	0	0	1	64
9:00 AM	32	0	3	35	89	0	0	1	90
9:30 AM	48	3	3	54	96	0	0	1	97
10:00 AM	65	3	3	71	99	0	0	1	100
10:30 AM	95	5	2	102	100	0	0	1	101
11:00 AM	88	7	3	98	105	0	0	1	106
11:30 AM	75	9	3	87	88	0	1	1	90
12:00 PM	76	7	4	86	90	0	1	1	92
12:30 PM	74	5	4	83	99	0	1	1	101
1:00 PM	70	4	3	77	97	0	0	1	98
1:30 PM	53	3	3	59	81	0	0	1	82
2:00 PM	52	3	3	58	84	0	0	1	85
2:30 PM	49	2	3	54	75	1	0	1	77
3:00 PM	49	1	2	52	64	0	0	1	65
3:30 PM	46	0	2	48	59	0	0	1	60
Peak parking Occupancy Spaces				32.90%	Peak parking Occupancy Spaces				
Excess Parking Spaces Available				208	Excess Parking Spaces Available				

Table 5 is a summary of the peak parking occupancy for each day of the survey for each parking area. It also shows the access parking available.

Table 5
Parking Occupancy Survey (Two Day Average)

Day	Peak Parking Occupancy		
	Area 1	Area 2	Area 1 + Area 2
Tuesday	86	111	197
Wednesday	102	106	208
2- Day Average	94	109	203
Available Parking Spaces	310	279	589
Peak Parking Occupancy (2-Day Average)	30.32%	39.07%	34.47%
Excess Parking Spaces (2-Day Average)	216	170	386

Using the peak observed demand over the two days, the peak parking occupancy and excess parking at the two parking areas would be as follows:

Table 6
Parking Occupancy Survey (Peak Day)

Parking Area	Park Occupancy Spaces		Available Spaces	Excess Parking	
	Tuesday	Wednesday		Tuesday	Wednesday
Parking Area 1	86	102	310	224	208
Parking Area 2	<u>111</u>	<u>106</u>	<u>279</u>	<u>168</u>	<u>173</u>
	196	208	579	392	381

The peak parking occurred on Wednesday in Parking Area 1 and on Tuesday in Parking Area 2. Utilizing the observed peak parking demand over the two days, the excess parking available drops to 208 spaces from the two-day average of 216 spaces for Parking Area 1. The respective spaces for parking Area 2 are 170 and 168 spaces. Based upon the observed peak parking demand, the total excess number of excess spaces available would be 376 as opposed to 386 based upon a two-day average.

Tables 5 and 6 indicate that availability of excess parking at the South Lake Campus for use by the proposed school. However, the current campus activity is not representative of a day in post-Covid semester. Based upon information provided by the Lake -Sumter State College, the student enrollment in the fall 2019 semester was 4,784 with 2,203 on-campus students. In the fall of 2021, the student enrollment was 4,661 with 1,057 on campus students. Although the student enrollment in the Fall 2019 and the Fall 2021 were approximately the same, the on-campus students were far less in the Fall 2021 semester with a decrease of approximately 50%. It is expected that on-campus student enrollment will continue to increase in the post-Covid era. The Charter School is also expected to expand to the south with additional parking and access from Legends Way. Even if the on-campus students are increased to the Fall 2019 semester level, excess parking would still be available for the proposed school.

Based upon the collected parking data, the peak parking demand over the two days was 208 spaces. With an on-campus enrollment of 1,051 students in the Fall of 2021, the existing peak parking demand is approximately 0.20 spaces per student. In the fall of 2019, the on-campus enrollment was 2,203 students or 2.08 times higher than the 2021 enrollment. According to College officials, it is unlikely that the student enrollment will reach pre-pandemic levels anytime soon. Assuming that this happens within two years, the peak parking demand will increase accordingly to 437 spaces ($1,051 \times 2.08 \times 0.20$). The available parking at the College in the two parking areas surveyed is 589 spaces. This means that there will be 152 excess parking spaces available. The Charter School needs only 69 parking spaces.

Traffic Impact Analysis

The proposed school will impact adjacent roadways of Oakley Seaver Drive, a two-lane roadway and Hancock Road, a four-lane divided roadway. It also impacts the signalized intersection of Oakley Seaver Drive/Hancock and the existing College access on Oakley Seaver Drive. The trip generation of the proposed school was assigned to the impacted roadways/intersection during the critical A.M. peak hour. Since the school will have a middle school and a high school with operating hours one hour apart, the trip generation of the school generating the highest A.M. peak hour trips was used in the impact assessment. As documented earlier under trip generation, the middle school would generate the highest trips.

To assign the trip generation of the middle school to the area roadways/intersections, a distribution pattern was determined upon review of existing traffic counts in consideration of the area's socioeconomic characteristics. This review resulted in the determination of the following trip distribution:

○ To/From West on Oakley Seaver Drive.....	30%
○ To/From North on Hancock Road.....	20%
○ To/From South on Hancock Road.....	<u>50%</u>
	100%

With this distribution, the school trips in the A.M. peak hour were assigned to the adjacent roadways/intersections as shown in **Figure 4**. The school trips were combined with existing traffic but the existing College trips entering/exiting at the Oakley Seaver Drive were expanded with a factor of 1.50 in anticipation of the College gradually returning to pre-covid semester days. This increase in existing College trips represents a 38% growth (or a factor of 1.38) on Oakley Seaver Drive which was used to adjust turning movements to/from Hancock Road at the Oakley Seaver Drive intersection. The existing intersection counts are included in **Appendix C**.

A capacity analysis was conducted for the study roadways/intersections as per the procedures of the Highway Capacity Manual. **Tables 7** and **8** summarize the roadway and intersection capacity analyses. The intersections were analyzed with the use of HCS software, the results of which are included in **Appendix D**. The analysis results indicate that the impacted roadway segments and intersections are projected to operate satisfactorily with school trips added.



School Trip Assignment (AM Peak Hour)

Lake Sumter Pinecrest Charter School
Project № 5568
Figure 4



- Legend:
- 00+(00)=00
 - Total Traffic
 - Project Trips
 - Background Traffic

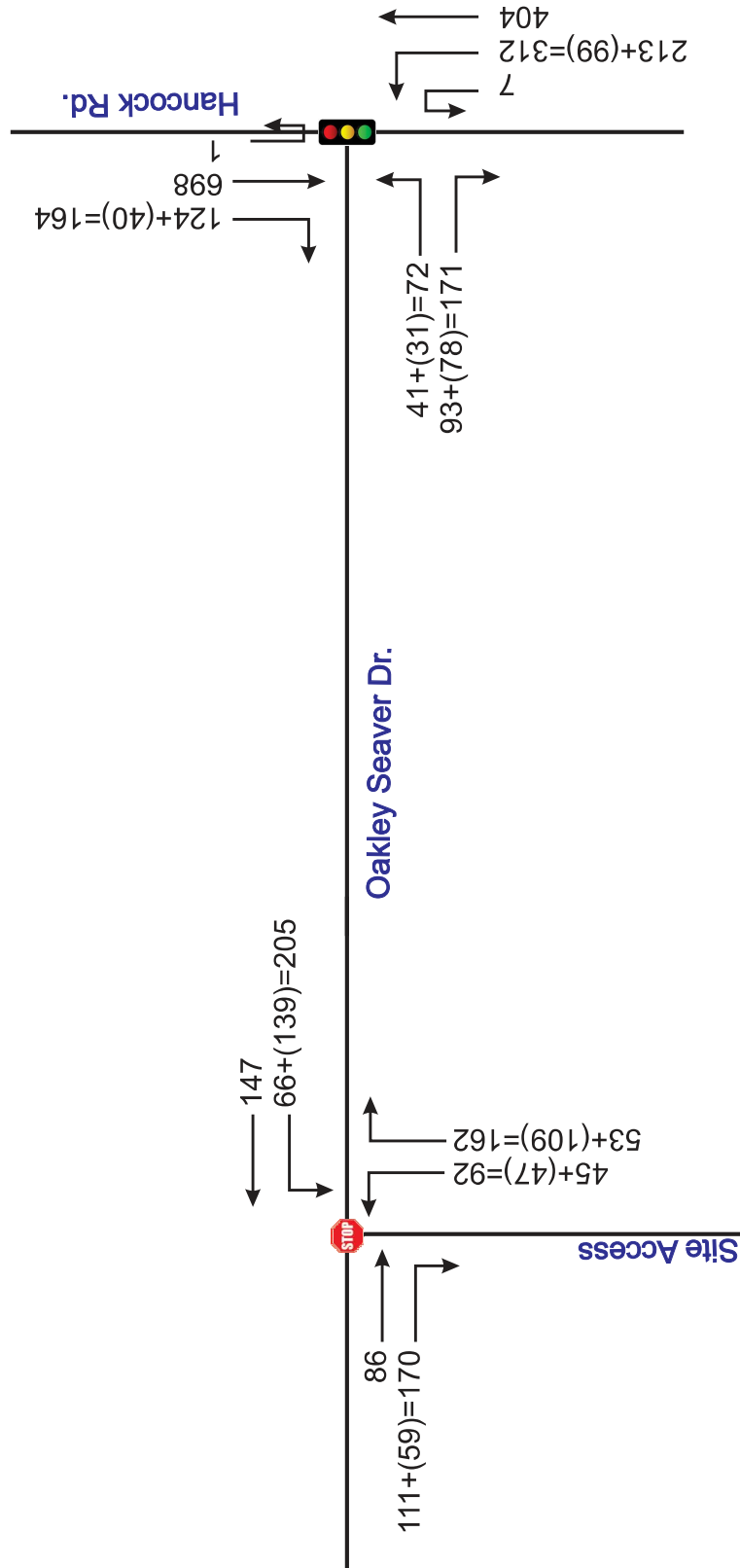


Table 7
Roadway Segment Analysis (A.M. Peak Hour)

Roadway Segment	No. of Lns	LOS Standard	Peak Hour Capacity	PHPD	LOS
Hancock Road					
N. Ridge Blvd to Oakley Seaver Dr.	4	D	1,900	862	C
Oakley Seaver Dr. to SR 50	4	D	1,900	876	C
Oakley Seaver Drive					
Citrus Tower Blvd to Lake Sumter State College Access	2	D	750	256	C
Lake Sumter State College Access to Hancock Rd.	2	D	750	476	D

Table 8
Intersection Capacity Analysis (A.M. Peak Hour)

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Oakley Seaver Drive & Hancock Road	Signal	60.0	E	---	---	6.4	A	12.8	B	16.6	B
Oakley Seaver Drive & College/School Access	Stop	---	---	8.7	A	38.3	E	---	---	---	---

The roadway segments were also analyzed utilizing available data from the Year 2020 Roadway Congestion Evaluation Report. This analysis is shown in **Table 9**.

Table 9
Roadway Capacity Analysis (P.M. Peak Hour)

Roadway Segment	Lns	Adopted		PHPD Volume		School Trips**	Total	LOS
		LOS	Capacity	2020	2021*			
Hancock Road								
N Ridge Blvd to SR 50	4	D	1,900	730	761	45	806	C
Oakley Seaver Drive								
Don Wickham Dr to Hancock Rd	2	D	750	391***	424	13	437	D

* Use 4.25 annual growth from the Year 2020 Database for Hancock Road

** Based upon school P.M. peak hour generation (See **Appendix E**)

*** Year 2020 not available in the Year 2020 Database, use existing 2019 counts (see Appendix E)

Conclusions

A Pinecrest Charter School is proposed to be located within the South Lake Campus of the Lake Sumter State College in Clermont, Florida. The Phase 1 development of the school will have an enrollment of 650 students with a middle school and a high school. This Charter school already has 166 9th and 10th grade students embedded within the existing college activity. This analysis was conducted in order to review the trip generation, proposed traffic operations plan and queueing, parking coordination and traffic impact on adjacent roadway. The results of the analysis are summarized below:

- The proposed school is estimated to generate 2,090 daily trips, 552 A.M. peak hour trips and 330 P.M. peak hour trips.
- The school will be accessed via the existing Oakley Seaver driveway which currently serves the College.
- The proposed Traffic Operation Plan provides on-site queue storage in excess of the required 2,325 feet which would be adequate to serve the school.
- Based on a parking survey conducted at the College, there are ample excess parking spaces to accommodate the needs of the school even with the college returning to pre-pandemic levels in enrollment
- The impacted roadway segments and intersections are projected to operate satisfactorily with school trips added.
- Phase 1 of the school is anticipated to be open and operational in 2022. Within two years thereafter, the subsequent phase of the school expansion will occur on the south side of the campus and its access and parking separated from the College. The school will be served exclusively from the south via Legends Way. A conceptual Traffic Operations Plan for the ultimate development of the school is included in **Appendix F**.

John E. Kruse

From: Stephanie Shealey <sshealey@kittelson.com>
Sent: Monday, December 20, 2021 1:29 PM
To: John E. Kruse
Cc: Curt Henschel
Subject: RE: Pinecrest Queueing/Stacking

Hey John-

Looking at their numbers, I think we are fine moving forward with their double-stacking concept. They just need to provide the queue management plan prior to each school year.

Stephanie Shealey

Senior Engineer
(she/her)

[Kittelson & Associates, Inc.](#)
Transportation Engineering / Planning
407.373.1144 (direct)

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Monday, December 20, 2021 10:59 AM
To: Stephanie Shealey <sshealey@kittelson.com>
Cc: Curt Henschel <CHenschel@clermontfl.org>
Subject: Pinecrest Queueing/Stacking
Importance: High

Good morning Stephanie,

Attached is the latest that came in this morning. I didn't know if you could do a quick review and comment since we need to have this finished by the end of tomorrow. We are unfortunately under a tight deadline and I hate to subject you to it as well. Any assistance would be great.

Thanks,
John

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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



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

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

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

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

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



CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date Oct 21, 2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Lake Sumter State College Pinecrest Expansion			
Applicant Charles C. Hiott			
Contact Person			
Address 902 N. Sinclair Ave	City Tavares	State FL	Zip 32778
Telephone 352-343-8481	Fax 352-343-8495		
Email chiott@halff.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name Lake Sumter State College c/o Dr. Heather Bigard			
Owner Address 1250 N. Hancock Rd	City Clermont	State FL	Zip 34711
Telephone 502-642-6661	Fax		
PROPERTY INFORMATION			
Address of Subject Property 1250 N. Hancock Rd	City Clermont	State FL	Zip 34711
General Location N. Hancock Rd and Oakley Seaver Dr.			
Legal Description & Alternate Key (include copy of survey) Alternate Key # 3784776 / Legal Description: See Attached Property Record Card			
Land Use (City verification required) Institutional			
Zoning (City verification required) Institutional			



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.

Revise the CUP to allow for 6th grade to 12th grade students. This works well with the Education Village Concept.

Charles C. Hiott

Applicant Name (print)

x

CCW

Applicant Name (signature)

Dr. Heather Bigard

Owner Name (print)

x

H. Bigard

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



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:	11/22/2021
Order Number:	6569181
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	63.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	11/30/2021 - 12/07/2021	Govt Public Notices
LEE dailycommercial.com	2	11/30/2021 - 12/07/2021	Govt Public Notices

Total Order Confirmation	\$193.96
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for an amendment to an existing Conditional Use Permit (CUP), Resolution No. 1010, to permit the construction and operation of a 6th through 12th grade Charter School on the College Campus (Lake Sumter State College), at the following location:

LOCATION:

Lake Sumter State College
1250 North Hancock Road
(Alternate Key: 3777502, 3777498,
3777505, 3777506, 3784773, 3784776,
3777499, 3777500, 3808649)

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, December 7, 2021 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting on Tuesday, December 14, 2021 at 6:30 PM.

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

6569181
November 30, 2021 &
December 07, 2021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, January 11, 2022		
Agenda Item Name		
Variance Request <i>South Lake Presbyterian Church</i>		
Requested Action		
Recommend approval of requested variance.		
Staff Report		
The applicant is requesting a variance to allow an accessory structure shed to be located on a single-family lot without an established primary structure on the same lot as required by the Land Development Code, Section 122-341. The property is located at 171 Chestnut Street with R-2 Medium Density Residential zoning and a Future Land Use Designation of Medium Density. The South Lake Presbyterian Church owns the property and the previous use was residential prior to the demolition of the existing single family structure. The sheds on the parcel were used in conjunction with the residential use of the property. The residential home had become dilapidated and unsafe, and the church demolished the building with the intent of rebuilding a new structure on the property. The church permitted the shed accessory structures to remain as existing on the property, until the future construction of a new single-family residence was complete. The church uses the single family home for ministry related outreach and housing for the pastor. The variance request will allow for the accessory structure sheds to remain on the lot as existing, with up to a maximum two (2) year timeframe while the new home is under construction. The applicant has indicated the church will soon start the process for contractor selection and permitting for development. The church will also be required to install a privacy fence to minimize any impact on the surrounding neighborhoods. The development of the parcel will require compliance with the Land Development Regulations for the R-2 Medium Density Residential zoning district. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 86-174, Review Criteria for a Variance. Staff finds the requested maximum (2) two-year timeframe to allow for the construction of a new single-family primary residence on the lot will allow reasonable use of the property. The proposed redevelopment efforts of a new home will provide an opportunity to improve and enhance the community and surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The requested variance will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for residential land use. Staff recommends <u>approval</u> of the requested variance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	SL Presbyterian Church Variance - Staff Report	SL Presbyterian Church Variance - Staff Report.pdf
2.	New 86-174 Review Criteria-SL Presbyterian Church	New 86-174 Review Criteria-SL Presbyterian Church.pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	Site Survey	Site.pdf
5.	Application	Application.pdf
6.	New Legal AD	New Legal AD.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: South Lake Presbyterian Church Inc.

APPLICANT: South Lake Presbyterian Church Inc.

PROJECT NAME: South Lake Presbyterian Church Variance

REQUESTED ACTION: Variance request to allow an accessory structure be located on an existing lot without an established primary structure on the same lot, in the “R-2” Medium Density Residential zoning district.

SIZE OF PARCEL: Single Family Lot

LOCATION: 171 Chestnut Street

EXISTING ZONING: “R-2” Medium Density Residential District

EXISTING LAND USE: Single Family Residential Lot

FUTURE LAND USE CATEGORY: Medium Density Residential

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a variance to allow an accessory structure shed to be located on a single-family lot without an established primary structure on the same lot instead of as required by the Land Development Code, Section 122-341. The property is located at 171 Chestnut Street with R-2 Medium Density Residential zoning and a Future Land Use Designation of Medium Density. The South Lake Presbyterian Church owns the property, and the primary use before the demolition of the structure was residential. The lot contained a single-family residential home as the primary structure with the use of the sheds accessory structures on the same lot. The existing residential structure had become dilapidated and unsafe, and the church demolished the building with the intent of building a new residential home on the lot. The church permitted the shed accessory structures to remain as existing on the property, with the intent of future construction of a new single-family primary residence. The church will use the home for ministry related outreach and shelter for the pastor.

The applicant is requesting a variance to allow the accessory structure sheds to remain on the property as existing for up to a maximum two (2) year timeframe, while the primary single-family residence is under construction. The applicant has indicated the church will soon start the process for contractor selection and permitting. The church will also install a privacy fence to help minimize any impacts to the surrounding neighborhoods and community. The proposed development of the parcel will require compliance to the Land Development Regulations for the R-2 Medium Density Residential zoning district.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-174, Review Criteria for a Variance. Staff finds the requested maximum (2) two-year timeframe to allow for the construction of a new single-family primary residence on the lot will allow reasonable use of the property. The proposed redevelopment efforts of a new home will provide an opportunity to improve and enhance the community and surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The requested variance will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for residential land use.

Staff recommends approval of the requested variance.

South Lake Presbyterian Church -- Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *The shed is will be next to the larger garage building which was built in 1941.*

Staff comments: *The applicant is requesting a variance to allow an accessory structure on a lot without an established primary structure on the same lot as required by the Land Development Code, Section 122-341. The accessory structures and conditions of the property were existing before the demolition of the primary structure. Therefore, the church is requesting a two-year period to allow for the construction of a new primary single-family residence on the lot.*

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *Many residents in the area have storage shed in their yards.*

Staff comments: *The variance request is the minimum variance that will allow reasonable use of the property. The requested two-year timeframe will allow for the construction of a new single- family residential home to replace the demolished structure. The variance will allow reasonable use of the property and will not be out of character with other properties in the R-2 zoning district.*

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *There are plans underway to construct a single-family residence in 2022 to replace the home that was previously demolished. That will be a permitted use of the R-2 parcel.*

Staff comments: *The requested variance to the land development code will not further any legitimate city objective or the intent of the land development regulations.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *Will not present anything contrary to it.*

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies for single family residential.*

Positive finding

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

Applicant response: *This will benefit the purpose of the church, which has owned this property for decades.*

Staff comments: *The requested variance is the minimum to allow reasonable use of the land. The existing accessory structures were located on the site before the demolition of the primary structure on the same lot. The requested two-year timeframe to allow the construction of a new primary structure will allow reasonable use of the property and will not be out of character with the surrounding neighborhoods.*

Positive finding

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

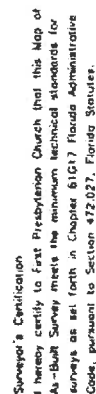
LOCATION MAP



Lot 8, Block 14, SUNNYSIDE UNIT, according to the plat thereof as recorded in Plat Book 8, Page 66, Public Records of Lake County, Florida

The West 15.00 feet of Lot 7, Block 14, SUNNYSIDE UNIT according to the plat annexed as recorded in Plat Book 2, Page 56, Public Records of Lake County, Florida

- Legal description supplied by client.
- No title commitment or abstract not provided for the subject property.
- All documents recorded or unrecorded documents could affect this parcel.
- No adjacent or underlying improve other than those shown located this.
- THIS IS NOT A BOUNDARY SURVEY.
- BOUNDARY SURVEY DONE THIS DATE
- Subject property contains 1.877 acres or less, and is subject to any rights or encumbrances of record.



100-443886-100

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL

MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL

Case	Year	Country	Population	Age	Sex	Occupation	Education	Marital Status	Religion	Income	Health Status	Family Size	Urban/Rural	Other
1	1990	USA	250,000,000	25-34	M	Student	High School	Single	Protestant	\$10,000	Good	2	Urban	
2	1990	USA	250,000,000	35-44	F	Homemaker	High School	Married	Catholic	\$15,000	Good	3	Urban	
3	1990	USA	250,000,000	45-54	M	Teacher	College	Married	Catholic	\$20,000	Good	2	Urban	
4	1990	USA	250,000,000	55-64	F	Retired	College	Married	Catholic	\$25,000	Good	2	Urban	
5	1990	USA	250,000,000	65-74	M	Retired	College	Married	Catholic	\$25,000	Good	2	Urban	
6	1990	USA	250,000,000	75+	F	Retired	College	Married	Catholic	\$25,000	Good	2	Urban	
7	1990	USA	250,000,000	25-34	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
8	1990	USA	250,000,000	35-44	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
9	1990	USA	250,000,000	45-54	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
10	1990	USA	250,000,000	55-64	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
11	1990	USA	250,000,000	65-74	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
12	1990	USA	250,000,000	75+	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
13	1990	USA	250,000,000	25-34	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
14	1990	USA	250,000,000	35-44	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
15	1990	USA	250,000,000	45-54	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
16	1990	USA	250,000,000	55-64	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
17	1990	USA	250,000,000	65-74	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
18	1990	USA	250,000,000	75+	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
19	1990	USA	250,000,000	25-34	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
20	1990	USA	250,000,000	35-44	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
21	1990	USA	250,000,000	45-54	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
22	1990	USA	250,000,000	55-64	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
23	1990	USA	250,000,000	65-74	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
24	1990	USA	250,000,000	75+	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
25	1990	USA	250,000,000	25-34	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
26	1990	USA	250,000,000	35-44	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
27	1990	USA	250,000,000	45-54	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
28	1990	USA	250,000,000	55-64	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
29	1990	USA	250,000,000	65-74	F	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	
30	1990	USA	250,000,000	75+	M	Student	High School	Single	Catholic	\$10,000	Good	2	Urban	

	(	-
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[illegible]

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100

#	Date	Revisions	Field Date	Prepared for	02/28/01
			4/8/02	First Presbyterian Church	
			Drawn by JMC	Raoden Land Surveying, Inc.	
			JMC	LB #1930	
				1009 East Ave.	
				Chapel Hill, NC 27511	
				3304 S.W. 15th	
				Fort Lauderdale, FL 33304	
			Scale:		
			1"=30'		



South Lake
Presbyterian Church

VAR 2110-0002



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE 11/05/2021		FEE:	
Project Name (if applicable) Manse/Parsonage construction			
Applicant South Lake Presbyterian Church			
Contact Person Rev. Drew Marshall			
Address 131 Chestnut St		City Clermont	State FL
		Zip 34711	
Telephone 352-705-1502		Fax	
Email pastordrew@gmail.com			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State
		Zip	
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property		City	State
131 Chestnut St		Clermont	FL
		Zip 34711	
General Location Southeast corner of Chestnut Street and Holly Street			
Legal Description & Alternate Key (include copy of survey) Parcel # 25-22-25-1000-014-00900 (lots 9,10,11) CLERMONT, SUNNYSIDE UNIT BEG ON W'LY LINE OF LOT 9, BLK 14, 5 FT N'LY FROM SW COR RUN SE'LY TO PT 12 FT S'LY OF SE COR LOT 11 ON E'LY LINE OF LOT 6, RUN N'LY TO NE COR LOT 11, W'LY TO NW COR OF LOT 9, SW'LY TO POB PB 8 PG 66 ORB 567 PG 855			
Land Use (City verification required)			
Zoning (City verification required) R2 Medium Density Residential District			



CITY OF CLERMONT VARIANCE APPLICATION

Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
No sheds without an approved use on the property parcel

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

Place a 10x14 storage shed next to the existing garage structure to accommodate items for the home that will be built to replace the one that was demolished some years ago.

How does the Code create a hardship?

We have items which need to be stored until the home construction is completed on that part of our property, and there is not an acceptable location on the adjacent parcel.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

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

The shed will be next to the larger garage building that ~~was~~ was built in 1941.

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

many residences in the area have storage sheds in their yards.

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

there are plans underway to construct a single family residence in 2022 to replace the one which was demolished previously. At that point there will be a permitted use of the R2 parcel.



CITY OF CLERMONT
VARIANCE
APPLICATION

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

will not present anything contrary to it.

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

This will benefit the purposes of the church which has owned this property for decades.

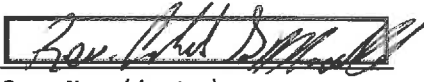
South Lake Presbyterian Church

Applicant Name (print)

x 
Applicant Name (signature)

South Lake Presbyterian Church

Owner Name (print)

x 
Owner Name (signature)

NOTICE

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

Hardship relief. A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

- (b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered?
- (1) Requests for variances to the adopted comprehensive plan.
 - (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
 - (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.
- (c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(Ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.



Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

(Ord. No. 281-C, §1(Ch. 8, §2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(Ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-9)



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:	Key# 1627699

Date:	12/29/2021
Order Number:	6706179
Prepayment Amount:	\$ 0.00

Column Count:	1
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	01/04/2022 - 01/04/2022	Govt Public Notices
LEE dailycommercial.com	1	01/04/2022 - 01/04/2022	Govt Public Notices

Total Order Confirmation

\$81.10

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for the following variance: (1) to allow for an accessory structure use on a lot without an established principal use on the same lot, instead of the requirements of the Land Development Code, Section 122-341, Accessory uses and structures, at the following location:

LOCATION:

171 Chestnut Street, Clermont, FL
(Alternate Key #1627699)

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

The Clermont City Council will consider this request at a public meeting on Tuesday, January 11, 2022 at 6:30 P.M.

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

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

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

Tracy Ackroyd, MMC

City Clerk

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